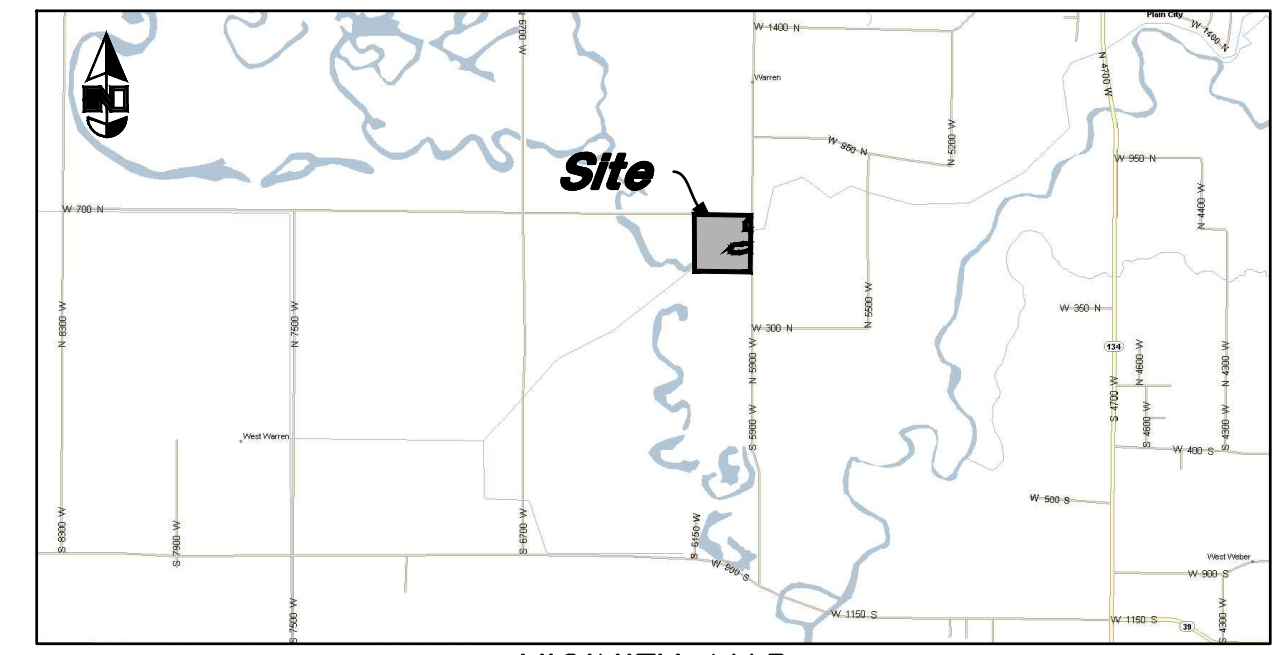
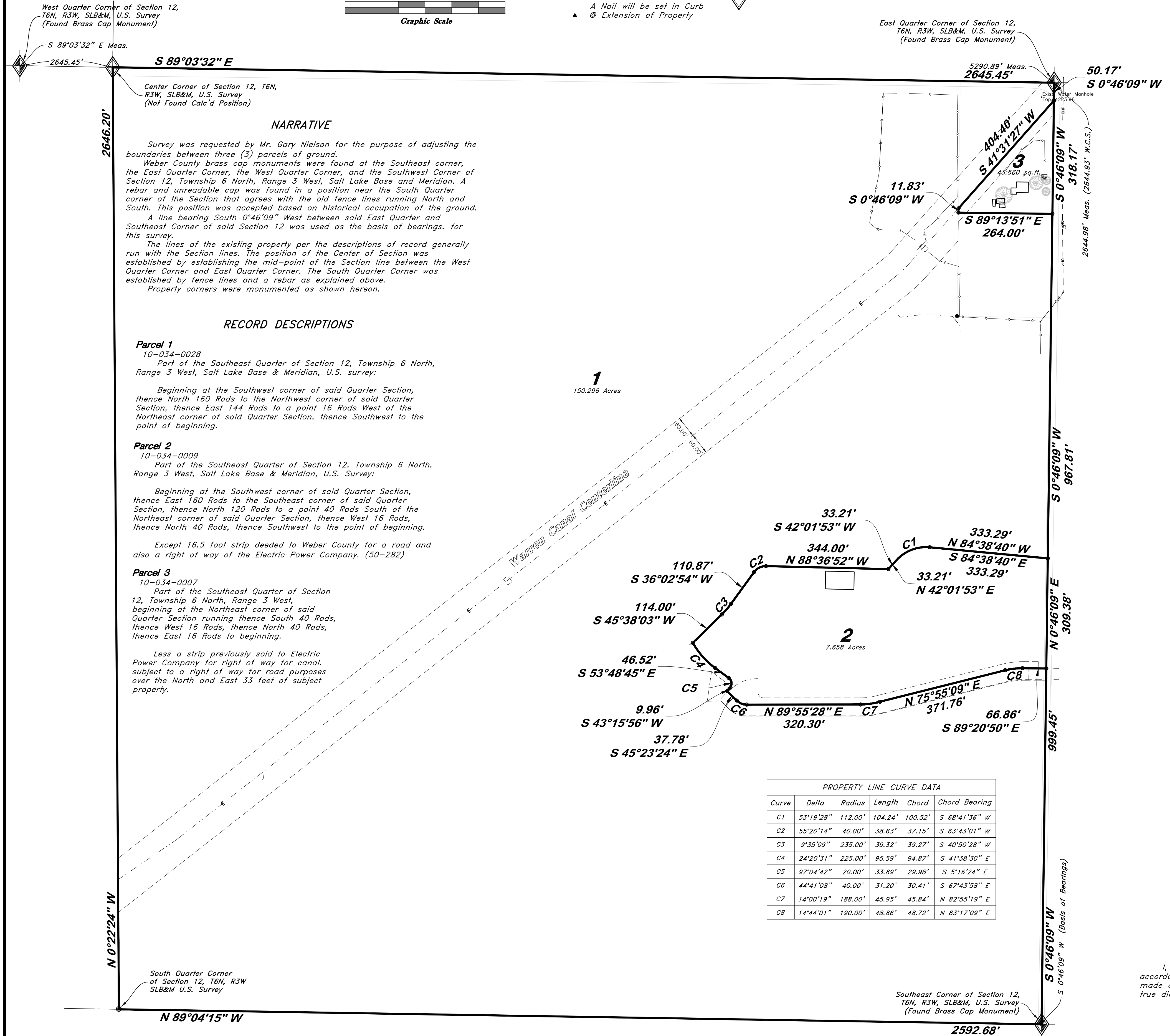


- Legend**
- ⊕ Monument to be set
 - ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - - - Fence
 - - - Easement
 - - - Existing Boundary
 - Set Hub & Tack
 - ▲ A Nail will be set in Curb
 - ⊙ Extension of Property
 - ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lotte
 - ⊕ Found Section Corner
 - ⊕ Calculated Section Corner



VICINITY MAP
Not to Scale
AS SURVEYED DESCRIPTIONS



PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	53°19'28"	112.00'	104.24'	100.52'	S 68°41'36" W
C2	55°20'14"	40.00'	38.63'	37.15'	S 63°43'01" W
C3	9°35'09"	235.00'	39.32'	39.27'	S 40°50'28" W
C4	24°20'31"	225.00'	95.59'	94.87'	S 41°38'30" E
C5	97°04'42"	20.00'	33.89'	29.98'	S 5°16'24" E
C6	44°41'08"	40.00'	31.20'	30.41'	S 67°43'58" E
C7	14°00'19"	188.00'	45.95'	45.84'	N 82°55'19" E
C8	14°44'01"	190.00'	48.86'	48.72'	N 83°17'09" E

Parcel 1
10-034-0028
Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Warren, Weber County, Utah

Beginning at the Southeast Corner of said Section 12, and running thence North 89°04'15" West 2,592.68 feet along the Section line to the South Quarter corner of said Section 12; thence North 0°22'24" West 2,646.20 feet along the Quarter Section line to the Center of said Section 12; thence South 89°03'32" East 2,645.45 feet along the Quarter Section line to the East Quarter Corner of said Section 12; thence South 0°46'09" West 50.17 feet along the Section line to the Center line of Warren Canal extended; thence South 41°31'27" West 404.40 feet along said Center line of Warren Canal; thence South 0°46'09" West 11.83 feet; thence South 89°13'51" East 264.00 feet to the Section line; thence South 0°46'09" West 967.81 feet along said Section line; thence North 84°38'40" West 333.29 feet to a point of curvature; thence Westerly along the arc of a 112.00 foot Radius curve to the left a distance of 104.24 feet (Delta Angle equals 53°19'28", Long Chord bears South 68°41'36" West 100.52 feet); thence South 42°01'53" West 33.21 feet; thence North 89°36'52" West 344.00 feet to a point of curvature; thence Southwesterly along the arc of a 40.00 foot Radius curve to the left a distance of 38.63 feet (Delta Angle equals 55°20'14", Long Chord bears South 63°43'01" West 37.15 feet); thence South 36°02'54" West 110.87 feet to a point of curvature; thence Southwesterly along the arc of a 235.00 foot Radius curve to the right a distance of 39.32 feet (Delta Angle equals 09°35'09", Long Chord bears South 40°50'28" West 39.27 feet); thence South 45°38'03" West 114.00 feet to a point of curvature; thence Southeasterly along the arc of a 225.00 foot Radius curve to the left a distance of 95.59 feet (Delta Angle equals 24°20'31", Long Chord bears South 41°38'30" East 94.87 feet); thence South 53°48'45" East 46.52 feet to a point of curvature; thence Southerly along the arc of a 20.00 foot Radius curve to the right a distance of 33.89 feet (Delta Angle equals 97°04'42", Long Chord bears South 05°16'24" East 29.98 feet); thence South 43°15'56" West 9.96 feet; thence South 45°23'24" East 37.78 feet to the Northerly line of a canal and a point of curvature; thence six (6) courses along said Northerly line as follows: (1) Easterly along the arc of a 40.00 foot Radius curve to the left a distance of 31.20 feet (Delta Angle equals 44°41'08", Long Chord bears South 67°43'58" East 30.41 feet); (2) North 89°55'28" East 320.30 feet to a point of curvature; (3) Easterly along the arc of a 188.00 foot Radius curve to the left a distance of 45.95 feet (Delta Angle equals 14°00'19", Long Chord bears North 82°55'19" East 45.84 feet); (4) North 75°55'09" East 371.76 feet to a point of curvature; (5) Easterly along the arc of a 190.00 foot Radius curve to the right a distance of 48.86 feet (Delta Angle equals 14°44'01", Long Chord bears North 83°17'09" East 48.72 feet); and (6) South 89°20'50" East 66.86 feet to the Section line; thence South 0°46'09" West 999.45 feet along said Section line to the point of beginning.

Contains: 150.296 acres.

Parcel 2
10-034-0009
Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Warren, Weber County, Utah

Beginning at a point on the Northerly line of a canal, said point being on the Section line, and being 999.45 feet North 0°46'09" East along said Section line from the Southeast Corner of said Section 12, and running thence six (6) courses along said Northerly line of a canal as follows: (1) North 89°20'50" West 66.86 feet to a point of curvature; (2) Westerly along the arc of a 190.00 foot Radius curve to the left a distance of 48.86 feet (Delta Angle equals 14°44'01", Long Chord bears South 83°17'09" West 48.72 feet); (3) South 75°55'09" West 371.76 feet to a point of curvature; (4) Westerly along the arc of a 188.00 foot Radius curve to the right a distance of 45.95 feet (Delta Angle equals 14°00'19", Long Chord bears South 82°55'19" West 45.84 feet); (5) South 89°55'28" West 320.30 feet to a point of curvature; and (6) Westerly along the arc of a 40.00 foot Radius curve to the right a distance of 31.20 feet (Delta Angle equals 44°41'08", Long Chord bears North 67°43'58" West 30.41 feet); thence North 45°23'24" West 37.78 feet; thence North 43°15'56" East 9.96 feet to a point of curvature; thence Northerly along the arc of a 20.00 foot Radius curve to the left a distance of 33.89 feet (Delta Angle equals 97°04'42", Long Chord bears North 5°16'24" West 29.98 feet); thence North 53°48'45" West 46.52 feet to a point of curvature; thence Northwesterly along the arc of a 225.00 foot Radius curve to the right a distance of 95.59 feet (Delta Angle equals 24°20'31", Long Chord bears North 41°38'30" West 94.87 feet); thence North 45°38'03" East 114.00 feet to a point of curvature; thence Northwesterly along the arc of a 235.00 foot Radius curve to the left a distance of 39.32 feet (Delta Angle equals 9°35'09", Center bears North 44°21'58" West, Long Chord bears North 40°50'28" East 39.27 feet); thence North 36°02'54" East 110.87 feet to a point of curvature; thence Northwesterly along the arc of a 40.00 foot Radius curve to the right a distance of 38.63 feet (Delta Angle equals 55°20'14", Long Chord bears North 63°43'01" East 37.15 feet); thence South 88°36'52" East 344.00 feet; thence North 42°01'53" East 33.21 feet to a point of curvature; thence Easterly along the arc of a 112.00 foot Radius curve to the right a distance of 104.24 feet (Delta Angle equals 53°19'28", Long Chord bears North 68°41'36" East 100.52 feet); thence South 84°38'40" East 333.29 feet to the Section line; thence South 0°46'09" West 309.38 feet along said Section line to the point of beginning.

Contains: 7.658 acres.

Parcel 3
10-034-0007
Part of the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, Warren, Weber County, Utah

Beginning at the intersection of the Section line and the Center line of Warren Canal, being 50.17 feet South 0°46'09" West along said Section line from the East Quarter Corner of said Section 12, and running thence South 0°46'09" West 318.17 feet along said Section line; thence North 89°13'51" West 264.00 feet; thence North 0°46'09" East 11.83 feet to said Center of Warren Canal; thence North 41°31'27" East 404.40 feet along said Center line to the point of beginning.

Contains: 1.0 acres.

Surveyor's Certificate

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate no. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

Andy Hubbard

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)399-4515 S.L.C. (801)921-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Lot Line Adjustment

Pegasus Inv. Property - Warren

Approx. 455 North 8900 West
Warren, Weber County, Utah
A part of Section 12, T6N, R3W, SLB&M, U.S. Survey

Dec, 2021

SHEET NO. **1**

17N817