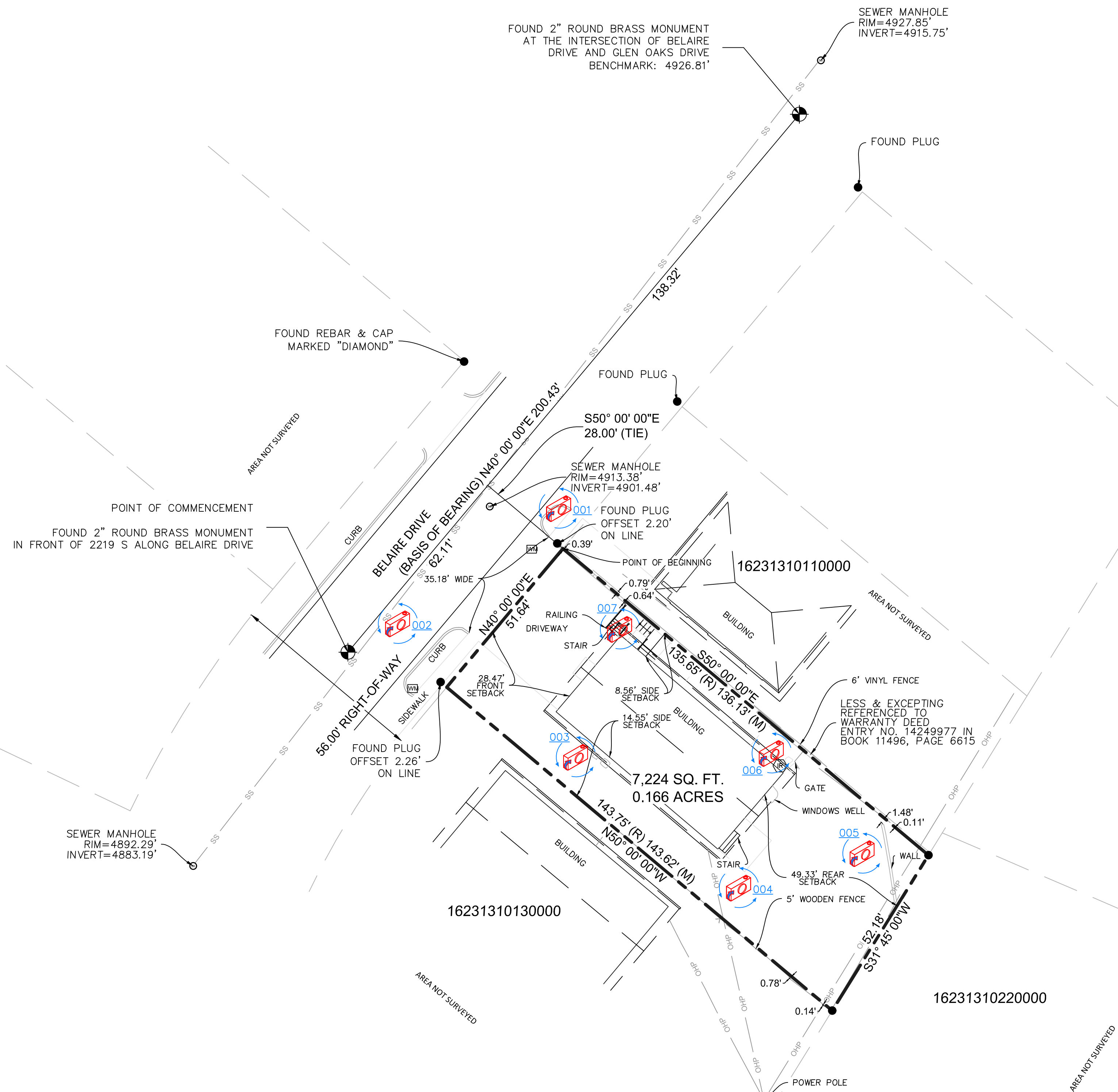
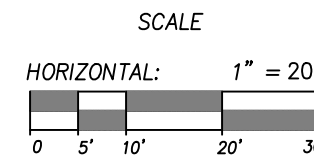
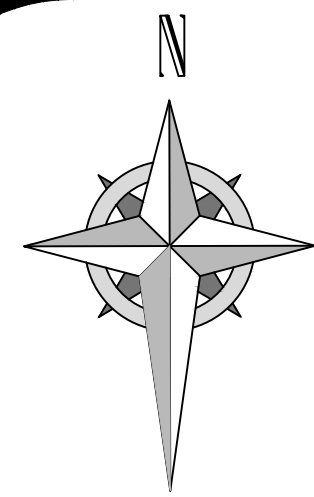


# RECORD OF SURVEY

A PORTION OF LOT 512 AND LOT 513, ARCADIA HEIGHTS SUBDIVISION PLAT "E",  
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, T1S, R1E, SLB&M, SALT LAKE COUNTY, UTAH



**LEGEND:**

- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- PANORAMIC PHOTO LOCATION
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- POWER POLE
- IRRIGATION CONTROL BOX
- WATER METER
- SEWER MANHOLE
- OVERHEAD POWER LINE
- UNDERGROUND SANITARY LINE

**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 THE LINE BETWEEN THE DESCRIBED MONUMENTS FROM SALT LAKE COUNTY. A ROUND BRASS MONUMENT LOCATED IN FRONT OF 2219 S ALONG BELAIRE DRIVE AND A ROUND BRASS MONUMENT LOCATED AT THE INTERSECTION OF BELAIRE DRIVE AND OAKS DRIVE WHICH BEARS NORTH 40°00'00" EAST AND A DISTANCE OF 200.43 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE ARCADIA HEIGHTS SUBDIVISION PLAT "E" OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

THE NORTHWEST CORNER AND NORTHEAST CORNER WERE DETERMINED BY FOUND PLUGS WITH AN OFFSET OF AROUND 2.20 FEET. ONE REBAR AND CAP MARKED "DIAMOND" AND TWO PLUGS WITH AN OFFSET AROUND 2.00 FEET ON THE PROPERTY CORNER WERE FOUND AND LOCATED AS SHOWN HEREON. THE FOUND STREET MONUMENTS MATCHED THE CALCULATED LOCATION AT ARCADIA HEIGHTS SUBDIVISION PLAT "E" AND PLAT "C" AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

THE BASIS OF BEARING, MARKERS FOUND AND 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.
3. BENCHMARK IS A FOUND MONUMENT AT THE INTERSECTION OF BELAIRE DRIVE AND GLEN OAKS DRIVE WITH AN ASSUMED ELEVATION OF 4,926.81'.

**LEGAL DESCRIPTION:**

A PORTION OF LOT 512 AND LOT 513, ARCADIA HEIGHTS SUBDIVISION PLAT "E", LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROUND BRASS MONUMENT LOCATED IN FRONT OF 2219 S ALONG BELAIRE DRIVE WHENCE A ROUND BRASS MONUMENT LOCATED AT THE INTERSECTION OF BELAIRE DRIVE AND OAKS DRIVE BEARS NORTH 40°00'00" EAST A DISTANCE OF 200.43, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG SAID LINE NORTH 40°00'00" EAST A DISTANCE OF 62.11 FEET;  
THENCE SOUTH 50°00'00" EAST A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 50°00'00" EAST A DISTANCE OF 136.13 FEET;  
THENCE SOUTH 31°45'00" WEST A DISTANCE OF 52.18 FEET;  
THENCE NORTH 50°00'00" WEST A DISTANCE OF 143.62 FEET;  
THENCE NORTH 40°00'00" EAST A DISTANCE OF 51.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,224 SQ. FT. OR 0.166 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 HERON 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.

PROJECT INFORMATION

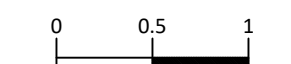
# BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO
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PROJECT NO. 24-RE-067	Sheet 1
DATE July 24, 2024	1
HORIZONTAL SCALE 1" = 20'	1



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