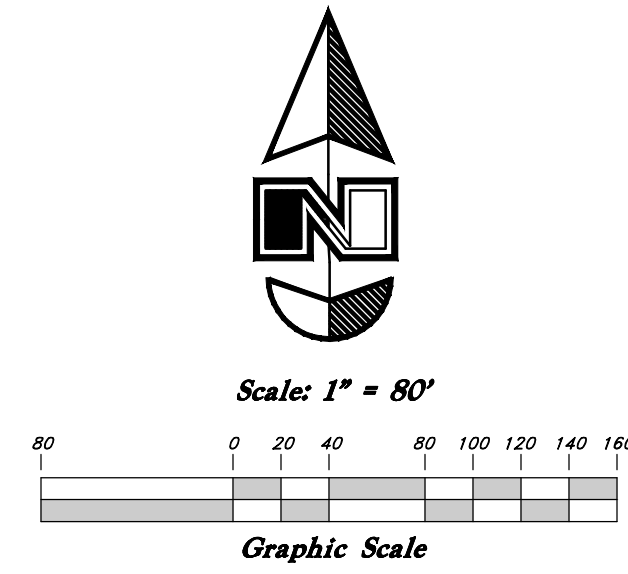


VICINITY MAP
Not to Scale



Scale: 1" = 80'

Graphic Scale

NARRATIVE

This Survey was requested by Mr. Brandon Janis for the purpose of retracing the boundaries of this parcel in preparation for subdividing the property.

Weber County Monuments were found at the South Quarter corner, the Southwest corner and the Northwest corner of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian.

A line bearing South 89°40'02" E between the Southwest and South Quarter corners was used as the Basis of Bearings.

The Southwesterly Boundary was retraced and established along the Northeast boundary of Big Sky Estates No. 2 and an Agreement with the Beckstead property.

The North and East boundaries were retraced and found to coincide with the adjoining deeds and an old fence line.

Property Corners will be set as part of the subdivision process.

Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Easement
- Centerline of Road
- Existing deed line
- Lot line
- Set Hub & Tack
- ▲ Will be set Nail in Curb
- ⊙ Extension of Property
- ⊕ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

RECORD DESCRIPTIONS

Parcel 22-040-0024

Part of the South 1/2 of Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point 965 feet, more or less, East from the Southwest Corner of said Quarter Section, said point also being on the Easterly Line of the Property conveyed to George C. Clifton & w/ Mary T. Clifton by Warranty Deed, Recorded in Book 976 Page 770, running thence Northeasterly along said Easterly Line 125 feet, more or less, to the Southerly Boundary of Big Sky Estates No. 2, thence along the arc of a 258 foot Radius curve to the right for a distance of 154.19 feet, thence North 43° East 358 feet, thence North 51° West 733 feet, thence North 41° West 264 feet, thence North 32°11'38" East 215.43 feet, thence along the arc of a 185.03 feet Radius curve to the left for a distance of 101.40 feet (the Long Chord of which bears North 61°25'13" West 100.13 feet) thence North 12°52'49" East 183.84 feet to the North Line of the South 1/2 of said Quarter Section, thence East 1228.68 feet, thence South 1320 feet, thence West 1015 feet to Beginning.

Excepting therefrom: Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey, Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner to the South Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision, thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

Parcel 22-040-0023

Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest Corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner to the South Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

DESCRIPTION

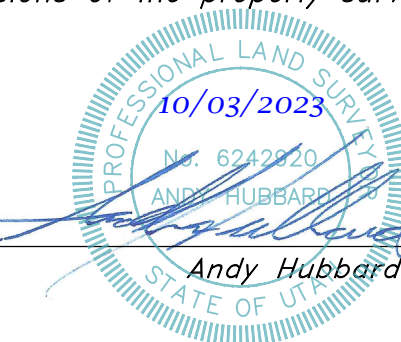
A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point being 1984.78 feet South 89°40'02" East along the Section Line and 57.18 feet North 0°03'57" East from the Southwest Corner of said Section 33; and running thence North 69°53'58" West 594.69 feet to the Southerly Boundary of Big Sky Estates No. 2 (Weber County Recorder's Entry #500942 book 15, page 85); thence along the Southerly Easterly, and Northerly Lines of said Big Sky Estates No. 2 the following five (5) courses: (1) North 51°00'00" West 733.00 feet; (2) North 41°00'00" West 264.00 feet; (3) North 32°11'38" East 215.43 feet to a point of a non-tangent curve; (4) Northwesterly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears North 61°25'08" West 100.13 feet) to a point of non-tangency; and (5) North 12°52'49" East 183.84 feet to the Southwesterly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southerly and, Westerly Lines the following two (2) courses: (1) South 89°48'28" East 1234.96 feet; (2) South 0°03'57" West 1270.20 feet to the Point of Beginning.

Contains 27.467 Acres, more or less

SURVEYOR'S CERTIFICATE

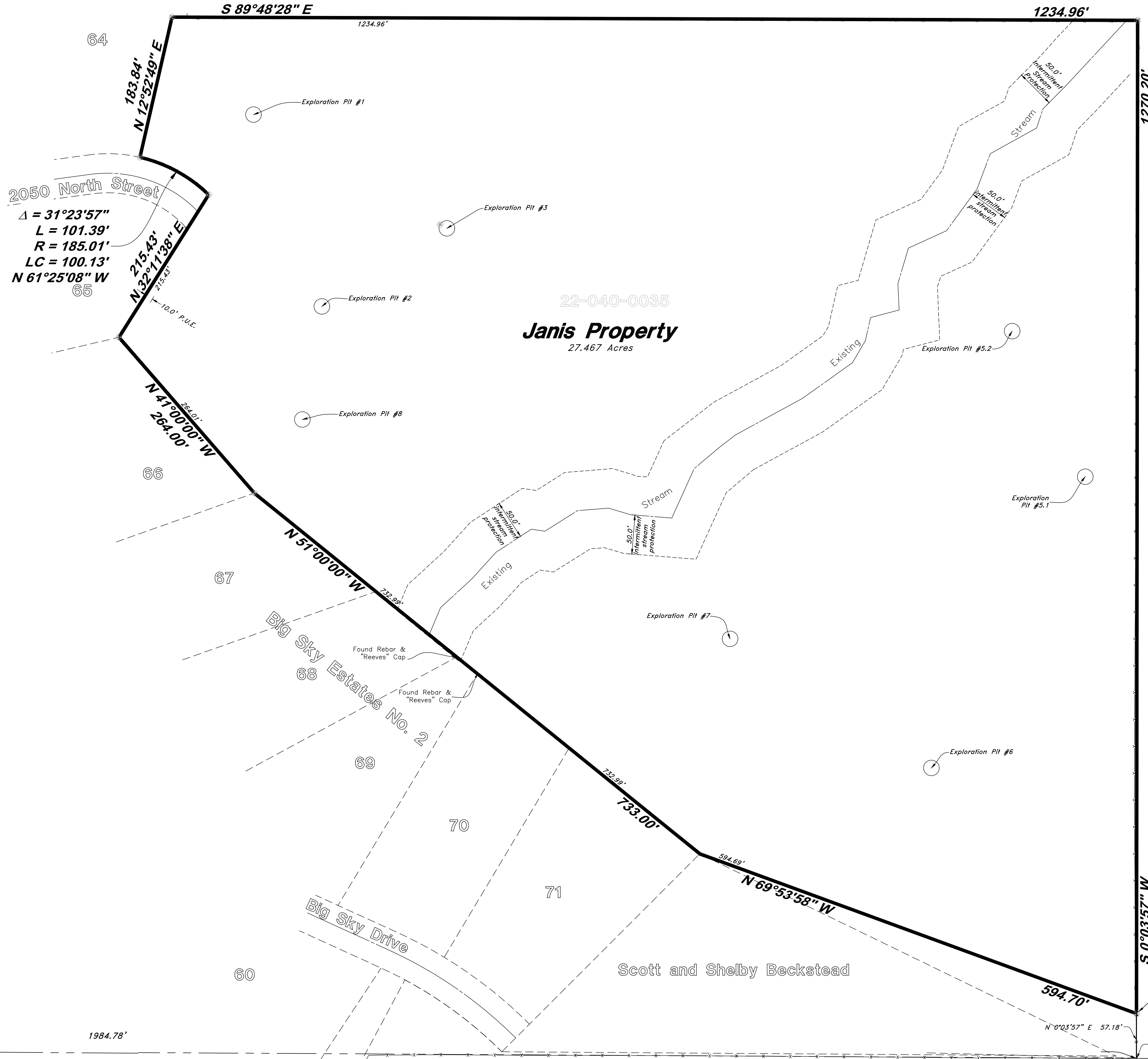
I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



RECEIVED
OCT 3 2023
FILE # 7664

5318.36" Meas. 5318.67" W.C.S.

Southwest Corner of Section 28, T7N, R1E, SLB&M, U.S. Survey (Monument Found)



N 0°01'58" W Meas. N 0°03'24" E W.C.S.

Southwest Corner of Section 33, T7N, R1E, SLB&M, U.S. Survey (Monument Found Good condition)

Skyline Mountain Properties Partners LP

2621.40' Meas. 2620.83' W.C.S.
South Quarter Corner of Section 33, T7N, R1E, SLB&M, U.S. Survey (Monument Found)

Skyline Mountain Properties Partners LP

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 351-1451, FAX (801) 392-7574
 WWW.GREATBASINENGINEERING.COM

Record of Survey

Hidden Brook Estates

2050 North Big Sky Drive
 Weber County, Utah
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey