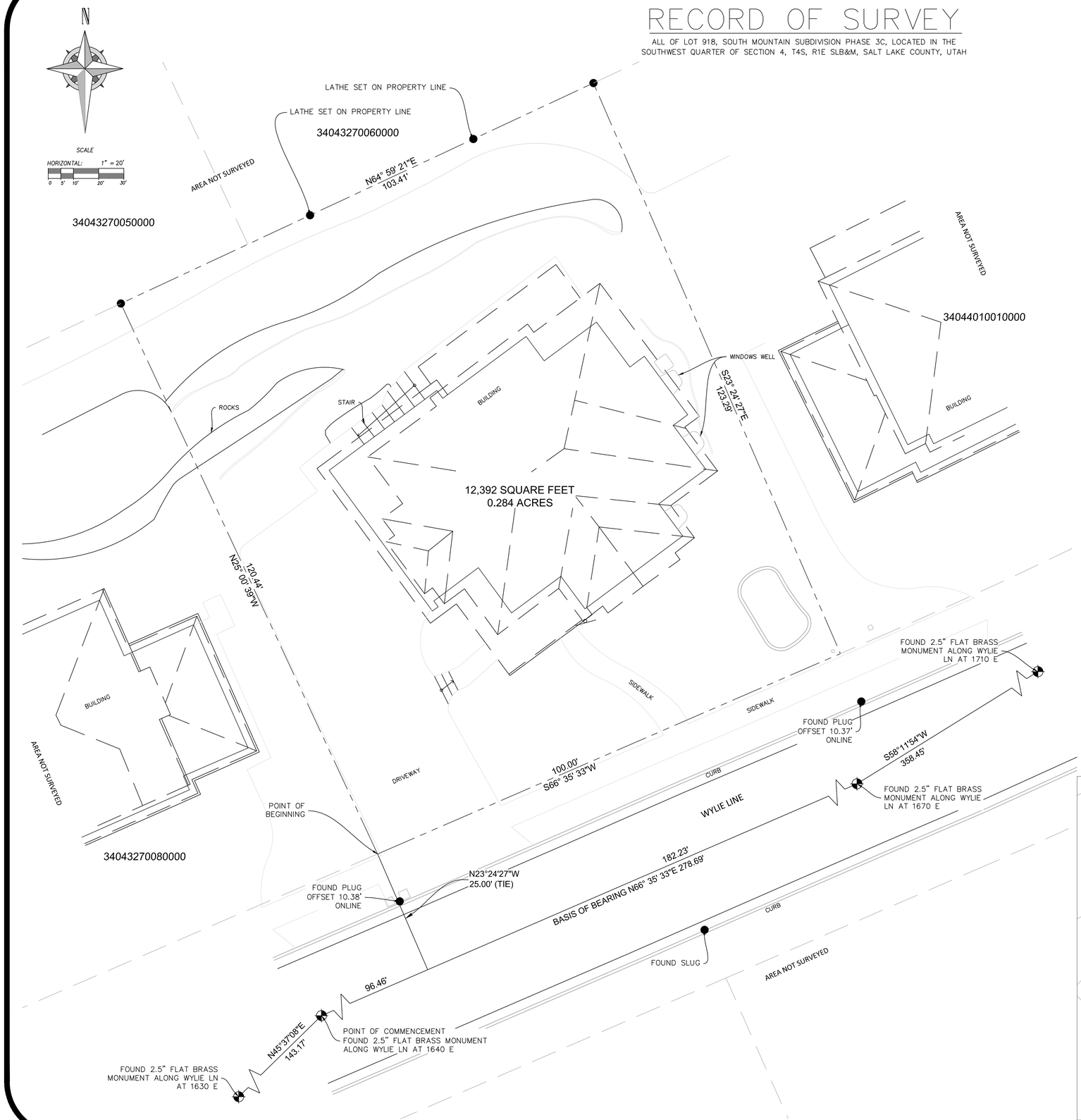
RECORD OF SURVEY

ALL OF LOT 918, SOUTH MOUNTAIN SUBDIVISION PHASE 3C, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, T4S, R1E SLB&M, SALT LAKE COUNTY, UTAH



NARRATIVE

THIS SURVEY WAS PREPARED TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE ROAD CENTERLINE ALONG WYLIE LN BETWEEN A FOUND 2.5" FLAT BRASS MONUMENT ALONG WYLIE LN AT 1640 E, WHENCE A FOUND FLAT BRASS MONUMENT ALONG WYLIE LN AT 1670 E BEARS NORTH 66°35'33" EAST A DISTANCE OF 278.69 FEET.

THE PROPERTY LINE WAS ESTABLISHED BASED ON THE SOUTH MOUNTAIN SUBDIVISION PHASE 3C PLAT.

EIGHT FOUND OFFSETS WERE USED TO SET THE BOUNDARY. FIVE STREET MONUMENTS ALONG WITH THE FOUND OFFSETS WERE USED AS WELL TO POSTION THE BOUNDARY.

THE MARKERS SET ARE SHOWN HEREON.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

LEGAL DESCRIPTION:

ALL OF LOT 918, SOUTH MOUNTAIN SUBDIVISION PHASE 3C, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2.5" FLAT BRASS MONUMENT ALONG WYLIE LN AT 1640 E, WHENCE A FOUND FLAT BRASS MONUMENT ALONG WYLIE LN AT 1670 E BEARS NORTH 66°35'33" EAST A DISTANCE OF 278.69 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 66°35'33" EAST ALONG SAID LINE A DISTANCE OF 96.46 FEET;
THENCE NORTH 23°24'27" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 25°00'39" WEST A DISTANCE OF 120.44 FEET;
THENCE NORTH 64°59'21" EAST A DISTANCE OF 103.41 FEET;
THENCE SOUTH 23°24'27" EAST A DISTANCE OF 123.29 FEET;
THENCE SOUTH 66°35'33" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,392 SQ. FT. OR 0.284 ACRES.

SURVEYOR'S CERTIFICATE

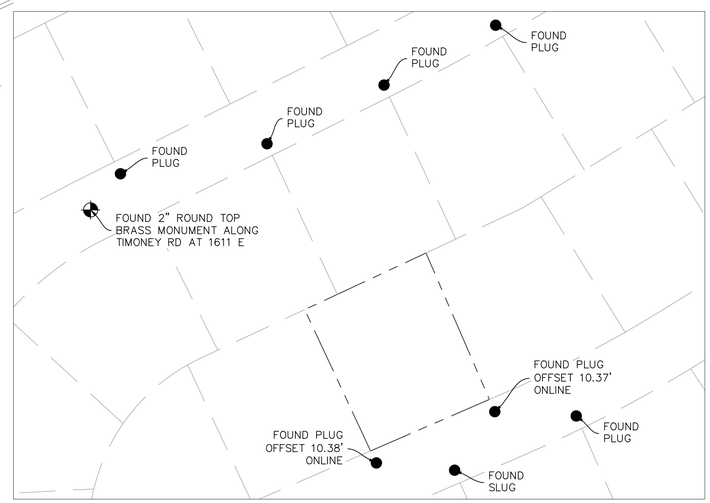
I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412–2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PRELIMINARY

JAMES V. HEINRITZ, PLS 11072412–2201
FOR AND ON BEHALF OF VARA 3D, INC.

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- SET LOT CORNERS WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- PANORAMIC PHOTO LOCATION
- SIGN
- GAS — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE



PROJECT INFORMATION

BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
(801) 642-2948

PROJECT NO. 24-RE-068
DATE August 2024
HORIZONTAL SCALE 1" = 10'
Sheet 1 / 1

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS