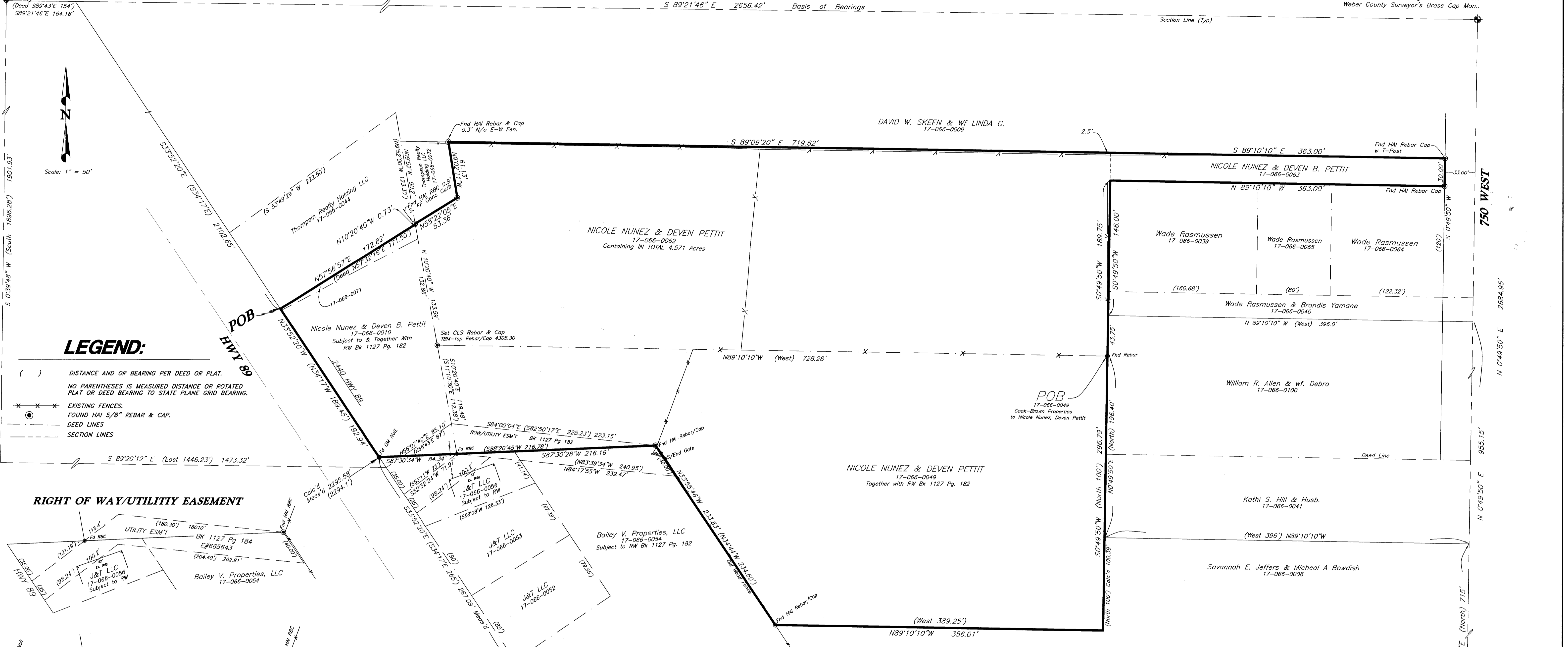


TRIPLE PEAKS DEVELOPMENT
 NW 1/4, Section 31, Township 7 North, Range 1 West, SLB&M
 Harrisville, Weber County, Utah
 13 Jul, 2022

CERTIFICATION OF SURVEY

NorthWest Corner of Section 31,
 Township 7 North, Range 1 West, SLB&M.
 Weber County Surveyor's Brass Cap Mon.

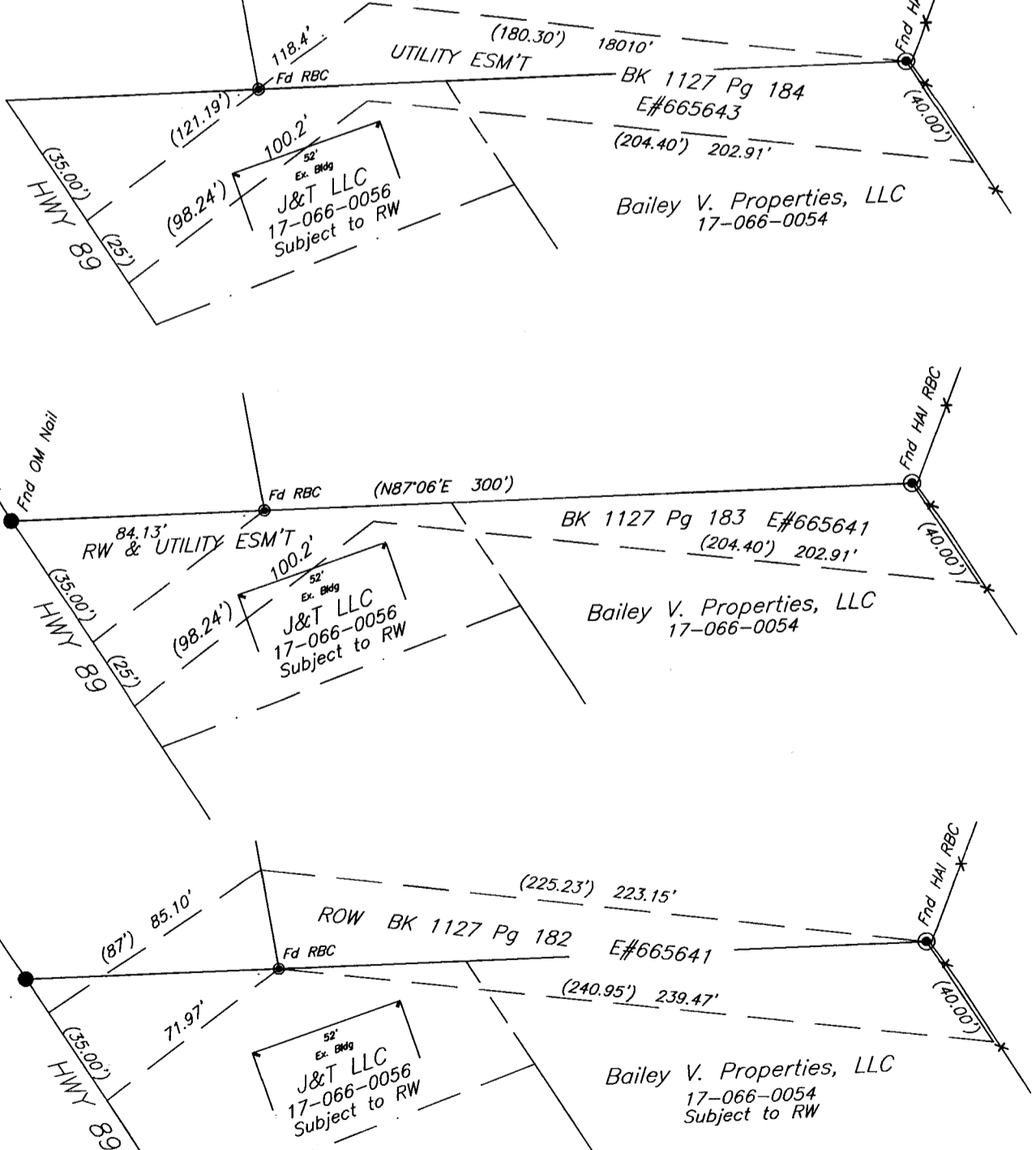
North Quarter Corner of Section 31,
 Township 7 North, Range 1 West, SLB&M.
 Weber County Surveyor's Brass Cap Mon.



LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- X — X — EXISTING FENCES.
- ⊙ FOUND HAI 5/8" REBAR & CAP.
- - - - - DEED LINES
- - - - - SECTION LINES

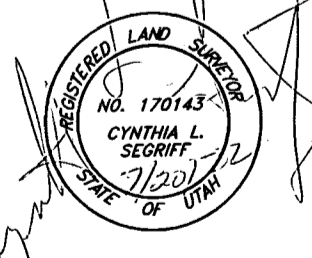
RIGHT OF WAY/UTILITY EASEMENT



SURVEYOR'S CERTIFICATE

I, Cynthia L. Segriff, Do Hereby Certify that I Am A Professional Land Surveyor In The State of Utah And Hold License No. 170143-2201 In Accordance with Title 58, Chapter 22, Known As The Professional Engineers And Professional Land Surveyor's Licensing Act, And, Have Made A Survey of the Property(s) Shown Hereon In Accordance with UCA 17-23-17, Verifying Measurements, and Placing Monuments As Represented, And That This Plat Was Prepared From County Records And From a Field Survey On the Ground.

CYNTHIA L. SEGRUFF P.L.S. 170143



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CORRECTLY IDENTIFY PARCELS 17-066-0010, 17-066-0062, 17-066-0071, 17-066-0063 & 17-066-0049 WEBER Co. RECORDS, AND TO COMBINE THOSE LEGALS INTO ONE PARCEL FOR MARK APUNA.
 BASIS OF BEARINGS IS STATE PLANE GRID, WHICH BEARS S89°21'46"E ALONG THE AS MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M FOUND WEBER COUNTY SURVEYOR'S BRASS CAPS MONUMENTING THIS SECTION LINE.

LEGAL DESCRIPTIONS

A COMBINED DESCRIPTION OF PARCELS 17-066-0010, 17-066-0049 and 17-066-0062, 17-066-0071 and 17-066-0063 OF THE WEBER COUNTY RECORDS.
 A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST LINE OF HWY 89, SAID POINT BEING S89°21'46"E (S89°43'E 154 FEET) 164.16 FEET AND S33°52'20"E (S34°17'E) 2102.65 FEET ALONG SAID EAST LINE OF STATE HWY 89, FROM THE NORTHWEST CORNER OF SAID SECTION 31, AND RUNNING THENCE N57°56'57"E 172.82 FEET (S57°32'16"E 171.50 FEET), THENCE N10°20'40"W 0.73 FEET, THENCE N58°22'05"E 53.36 FEET, THENCE N57°07'40"E 85.10 FEET (N55°43'E 87 FEET), TO THE EAST LINE OF ZIMMERMAN ROSKELLY PROPERTY, THENCE S84°00'04"E 223.15 FEET (S82°50'17"E 225.23 FEET) TO THE NORTHEAST CORNER OF BUCKWAY VENDING COMPANY PROPERTY; THENCE S33°55'46"E (S34°44'E) 40.00 FEET; THENCE N84°17'55"W 239.47 FEET (N83°39'34"W 240.95 FEET); THENCE S52°32'24"W 71.97 FEET (S53°11'W 73 FEET) MORE OR LESS TO EAST LINE HWY 89; THENCE N33°52'20"W (N34°17'W) 35.0 FEET TO THE POINT OF BEGINNING.
 CONTAINING 8.192 ACRES/356,875.6 Sq Ft. MORE OR LESS.

RIGHT OF WAY/UTILITY EASEMENT

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY AGREEMENT AS RECORDED IN BOOK 1127 PAGE 182 OF THE WEBER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M., BEGINNING AT A POINT S0°39'48"W 1901.93 FEET (SOUTH 1896.28 FEET) AND S89°20'12"E 1473.32 (EAST 1446.23 FEET) OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE N56°07'40"E 85.10 (N55°43'E 87 FEET), TO THE EAST LINE OF ZIMMERMAN ROSKELLY PROPERTY; THENCE S84°00'04"E 223.15 FEET (S82°50'17"E 225.23 FEET) TO THE NORTHEAST CORNER OF BUCKWAY VENDING COMPANY PROPERTY; THENCE S33°55'46"E (S34°44'E) 40.00 FEET; THENCE N84°17'55"W 239.47 FEET (N83°39'34"W 240.95 FEET); THENCE S52°32'24"W 71.97 FEET (S53°11'W 73 FEET) MORE OR LESS TO EAST LINE HWY 89; THENCE N33°52'20"W (N34°17'W) 35.0 FEET TO THE POINT OF BEGINNING.

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 BY: Jall

CONSTRUCTION & LAND SURVEYORS	
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OGDEN, UTAH	(801) 399-4935
CLIENT: Mark Apuna	
TRIPLE PEAKS DEVELOPMENT	
SURVEY LOCATION:	
NW 1/4 SEC. 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN	
SURVEY DATE: 6/20/22	
JOB No. PTS22-01	

C. L. S., Inc.
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