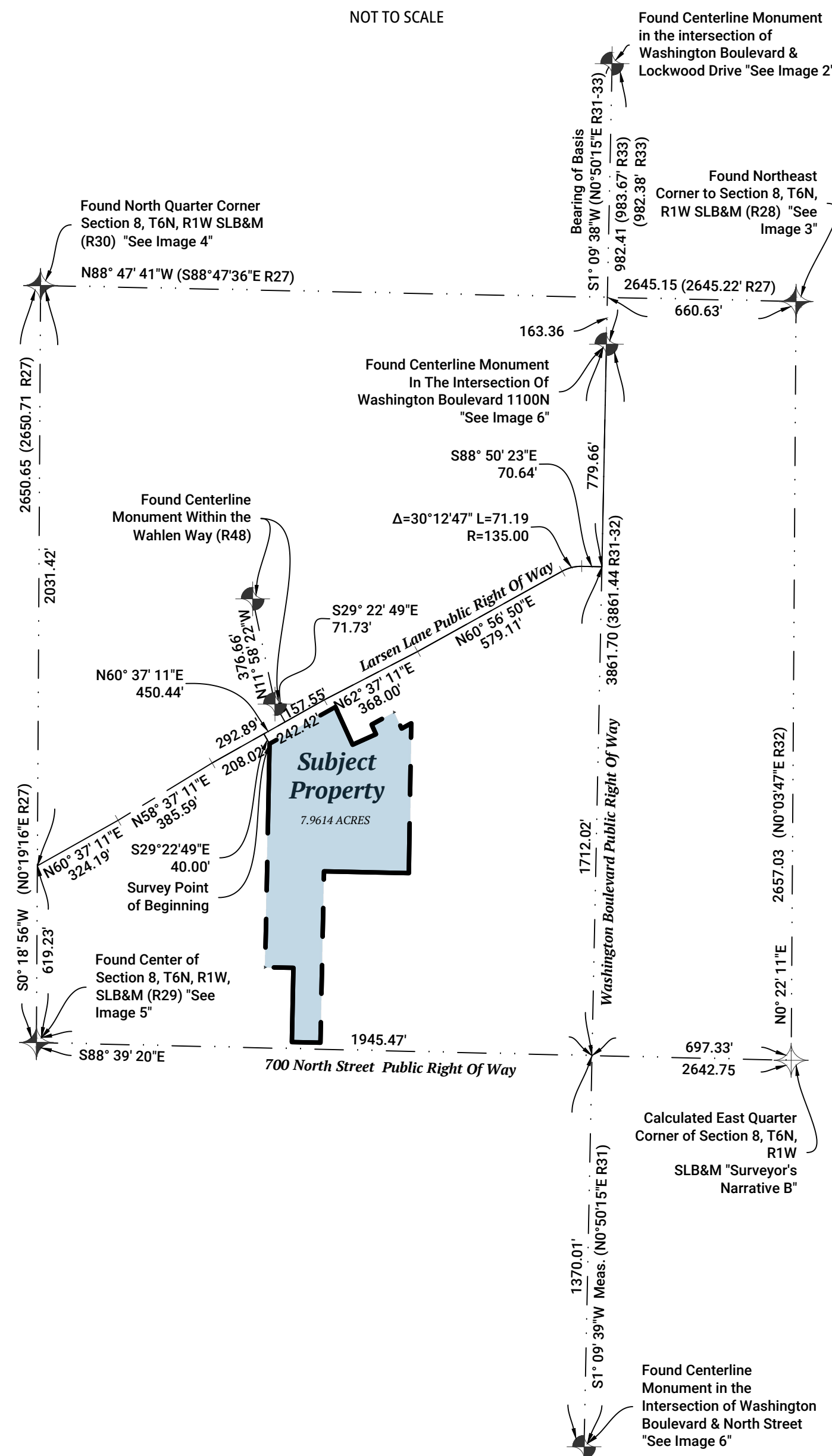
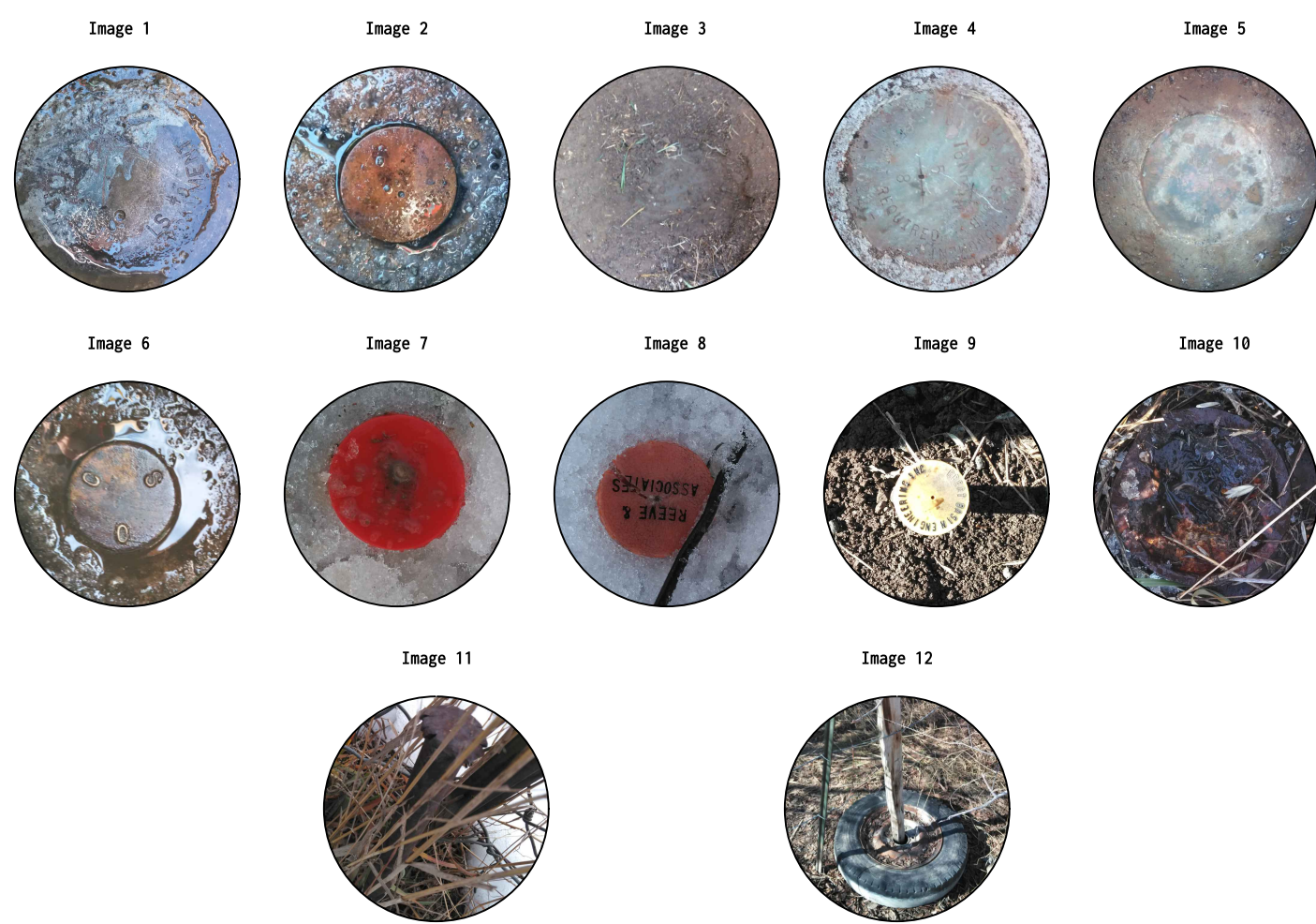


Control Detail



SURVEY IMAGES



Data Refrene Table

Table with 4 columns: Refrene No, Document Type, Name/Grantee, Entry No/ Book Page/ File No. The table lists various documents including Personal Rep Deed, Public Utility Easement, Quit Claim Deed, Special Warranty Deed, Marrant Deed, Plat, Subdivision Plat, Record of Survey, and Aerial Photograph, with corresponding document details and entry information.

SURVEYOR'S NARRATIVE

A. JLM Development Apricot LLC requested this survey to retrace property boundaries of the following Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0061, 11-027-0022, 11-027-0023, 11-027-0004, and 11-027-0024 in preparation for development. B. Line segments, as labeled, contain quotations with a letter such as "A." The lettering corresponds to this narrative. This designation is intended to aid in expounding on the retracement principles and facts, that the Surveyor used to retrace the corresponding property line. C. The bearing basis for this survey is South 1°09'38" West, measured between two found Center Line Monuments within Washington Boulevard at the intersections of 1100 North and Lockwood Drive. D. Retraced according to Right of Way maps furnished by the Utah Department of Transportation to the surveyor (R46.) E. It appears that the Northeast corner of said Section 8 may have been monumented in a different position. E.a. Holding the deed line as explained above. E.b. After establishing the most probable location of the original line, an encroachment was found along the South line of (R9), as shown in detail 2. E.c. Within said court case, Judge Michele M Christiansen ruled that title lines transfer instantly to the acquiescence position once these elements have been met. E.d. Along the retraced deed line extended to the acquiesced position as explained. E.e. Along the retraced deed line as explained. E.f. Agreeing with the retraced deed line and following along the less and accepting call giving heed to (R10) The Surveyor notes that additionally, (R4) overlaps in (R10.) F. For deeds tied to the Obliterated East Quarter of Section 8, the rotational difference between (West and North) was determined by the alignment of 700 North Street and occupational evidence within the Northeast Quarter of Section 8. F.a. In adding validity to the found axel, the deed measurement between the North line of (R14) is equal to 100 feet, with the measurement heading East from the said axel along the North fence line also equaling 100 feet to the fence corner. F.b. A descending opinion to this retracement theory is that of (R37), suggesting that this line is 1.1 feet South and 1.8 feet West of the theory explained. F.c. Furthermore, it is noted that the fence has constant bearing between the calculated Southeast corner of (R14) according to the explained retracement theory, and the fence line near the retraced Northeast corner of Parcel 0024. G. Along the deed line, according to the retracement theory explained in Paragraph, "F, F.a., and F.b."

RECORD BOUNDARY DESCRIPTIONS (R12,18, 25)

PARCEL 0023 (Parcel 1 R12) Part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a Point 1648.4 feet West and 630 feet North of the Southeast corner of said Quarter Section, and Running thence North 31°24'21" East 153.26 feet, thence North 29°30' West 210.14 feet to the South line of Larsen Lane, thence North 60°30' East 106 feet; thence South 24°21' East 153.26 feet, thence North 61°27' East 244.17 feet; thence South 2°06' West 526.74 feet, thence West 247.15 feet to the place of beginning. PARCEL 0024 (Parcel 2 R12) Part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 1348.4 feet West and 630 feet North from the Southeast corner of said Quarter Section, and running thence West 52.85 feet to the Lindsay property; thence North 2°06' East 526.74 feet; thence North 61°27' East 42.61 feet to the West line of land owned by Lillian W. Johnson; thence South 0°24'20" West along the West line of said land of Lillian W. Johnson 546.42 feet, more or less, to beginning. PARCEL 0022 (Parcel 3 R12) Part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 1848.4 feet West and 630 feet North and 200 feet East and 140 feet North, more or less, from the Southeast corner of said Quarter Section, and running thence North 174.21 feet; thence North 29°30' West 210.14 feet, more or less, to the South line of Larsen Lane, thence South 60°30' West along said South line 21 feet, more or less, to the Northeast corner of Parcel No 11-027-0104; thence South 16°16'32" East 127.79 feet; thence North 81°04'18" East 26.38 feet, thence South 07°11'02" East 220.18 feet, thence South 89°13'09" East 32.42 feet, more or less, to beginning. PARCEL 0004 (Parcel 4 R12) Part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning on the West Right-of-Way line of Washington Boulevard at a point which is North 89°57' West 656.7 feet, and South 0°50'15" West 1590.60 feet, (to a point which is North 0°50'15" East 1068.00 feet from the South line of said Northeast Quarter), and North 66°45' West 71.39 feet to the West Right-of-Way line of Washington Boulevard, and North 0°50'15" East 122.90 feet, and North 87°47'42" West 235.80 feet along an existing fence, and South 1°12' East 31.85 feet, and North 66°45' West 36.06 feet, and West 302.28 feet, and South 61°27' West 73.17 feet from the Northeast corner of the Northeast Quarter of said Section 8 to the true point of beginning and running thence South 61°27' West 235.71 feet to Grantors Southwest Corner; thence North 24°21' West 162.01 feet to an existing fence on the Southerly line of Larsen Lane; thence North 60°30' East 56.03 feet along said fence; thence South 24°21' East 150.0 feet; thence North 61°27' East 90.0 feet; thence North 24°21' West 30 feet; thence North 61°27' East 90 feet; thence South 24°21' East 45.93 feet to the point of beginning 11-027-0023. PARCEL 0104 (Parcel 1 R18) Being Part Of The Northeast Quarter Of Section 8, Township 6 North, Range 1 West, Salt Lake Base & Meridian, Described As Follows: Beginning At A Point in an Old Fence Line, Said Point Being North 89D13'09" West (Formerly Called West) 1848.40 Feet and North 0D50'15" East (Formerly Called North) 780.00 Feet From The Southeast Corner of the Said Northeast Quarter, (Basis of Bearing Being the Monument Line of Washington Blvd North 0D50'15" East) Running thence North 0D50'15" East Along an Old Fence Line 230.17 Feet to the Southerly Right of Way Line of Larsen Lane, thence North 60D20" East Along Said Southerly Right of Way Line 90.00 Feet, thence South 16D16'32" East 127.79 feet, thence North 81D04'18" East 26.38 Feet, thence South 07D11'02" East 220.18 Feet, thence North 89D13'09" West 171.87 feet to the Point Of Beginning. Tax ID No: 11-027-0104. PARCEL 0118 (Parcel 2 R18) Part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base And Meridian, U.S. Survey; Beginning 1848.4 Feet West 630 Feet North From The Southeast Corner Said Quarter Section, Thence East 200 Feet, Thence North 140 Feet, More or Less, Thence North 89D13'09" West 211.87 Feet, More or Less, To Parcel #11-027-0025, Thence South 0D50'15" West 139.83 Feet, More or Less, to Beginning. PARCEL 0061 (Parcel 3 R25) A Part of The Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning At A Point 1748.4 Feet West and 30 Feet North From The Southeast Corner of Said Quarter Section, and Running Thence East 100 Feet; Thence North 600 Feet; Thence West 200 Feet; Thence South 340 Feet; Thence East 100 Feet; Thence South 260 Feet to the Point of Beginning.

COMPOSITE BOUNDARY DESCRIPTION

A parcel of ground being a part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey being more particularly described as follows. Beginning at a point on the South Right-of-Way Line of Larsen Lane, said point being at 13°85.20 according to the official Right-of-Way maps completed by Utah Department of Transportation in 2018, known, as project number F-LC57(26), said point also being 660.63 feet North 88°47'41" West along the Section Line and 163.36 feet South 1°09'38" West along the Center Line of Washington Boulevard to a Center Line monument found at the intersection of Washington Boulevard and 1100 North Street and 779.66 feet South 01°09'49" West along the Center Line of Washington Boulevard to the control line of said UDOT project and continuing along the control line 70.64 feet North 88°50'23" West to a point of curvature to the left having a radius of 135.00 feet and a central angle of 30°12'47" and Westery along said arc a distance of 71.19 feet note (Chord equals South 76°03'13" West 70.37 feet) and 579.11 feet South 60°56'50" West and 368.00 feet South 62°37'11" West and 242.42 feet South 60°37'11" West and leaving the control line 40.00 feet South 29°22'49" East from the Northeast Corner of said Section 8 (Basis of bearing being North 1°09'38" West along the Center Line Washington boulevard between found monument within the intersections of 1100 North and Lockwood Drive) and running thence along the South Right-of-Way of Larsen Lane North 60°37'11" East 241.72 feet to Station 16+28.32; thence continuing along said South Right-of-Way North 62°37'11" East 22.44 feet to station 16+50.76; thence South 24°32'24" East 145.39 feet to an old barb wire fence; thence along said fence North 65°43'06" East 89.76 feet; thence North 24°32'24" West 37.00 feet; thence North 61°15'36" East 90.00 feet; thence South 24°32'24" East 62.94 feet to the Southwest corner of land conveyed to Flying J Inc found at Entry No. 2171137; thence along said conveyance North 61°15'36" East 38.31 feet to a long standing barbed wire fence; thence South 00°54'49" West along said fence 524.61 feet; thence North 88°48'10" West 297.03 feet; thence South 01°11'50" West 600.00 feet to a point on the North Right-of-Way of 700 North Street; thence North 88°48'10" West 100.00 feet along said North Right-of-Way Line; thence North 01°11'50" East 260.00 feet; thence North 88°48'10" West 99.31 feet to a point at the extension of Jennings Subdivision 1st Amendment; thence North 01°19'30" East 147.50 feet along said Subdivision and its extension; thence continuing along said Subdivision North 01°06'19" East 635.08 feet to the Point of Beginning. Containing 346,021.60 square feet or 7.936 acres, more or less.



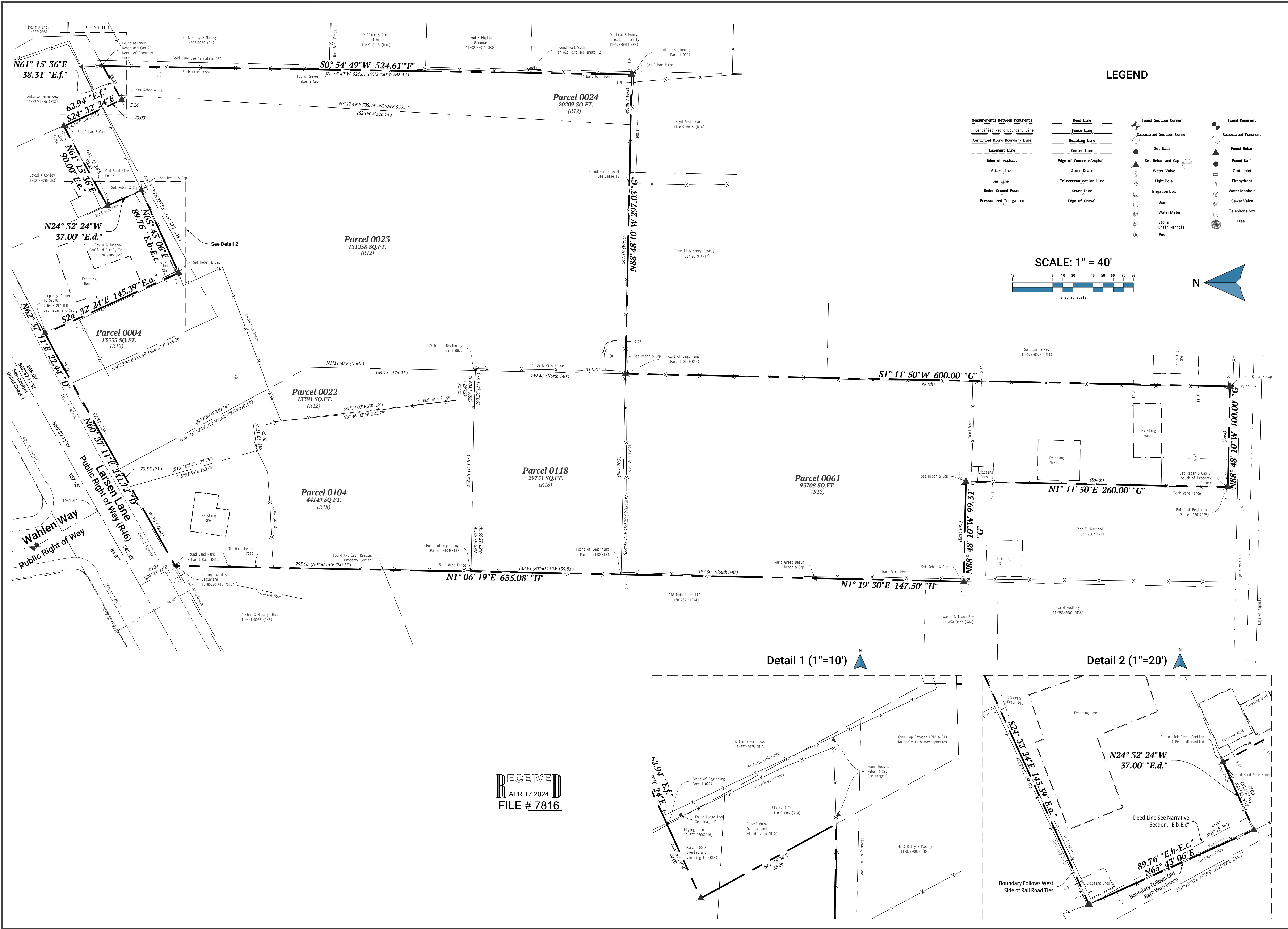
Record of Survey JLM Development Apricot, LLC 225 East Larsen Lane Harrisville City, Weber County, Utah 84404 Part of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian

RECEIVED APR 17 2024 FILE # 7816

SURVEYOR CERTIFICATE

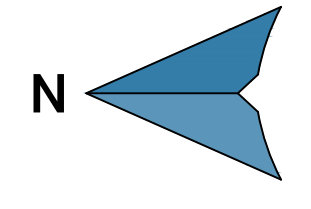
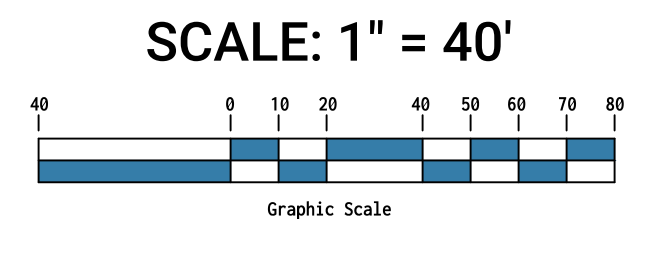
I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

Project Participants: Research by: Harper, Site Investigation: Harper, Plat Report Draft: Barkar, Reviewed by: Moore. February 2024. 21002, SL011W58. Sheet Number: 1/2. Professional Land Surveyor License No. 12542803, Tyler R. Harper, State of Utah, 04/16/2024.

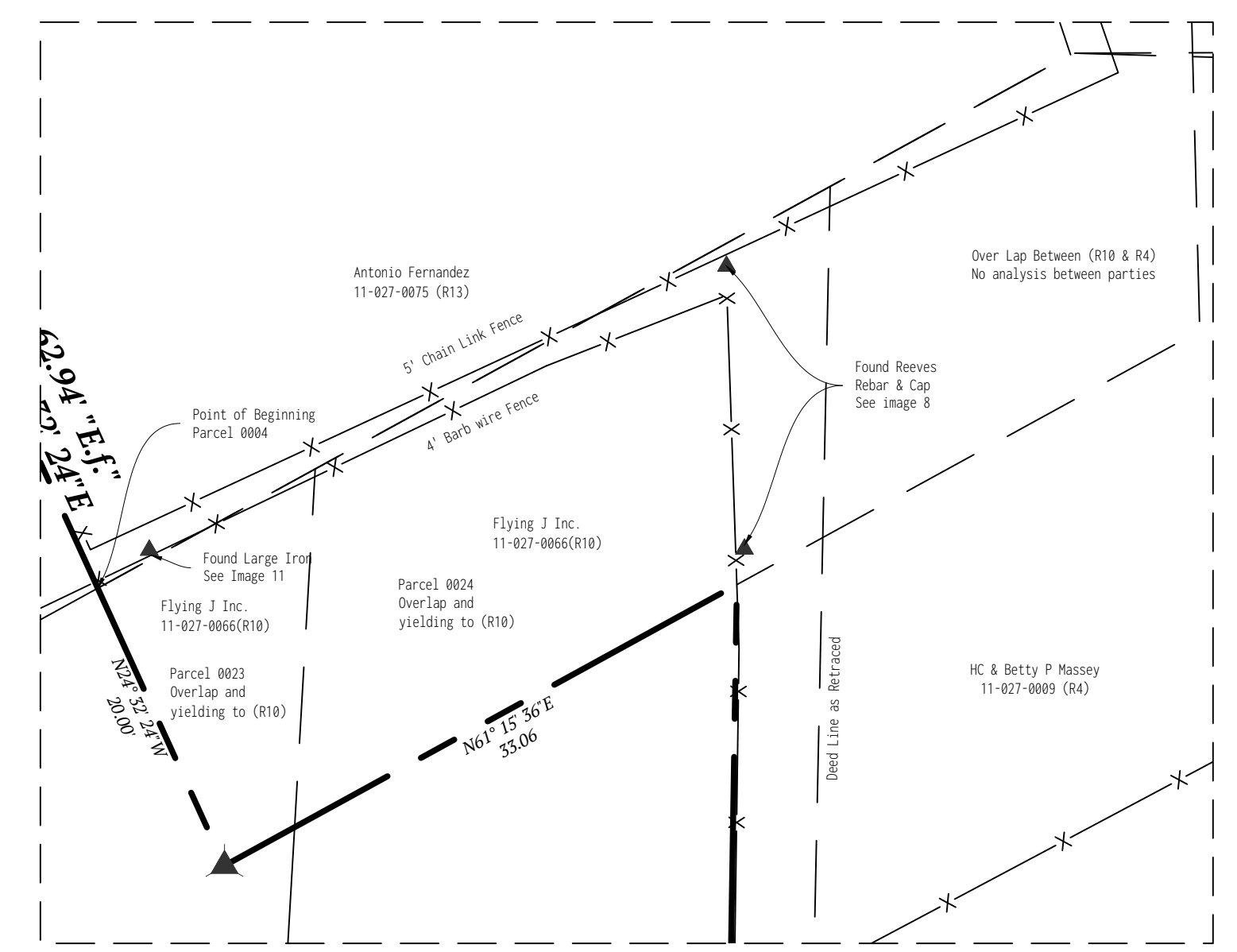


**LEGEND**

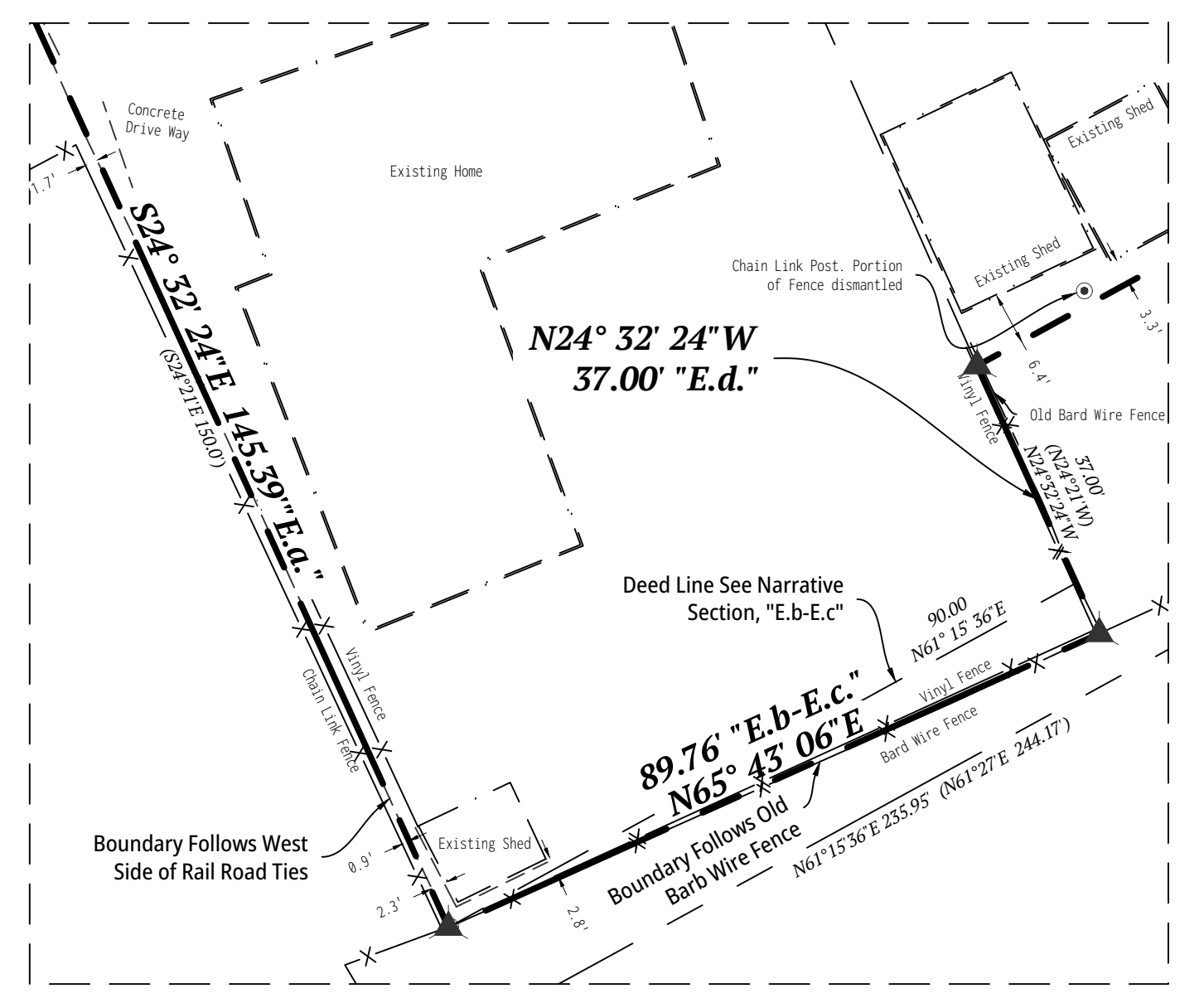
Measurements Between Monuments	Deed Line	Found Section Corner	Found Monument
Certified Macro Boundary Line	Fence Line	Calculated Section Corner	Calculated Monument
Certified Micro Boundary Line	Building Line	Set Nail	Found Rebar
Easement Line	Center Line	Set Rebar and Cap	Found Nail
Edge of Asphalt	Edge of Concrete/Asphalt	Water Valve	Grate Inlet
Water Line	Storm Drain	Light Pole	Firehydrant
Gas Line	Telecommunication Line	Irrigation Box	Water Manhole
Under Ground Power	Sewer Line	Sign	Sewer Valve
Pressurized Irrigation	Edge Of Gravel	Water Meter	Telephone box
		Storm Drain Manhole	Tree
		Post	



**Detail 1 (1"=10')**



**Detail 2 (1"=20')**



**RECEIVED**  
**APR 17 2024**  
**FILE # 7816**

**Project Participants**

Research by:	Harper
Site Investigation:	Harper
Plat Report Draft:	Borkar
Reviewed by:	Jore
February 2024	
23002, SL011658	

Sheet Number: **2/2**

