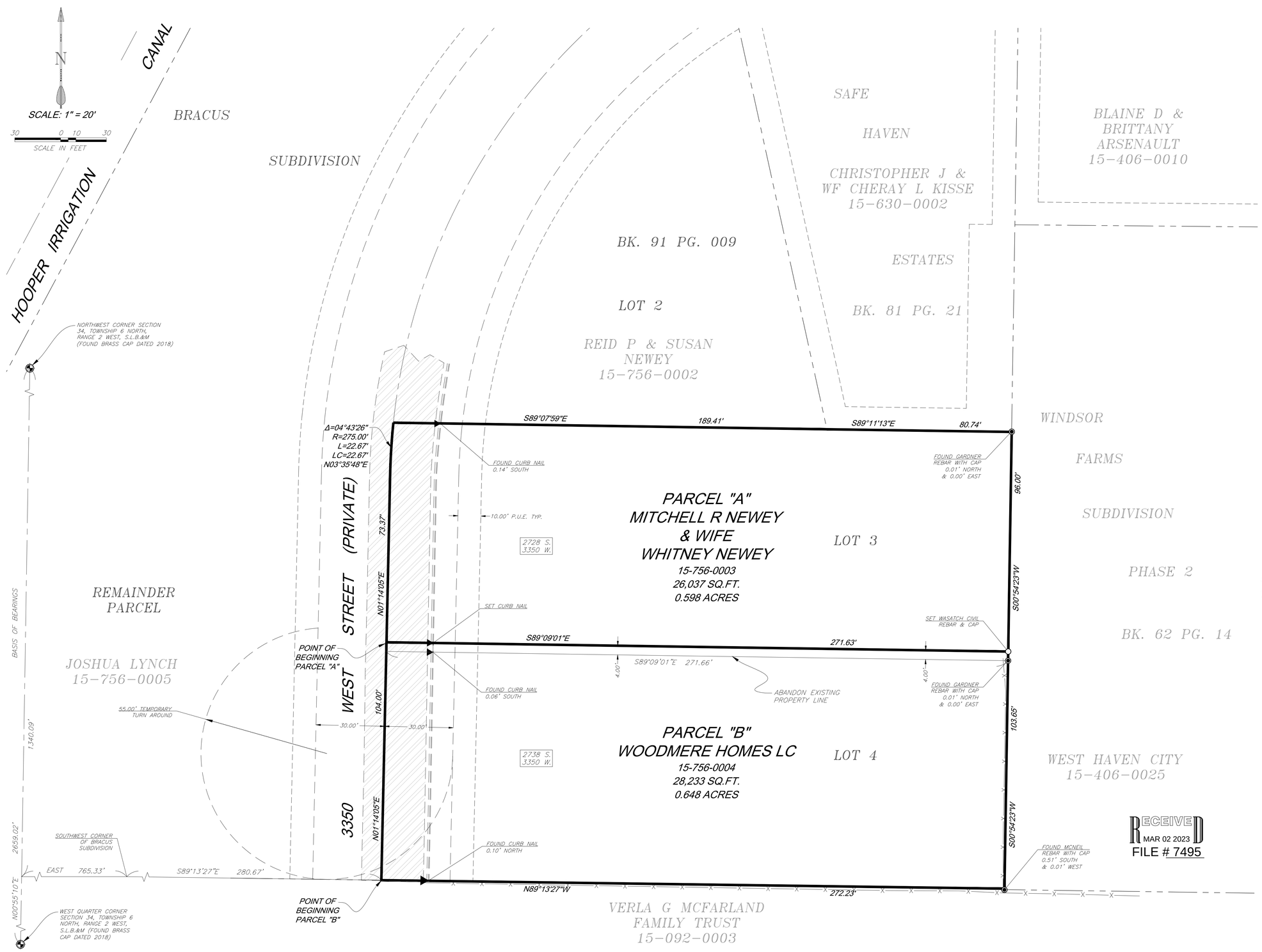

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SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK , A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909 , DO HEREBY CERTIFY THAT A SURVEY OF THE DESCRIBED PROPERTY HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-23-17 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
NO. 6541909
MATTHEW ABRAM MURDOCK
03-01-23
STATE OF UTAH

MATTHEW ABRAM MURDOCK, P.L.S.
LICENSE NO. 6541909

RECORDED LEGAL DESCRIPTION 15-756-0003

LOT 3, BRACUS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH. SUBJECT TO A PRIVATE ROAD EASEMENT.

TAX ID NUMBER FOR PROPERTY: 15-756-0003

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPEARING OF RECORD AND ENFORCEABLE IN LAW AND SUBJECT TO GENERAL PROPERTY TAXES FOR THE YEAR 2022 AND THEREAFTER.

PARCEL "A" SURVEYED BOUNDARY DESCRIPTION 15-756-0003

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 3175 WEST STREET, A (PRIVATE ROAD) WHICH POINT IS LOCATED SOUTH 00°55'10" WEST 1340.09 FEET (1340.37 FEET BY RECORD) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" EAST 765.33 FEET (765.09 FEET BY RECORD) TO A POINT COMMON TO THE EASTERLY RIGHT-OF-WAY LINE OF THE HOOPER IRRIGATION CANAL AND THE SOUTHWEST CORNER OF SAID BRACUS SUBDIVISION AS RECORDED IN BOOK 91 AT PAGE 009 IN THE WEBER COUNTY RECORDER'S OFFICE, AND SOUTH 89°13'27" EAST 280.67 FEET ALONG THE SOUTH LINE OF SAID BRACUS SUBDIVISION TO SAID CENTERLINE OF 3175 WEST STREET AND NORTH 01°14'05" EAST 104.00 FEET ALONG SAID CENTERLINE WHICH POINT IS 4.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION FROM THE NORTHWEST CORNER OF SAID SECTION 34; CONTINUING THENCE NORTH 01°14'05" EAST 73.37 FEET ALONG SAID CENTERLINE TO A POINT OF CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 22.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'26" (CHORD BEARS NORTH 03°35'48" EAST 22.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID LOT 3; (1) SOUTH 89°07'59" EAST 189.41 FEET (189.42 FEET BY RECORD); (2) SOUTH 89°11'13" EAST 80.74 FEET; (3) SOUTH 00°54'23" WEST 96.00 FEET TO A POINT WHICH IS 4.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°09'01" WEST 271.63 FEET (271.66 FEET BY RECORD) PARALLEL TO THE SOUTH LINE OF SAID LOT 3 AND TO THE POINT OF BEGINNING.

CONTAINS 26,037 SQUARE FEET OR 0.598 ACRES MORE OR LESS

RECORDED LEGAL DESCRIPTION 15-756-0004

ALL OF LOT 4, BRACUS SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. SUBJECT TO A PRIVATE ROAD EASEMENT

PARCEL "B" SURVEYED BOUNDARY DESCRIPTION 15-756-0004

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 BRACUS SUBDIVISION AS RECORDED IN BOOK 91 AT PAGE 009 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE CENTERLINE OF 3175 WEST STREET, A (PRIVATE ROAD) WHICH POINT IS LOCATED SOUTH 00°55'10" WEST 1340.09 FEET (1340.37 FEET BY RECORD) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" EAST 765.33 FEET (765.09 FEET BY RECORD) TO A POINT COMMON TO THE EASTERLY RIGHT-OF-WAY LINE OF THE HOOPER IRRIGATION CANAL AND THE SOUTHWEST CORNER OF SAID BRACUS SUBDIVISION AND SOUTH 89°13'27" EAST 280.67 FEET ALONG THE SOUTH LINE OF SAID BRACUS SUBDIVISION FROM THE NORTHWEST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 01°14'05" EAST 104.00 FEET ALONG SAID CENTERLINE TO A POINT WHICH IS 4.00 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°09'01" EAST 271.63 FEET (271.66 FEET BY RECORD) PARALLEL TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 00°54'23" WEST 103.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°13'27" WEST 272.23 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

CONTAINS 28,233 SQUARE FEET OR 0.648 ACRES MORE OR LESS

REFERENCES

AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE OR FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE UNLESS OTHERWISE SPECIFIED. DOCUMENTS USED IN THIS SURVEY ARE BUT NOT LIMITED TO:

1. WARRANTY DEED TO MITCHELL R. NEWEY AND WHITNEY NEWEY, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP - ENTRY NO. 3241297
2. WARRANTY DEED TO WOODMERE HOMES L.C., A UTAH LIMITED LIABILITY COMPANY - ENTRY NO. 3221118
3. QUIT-CLAIM DEED TO FAMILY TRUST AGREEMENT OF VERLA G. McFARLAND DATED JULY 29, 1977 AS AMENDED JANUARY 16, 2001 AS TO AN UNDIVIDED ON-HALF INTEREST - ENTRY NO. 2771510
4. BRACUS SUBDIVISION RECORDED IN BOOK 91 AT PAGE 009
5. ADDRESS CHANGE APPROVAL OF BRACUS SUBDIVISION - ENTRY NO. 3222762
6. WINDSOR FARMS SUBDIVISION PHASE 2 RECORDED IN BOOK 62 AT PAGE 014.
7. SAFE HAVEN ESTATES RECORDED IN BOOK 81 AT PAGE 021

NARRATIVE

THIS SURVEY WAS REQUESTED BY JOSH LYNCH OF WOODMERE HOMES TO ADJUST THE NORTH LINE OF LOT 4 AND THE SOUTH LINE OF LOT 3 WITHIN BRACUS SUBDIVISION. IT IS DESIRED BY THE OWNERS OF EACH LOT TO MOVE THE LOT LINE 4 FEET NORTH OF IT'S CURRENT LOCATION AS SHOWN ON THIS MAP AND RECORD OF SURVEY

THE BASIS OF BEARINGS IS NORTH 00°55"10" EAST , AS ASSIGNED BETWEEN THE BRASS CAPS FOUND MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE COORDINATE SYSTEM USED FOR THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE . THE MEASURED BEARING BETWEEN THESE MONUMENTS WHEN USING SAID NAD 83 IS NORTH 00°55'28" EAST . A COUNTER CLOCKWISE ROTATION OF 00°00'18" WAS USED TO MATCH THE RECORD BEARING BASE AS SHOWN ON BRACUS SUBDIVISION. A GRID TO GROUND SCALE FACTOR OF 1.000252087833 WAS USED AND IS THE SCALE FACTOR USED FOR THE LOWER VALLEY AS PUBLISHED ON THE WEBER COUNTY BEARING SHEET.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- PRIVATE ROAD RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- EXISTING PROPERTY LINES
- STREET CENTERLINE LINE
- EXISTING WIRE FENCE
- EXISTING ASPHALT
- FOUND SECTION MONUMENT
- CURB NAIL FOUND/SET AS NOTED
- FOUND REBAR SET BY OTHERS
- SET 5/8" REBAR & CAP AS SHOWN (WASATCH CIVIL LS 6541909)

WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

BOUNDARY SURVEY FOR

WOODMERE HOMES LC

TAX ID: 15-756-0003 & 15-756-0004
2706 SOUTH 3500 WEST, OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M. U.S. SURVEY

SHEET:
1
OF 1 SHEETS

P:\05-MISC\WOODMERE HOMES\BRACUS SUBDIVISION\CAD\BASE-DRAWINGS\BASE.DWG 3/2/2023 2:14:27 PM