CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING

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

10/26/2004
DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE 2 PARCELS OUT OF THE ORIGINAL PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°30'43" EAST BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. MONUMENTS BEING LOCATED AT THE INTERSECTION OF 3300 SOUTH AND 1900 WEST AND PENNSYLVANIA AVE.

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. OTHER UTILITIES MAY EXIST THAT WERE NOT VISIBLE OR NOT OF RECORD, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUESTAKES IF ANY DIGGING, EXCAVATING OR CONSTRUCTION IS INTENDED.

DEEDS OF RECORD, OWNERSHIP PLATS AND A UDOT RIGHT OF WAY MAP WAS OBTAINED FOR THE BOUNDARY ANALYSIS. THE CENTER LINE FOR U-38 WAS REESTABLISHED FROM THE UDOT RIGHT-OF-WAY MAP. EXISTING RIGHT-OF-WAY MONUMENTS FOUND IN THE FIELD WERE USED TO DETERMINE THE SOUTH LINE. AN OVERLAP EXISTS BETWEEN THE DEEDS OF RECORD ALONG THE WESTERLY LINE.

LEGAL DESCRIPTION PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 3300 SOUTH STREET, SAID POINT BEING NORTH 89°30'43" WEST ALONG SECTION LINE 609.98 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 00°12'17" WEST 203.23 FEET TO THE NORTH LINE OF 31ST STREET EXPRESSWAY; THENCE SOUTH 67°34'34" WEST ALONG SAID NORTH LINE 172.65 FEET; THENCE NORTH 00°12'17" EAST 270.45 FEET TO SAID SOUTH LINE OF 3300 SOUTH STREET; THENCE SOUTH 89°30'43" EAST ALONG SAID SOUTH LINE 159.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,743 SQ. FT. – 0.087 ACRES

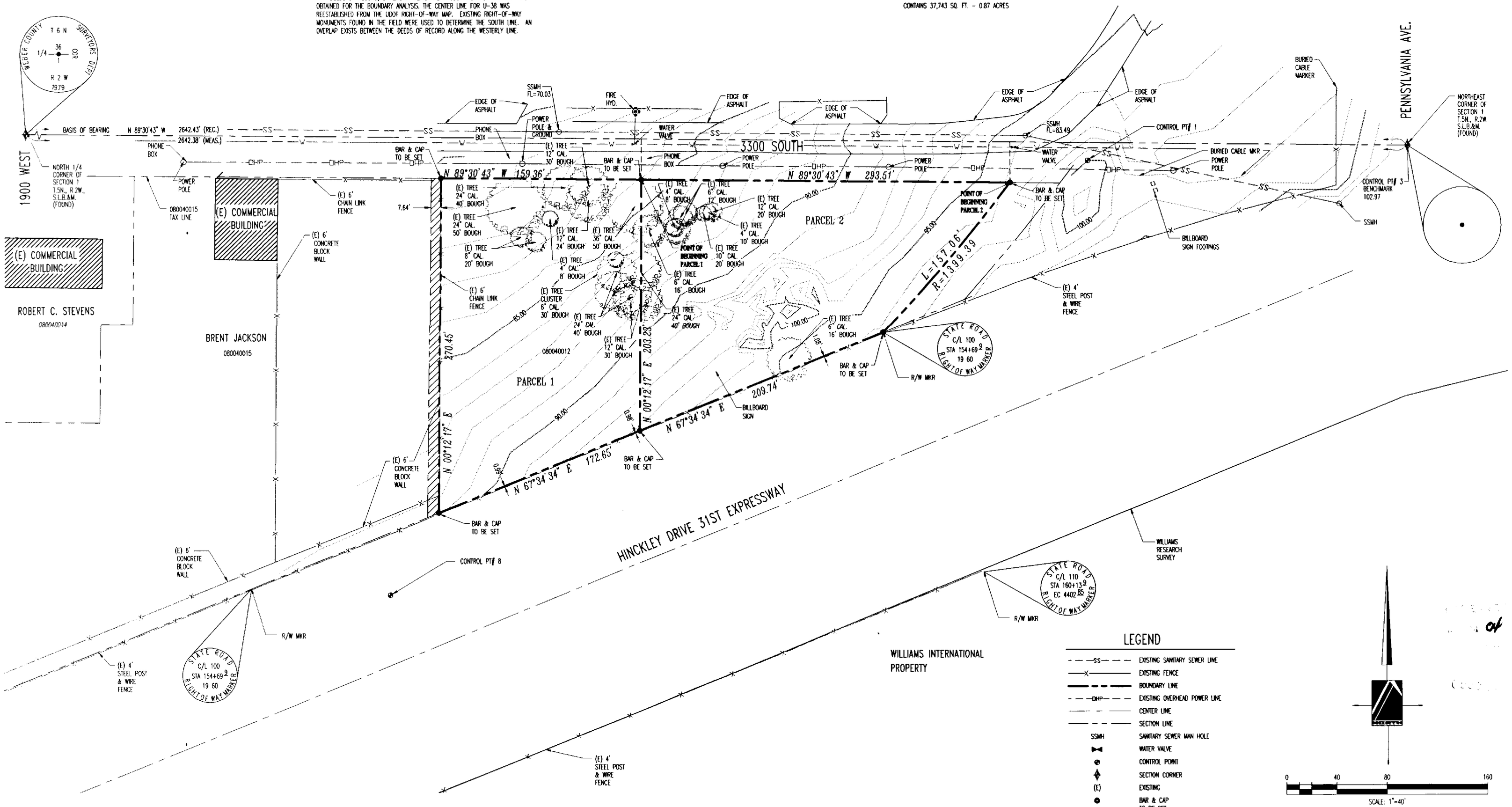
LEGAL DESCRIPTION PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 3300 SOUTH STREET, SAID POINT LYING NORTH 89°30'43" WEST 316.47 FEET ALONG SECTION LINE AND SOUTH 33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS: NORTH 53°28'58" WEST 1399.39 FEET), AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 1399.39 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 06°25'50" A DISTANCE OF 157.06 FEET (CHORD BEARS SOUTH 39°43'57" WEST 156.97 FEET

ALONG THE CENTERLINE OF AN OLD VACATED HIGHWAY TO THE NORTH LINE OF HINCKLEY DRIVE / 31ST EXPRESSWAY; THENCE SOUTH 67°34'34" WEST ALONG SAID NORTH LINE 209.74 FEET; THENCE NORTH 00°12'17" EAST 203.23 FEET TO THE SOUTH LINE OF SAID 3300 SOUTH STREET; THENCE SOUTH 89°30'43" EAST ALONG SAID SOUTH LINE 293.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,743 SQ. FT. – 0.87 ACRES

023567



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

D & B FORIEGN INC.
BOUNDARY & TOPOGRAPHIC SURVEY
STUART ROPER/BRENT JACKSON
1225 W 3300 S
OGDEN, UT 84401
JOB# 04-05

BY	DATE	REVISION

SURVEYED BY SJB	DATE 3/24/04
DESIGNED BY SJB/RPB	DATE 3/25/04
DRAWN BY SJB/RPB	DATE 3/25/04
APPROVED BY SJF	DATE 4/8/04

SHEET # 1 OF 1