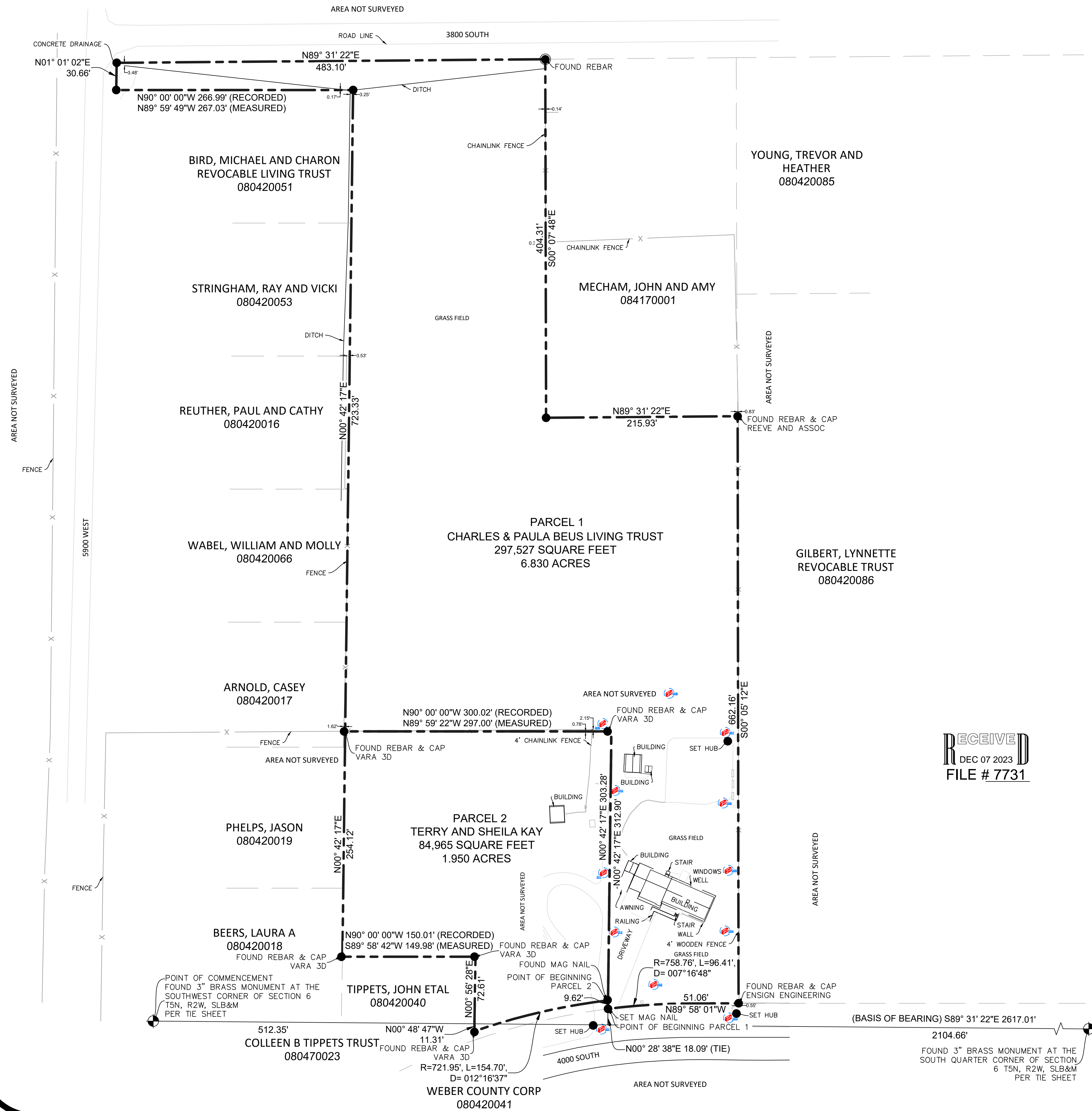


RECORD OF SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T5N, R2W, SLB&M AND THE NORTHEAST QUARTER OF SECTION 1, T5N, R3W, SLB&M, WEBER COUNTY, UTAH



NARRATIVE

THIS SURVEY WAS PREPARED FOR CHARLES AND PAULA BEUS TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T5N, R2W, SLB&M, MARKED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP AND AT THE SOUTH QUARTER CORNER BY A 3" BRASS CAP, SAID LINE BEARING SOUTH 89°31'22" EAST A DISTANCE OF 2617.01 FEET.

THE PROPERTY LINES WERE DEFINED BY THE FOLLOWING:
 1. 5900 WEST STREET AND J & S SUBDIVISION PLAT RECORDED IN WEBER COUNTY RECORDER OFFICE WITH ENTRY NO. 1267285 FOR THE WEST PROPERTY LINES.
 2. 5800 SOUTH STREET AND KD'S PLACE SUBDIVISION PLAT RECORDED IN WEBER COUNTY RECORDER OFFICE WITH ENTRY NO. 1994037 FOR THE NORTH AND EAST PROPERTY LINES
 3. GREEN'S LANDING SUBDIVISION RECORDED IN WEBER COUNTY RECORDER OFFICE WITH RECORD OF SURVEY NO. 7091 FOR THE SOUTH PROPERTY LINE

TWO MONUMENTS AND NINE OFFSETS TO PROPERTY CORNER WERE FOUND AND LOCATED AS SHOWN HEREON. THE MONUMENTS FIT WITH THE RECORDED LOCATION OF THE PROPERTY AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

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.

LEGAL DESCRIPTION (PARCEL 1):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE A 3" BRASS MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 89°31'22" EAST A DISTANCE OF 2617.01 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°31'22" EAST ALONG SAID LINE A DISTANCE OF 512.35 FEET;
 THENCE NORTH 00°28'38" EAST A DISTANCE OF 18.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°42'17" EAST A DISTANCE OF 312.90 FEET;
 THENCE SOUTH 90°00'00" WEST A DISTANCE OF 300.02 FEET;
 THENCE NORTH 00°42'17" EAST A DISTANCE OF 723.33 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 266.99 FEET;
 THENCE NORTH 01°01'02" EAST A DISTANCE OF 30.66 FEET;
 THENCE NORTH 89°31'22" EAST A DISTANCE OF 483.10 FEET;
 THENCE SOUTH 00°07'48" EAST A DISTANCE OF 404.31 FEET;
 THENCE NORTH 89°31'22" EAST A DISTANCE OF 215.93 FEET;
 THENCE SOUTH 00°05'12" EAST A DISTANCE OF 662.16 FEET;
 THENCE NORTH 89°58'01" WEST A DISTANCE OF 51.06 FEET TO A POINT ON A CURVE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 007°16'46", A RADIUS OF 758.76 FEET, AN ARC LENGTH OF 96.40 FEET AND A CHORD BEARING SOUTH 86°18'41" WEST A DISTANCE OF 96.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 297,527 SQ. FT. OR 6.830 ACRES.

LEGAL DESCRIPTION (PARCEL 2):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE A 3" BRASS MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEARS SOUTH 89°31'22" EAST A DISTANCE OF 2617.01 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°31'22" EAST ALONG SAID LINE A DISTANCE OF 512.35 FEET;
 THENCE NORTH 00°28'38" EAST A DISTANCE OF 18.09 FEET;
 THENCE NORTH 00°42'17" EAST A DISTANCE OF 9.62 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 012°16'37", A RADIUS OF 721.95 FEET, AN ARC LENGTH OF 154.70 FEET AND A CHORD BEARING SOUTH 76°59'41" WEST A DISTANCE OF 154.40 FEET;

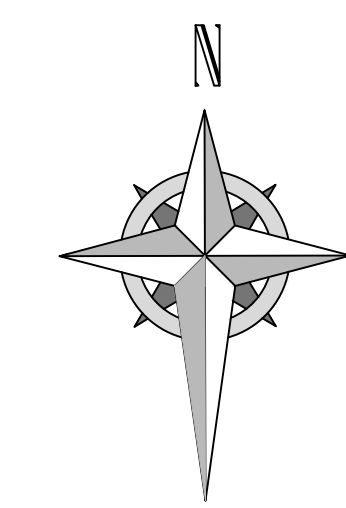
THENCE NORTH 00°48'47" WEST A DISTANCE OF 11.31 FEET;
 THENCE NORTH 00°56'28" EAST A DISTANCE OF 72.61 FEET;
 THENCE NORTH 90°00'00" WEST A DISTANCE OF 150.01 FEET;
 THENCE NORTH 00°42'17" EAST A DISTANCE OF 254.12 FEET;
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 300.02 FEET;
 THENCE SOUTH 00°42'17" WEST A DISTANCE OF 303.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 84,965 SQ. FT. OR 1.950 ACRES.

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.

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



LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- PANORAMIC PHOTO LOCATION

PROJECT INFORMATION

CHARLES & PAULA BEUS
5808 W 4000 S HOOPER, UT, 84315.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-081	Sheet 1
DATE OCTOBER 2023	1
HORIZONTAL SCALE 1" = 60'	

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

RECEIVED
 DEC 07 2023
 FILE # 7731