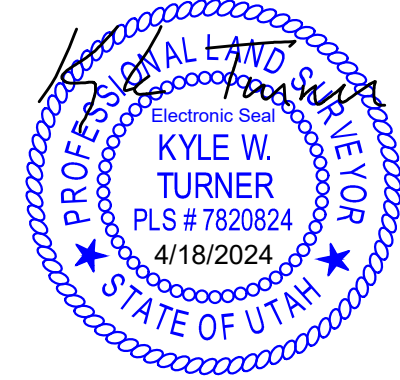


SURVEYOR'S CERTIFICATE

I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



RECORD BOUNDARY DESCRIPTION

WARRANTY DEED ENTRY NUMBER 2847235

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 2200 NORTH STREET, SAID POINT BEING COMMON TO PALMER, STANGER, AND CURLESS PROPERTIES, AND IS SOUTH 42 RODS AND EAST 15.1 RODS FROM THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST 156.75 FEET, THENCE SOUTH 820 FEET TO A POINT 548 FEET NORTH FROM THE NORTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET, THENCE NORTH 87° WEST 156.97 FEET TO OLD FENCE LINE, THENCE NORTH ALONG SAID FENCE 812 FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE NORTH 33 FEET THERE OF.

SURVEYED BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S.00°36'44\"/>

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 136,215 SQUARE FEET OR 3.127 ACRES, MORE OR LESS.

SURVEY NARRATIVE

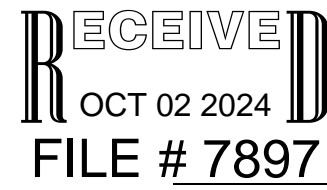
THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF NORM HAMMER FOR THE PURPOSE OF LOCATING THE BOUNDARY LINES OF WEBER COUNTY PARCEL NUMBER 19-037-0061 IN RELATION TO EXISTING IMPROVEMENTS AND SURVEY MONUMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS S.88°36'23\"/>

THE SURVEYED PARCEL WAS IDENTIFIED AND DESCRIBED CONSIDERING THE FOLLOWING BOUNDARY ELEMENTS. FOR THE NORTHERLY BOUNDARY LINE REBAR WITH CAP WERE SET AT THE SOUTHERLY RIGHT OF WAY LINE OF 2200 NORTH STREET AS EVIDENCED BY FOUND STAKES MARKING THE PROPOSED EDGE OF ASPHALT. THE EAST BOUNDARY LINE FOLLOWS THE WESTERLY BOUNDARY LINE OF SUNSET MEADOWS SUBDIVISION PHASE 2. THE ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION WAS RELIED UPON FOR THE LOCATION OF THE SOUTHEAST CORNER OF THE SURVEYED PARCEL. SAID SUBDIVISION WAS ESTABLISHED FROM FOUND SUBDIVISION PROPERTY CORNERS AND STREET MONUMENTS AS LABELED ON THIS PLAT. THE SOUTH BOUNDARY LINE FOLLOWS AN EXISTING CHAIN LINK FENCE. THE RECORD DESCRIPTION CALLS ALONG AN EXISTING FENCE FOR THE WEST BOUNDARY. NO VISIBLE EVIDENCE OF THE FENCE WAS RECOVERED. THIS SURVEY HELD THE LINE ESTABLISHED IN RECORD OF SURVEY 5546 AS THE WEST BOUNDARY LINE.

REFERENCES

- WARRANTY DEED RECORDED MARCH 15, 2017 AS ENTRY NO. 2847235
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER.
- SUNSET MEADOWS SUBDIVISION PHASE 2 RECORDED AS ENTRY NUMBER 3150911 IN THE WEBER COUNTY RECORDER'S OFFICE
 - THIS PLAT WAS UTILIZED TO IDENTIFY THE EAST BOUNDARY OF THE SURVEYED PARCEL.
 - THE ANGLE POINT ON THE WESTERLY BOUNDARY OF THE PLAT WAS RELIED UPON FOR THE SOUTHEAST CORNER OF THE SURVEYED PARCEL.
- RECORD OF SURVEY FILED IN 2010 AS FILE NO. 4403 IN THE WEBER COUNTY SURVEYOR'S OFFICE
 - SURVEY OF THE PARCEL SOUTH.
- RECORD OF SURVEY FILED IN 2016 AS FILE NO. 5546 IN THE WEBER COUNTY SURVEYOR'S OFFICE
 - SURVEY OF THE PARCEL WEST.
 - THIS PLAT WAS UTILIZED TO IDENTIFY THE WEST BOUNDARY OF THE SURVEYED PARCEL.



NO.	REVISIONS	REMARKS	BY	DATE

RECORD OF SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN	CHECKED BY:	DRW
	DRAWN BY:	KWT
DATE:	APRIL 2024	
SCALE:	1" = 60'	

HAMMER PROPERTY	3051 WEST 2200 NORTH
	PLAIN CITY, UTAH
	CLIENT: NORM HAMMER

PROJECT NO.	22-228
SHEET NO.	V 1.0

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