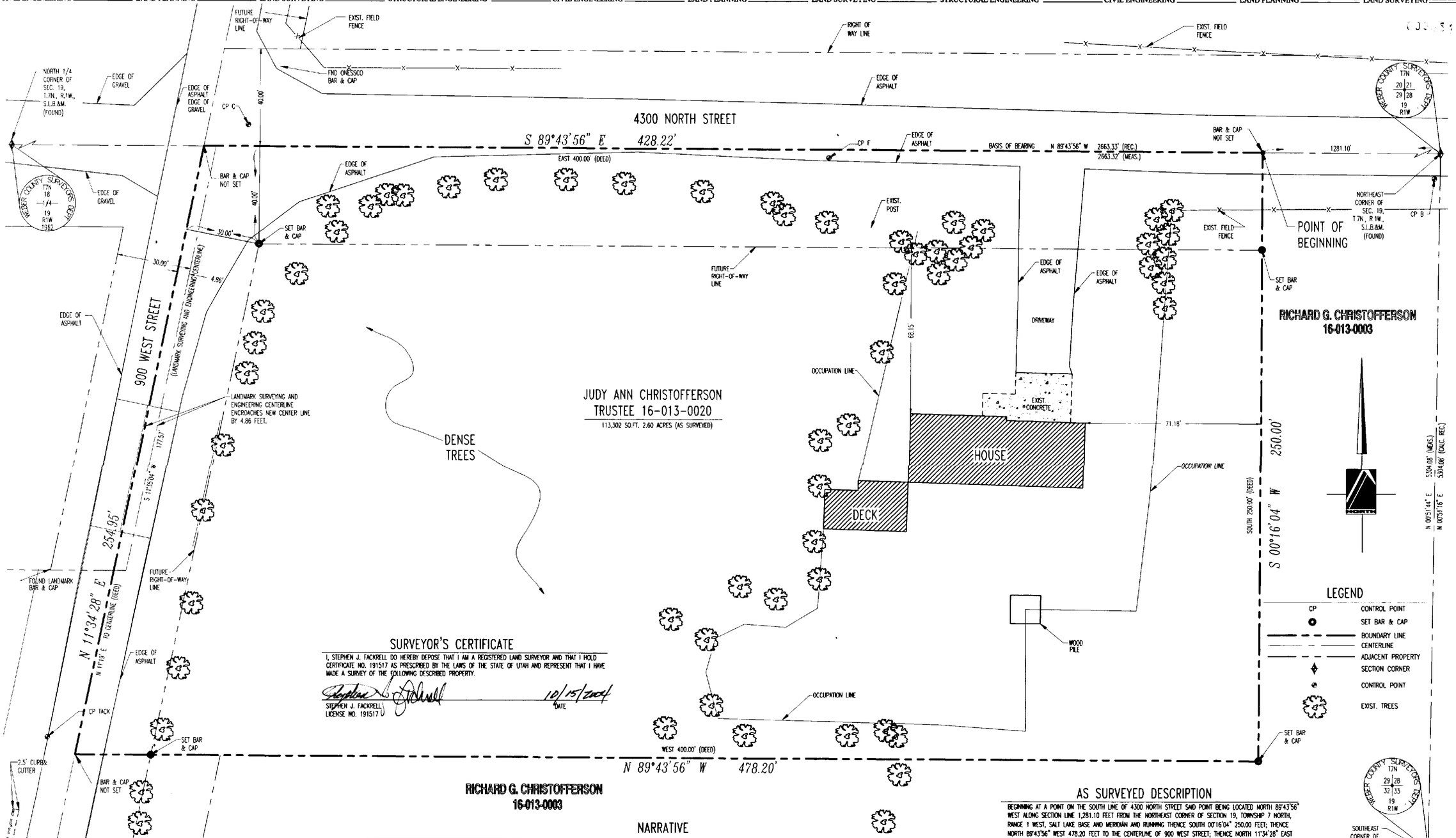

LEGEND

CP	CONTROL POINT
	SET BAR & CAP
	BOUNDARY LINE
	CENTERLINE
	ADJACENT PROPERTY
	SECTION CORNER
	CONTROL POINT
	EXIST. TREES

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN J. FACKRELL
LICENSE NO. 191517

10/15/2004
DATE

RICHARD G. CHRISTOFFERSON
16-013-0003

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°43'56" WEST BETWEEN THE NORTH 1/4 AND THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND ORANGE PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE BOUNDARY DETERMINATION WAS COMPLETED AS FOLLOWS: THE EAST LINE WAS HELD TO THE DEED DISTANCE AND FOLLOWS THE ADJOINER'S BEARING. THE SOUTH LINE ALSO PARALLELS THE SECTION LINE ALONG WITH THE SOUTH ADJOINER AND EXTENDS BEYOND THE DEED DISTANCE TO THE CENTERLINE OF THE ROAD AS CALLED FOR IN THE DEED. THE CENTERLINE OF 900 WEST STREET WAS REESTABLISHED BY LOCATING EXISTING IMPROVEMENTS ALONG THE RIGHT OF WAY AS SHOWN HEREON. THE NORTH LINE IS SECTION LINE WITH A 40.00 FOOT OFFSET TO THE SOUTH FOR FUTURE WIDENING. 900 WEST STREET WILL HAVE A 30.00 FOOT OFFSET TO THE RIGHT OF WAY FROM CENTERLINE.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEY IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF A PROPERTY SURVEY AN OWNERSHIP PLAT, STEVE MILLS RECORD OF SURVEY, TIE SHEETS, A BEARING SHEET AND LEGAL DESCRIPTIONS PROVIDED BY THE WEBER COUNTY RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT, WAS USED IN THE BOUNDARY DETERMINATION.

AS SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF 4300 NORTH STREET SAID POINT BEING LOCATED NORTH 89°43'56" WEST ALONG SECTION LINE 1,281.10 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°16'04" 250.00 FEET; THENCE NORTH 89°43'56" WEST 478.20 FEET TO THE CENTERLINE OF 900 WEST STREET; THENCE NORTH 11°34'28" EAST ALONG SAID CENTERLINE 254.95 FEET TO THE CENTERLINE OF 4300 NORTH STREET SAID POINT ALSO BEING ON SECTION LINE; THENCE SOUTH 89°43'56" EAST ALONG SAID CENTERLINE AND SECTION LINE 428.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 113,302 SQ.FT. 2.60 ACRES

LEGAL DESCRIPTION 16-013-0020 (DEED)

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1281.1 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, WHICH IS 400 FEET EAST OF THE CENTERLINE OF ROAD, THENCE SOUTH 250 FEET THENCE WEST 400 FEET, MORE OR LESS, TO CENTERLINE OF ROAD, THENCE NORTH 11°19' EAST TO NORTH SECTION LINE THENCE EAST 400 FEET TO PLACE OF BEGINNING.

003351

0 20 40 80
SCALE: 1"=20'

PINNACLE
Engineering & Land Surveying, Inc.
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 628-7271
Fax: (801) 544-0651

CHRISTOFFERSON SURVEY

BOUNDARY SURVEY
FOR: JUDY CHRISTOFFERSON
875 WEST 4300 NORTH
PLEASANT VIEW, UT 84414
JOB #04-075

SURVEYED BY SPB	DATE 9/14/2004	DESIGNED BY	DATE
DRAWN BY JDL	DATE 9/16/2004	APPROVED BY SJF	DATE Today

REVISION	BY	DATE

SHEET # 1 OF 1

RECEIVED