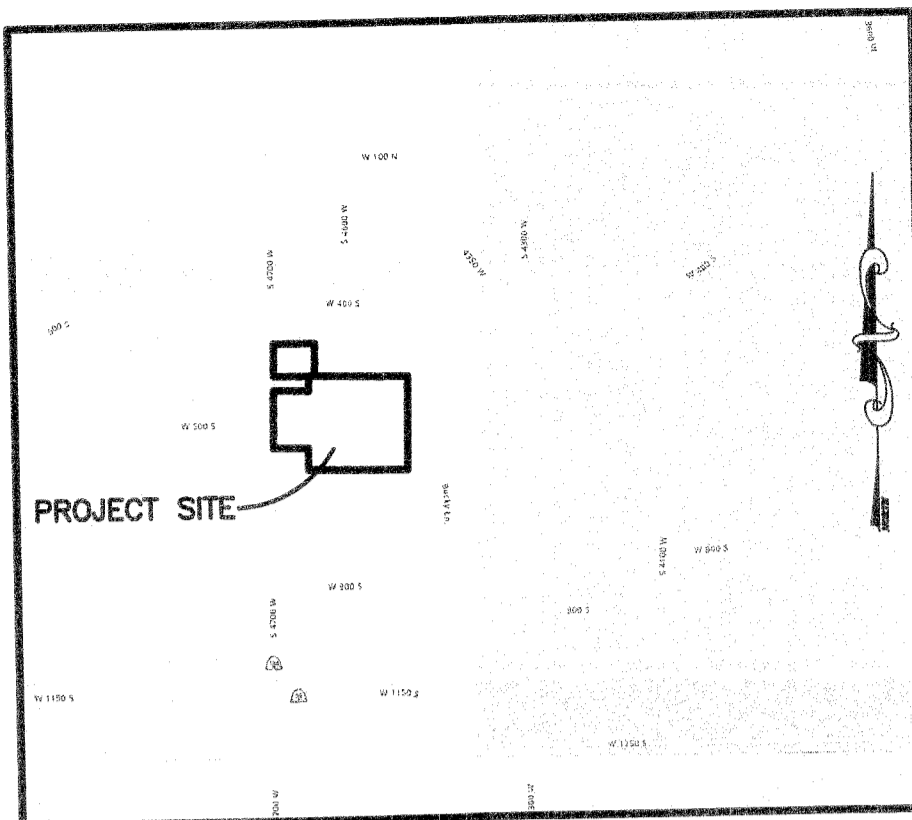


RECORD OF SURVEY

570 S 4700 W, WEST WEBER, UT 84404

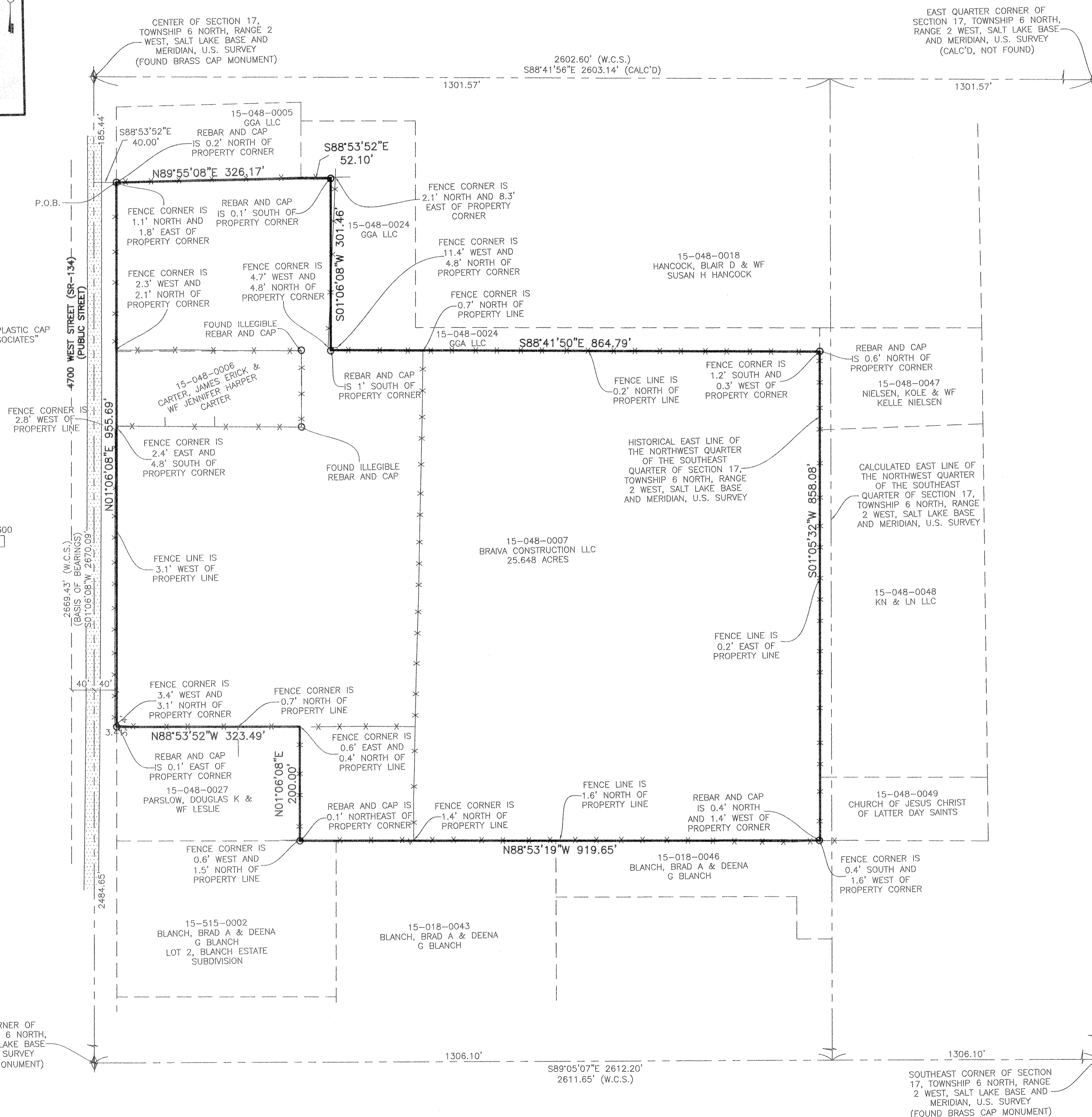
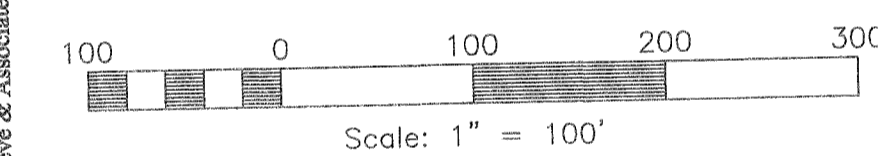
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH AUGUST, 2024



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = FOUND AS SHOWN
- with 'x' = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = ROAD CENTERLINE
- · - · - = ADJOINING PROPERTY
- · - · - = EASEMENTS
- · - · - = SECTION TIE LINE
- · - · - = FENCE LINE
- ▒ = EXISTING CONCRETE
- ▒ = EXISTING PAVEMENT



NARRATIVE

THIS SURVEY WAS REQUESTED BY PHIL HOLLAND OF H GROUP VENTURES, LLC FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREOF DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE CENTER, EAST QUARTER CORNER, SOUTHEAST CORNER, AND SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 01°06'08" WEST BETWEEN SAID CENTER AND SOUTH QUARTER CORNER OF SECTION 17 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BLANCH ESTATE SUBDIVISION PREPARED BY LANDMARK SURVEYING, INC., FOR BRAD A. BLANCH, DATED OCTOBER 7, 2009, AND RECORDED JANUARY 3, 2012, AS ENTRY #2556606; A BOUNDARY ADJUSTMENT SURVEY PREPARED BY GARDNER ENGINEERING FOR WEBER SCHOOL DISTRICT, DATED JUNE 8, 2021, AND RECORDED JULY 6, 2022, AS ENTRY #7277; A RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING FOR MARYANN ESTATES SUBDIVISION 1ST AMENDMENT, DATED SEPTEMBER 25, 2012, AND RECORDED SEPTEMBER 25, 2012, AS ENTRY #4724; A RECORD OF SURVEY PREPARED BY GREAT BASIN ENGINEERING, INC., FOR TERAKEE PROPERTIES LP, DATED OCTOBER 13, 2020, AND RECORDED NOVEMBER 2, 2020, AS ENTRY #6679; AND A PROPERTY SURVEY PREPARED BY HANSEN & ASSOCIATES, INC., FOR CODY WILDER, DATED MARCH 15, 2024, AND RECORDED APRIL 11, 2024, AS ENTRY #7808 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. MANY OF THE DEEDS ASSOCIATED WITH THE SUBJECT AND ADJOINING PROPERTIES HAD CONFLICTS, HOWEVER, WELL ESTABLISHED FENCES AROUND THE PROPERTY ASSISTED IN RECTIFYING THESE CONFLICTS. ALSO, THE DEED FOR THE EAST LINE OF THE PARCEL CALLS TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION, HOWEVER, THE CALCULATED POSITION OF THIS LINE IS INCONSISTENT WITH WHAT IS OCCUPIED ON THE GROUND, THEREFORE, THE HISTORICAL LINE MONUMENTED BY FENCES WAS ACCEPTED AND HONORED.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DEED DESCRIPTION

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

BEGINNING AT A POINT LOCATED SOUTH 185.90 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST 418.10 FEET, THENCE SOUTH 302.9 FEET, THENCE EAST 901.8 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, THENCE SOUTH 837.4 FEET ALONG SAID LINE TO GRANTORS SOUTH LINE; THENCE WEST 954 FEET; THENCE NORTH 200 FEET; THENCE WEST 366 FEET TO SECTION LINE; THENCE NORTH 507 FEET ALONG SAID QUARTER SECTION LINE; THENCE SOUTH SOUTH 89°40' EAST 366.5 FEET; THENCE NORTH 134.7 FEET; THENCE SOUTH 89°45' WEST 366.5 FEET TO QUARTER SECTION LINE; THENCE NORTH 295.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 4700 WEST STREET.

TOGETHER WITH:

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

BEGINNING AT A POINT LOCATED SOUTH 481.8 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 131.2 FEET; THENCE SOUTH 89°40' EAST 366.5 FEET; THENCE NORTH 134.7 FEET; THENCE SOUTH 89°45' WEST 366.5 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION WITHIN 4700 WEST STREET.

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4700 WEST WEST (SR-134), BEING 185.44 FEET SOUTH 01°06'08" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 88°53'52" EAST FROM THE CENTER OF SAID SECTION 17 (SAID CENTER OF SAID SECTION BEING 2670.09 FEET SOUTH 01°06'08" WEST FROM THE SOUTH QUARTER OF SAID SECTION); THENCE NORTH 89°55'08" EAST 326.17 FEET; THENCE SOUTH 88°53'52" EAST 52.10 FEET; THENCE SOUTH 01°06'08" WEST 301.46 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 88°41'50" EAST 864.79 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE SOUTH 01°05'32" WEST 858.08 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 88°53'19" WEST 919.65 FEET TO AND ALONG THE NORTH LINE OF LOT 2, BLANCH ESTATE SUBDIVISION, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE TO AN EXISTING FENCE CORNER; THENCE NORTH 01°06'08" EAST 200.00 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 88°53'52" WEST 323.49 FEET ALONG AN EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET (SR-134); THENCE NORTH 01°06'08" EAST 955.69 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

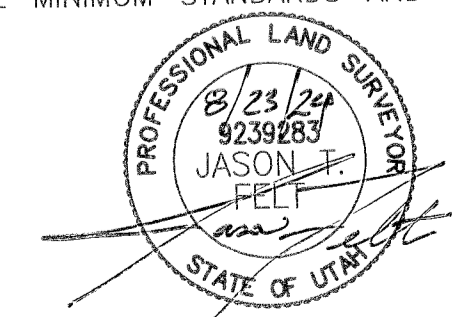
CONTAINING 1,117,207 SQUARE FEET OR 25.648 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 23 DAY OF AUGUST, 2024.

9239283
UTAH LICENSE NUMBER



Reeve & Associates, Inc.
 1400 WEST CENTRAL UTAH, SUITE 1400
 SALT LAKE CITY, UTAH 84119
 TEL: (801) 461-3100 FAX: (801) 461-2666 www.reeve.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • JANUARY ARCHITECTS

REVISIONS	DESCRIPTION	DATE

RECORD OF SURVEY
 PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
 WEBER COUNTY, UTAH

BRAIVA CONSTRUCTION LLC PROPERTY
 570 S 4700 W, WEST WEBER, UT 84404

Project Info.
 Surveyor: J. FELT
 Designer: A. MULLINS
 Begin Date: 5-16-2024
 Name: HOLLAND
 Scale: 1"=100'
 Checked: ROS
 Number: 7605-05

Sheet **1** of **1** Sheets