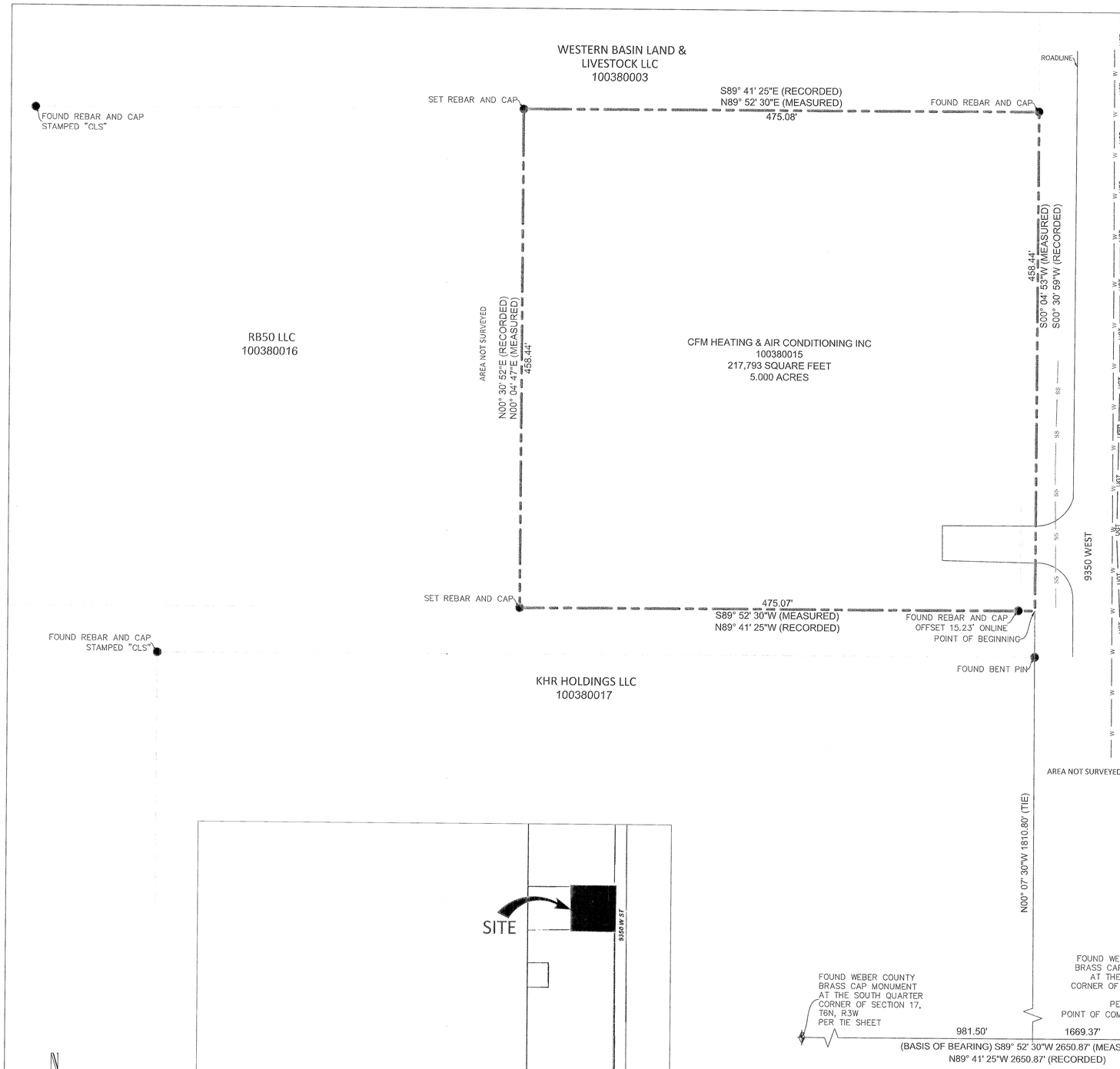

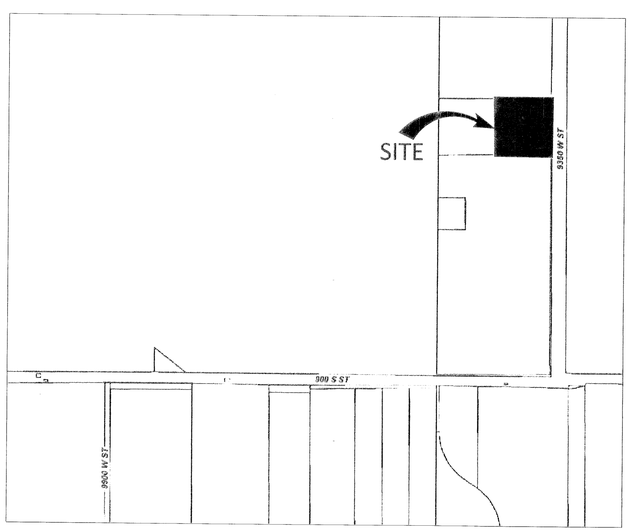

VICINITY MAP

FINAL LOCAL ENTITY PLAT
PLAT OF ANNEXATION TO THE WEST WARREN – WARREN WATER DISTRICT
RESOLUTION NO.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T6N, R3W, SLB&M, WEBER COUNTY, UTAH

LEGEND:

- SET WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- SECTION CORNER AS NOTED
- TL — TELEPHONE BOX
- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- UGT — UNDERGROUND COMMUNICATION LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- SD — UNDERGROUND STORM LINE
- W — UNDERGROUND WATER LINE

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-507 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE MADE THIS ANNEXATION PLAT FOR WEST WARREN – WARREN WATER DISTRICT.

DATE OF SURVEY: OCTOBER 30, 2025

SIGNED THIS 14TH DAY OF January 2026

PROFESSIONAL LAND SURVEYOR 11072412-2201 JAMES VICTOR HEINRITZ STATE OF UTAH

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 17, WHENCE A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST BEARS SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89°52'30" WEST A DISTANCE OF 1669.37 FEET;
THENCE NORTH 00°07'30" WEST A DISTANCE OF 1810.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°52'30" WEST A DISTANCE OF 475.07 FEET;
THENCE NORTH 00°04'47" EAST A DISTANCE OF 458.44 FEET;
THENCE NORTH 89°52'30" EAST A DISTANCE OF 475.08 FEET TO THE WESTERLY LINE OF 9350 WEST;
THENCE SOUTH 00°04'53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 458.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217,793 SQ. FT. OR 5.000 ACRES

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.

NARRATIVE

THIS SURVEY WAS PREPARED FOR CFM HEATING AND AIR CONDITIONING INC TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. 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 SOUTHERLY LINE OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 WEST FORMED BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 17 SAID LINE BEARING SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON WARRANTY DEED RECORDED IN WEBER COUNTY RECORDER'S OFFICE WITH RECORD NUMBER 3345287 AND FILED IN OCTOBER 28, 2024.

TWO SECTION CORNERS AND FIVE PROPERTY MARKER WERE FOUND. THE FOUND SECTION CORNERS AND MARKERS WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

ANY ENCROACHMENTS ARE SHOWN HEREON.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 11TH DAY OF FEBRUARY, 2026

WEBER COUNTY SURVEYOR

WEST WARREN – WARREN WATER DISTRICT

APPROVED BY THE WEST WARREN – WARREN WATER DISTRICT ON THE _____ DAY OF _____, 20__

CHAIRMAN

ANNEXATION PLAT

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID_____
FILED FOR AND RECORDED_____
AT_____ IN BOOK____ OF OFFICIAL RECORDS, PAGE_____

RECORDED FOR:

WEBER COUNTY RECORDER

_____,DEPUTY

SCALE: 1" = 50' SHEET 1 OF 1