

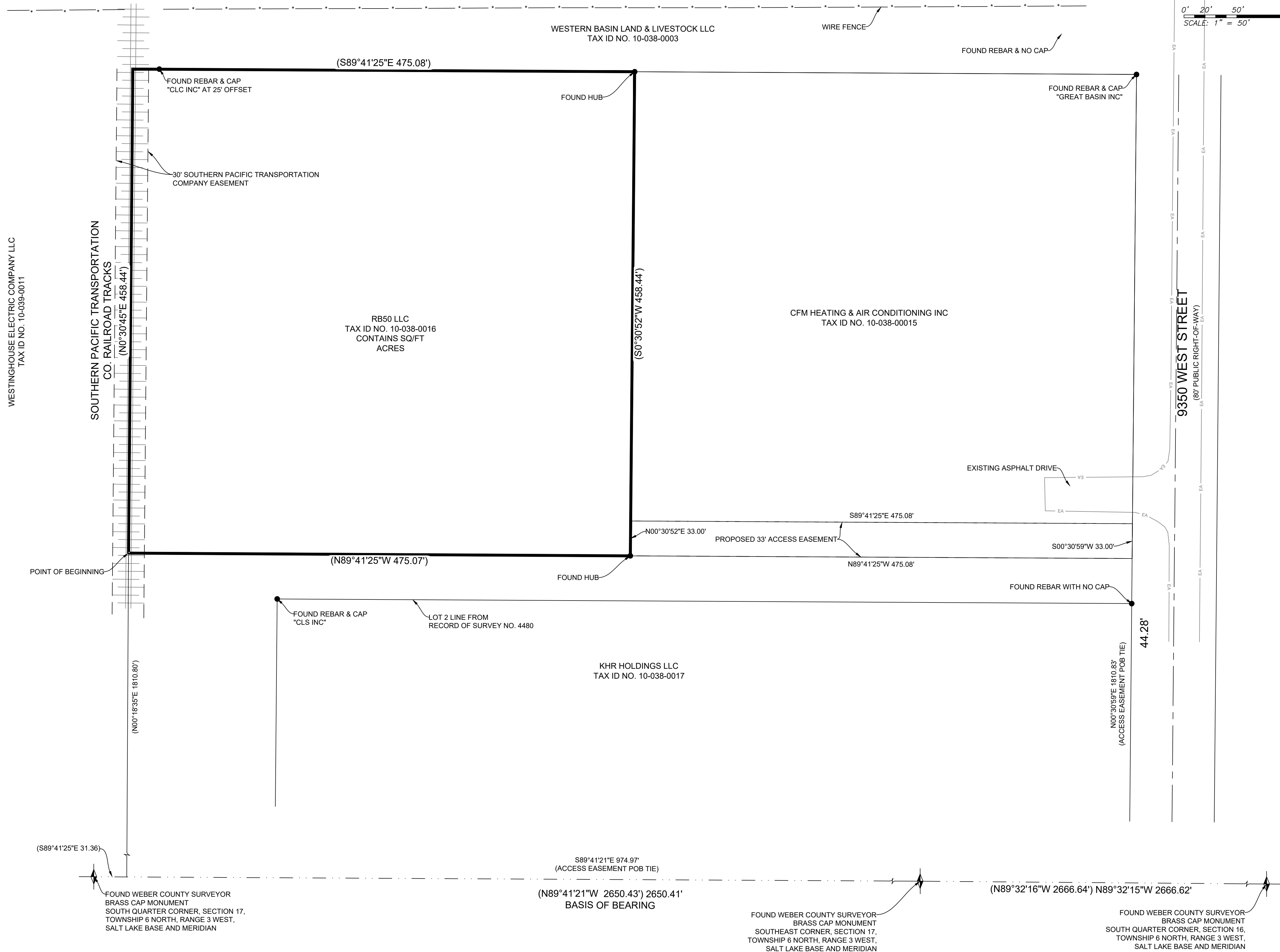
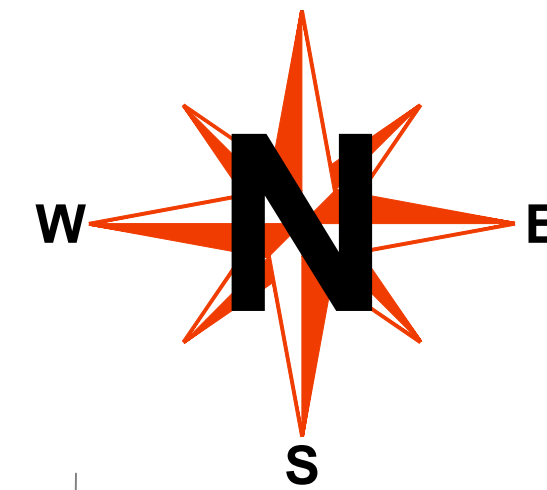
THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND TO ALSO ESTABLISH/IDENTIFY AN ACCESS EASEMENT FOR THE SUBJECT PROPERTY.

THE DOCUMENTS USED FOR IN THIS SURVEY ARE AS FOLLOWS:

-RECORD OF SURVEY FILE NO. 4480
-WARRANTY DEED ENTRY NO. 3194131
-WARRANTY DEED ENTRY NO. 3345287
-ROAD DEDICATION PLAT FOR 9350 WEST STREET, BOOK 22 PAGE 9

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEY OF BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER, SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

	Section Monument		Street Monument		Reference/Witness Monument
	Property Corner		Break Line		
	Property Line		Section Line		Edge of Asphalt
	Center Line		Wire Fence		Railroad Tracks
	Easement Line				



I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRATCH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRATCH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS

Date of Plat or Map: August 1, 2025

PLS# 6431156-2201

A PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; ALSO BEING A PART OF LOT 2, AS SHOWN ON THAT RECORD OF SURVEY NUMBERED 004480 ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR; LOCATED IN OGDEN CITY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 2, LOCATED ALONG THE SECTION LINE S89°41'25"E 31.36 FEET AND N00°18'35"E 1,810.80 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 17, T6N, R3W, SLB&M; THENCE N00°30'45"E 458.44 FEET; S89°41'25"E 475.08 FEET; THENCE S00°30'52"W 458.44 FEET; THENCE N89°41'25"W 475.07 FEET TO THE POINT OF BEGINNING.

A THIRTY-THREE FOOT (33') WIDE ACCESS EASEMENT OVER A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 9350 WEST STREET, FROM THAT CERTAIN DEDICATION PLAT IN BOOK 22 PAGE 9, WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°41'21" EAST ALONG THE SECTION LINE 974.97 FEET AND NORTH 00°30'59" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 1810.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°41'25" WEST 45.08 FEET; THENCE NORTH 00°30'52" EAST 33.00 FEET; THENCE SOUTH 89°41'25" EAST 45.08 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°30'59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,677.61 SQ/FT OR 0.36 ACRES

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE WITNESSED.

PREPARED FOR	UTAH CRIBS
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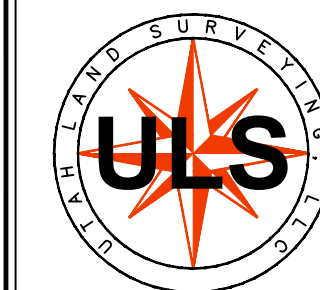
ATTN: JAKE BREEN
2063 EAST 3900 SOUTH
SALT LAKE CITY, UT

LOCATION	SOUTHEAST $\frac{1}{4}$, SEC 17, T6N, R3W, SLB&M
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REV	DATE	DESCRIPTION
1	8/1/25	MOVED EASEMENT TO SOUTH LINE
2		
3		
4		
5		

DATE:	06/30/2025
SCALE:	1" = 50'
DRAWN:	MLW
CHECKED:	MLW

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

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