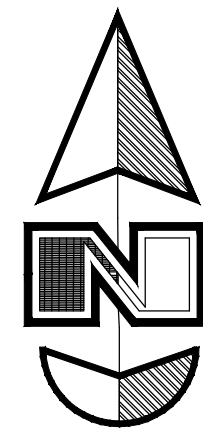


VICINITY MAP  
Not to Scale



**Legend**

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ◆ Right-of-way Marker
- ◆ Section Corner
- Fence

**Youngberg Property 0029 Parcel Description**  
Commencing at the Northwest corner of Section 23, Township 5 North Range 1 West, Salt Lake Base and Meridian U.S. Survey and running thence South 89°52'32" East 1,189.10 feet along the section line; thence South 00°11'36" East 284.30 feet to a point on a non-tangent curve to the left having a radius of 730.00 feet; thence along said arc a distance of 282.93 feet, Central Angle equals 22°12'23" and Long Chord bears South 52°43'53" West 281.16 feet to a point of non-tangency; thence North 89°19'29" West 31.96 feet; thence South 48°07'27" West 169.99 feet to the North Right of Way line of Combe Road; thence North 66°13'26" West 80.19 feet along said Right of Way line to the Eastern Boundary line of the Weber Basin Water Conservancy District property (Entry #365552); thence seven courses along the Eastern and Northern boundaries of this property as follows: (1) North 39°26'42" East 353.06 feet; (2) North 50°33'18" West 5.00 feet; (3) North 39°26'42" East 61.00 feet; (4) North 50°33'18" West 37.00 feet; (5) North 80°16'18" West 147.30 feet; (6) South 39°28'10" West 75.89 feet; (7) South 04°16'44" West 5.45 feet to a fence corner; thence South 88°42'33" West 159.13 feet along a fence line to a fence corner; thence North 10°07'24" East 9.00 feet; thence South 89°32'08" West 242.86 feet; thence South 07°28'08" West 169.40 feet to said North Right of Way line being a point on a non-tangent curve to the left having a radius of 2,385.23 feet; thence two courses along said Right of Way as follows: (1) along said arc a distance of 176.73 feet, Central Angle equals 04°14'43" and Long Chord bears North 76°39'31" West 176.69 feet to a point of non-tangency; and (2) North 78°46'53" West 184.17 feet to the Section line; thence North 00°40'34" East 318.66 feet along the Section line to the POINT OF BEGINNING.  
Containing 8.3828 acres, more or less.

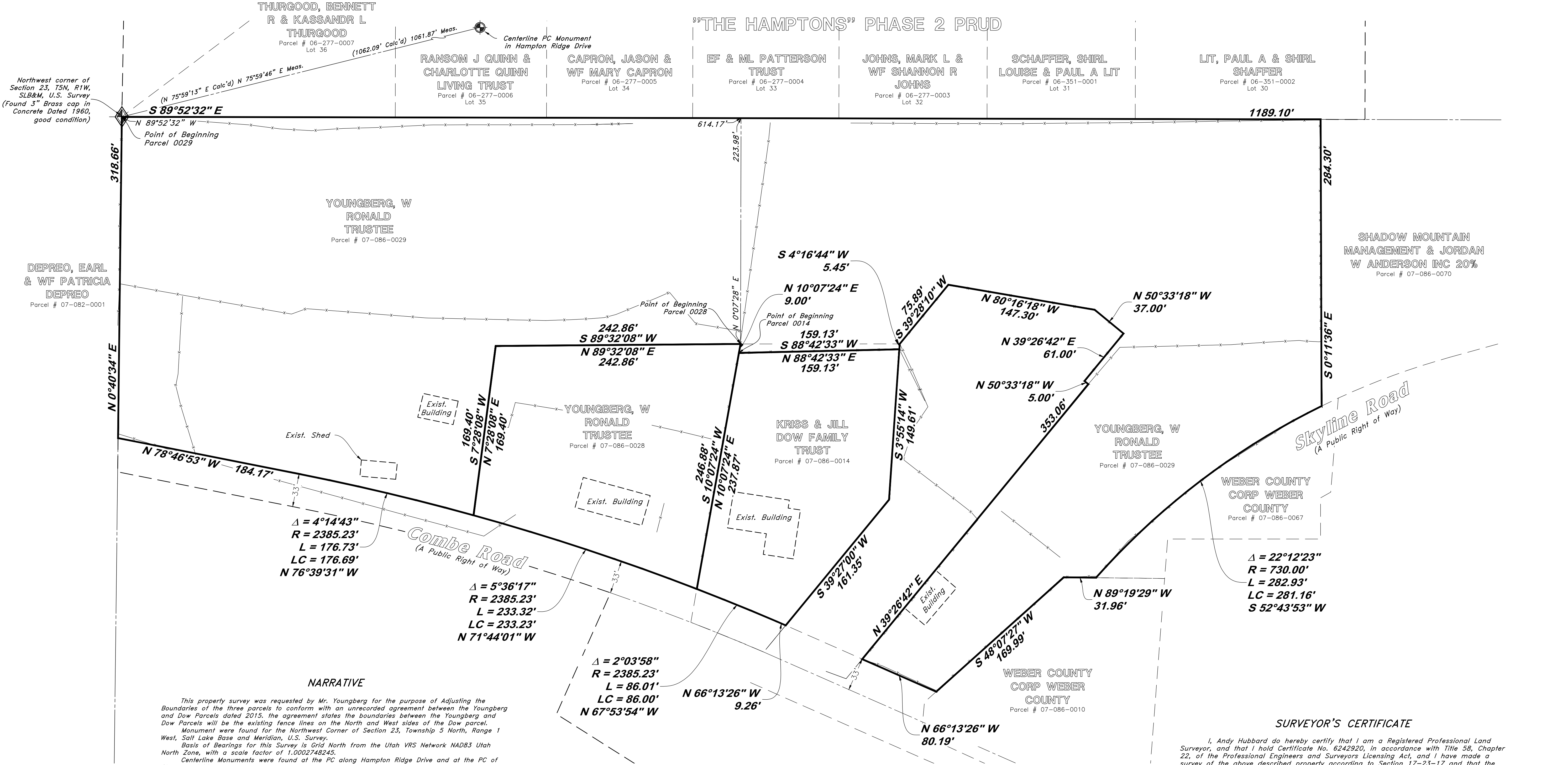
**Youngberg Property 0028 Parcel Description**  
Commencing at the Northwest corner of Section 23, Township 5 North Range 1 West, Salt Lake Base and Meridian U.S. Survey thence 614.17 feet South 89°52'32" East along the section line; thence 223.98 feet South 00°07'28" West to the POINT OF BEGINNING; and running thence South 10°07'24" West 246.88 feet along an existing fence line to a point on the North Right of Way line of Combe Road, which is on a non-tangent curve to the left having a radius of 2,385.23 feet; thence along said arc a distance of 233.32 feet, Central Angle equals 05°36'17" and Long Chord bears North 71°44'01" West 233.23 feet along said North right of way line to a point of non-tangency; thence North 07°28'08" East 169.40 feet; thence North 89°32'08" East 242.86 feet to the POINT OF BEGINNING.  
Containing 48,429 square feet or 1.1118 acres, more or less.

**Dow Family Trust Property 0014 Parcel Description**  
Commencing at the Northwest corner of Section 23, Township 5 North Range 1 West, Salt Lake Base and Meridian U.S. Survey thence 614.17 feet South 89°52'32" East along the section line; thence 223.98 feet South 00°07'28" West and 9.00 feet South 10°07'24" West to a fence corner which is the POINT OF BEGINNING; and running thence North 88°42'33" East 159.13 feet along a fence line to the Western boundary of the Weber Basin Water Conservancy District property (Entry #365552); thence two courses along said Western boundary as follows: (1) South 03°55'14" West 149.61 feet; and (2) South 39°27'00" West 161.35 feet to the North Right of Way line of Combe Road; thence two courses along said North Right of Way line as follows: (1) North 66°13'26" West 80.19 feet to a point on a non-tangent curve to the left having a radius of 2,385.23 feet; and (2) along said arc a distance of 86.01 feet, Central Angle equals 02°03'58" and Long Chord bears North 67°53'54" West 86.00 feet to a point of non-tangency and the Extension of an existing fence line; thence North 10°07'24" East 237.87 feet along said fence line to the POINT OF BEGINNING.  
Containing 39,637 square feet or 0.9100 acres, more or less.

**Description for Ronald W. Youngberg, Trustee Property (07-086-0029)**  
Part of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning At the Northwest Corner of Said Quarter Section, And running thence East 1189.09 Feet; thence South 418.75 Feet to a Point Which is East of a Point Which is 696.46 Feet South, 1023.77 Feet East, North 3°40' East 278.28 Feet, And East 147.52 Feet From the Northwest Corner of Said Quarter Section; thence West 147.52 Feet, thence South 30 Feet, thence West 100 Feet, thence South 47°22' West 185.77 Feet, thence South 4°53'16" East 21.46 Feet to the Center of Combe Road, thence North 69°49' West 91.5 Feet, thence North 39°27' West 378.3 Feet, thence North 50°33' West 5.0 Feet, thence North 39°27' East 61 Feet, thence North 50°33' West 37 Feet, thence North 00°16' West 147.3 Feet, thence South 39°27' West 76.0 Feet; thence West 387.44 Feet, thence South 6°51'15" West 226.81 Feet to the Center of County Road, thence Northwesterly along road to West Line of Said Section, thence North to Beginning.  
Excepting County Road On the South, and Parcels 07-086-0028 & 07-086-0029, and Parcels 07-086-0010 & 07-086-0067 conveyed to Weber County for Road Purposes.

**Description for Ronald W. Youngberg, Trustee Property (07-086-0028)**  
Part of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point which is North 89°10'35" East along the Section line 374.58 feet and South 226.50 feet from the Northwest corner of said Northwest Quarter Section (brass cap in place) and running thence South 89°32' East 237.44 feet to Clair C Combe property as recorded in book 791, page 636 of Deeds, thence South 10°58' West 289.48 feet, thence North 73°58'30" West 226.11 feet, thence North 6°31'15" East 226.81 feet to the POINT OF BEGINNING. Excepting County Road on the South.  
Containing 1.36 acres, more or less.

**Description for Kriss & Jill Dow Family Trust Property (07-086-0014)**  
Part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey; BEGINNING at a point in the centerline of Combe Road said point being the Southwest corner of the U.S.A. property South 51°46' East 889.20 feet and North 69°49' West 63.60 feet from the Northwest corner of said Section 23; running thence North 39°27' East 192.30 feet, thence North 3°55' East 154.9 feet; thence West 160 Feet; thence South 10°58' West 277 feet to center line of said road to a point Northwesterly from the POINT OF BEGINNING; thence Southwesterly along said centerline 86.23 feet to the POINT OF BEGINNING.  
Containing 1.029 acres, more or less.



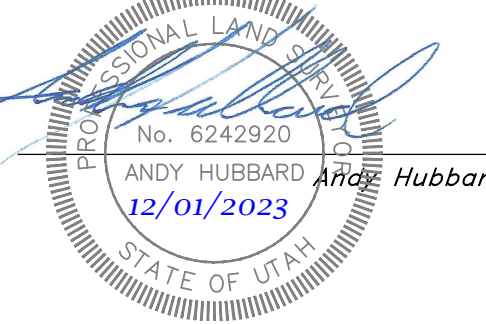
**NARRATIVE**

This property survey was requested by Mr. Youngberg for the purpose of Adjusting the Boundaries of the three parcels to conform with an unrecorded agreement between the Youngberg and Dow Parcels dated 2015. The agreement states the boundaries between the Youngberg and Dow Parcels will be the existing fence lines on the North and West sides of the Dow parcel. Monument were found for the Northwest Corner of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.  
Basis of Bearings for this Survey is Grid North from the Utah VRS Network NAD83 Utah North Zone, with a scale factor of 1.0002748245.  
Centerline Monuments were found at the PC along Hampton Ridge Drive and at the PC of Cherrywood Way.  
Multiple Rebar with Caps were found around the perimeter of the Weber Basin Water Conservancy District Parcel. The locations were checked against the deed description and match a recent Survey by the Bureau of Reclamation (Weber County Surveyor's Filing # 7508).  
A prior survey of the Dow parcel prepared by the Dow and Associate, dated Sept 9, 2021 was reviewed. (Weber County Surveyor's filing # 6977). It honors the original Deed to Dow but does not take into account the unrecorded agreement.  
The Uintah Highlands No7 (Weber County Recorder's book 36 page 046) and No. 8 (Weber County Recorder's book 68 page 027) Plats were used to retrace the Centerline of Combe Road.

RECEIVED  
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FILE # 7719

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate 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.



NO.	DESCRIPTION	DATE	REV.

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)399-4451 S.L.L.C. (801)399-2750  
 WWW.GREATBASINENGINEERING.COM

**Record of Survey**  
**Youngberg Property**  
 2050 Combe Road,  
 Ogden, Weber County, Utah  
 A part of of Section 23, 75N, R1, SL&M, U.S. Survey

December, 2023  
 SHEET NO.  
**C1**  
 22N005