## OVERALL SURVEYED BOUNDARY DESCRIPTION **EASEMENT DESCRIPTION** PARCEL 1 SURVEYED DESCRIPTION PARCEL 2 SURVEYED DESCRIPTION PART OF LOT 44. PLAT B. PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE AN EASEMENT FOR INGRESS AND EGRESS UPON A PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE NORTHEAST CORNER OF TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARTICULARLY DESCRIBED AS FOLLOWS: SECTION 33, T7N, R2W, SLB&M BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, FOUND BRASS CAP BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" GOOD CONDITION WEST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WEST AND 104.75 FEET SOUTH 88°19'29" EAST FROM THE STREET MONUMENT AT THE WEST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST AND 104.75 FEET SOUTH 88°19'29" EAST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS: AND RUNNING THENCE ALONG WEST STREETS; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE WEST STREETS; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS: AND RUNNNING THENCE SOUTH 88°19'29" EAST 225.25 FEET: THENCE SOUTH 01°40'23" WEST 668.30 FEET: THENCE SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 120.50 FEET; THENCE SOUTH SOUTH 88°19'29" EAST 104.75 FEET; THENCE SOUTH 02°25'36" WEST 174.35 FEET; THENCE SOUTH 02°25'36" WEST 174.35 FEET; THENCE NORTH 87°52'21" WEST 11.00 FEET; THENCE NORTH 88°14'04" WEST 37.50 FEET; THENCE SOUTH 01°40'23" WEST 661.66 FEET TO THE 01°40'23" WEST 175.30 FEET; THENCE NORTH 87°52'21" WEST 122.80 FEET; THENCE NORTH SOUTH 87°52'21" EAST 122.80 FEET; THENCE SOUTH 01°40'23" WEST 493.00 FEET; THENCE NORTH 02°25'36" EAST 174.26 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTHERLY BOUNDARY LINE OF TAYLOR PARKS PHASE 3, RECORDED AS ENTRY 02°25'36" EAST 174.35 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF NORTH 88°14'04" WEST 37.50 FEET; THENCE SOUTH 01°40'23" WEST 661.66 FEET TO THE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 11.00 FEET TO THE NUMBER 3195982 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF TAYLOR PARKS PHASE 3, RECORDED AS ENTRY NORTHERLY BOUNDARY LINE NORTH 88°43'32" WEST 187.75 FEET; THENCE NORTH NUMBER 3195982 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID 01°40'23" EAST 1,331.21 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21,266 SQUARE FEET OR 0.488 NORTHERLY BOUNDARY LINE NORTH 88°43'32" WEST 187.75 FEET; THENCE NORTH THE ABOVE DESCRIBED EASEMENT CONTAINS 1.917 SQUARE FEET OR 0.044 ACRES. 01°40'23" EAST 1.331.21 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF MORE OR LESS THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 274,867 SQUARE FEET OR 6.310 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 253,601 SQUARE FEET OR 5.822 ACRES, MORE OR LESS. ACRES, MORE OR LESS. RECORD OF SURVEY **RECORD OF SURVEY** 4621 1301 (N88°24'42"W 713.49') S01°40'23"W 33.00' -S88°19'29"E 225.25 N88°19'29"W 1735.09' PLAIN CITY MEADOWS PHASE 4 N88°24'42"W 713.58' MEASURED 2600 NORTH STREET OVERALL BOUNDARY - EXISTING AND PARCEL 2 ARCEL 1 AND **GRAVEL** EASEMENT FOUND REBAR WITH REEVE AND ASSOCIATES CAP EXIST. HOUSE ALONG EDGE OF AT PROPERTY CORNER DRIVEWAY **EXISTING DRIVEWAY** SURVEYOR'S CERTIFICATE ALONG PARCEL 1 I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE EDGE OF **EXISTING** 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 FENCE LINE BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT. DEE LOUIS SCHUMERS AND PROPERTY CORNER IS AT KAREN SUE SCHUMERS, LEXISTING EXISTING FENCE CORNER BUILDING TRUSTEES NOTHING SET TAX ID. 24-050-0101 N87°52'21"W ENTRY NO. 3253708 122.80' 2600 NORTH STRFFT ALONG EXISTING TURNER R PLS # 7820824 PARCEL 1 AND 5/30/2025 S88°19'29"E 11.00' PARCEL 2 - EXISTING DITCH EXISTING ~ DRIVEWAY BRUCE D. EASEMENT HATCH -RECORD BOUNDARY DESCRIPTION **HIGLEY AND** DIXIE S. HIGLEY PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING 198 FEET WEST OF THE SOUTHEAST TRUSTEES CORNER OF SAID LOT 44: RUNNING THENCE NORTH 660 FEET: THENCE EAST 51.6 FEET: THENCE NORTH 671 FEET: THENCE EXIST. HOUSE TAX ID. 24-050-0062 WEST 225.43 FEET; THENCE SOUTH 1331 FEET; THENCE EAST 173.83 FEET TO THE POINT OF BEGINNING. ENTRY NO. 3288766 **GLEN C. ELLIS AND** CAROLE C. ELLIS, SURVEY NARRATIVE TRUSTEES PARCEL 1 THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF CAROLE ELLIS FOR THE PURPOSE OF TAX ID. 24-050-0064 EDGE OF ENTRY NO. 1168547 LOCATING THE PARCEL BOUNDARY LINES IN RELATION TO EXISTING IMPROVEMENTS FOR WEBER COUNTY PARCEL 24-050-0064, AND TO PREPARE LEGAL DESCRIPTIONS PRIOR TO LAND TRANSACTIONS. OVERALL BOUNDARY CONTAINS FOUND REBAR WITH 274,867 SQUARE FEET GARDNER ENG CAP PROPERTY CORNER IS AT -THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN MAY OF 2025. THE HORIZONTAL CONTROL WAS EXISTING FENCE CORNER ESTABLISHED FROM THE UTAH REFERENCE NETWORK (TURN) GPS WHICH PROVIDED DIFFERENTIALLY NOTHING SE CORRECTED POSITIONS IN NORTH AMERICAN DATUM 1983 (NAD83) 2011. THE BASIS OF BEARING FOR THIS EXISTING SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83(2011) NORTH ZONE-4301 US FOOT, AS FOUND REBAR NO CAP L FOUND REBAR WITH FENCE LINE S1°40'23"W 0.50' FROM DETERMINED BY GPS OBSERVATIONS FROM (TURN) GPS. PROPERTY CORNER N87°52'21"W 122.80' ACTUAL CORNER NOT SET THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 01°18'34" WEST BETWEEN THE STREET MONUMENTS IN EXISTING 3600 WEST STREET AT 2600 NORTH AND 2425 NORTH STREETS. BLDG. -S88°14'04"E 37.50' **P4 AN INDIVIDUAL SERIES** BUILDING OF WADE HOLDING THE NORTHERLY BOUNDARY LINE IS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET. THE COMPANY, A SERIES LLC CENTERLINE OF 2600 NORTH STREET WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENT AT TAX ID. 24-050-0100 2600 NORTH AND 3600 WEST STREET AS ESTABLISHED IN PLAIN CITY MEADOWS PHASE 4 SUBDIVISION AND THE ENTRY NO. 3339978 CENTERLINE BEARING NOTED IN RECORD OF SURVEYS 1301 AND 4621 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE, SAID SURVEYS ARE ON THE NORTH SIDE OF 2600 NORTH STREET. ~ THIS LINE FOLLOWS ALONG THE WESTERLY BOUNDARY LINE IS ALONG AN EXISTING FENCE. THE LEGAL DESCRIPTIONS OF THE ADJOINING THIS LINE FOLLOWS ALONG EXISTING FENCE POSTS PARCELS CALL TO AND ALONG SAID FENCE. THE SOUTHERLY BOUNDARY LINE IS ALONG THE NORTHERLY WIRE HAS BEEN REMOVED EXISTING FENCE LINE BOUNDARY OF TAYLOR PARKS PHASE 3 SUBDIVISION. PARCEL 2 THE EASTERLY BOUNDARY LINE FOLLOWS EXISTING FENCE POSTS ON THE SOUTHERN PORTION. ON THE NORTHERN PORTION THE BOUNDARY LINE FOLLOWS EXISTING FENCES AND THE EDGE OF A GRAVEL DRIVEWAY. THERE IS A DESCREPANCY BETWEEN THE RECORD LEGAL DESCRIPTION AND OCCUPATION ON THE CALCULATED -PARCEL LINE SOUTHERN PORTION OF SAID EASTERLY BOUNDARY LINE. THE EXISTING ROW OF FENCE POSTS WAS HELD IN FROM DEED THE BOUNDARY DETERMINATION. IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE RECORDED TO **CODY RHEES** RESOLVE THE PARCEL BOUNDARY LINE IN THIS AREA. CONSTRUCTION, INC TAX ID. 24-050-0021 THE OFFICIAL MAP OF PLAIN CITY, RECORDED IN 1910 IN BOOK 5 AT PAGE 80, IN THE WEBER COUNTY ENTRY NO. 3062711 RECORDER'S OFFICE WAS REVIEWED AS PART OF THIS SURVEY. THE RECORD BOUNDARY DESCRIPTION REFERENCES LOT 44, PLAT B, OF SAID PLAIN CITY SURVEY. THE SOUTHEAST CORNER OF SAID LOT 44 WAS CALCULATED AT THE RECORD DISTANCE FROM THE SOUTHWEST CORNER OF THE SURVEYED BOUNDARY. 2425 NORTH STREET REFERENCES THIS SURVEY RELIED ON THE FOLLOWING REFERENCE DOCUMENTS FOR THE BOUNDARY RETRACEMENT FOUND REBAR WITH 1. QUIT CLAIM DEED RECORDED FEB 26, 1992 AS ENTRY NO. 1168547 GARDNER ENG CAP 2. RECORD OF SURVEY FILED IN 1996 AS FILE NO. 1301 IN THE WEBER COUNTY SURVEYORS OFFICE N57°00'26"E 0.70' FROM PROPERTY CORNER EXISTING VINYL FENCE CORNER 3. RECORD OF SURVEY FILED IN 2011 AS FILE NO. 4621 IN THE WEBER COUNTY SURVEYORS OFFICE AT ACTUAL PROPERTY CORNER 4. PLAIN CITY MEADOWS PHASE 4, RECORDED IN 2001 AS ENTRY NUMBER 1755147 IN THE WEBER COUNTY NOTHING SET N88°43'32"W 15.02' 5. TAYLOR PARKS PHASE 2, RECORDED IN 2017 AS ENTRY NUMBER 2885959 IN THE WEBER COUNTY SOUTHEAST CORNER (TIE TO NORTHWEST CORNER OF-RECORDER'S OFFICE. CALCULATED ¬ LOT 44, PLAT "B", TAYLOR PARKS PH 3) 6. TAYLOR PARKS PHASE 3, RECORDED IN 2021 AS ENTRY NUMBER 3195982 IN THE WEBER COUNTY RECORD BOUNDARY PLAIN CITY SURVEY CALCULATED LOCATION FOUND REBAR WITH DESCRIPTION P.O.B. RECORDER'S OFFICE. NOTHING FOUND OR SET FROM DEED FOCUS ENG CAP 7. ADJOINING PARCEL DESCRIPTIONS ACCORDING TO PUBLIC RECORDS AVAILABLE AT THE WEBER COUNTY RECORDER'S OFFICE. S88°43'32"E 184.08' S88°43'32"E 187.75 CORI **LEGEND** UTAH LAND SURVEYING CAP LOT 313 LOT 314 855 FOUND SECTION CORNER **BOUNDARY LINE** FILE # 8069 SECTION LINE FOUND STREET MONUMENT ADJOINING PARCEL LINE SET REBAR & CAP STAMPED "WCG" 2400 NORTH STREET UNLESS OTHERWISE NOTED EXISTING FENCE LINE FOUND REBAR & CAP AS NOTED RIGHT OF WAY LINE CENTER LINE EAST QUARTER CORNER OF 25-180 SECTION 33, T7N, R2W, SLB&M — — — EASEMENT LINE CALCULATED PROJECT NO. **EDGE OF ASPHALT**