

OVERALL (AS-SURVEYED)

LOTS 39, AND 40, SUNRIDGE SUBDIVISION NO. 3 (A PLAT RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 33°40'41" EAST 1720.82 FEET AS MEASURED ON THE GROUND BETWEEN THE NORTHWEST CORNER OF LOT 41 AND THE NORTHWEST CORNER OF LOT 56, OF SAID SUBDIVISION); BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 40, SAID POINT BEING LOCATED NORTH 15°38'36" WEST 210.51 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1 AS MONUMENTED, AND RUNNING THENCE SOUTH 66°35'00" WEST 420.12 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 39; THENCE NORTH 38°30'00" WEST 236.78 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 39 TO A POINT ON A NON-TANGENT 96.81 FOOT RADIUS CURVE, SAID POINT BEING LOCATED ON THE EASTERLY LINE OF MIDDLE FORK DRIVE (A 66 FOOT WIDE ROAD) AT THE SOUTHWESTERLY CORNER OF SAID LOT 39; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) CALLS: (1) NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°46'00" A DISTANCE OF 28.33 FEET (CHORD BEARS NORTH 43°07'00" EAST 28.23 FEET) TO A POINT OF TANGENCY, (2) NORTH 34°44'00" EAST 41.89 FEET TO A POINT OF CURVATURE, AND (3) NORTHEASTERLY ALONG THE ARC OF A 219.70 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°20'56" A DISTANCE OF 216.07 FEET (CHORD BEARS NORTH 06°33'32" EAST 207.47 FEET) TO THE NORTHWESTERLY CORNER OF SAID LOT 40; THENCE NORTH 79°00'00" EAST 300.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 40; THENCE SOUTH 27°00'00" EAST 377.93 FEET ALONG THE NORTHERLY LINE OF SAID LOT 40 TO THE POINT OF BEGINNING.

CONTAINS: 165,169 SQ. FT. / 3.79 AC. / 1 LOT

(23-053-0002) LEGAL DESCRIPTION

ALL OF LOT 40, SUNRIDGE SUBDIVISION NO. 3, WEBER COUNTY, UTAH
CONTAINS: 1.97 ACRES

(23-053-0001) LEGAL DESCRIPTION

ALL OF LOT 39, SUNRIDGE SUBDIVISION NO. 3, WEBER COUNTY, UTAH
CONTAINS: 1.82 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 33°40'41" EAST 1720.82 FEET BETWEEN THE NORTHWEST CORNER OF LOT 41, AND THE NORTHWEST CORNER OF LOT 56, SUNRIDGE SUBDIVISION NO. 3, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER. THE BOUNDARIES WERE RE-TRACED BY LOCATING SEVERAL EXISTING LOT CORNERS OF SUNRIDGE SUBDIVISION NO. 3 AS SHOWN HEREON. THOSE TWO CORNERS CHOSEN FOR THE BASIS OF BEARING WERE HELD IN POSITION WITH RESPECT TO THE ORIGINAL SUBDIVISION PLAT AND THE OTHER FOUND CORNERS WERE USED AS CHECKS. THOSE MARKERS ON THE EASTERLY SIDE OF THE ROAD COLLOCATE WELL TOGETHER WITH THE LARGEST ERROR BEING 0.3 FEET. THE SECTION CORNER IS GROSSLY OUT OF POSITION, BUT THE ORIGINAL SUBDIVISION PLAT ALSO HAS A MATHEMATICAL ERROR OF CLOSURE OF 1.1 FEET SO THE ORIGINAL LOT CORNERS WERE CONSIDERED AS THE BEST EVIDENCE OF THE ORIGINAL SURVEY. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE".

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.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE SUNRIDGE SUBDIVISION NO. 2 PLAT, THE SUNRIDGE SUBDIVISION NO. 3 PLAT, A BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, AND LEGAL DESCRIPTIONS AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

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 DATE 12-11-2008
LICENSE NO. 191517

COORDINATE TABLE

Location	Northing	Easting	Description
SE COR. SEC. 6, T.7N., R.3E., S.L.B.&M.	4256.1107	4269.4766	(FOUND BRASS CAP)
NW COR. LOT 56, SUNRIDGE SUBDIVISION NO. 3	6693.7259	4666.0226	(FOUND 1/2" REBAR)
NW COR. LOT 55, SUNRIDGE SUBDIVISION NO. 3	6561.4969	4584.9128	(FOUND 1/2" REBAR)
NW COR. LOT 41, SUNRIDGE SUBDIVISION NO. 3	5261.7180	3711.7870	(FOUND 1/2" REBAR)
NE COR. LOT 49, SUNRIDGE SUBDIVISION NO. 3	5572.8759	3920.0365	(FOUND 1/2" REBAR)
NW COR. LOT 44, SUNRIDGE SUBDIVISION NO. 3	5603.9376	4100.6305	(FOUND 1/2" REBAR)
NW COR. LOT 45, SUNRIDGE SUBDIVISION NO. 3	5658.8917	4240.0623	(FOUND 1/2" REBAR)

LEGEND

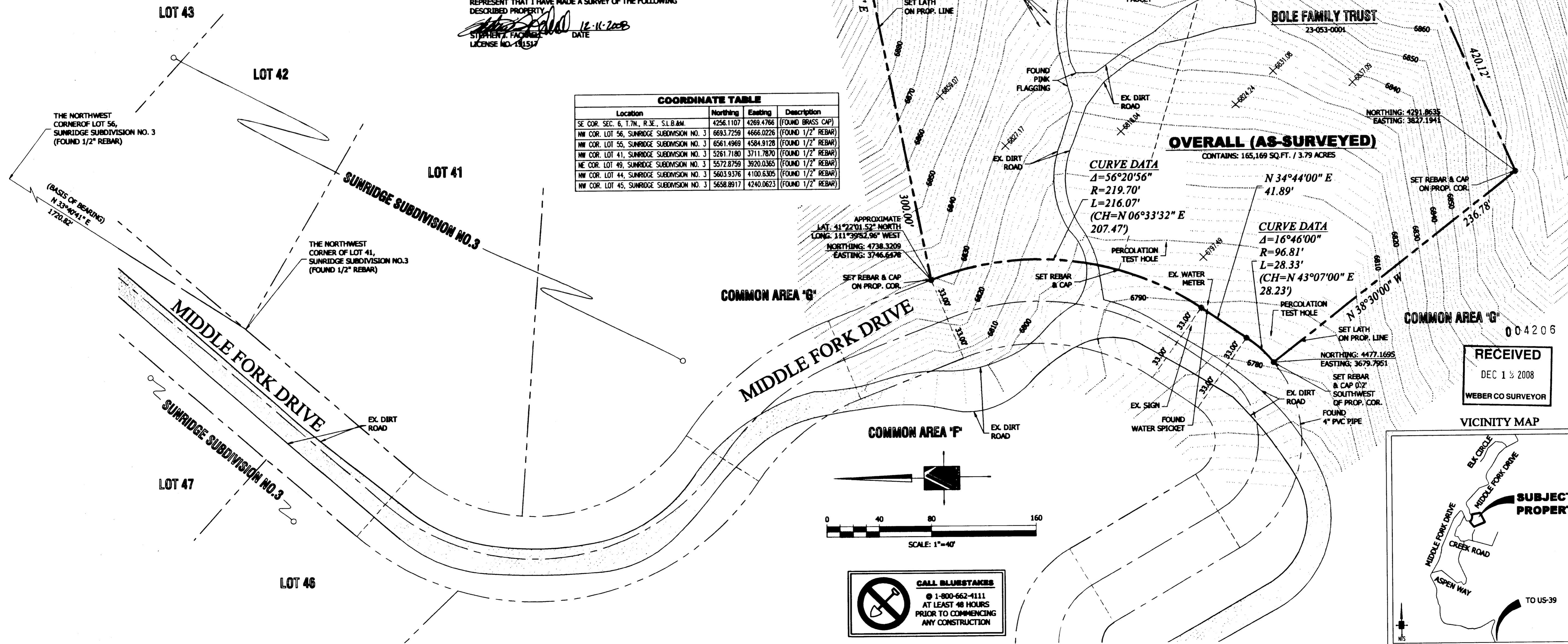
- PROPERTY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- SECTION CORNER
- #5 X 24" REBAR WITH CAP MARKED "PINNACLE" TO BE SET
- EXISTING
- EXISTING DIRT ROAD

BENCHMARK

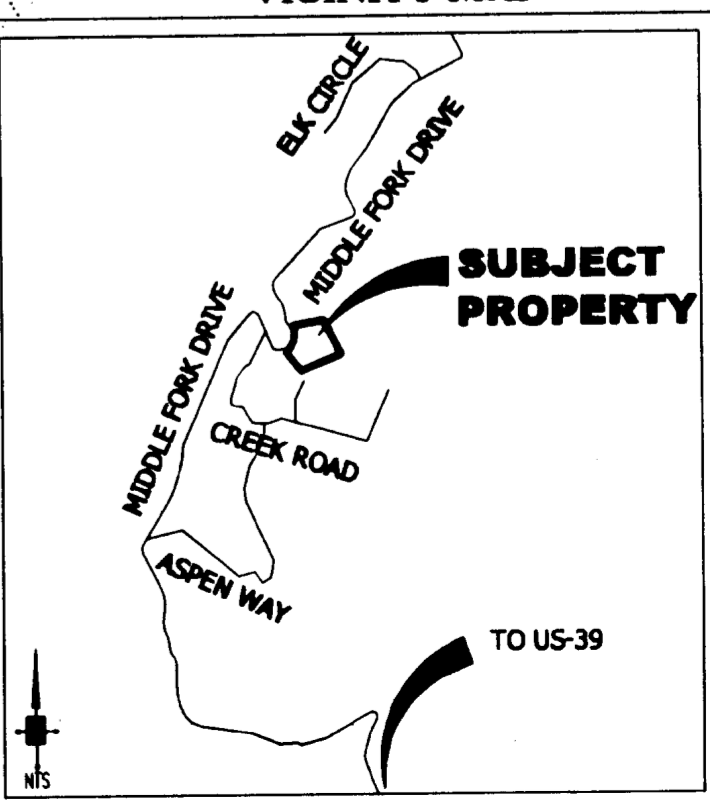
BENCHMARK IS: THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
TOP OF BRASS CAP ELEV=7006.33

BENCHMARK

TOP OF SEC. COR.
ELEV: 7006.33
(GPS DERIVED ELEVATION)



RECEIVED
DEC 13 2008
WEBER CO SURVEYOR



CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
1513 North Hillfield Rd., Suite #2
Layton, UT 84041
Phone: (801) 866-9676
Fax: (801) 866-0678

LOTS 39 & 40, SUNRIDGE SUBDIVISION NO.3
RECORD OF SURVEY
FOR: GARY BOLE
13972 FAIRWAY KNOLL DRIVE
DRAPER, UT 84020
PROJECT # 08-061



DATE	REVISION	DATE	REVISION
9/2008		9/2008	

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
TW		JDL	SJF

DATE	REVISION
9/2008	

SHEET # 1 OF 1