

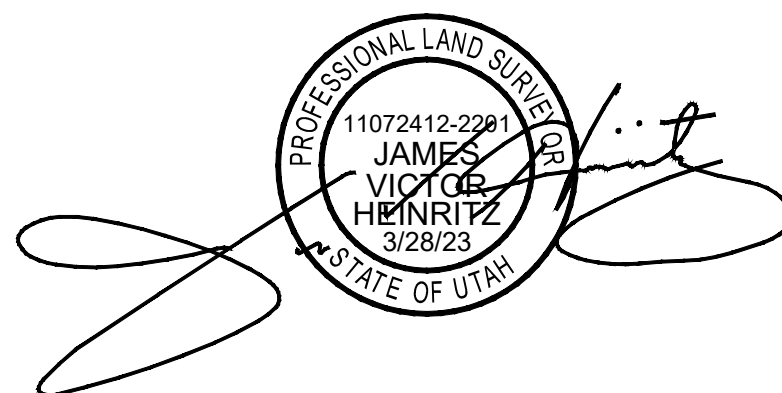
RECORD OF SURVEY

TAYLOR COMMONS SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M,
WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'40" EAST A DISTANCE OF 2633.63 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°11'40" EAST ALONG SAID LINE A DISTANCE OF 990.06 FEET
THENCE NORTH 90°00'00" EAST A DISTANCE OF .011 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°43'42" EAST A DISTANCE OF 1308.63 FEET;
THENCE SOUTH 89°12'06" EAST A DISTANCE OF 326.50 FEET;
THENCE SOUTH 00°42'56" WEST A DISTANCE OF 1333.65 FEET;
THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,630 SQUARE FEET OR 10.001 ACRES.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE OR SET THE PROPERTY CORNERS FOR TAYLOR COMMONS.

THE PROPERTY LINES WERE ESTABLISHED FROM EXISTING DEEDS, SURVEYS, AND COUNTY MAPS. SECTION CORNERS AND MONUMENTS WERE FOUND PER TIES SHEETS AND USED TO ESTABLISH THE BOUNDARIES.

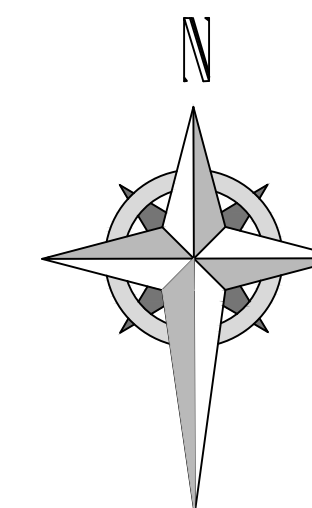
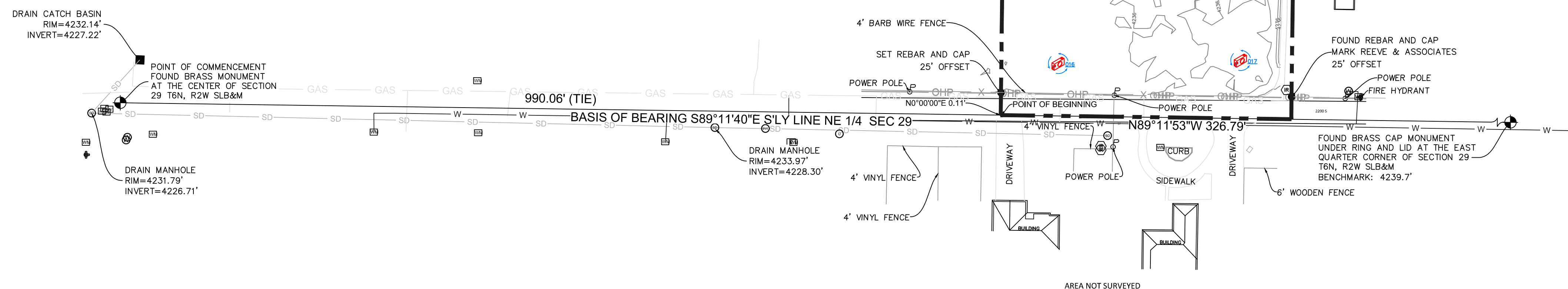
MONUMENTS FOUND OR SET, THE BASIS OF BEARING AND ANY ENCROACHMENTS ARE AS SHOWN HERON.

NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- CONTOURS ARE DISPLAYED AT 1' INTERVALS
- BENCHMARK IS A FOUND WITNESS CORNER WITH AN ASSUMED ELEVATION OF 8,240 FEET.

LEGEND:

	BOUNDARY LINE		POWER POLE
	NEIGHBOR BOUNDARY LINE		SET 5/8" REBAR AND CAP STAMPED VARA 3D (UNLESS OTHERWISE NOTED)
	UNDER GROUND UNKNOWN LINE		FOUND MONUMENTS AS NOTED
	UNDER GROUND WATER LINE		PANORAMIC PHOTO LOCATION
	UNDER GROUND WATER LINE		FIRE HYDRANT
	UNDER GROUND WATER LINE		IRRIGATION CONTROL BOX
	WATER MANHOLE		WATER METER
	IRRIGATION MANHOLE		



SCALE
HORIZONTAL: 1" = 80'
0 20' 40' 80' 120'

PROJECT INFORMATION

IRE CIVIL TAYLOR
2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2021-100	Sheet 1
DATE MARCH 2023	1
HORIZONTAL SCALE 1" = 80'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

RECEIVED
MAR 30 2023
FILE # 7510