

NINA HARVILL EGLI (AS-SURVEYED)

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 29°38'00" EAST 648.84 FEET AS MEASURED ON THE GROUND BETWEEN THE EXISTING CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NINA EGLI PROPERTY, SAID POINT BEING ON THE EASTERLY LINE OF 900 WEST, A 50 FOOT STREET, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 12 OF IRENE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AND RETRACED BASED UPON EXISTING FENCE LINES WITHIN SAID SUBDIVISION, AND THE STREET IMPROVEMENTS AND PLAT OF PLEASANT ACRES SUBDIVISION NO. 2, A PLAT ALSO RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 29°38'00" EAST ALONG THE CENTERLINE OF SAID 900 WEST STREET 127.79 FEET, AND SOUTH 60°22'00" EAST 25.00 FEET PERPENDICULAR TO SAID CENTERLINE FROM AN EXISTING MONUMENT LOCATED NEAR THE INTERSECTION OF 900 WEST AND 3650 NORTH STREETS (SAID MONUMENT BEING LOCATED NORTH 29°38'00" EAST 2.27 FEET FROM THE TRUE INTERSECTION OF THE CENTERLINES OF SAID STREETS), AND RUNNING THENCE AROUND THE PERIMETER OF SAID LOT 12 THE FOLLOWING (4) COURSES: (1) NORTH 29°38'00" EAST ALONG THE EASTERLY LINE OF SAID 900 WEST STREET 100.00 FEET, (2) SOUTH 60°30'08" EAST 382.81 FEET TO THE EASTERLY LINE OF SAID IRENE SUBDIVISION (SOUTH 60°22'00" EAST 382.69 FEET BY RECORD), (3) SOUTH 24°36'00" WEST ALONG THE EASTERLY LINE OF SAID IRENE SUBDIVISION 100.37 FEET TO THE NORTHERLY LINE OF THE KEITH AND CAROLYN SANDSTROM PROPERTY (SOUTH 24°36'00" WEST 100.39 FEET BY RECORD), AND (4) NORTH 60°30'08" WEST ALONG SAID NORTHERLY LINE TO AND ALONG THE NORTHERLY LINE OF SAID NINA EGLI PROPERTY 391.62 FEET (NORTH 60°22'00" WEST 391.50 FEET BY RECORD) TO THE POINT OF BEGINNING.

CONTAINING: 38,721 SF OR 0.89 ACRES

CAROLYN & KEITH SANDSTROM (AS-SURVEYED)

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 29°38'00" EAST 648.84 FEET AS MEASURED ON THE GROUND BETWEEN THE EXISTING CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NINA EGLI PROPERTY, SAID POINT BEING ON THE NORTHERLY LINE OF 3650 NORTH STREET, A 60 FOOT STREET SHOWN ON IRENE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AND RETRACED BASED UPON EXISTING FENCE LINES WITHIN SAID SUBDIVISION, AND THE STREET IMPROVEMENTS AND PLAT OF PLEASANT ACRES SUBDIVISION NO. 2, A PLAT ALSO RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 29°38'00" WEST ALONG THE CENTERLINE OF 900 WEST STREET 2.27 FEET, SOUTH 60°30'08" EAST 220.07 FEET ALONG THE CENTERLINE OF 3650 NORTH STREET, A TANGENT LINE CALCULATED BASED UPON THE STREET IMPROVEMENTS OF SAID PLEASANT ACRES SUBDIVISION NO. 2, AND NORTH 29°29'52" EAST PERPENDICULAR TO SAID CENTERLINE 30.00 FEET FROM THE EXISTING CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF SAID 900 WEST AND 3650 NORTH STREETS, AND RUNNING THENCE NORTH 29°38'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID EGLI PROPERTY 100.00 FEET TO THE NORTHEASTERLY CORNER OF SAID EGLI PROPERTY AND THE SOUTHERLY LINE OF LOT 12 OF SAID IRENE SUBDIVISION; THENCE SOUTH 60°30'08" EAST ALONG SAID SOUTHERLY LINE 196.62 FEET (SOUTH 60°22'00" EAST 196.50 FEET BY RECORD) TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 24°36'00" WEST ALONG THE PROLONGATION OF THE EAST LINE OF SAID IRENE SUBDIVISION 100.37 FEET (SOUTH 24°36'00" WEST 100.39 FEET BY RECORD) TO THE NORTHERLY LINE OF SAID 3650 NORTH STREET; AND THENCE NORTH 60°30'08" WEST ALONG SAID NORTHERLY LINE 205.42 FEET (NORTH 60°22'00" WEST 205.31 FEET BY RECORD) TO THE POINT OF BEGINNING.

CONTAINING: 20,102 SF OR 0.46 ACRES

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEITH AND CAROLYN SANDSTROM FOR THE PURPOSE OF RETRACING THE BOUNDARIES OF THEIR PROPERTY (16-027-0014) AND THAT OF NINA HARVILL EGLI (16-025-0005) LOCATED IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF RETRACING THE BOUNDARY OF THE SANDSTROM AND EGLI PROPERTY AND THE ADJUSTING THE BOUNDARY BETWEEN THE TWO. BASIS OF BEARING IS NORTH 29°38'00" EAST AS MEASURED ON THE GROUND BETWEEN THE CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS.

THE MATERIALS USED FOR THIS SURVEY INCLUDED WEBER COUNTY PROPERTY OWNERSHIP PLATS, WEBER COUNTY SURVEYORS BEARING SHEETS, WEBER COUNTY SURVEYORS SECTION CORNER TIE SHEETS, IRENE SUBDIVISION AND PLEASANT ACRES SUBDIVISION NO. 2, PLATS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AND RECORDED CONVEYANCE DOCUMENTS FOR SUBJECT AND NEIGHBORING PARCELS.

BOUNDARY LINES WERE RETRACED AS FOLLOWS:

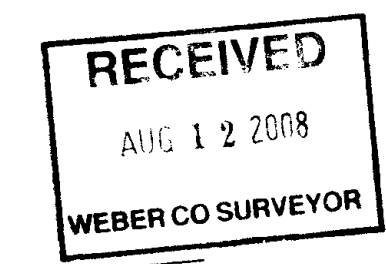
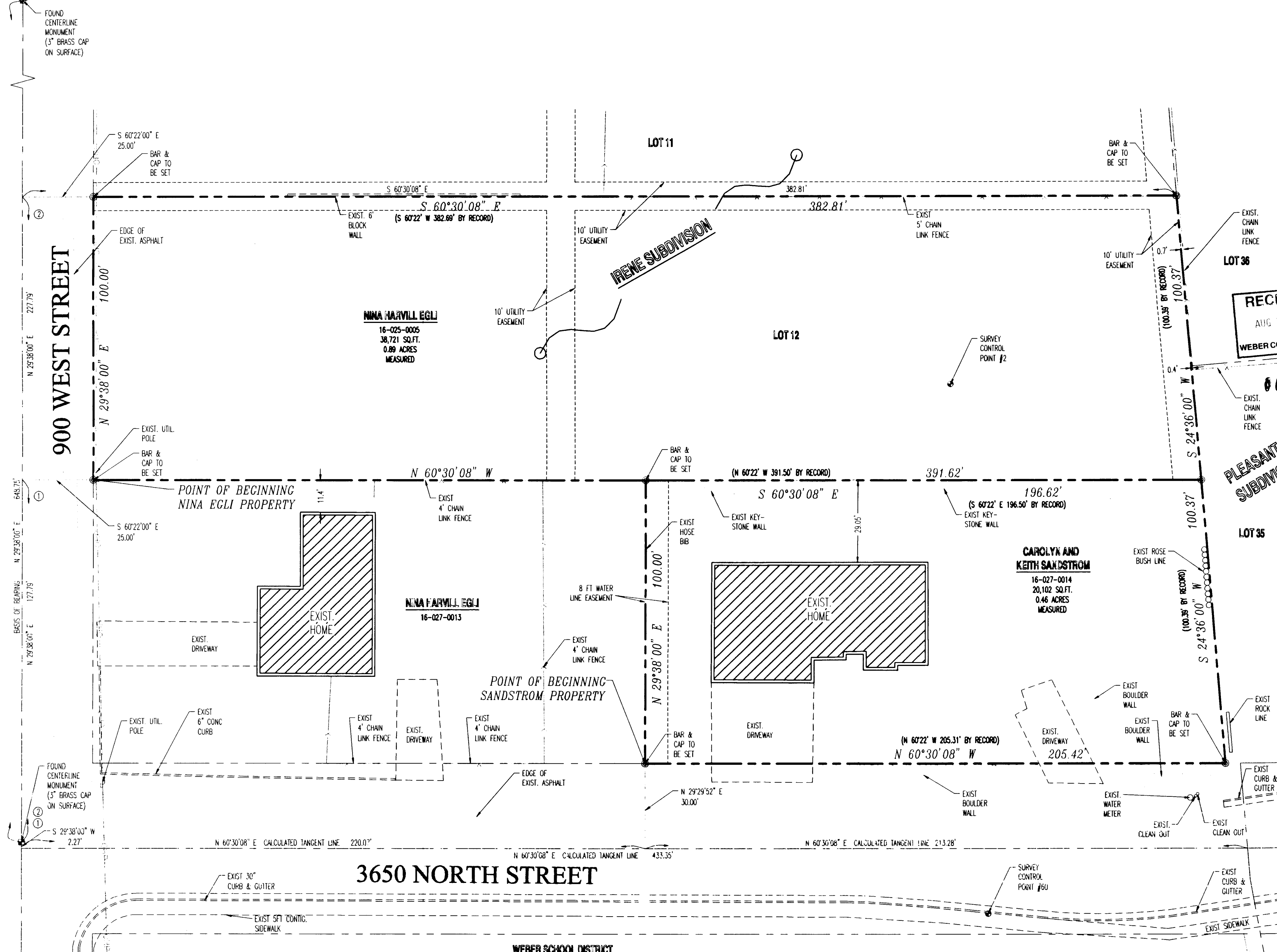
SANDSTROM PROPERTY

- 1. THE WESTERLY BOUNDARY WAS RETRACED ASSUMING THE NINA HARVILL EGLI PROPERTY (16-027-0013) HAD THE SENIOR RIGHT. THE RECORD LINES COINCIDE SO THERE WAS NO CONFLICT. THE LINE RUNS PARALLEL WITH 900 WEST FROM THE NORTH LINE OF 3650 NORTH STREET TO THE SOUTH LINE OF LOT 12 OF IRENE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, ALONG THE EASTERLY LINE OF SAID PARCEL.
2. THE NORTHERLY LINE COINCIDES WITH THE SOUTHERLY LINE OF SAID LOT 12. THE NORTHERLY LINE WAS RETRACED PARALLEL TO 3650 NORTH STREET.
3. THE EASTERLY LINE WAS RETRACED ON THE PROLONGATION OF THE EASTERLY LINE OF SAID IRENE SUBDIVISION, DESPITE THE 5 TO 6 FOOT GAP BETWEEN SAID LINE AND THE WESTERLY LINE OF LOT 35, PLEASANT ACRES SUBDIVISION NO. 2, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER. THE EASTERLY LINE OF IRENE SUBDIVISION APPEARED TO MATCH AN EXISTING LINE OF ROSE BUSHES AND TO MATCH THE INTENT OF THE IRENE SUBDIVISION PLAT.
4. THE SOUTHERLY LINE WAS RETRACED USING SAID PLEASANT ACRES SUBDIVISION NO. 2: THE CENTERLINE OF THE IMPROVED STREETS WERE RE-ESTABLISHED BASED ON THE EXISTING CURB & GUTTER. THE PLAT WAS FIT TO THE MEASURED STREET CENTERLINES. THE TANGENT LINE TO THE CENTERLINE ARC BETWEEN LOTS 34 AND 35 OF SAID PLEASANT ACRES NO. 2 WAS EXTENDED TO INTERSECT WITH THE CENTERLINE OF 900 WEST STREET AS MONUMENTED, SAID INTERSECTION BEING LOCATED 2.27 FEET SOUTH 29°38'00" WEST FROM AN EXISTING STREET MONUMENT, CREATING THE CENTERLINE OF 3650 NORTH STREET. IT WAS FOUND THAT THE RESULTING LOCATION FOR 3650 NORTH STREET MATCHED THE FENCES ALONG THE LOT LINES OF IRENE SUBDIVISION. IT APPEARED THAT SAID LOCATION FOR 3650 NORTH STREET MATCHED REASONABLY WELL THE STREET FRONTAGE OF THE WEBER SCHOOL DISTRICT PROPERTY ALONG 900 WEST STREET TO A STONE WALL ON THE SOUTHWESTERLY SIDE OF THE SCHOOL DISTRICT, FOLLOWING RETRACEMENT OF THE CENTERLINE OF 3650 NORTH STREET THE SOUTHERLY LINE OF THE SANDSTROM PROPERTY WAS RETRACED 30 FEET OFFSET TO THE NORTH AND PARALLEL WITH SAID CENTERLINE.

EGLI PROPERTY

- 5. THE WESTERLY LINE OF THE EGLI PROPERTY (16-025-0005), LOT 12 OF SAID IRENE SUBDIVISION, WAS RETRACED BEGINNING AT THE NORTHWEST CORNER OF THE NINA HARVILL EGLI PARCEL (16-027-0013) AND RUNNING PARALLEL AND OFFSET EASTERLY 25 FEET FROM THE MONUMENTED CENTERLINE OF 900 WEST STREET FOR 100 FEET.
6. THE NORTHERLY LINE OF SAID LOT 12 WAS RETRACED BEGINNING AT THE ENDPOINT OF SAID WESTERLY LINE THEREOF AND RUNNING SOUTHEASTERLY PARALLEL WITH SAID 3650 NORTH STREET.
7. THE EASTERLY LINE OF SAID LOT 12 WAS RETRACED BASED UPON THE PLATTED EASTERLY LINE OF SAID IRENE SUBDIVISION. NOTE THERE IS A 5 TO 6 FOOT GAP BETWEEN SAID EASTERLY LINE OF IRENE SUBDIVISION AND THE WESTERLY LINE OF SAID PLEASANT ACRES SUBDIVISION NO. 2 BASED UPON THE PLATS, EXISTING STREET IMPROVEMENTS, AND FENCE LINES AS NOTED HEREON.
8. THE SOUTHERLY LINE OF SAID LOT 12 WAS RETRACED PARALLEL WITH SAID 3650 NORTH STREET AND DRAWN TO TERMINATE AT SAID NORTHWESTERLY CORNER OF SAID EGLI PARCEL (16-027-0013).

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 SURVEYOR 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. A PRESSURIZED IRRIGATION LINE IS LOCATED 15-20 FEET EAST OF THEIR PROPERTY ACCORDING TO THE SANDSTROMS. ALSO ACCORDING TO THE SANDSTROMS, THERE IS NOT WATER LINE ON THE WEST SIDE OF THEIR PROPERTY AND THEY INTEND TO HAVE THE EASEMENT SHOWN IN THAT LOCATION VACATED IF POSSIBLE. THE SANDSTROMS SURMISE THAT THE EASEMENT WAS ACTUALLY INTENDED TO BE LOCATED ALONG THEIR EAST LINE, BUT HAS BEEN IMPROPERLY DESCRIBED.



PINNACLE Engineering & Land Surveying, Inc.
West Bountiful
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 866-0676
Fax: (801) 866-0678

SANDSTROM SURVEY BOUNDARY SURVEY
FOR: KEITH & CAROLYN SANDSTROM
850 WEST 3650 NORTH
PLEASANT VIEW, UT
07-042

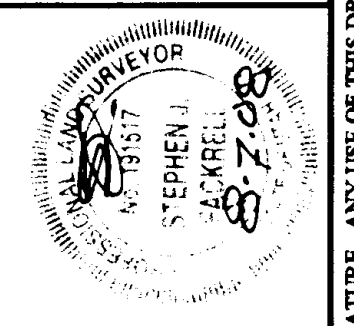


Table with columns: SURVEYED BY, DESIGNED BY, DRAWN BY, APPROVED BY, DATE, REVISION. Includes entries for SPB, SJF, and dates 05/07, 08/18/07, 08/16/07.

NINA HARVILL EGLI (16-025-0005)
ALL OF LOT 12, IRENE SUBDIVISION, PLEASANT VIEW, WEBER COUNTY, UTAH.

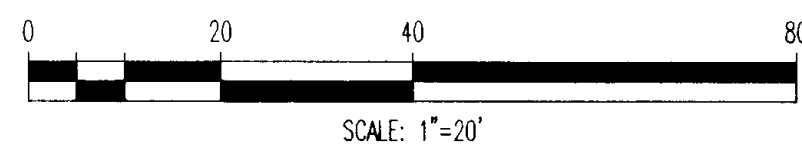
CAROLYN & KEITH SANDSTROM (BK 1965, PG 2076)

PART OF THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT DUE SOUTH 51.08 FEET; DUE EAST 1461.91 FEET; NORTH 26°30' EAST 523.05 FEET; NORTH 29°38' EAST 1009.9 FEET AND SOUTH 60°22' EAST 220 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19; RUNNING THENCE NORTH 29°38' EAST 100 FEET; THENCE SOUTH 60°22' EAST 196.50 FEET; THENCE SOUTH 24°36' WEST 100.39 FEET; THENCE NORTH 60°22' WEST 205.31 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO AN EASEMENT 8 FEET WIDE, PARALLEL TO AND ADJACENT ON THE EAST SIDE OF THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, FOR CONSTRUCTION AND MAINTENANCE OF A PIPE LINE FOR WATER.

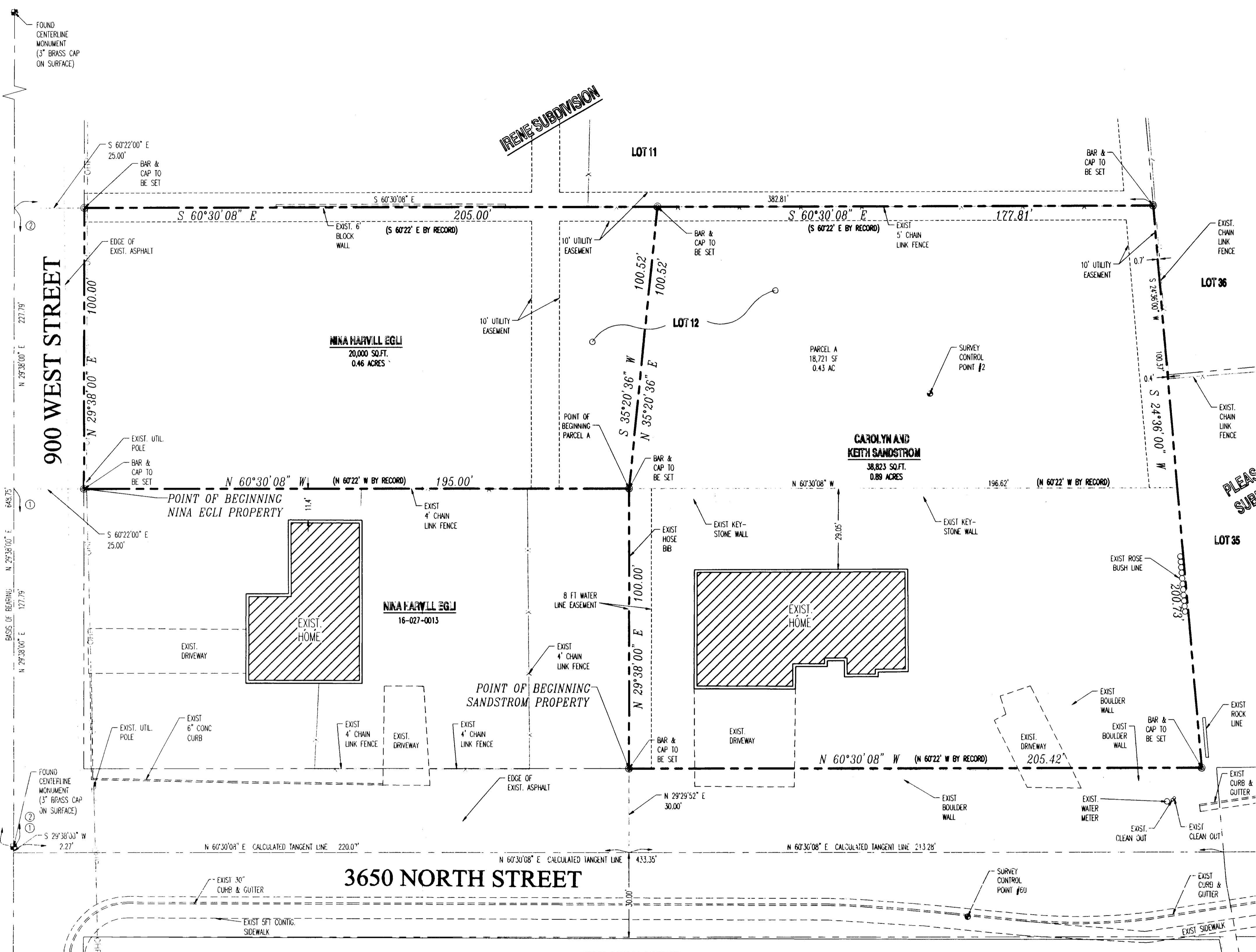
SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL 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
DATE 8-7-2008



STRUCTURAL ENGINEERING LAND SURVEYING LAND PLANNING CIVIL ENGINEERING STRUCTURAL ENGINEERING LAND SURVEYING LAND PLANNING CIVIL ENGINEERING STRUCTURAL ENGINEERING LAND SURVEYING LAND PLANNING CIVIL ENGINEERING

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



NINA HARVILL EGLI (ADJUSTED)
 PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 29°38' EAST 648.84 FEET AS MEASURED ON THE GROUND BETWEEN THE EXISTING CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS), DESCRIBED AS FOLLOWS:
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 CONTAINING: 20,000 SF OR 0.46 ACRES

CAROLYN & KEITH SANDSTROM (ADJUSTED)
 PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 29°38' EAST 648.84 FEET AS MEASURED ON THE GROUND BETWEEN THE EXISTING CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS), DESCRIBED AS FOLLOWS:
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 CONTAINING: 38,823 SF OR 0.89 ACRES

PARCEL A
 PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 29°38' EAST 648.84 FEET AS MEASURED ON THE GROUND BETWEEN THE EXISTING CENTERLINE MONUMENTS LOCATED IN 900 WEST STREET AT 3650 AND 3800 NORTH STREETS), DESCRIBED AS FOLLOWS:
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 CONTAINING: 18,721 SF OR 0.43 ACRES

LEGEND

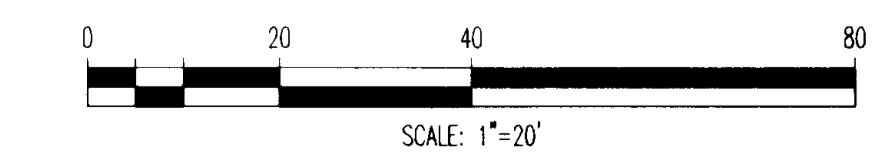
- BOUNDARY LINE
- - - ADJACENT PROPERTY LINES
- - - EXISTING DITCH LINE
- - - EXISTING FENCE
- - - SECTION LINE
- - - CENTER LINE
- - - EASEMENT LINE
- ◆ SECTION CORNER
- CONTROL POINT
- CORNERS TO BE SET WITH A 5/8" BAR & CAP STAMPED "PINNACLE"
- ◆ EX. CENTERLINE MONUMENT

REVISION

DATE	REVISION
05/07	
08/16/07	
08/16/07	

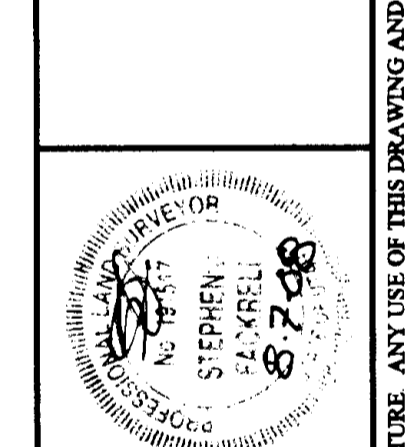
DATE 08-7-2008

SURVEYOR'S CERTIFICATE
 I, STEPHEN J. FACKRELL 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:
 [Signature] DATE 08-7-2008
 STEPHEN J. FACKRELL
 LICENSE NO. 191517



PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant
 1513 North Hillfield Rd., Suite #2
 Layton, UT 84041
 Phone: (801) 866-0676
 Fax: (801) 866-0678

SANDSTROM SURVEY
 BOUNDARY ADJUSTMENT
 FOR: KEITH & CAROLYN SANDSTROM
 850 WEST 3650 NORTH
 PLEASANT VIEW, UT
 07-042



DATE	REVISION
05/07	
08/16/07	
08/16/07	

BY DATE

SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
SPB	05/07			SPB	08/16/07	SJF	08/16/07

SHEET # 2 **OF** 2