



- LEGEND**
- CENTER LINE
 - - - PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - - - SANITARY SEWER LINE AND MANHOLE
 - - - EXIST FENCE
 - FOUND BRASS CAP
 - FOUND 1/2" IRON PIN
 - FOUND 1/2" IRON PIN
 - TELEPHONE JUNCTION BOX
 - ▲ FIRE HYDRANT
 - ▲ SIGN
 - DEPENDENT TREE UNLESS OTHERWISE NOTED
 - UTILITY POLE
 - STORM DRAIN CATCH BASIN

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

DESIGNED BY	DATE
RODNEY BY	
CHECKED BY	
APPROVED BY	
DATE	
REV. CHECK FILE	
DATE	

HUBBLE ENGINEERING, INC.
 216 E. MAIN, SUITE 4
 LEHI, UTAH 84043
 (801) 769-1616

BACH DEVELOPMENT
 PINEBROOK APARTMENT SITE

EASEMENT/AGREEMENT DESCRIPTIONS

EXCEPTION NO. 12 IS A SEVERE EASEMENT THAT IS NOT ACCURATELY PLOTTED. SEE TO BEING SECTION LINES AND NOT PLOTTED. SO TO THE LACK OF SECTION RECONSTRUCTION A NEW SEVERE AND IS SHOWN ON THIS SURVEY.

THIS IS A NEW EASEMENT WRITTEN IN THE DESIGN PROCESS OF THE PINEBROOK APARTMENT SITE.

HERE IS AN UNDESIGNED 10' WEST EASEMENT ON THE SOUTH BOUNDARY. IT EXTENDS TO NORTH OF THE CENTER OF PINEBROOK.

RECEIVED
 SEP 18 1998

Wade County Surveyor



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS AND LAWS OF THE STATE OF UTAH AND THE ACCURACY STANDARDS AS ADOPTED BY ALTA ENGINEERING, INC. AND PROFESSIONAL LIABILITY INSURANCE AS APPLIED BY ALTA ENGINEERING, INC. AND ASH IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN "URBAN" SURVEY.

NOTES

UTILITY WARNING

1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION IS CORRECT. THE SURVEYOR FURTHER DOES NOT WARRANT EITHER THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY UTILITIES SHOWN OR NOT SHOWN. THE SURVEYOR HAS NOT SPECIFICALLY LOCATED THE UNDERGROUND UTILITIES.

2) THE DESCRIBED LOT FALLS WITHIN COMBINATION PLAN NO. 489188, 0002 OF THE NATIONAL PLANNED ZONING ACT, AS AMENDED, DATED JAN. 19, 1983. PARCEL IS DESIGNATED AS A ZONE OUTSIDE THE 100 YARD FLOOD PLAIN, EXCEPT A PORTION ON THE EAST BOUNDARY OF PROJECT WHICH FALLS IN A ZONE N 100 YARD FLOOD PLAIN.

3) THE DESCRIBED LOT IS CURRENTLY ZONED CP2 PLANNED COMMERCIAL.

LEGAL DESCRIPTION

A PORTION OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND HERBIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET BEARS N 89°59'45" W, 134.61 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON BLVD. A DISTANCE OF 4299 FEET TO THE POINT OF BEGINNING. ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 601.52 FEET THENCE S 89°59'45" W, A DISTANCE OF 2101 FEET TO A FOUND IRON PIN ON THE WEST EDGE OF CANAL. ALONG SAID WEST EDGE OF CANAL, A DISTANCE OF 8530 FEET TO A FOUND IRON PIN, A DISTANCE OF 394.64 FEET THENCE N 89°59'45" W, A DISTANCE OF 196.69 FEET THENCE N 89°59'45" W, A DISTANCE OF 501.29 FEET THENCE S 89°59'45" E, A DISTANCE OF 683.94 FEET TO THE POINT OF BEGINNING. CONTAINS 16.31 ACRES OF LAND MORE OR LESS.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BACH DEVELOPMENT FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY OF THE SOUTH BOUNDARY AND THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY AND HAS FOUND THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET TO BE THE TWO MONUMENTED STREET CENTERLINES. THERE WAS A QUESTION AS TO WHETHER THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET SHOULD BE THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET OR THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY AND HAS FOUND THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET TO BE THE CENTERLINE OF WASHINGTON AVENUE AND NORTH STREET.

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