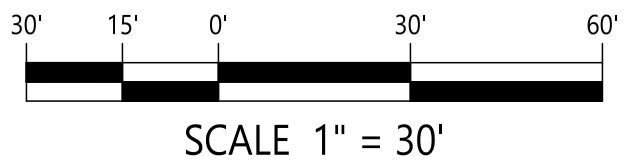
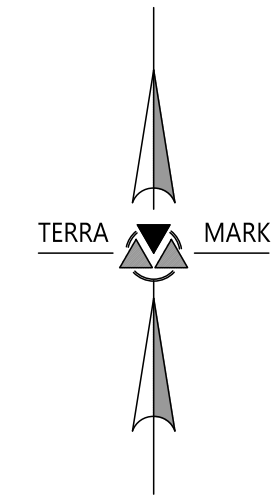


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LEGEND

(C)	CALCULATED DATA
FD.	FOUND
(M)	MEASURED DATA
O.P.C.	ORANGE PLASTIC CAP
(R1)	PEAKVIEW PLAZA PUD
---	BUILDING LINE

NARRATIVE

THE SURVEY DEPICTED ON THIS DOCUMENT WAS COMPLETED AS PART OF AN ALTA/NSPS LAND TITLE SURVEY FOR THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREIN. THE SURVEY RELIED ON A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER NCS-1X25UT02-PHX1, WITH A COMMITMENT DATE OF OCTOBER 24, 2024.

THE DETERMINATION OF LINES, INTERSECTIONS, AND CORNERS AS NOTED HEREON, WERE ESTABLISHED BY FOUND MONUMENTS AND THE DATA OF PEAKVIEW PLAZA PUD, A PLANNED UNIT DEVELOPMENT, RECORDED UNDER ENTRY NO. 3269873, FILED IN BOOK 95, PAGE 06, OF OFFICIAL RECORDS, IN THE OFFICE OF THE WEBER COUNTY RECORDER. WE FOUND OUR FIELD-MEASURED VALUES TO FIT WITHIN ACCEPTABLE TOLERANCES OF SAID PLAT, EXCEPT AS SHOWN HEREON.

LEGAL DESCRIPTION

LOT 1, PEAKVIEW PLAZA PUD, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME AS THAT PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "FIRST AMERICAN TITLE INSURANCE COMPANY" COMMITMENT NUMBER NCS-1X25UT02-PHX1, WITH A COMMITMENT DATE OF OCTOBER 24, 2024.

BASIS OF BEARINGS

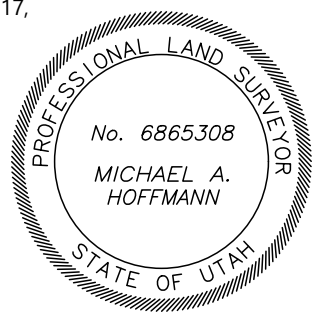
THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT OF PEAKVIEW PLAZA PUD, FILED AS BOOK 95 OF OFFICIAL RECORDS, PAGE 6 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH, BEING SOUTH 01°09'10" WEST.

SURVEYOR'S CERTIFICATION

I, MICHAEL A. HOFFMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6865308, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT. I HAVE MADE, OR HAVE MADE UNDER MY DIRECTION, A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, AND THIS RECORD OF SURVEY CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED.

Michael A. Hoffmann
MICHAEL A. HOFFMANN, L.S. 6865308 (UTAH)
EXP. MARCH 31, 2027
MIKEH@TERRAMARKINC.COM

2/13/2025
DATE



8196 SW HALL BOULEVARD, SUITE #111
BEAVERTON, OR 97008 PH: 503/860-2255

RECORD OF SURVEY

LOCATED IN NORTHEAST QUARTER SECTION 31, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH

RUSH FUNPLEX
380 WEST 2650 NORTH
PLEASANT VIEW, UTAH 84414

DATE : FEBRUARY, 2025
SCALE : 1" = 30'

DRAWN BY: K.M.
CHKD BY: M.A.H.

JOB NO: 20246038
SHEET: 1 OF 1