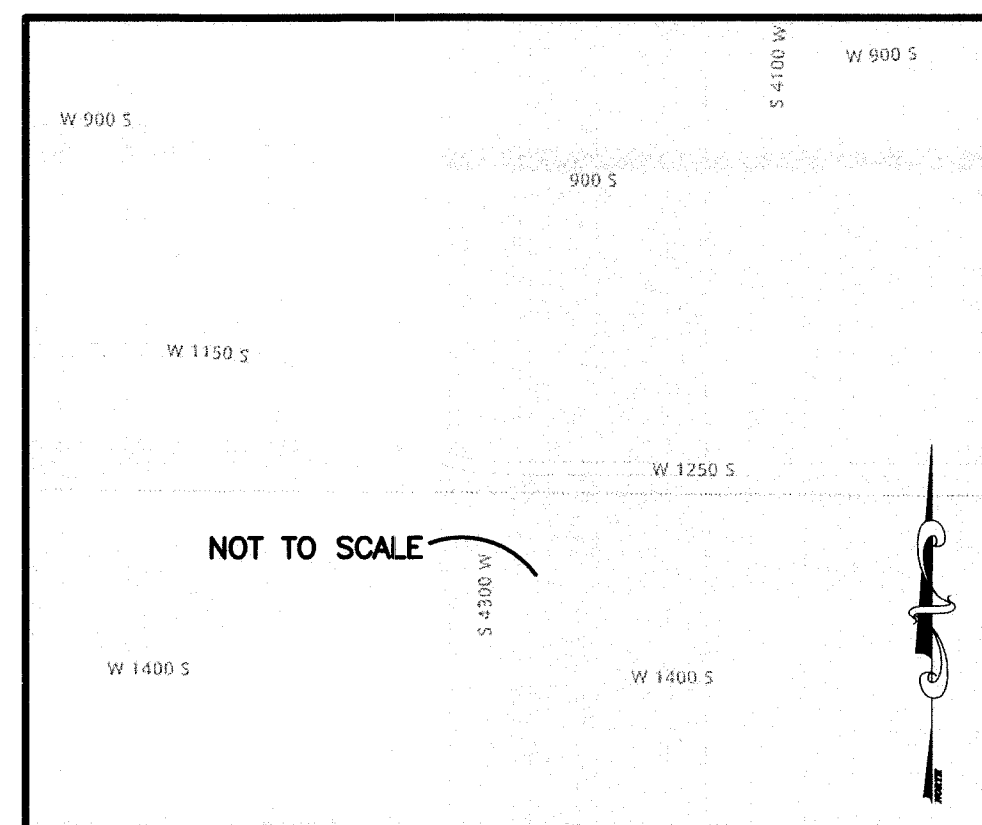
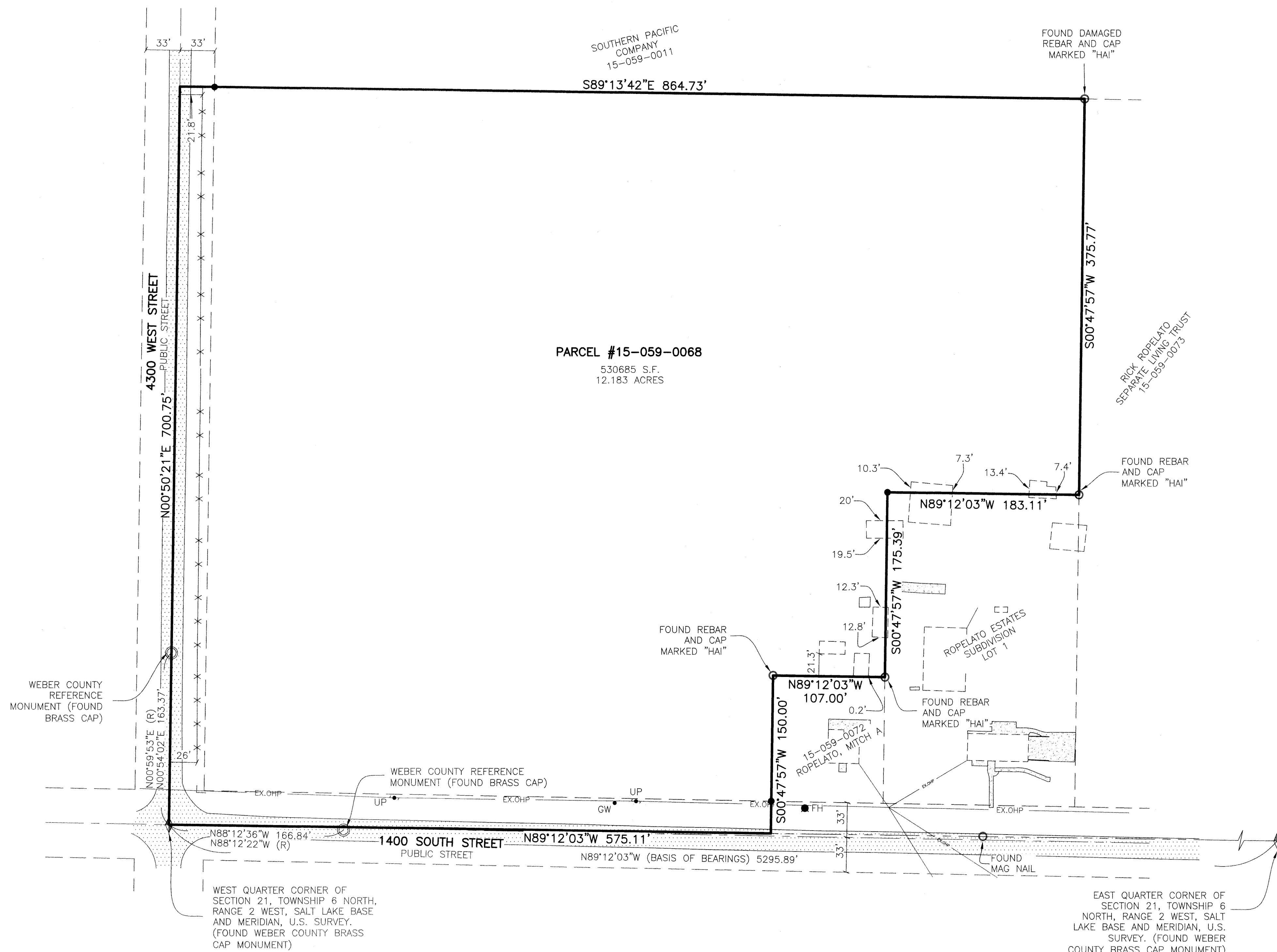


RECORD OF SURVEY

1346 S. 4300 W.

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2025VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = FOUND AS SHOWN
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = FENCE LINE
- = OVERHEAD POWER LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = UTILITY POLE
- = GUY WIRE
- = FIRE HYDRANT

Scale: 1" = 60'

NARRATIVE

THIS SURVEY WAS REQUESTED BY COLE SCHEER FOR THE PURPOSE OF RE-ESTABLISHING THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°12'03" WEST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ROPELETO ESTATES SUBDIVISION PREPARED BY HANSEN AND ASSOCIATES INC, 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.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 00°50'21" EAST 700.75 FEET; THENCE SOUTH 89°13'42" EAST 864.73 FEET; THENCE SOUTH 00°47'57" WEST 375.77 FEET TO THE NORTHERLY LINE OF LOT 1 OF ROPELETO ESTATES SUBDIVISION; THENCE NORTH 89°12'03" WEST 183.11 FEET ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00°47'57" WEST 175.39 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°12'03" WEST 107.00 FEET; THENCE SOUTH 00°47'57" WEST 150.00 FEET; THENCE NORTH 89°12'03" WEST 575.11 FEET TO THE POINT OF BEGINNING.

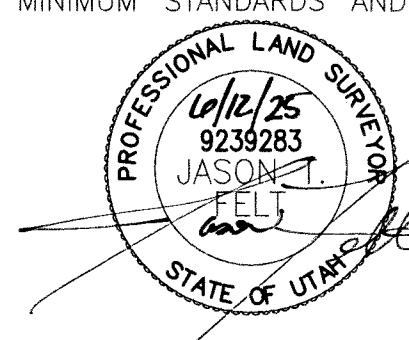
CONTAINING 530,685 SQUARE FEET OR 12.183 ACRES.

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 12th DAY OF JUNE, 2025.

9239283
UTAH LICENSE NUMBER



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY

WEBER COUNTY, UTAH

SCHEER PROPERTY

1346 S. 4300 W.

Project Info.

Surveyor: J. FELT
Designer: E. ROCHE
Begin Date: 6-4-25
Name: COLE SCHEER
ROS
Scale: 1"=60'
Checked: 8483-01
Number: 8483-01

Sheet 1
1 Sheets