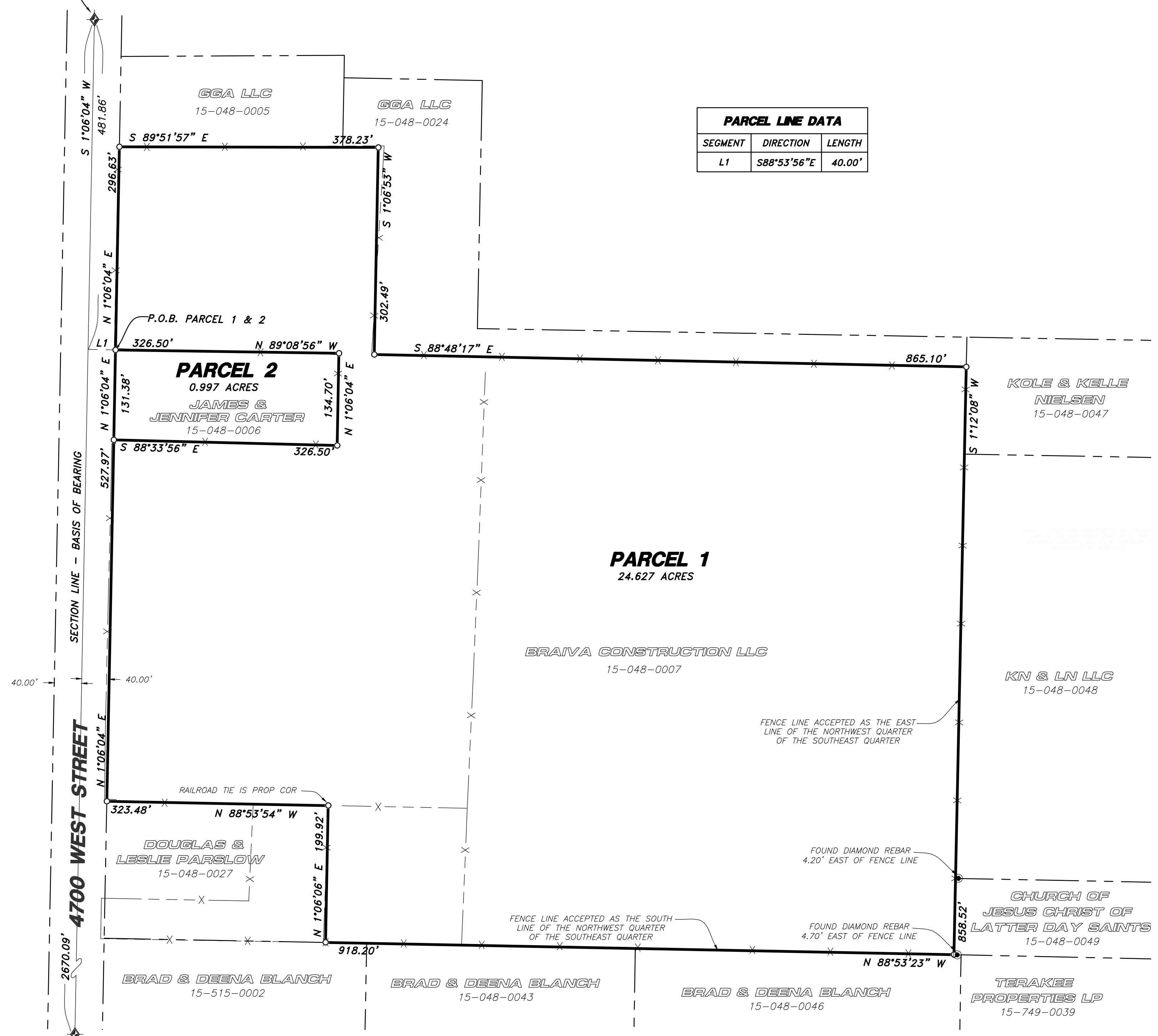


CENTER OF SEC. 17,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT



PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S88°53'56"E	40.00'

PARCEL 1 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF THE JAMES AND JENNIFER CARTER PROPERTY, TAX ID. NO. 15-048-0006, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET LOCATED 481.86 FEET SOUTH 01°06'04" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND 40.00 FEET SOUTH 88°53'56" EAST FROM THE CENTER OF SAID SECTION 17;

RUNNING THENCE NORTH 01°06'04" EAST 296.63 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE GGA LLC PROPERTY, TAX ID. NO. 15-048-0005; THENCE SOUTH 89°51'57" EAST 378.23 FEET ALONG THE SOUTH LINE OF SAID GGA LLC PROPERTY AND CONTINUING ALONG THE SOUTH LINE OF THE GGA LLC PROPERTY, TAX ID. NO. 15-048-0024; THENCE ALONG THE BOUNDARY OF SAID GGA LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°06'53" WEST 302.49 FEET; AND (2) SOUTH 88°48'17" EAST 865.10 FEET TO AN EXISTING NORTH / SOUTH FENCE LINE ACCEPTED AS THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 01°12'08" WEST 858.52 FEET ALONG SAID FENCE LINE TO AN EXISTING EAST / WEST FENCE LINE ACCEPTED AS THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88°53'23" WEST 918.20 FEET ALONG SAID EXISTING FENCE TO THE SOUTHWEST CORNER OF THE DOUGLAS AND LESLIE PARSLAW PROPERTY, TAX ID. NO. 15-048-0027; THENCE ALONG THE BOUNDARY OF SAID DOUGLAS AND LESLIE PARSLAW PROPERTY AND EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 01°06'06" EAST 199.92 FEET; AND (2) NORTH 88°53'54" WEST 323.48 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°06'04" EAST 527.97 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID JAMES AND JENNIFER CARTER PROPERTY; THENCE ALONG THE BOUNDARY OF SAID JAMES AND JENNIFER CARTER PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 88°33'56" EAST 326.50 FEET; (2) NORTH 01°06'04" EAST 134.70 FEET; AND (3) NORTH 89°08'56" WEST 326.50 FEET TO THE POINT OF BEGINNING. CONTAINING 24.627 ACRES.

PARCEL 2 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT AN ANGLE POINT OF THE BRAIVA CONSTRUCTION LLC PROPERTY, TAX ID. NO. 15-048-0007, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET LOCATED 481.86 FEET SOUTH 01°06'04" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND 40.00 FEET SOUTH 88°53'56" EAST FROM THE CENTER OF SAID SECTION 17;

RUNNING THENCE ALONG THE BOUNDARY OF SAID BRAIVA CONSTRUCTION LLC PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°08'56" EAST 326.50 FEET; (2) SOUTH 01°06'04" WEST 134.70 FEET; AND (3) NORTH 88°33'56" WEST 326.50 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°06'04" EAST 131.38 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.997 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CODY WILDER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, ROS NO. 7277, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 17, T6N, R2W, SLB&M.

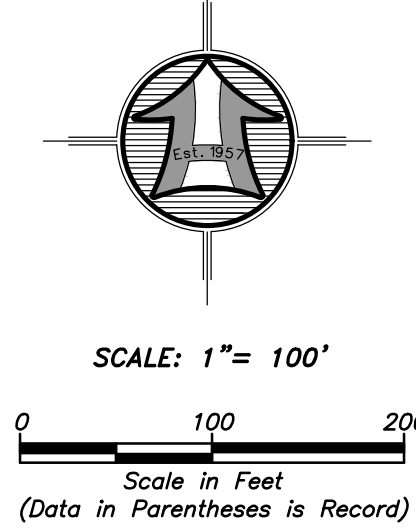
THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 01°06'04" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, MATT PRETL DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 15TH DAY OF MARCH, 2024.

MATT PRETL, PLS
UTAH LAND SURVEYOR LICENSE NO. 10437995



LEGEND

	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	PREVIOUS PROPERTY LINE
	CENTERLINE
	FENCE LINE
	STREET MONUMENT
	FOUND REBAR SET BY DIAMOND LAND SURVEYING
	SET 5/8"x24" REBAR WITH CAP
	SECTION CORNER

RECEIVED
APR 11 2024
FILE # 7808

PARCEL 1 AS SURVEYED BOUNDARY DESCRIPTION

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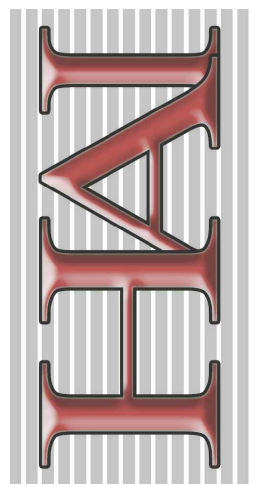
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Drawn By: MP Date: 3/12/2024
Checked By: GS
Approved By: [Signature]
Scale: 1" = 100'
Drawing File: 22-122x19 ROS
JOB NUMBER: 22-122

PROPERTY SURVEY FOR
CODY WILDER
+/- 552 SOUTH 4700 WEST
OGDEN, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M

Sheet
1
of
1
Sheets