

PARCEL A DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTH LINE OF 1250 SOUTH STREET AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°50'23" EAST ALONG SECTION LINE 990.68 FEET AND EAST 662.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, SECTION 6, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°15'33" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION) AND RUNNING THENCE NORTH 00°48'25" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (AS CALLED FOR IN THE WEST ADJOINERS DEED) 276.47 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTH 89°08'47" EAST ALONG SAID FENCE 128.13 FEET; THENCE SOUTH 89°28'17" EAST ALONG SAID FENCE 41.97 FEET; THENCE SOUTH 00°48'25" WEST 276.46 FEET TO SAID NORTH RIGHT OF WAY LINE AND FENCE LINE; THENCE NORTH 89°13'51" WEST ALONG SAID LINES 170.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: 47,024 sq.ft. 1.08 acres

PARCEL B DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTH LINE OF 1250 SOUTH STREET AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°50'23" EAST ALONG SECTION LINE 988.40 FEET AND EAST 982.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, SECTION 6, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°15'33" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION) AND RUNNING THENCE NORTH 00°48'25" EAST 276.46 FEET TO A POINT ON AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 89°28'17" EAST ALONG SAID FENCE 52.98 FEET; THENCE SOUTH 89°17'54" EAST ALONG SAID FENCE 49.90 FEET; THENCE SOUTH 88°42'39" EAST ALONG SAID FENCE 109.07 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 00°33'29" WEST ALONG SAID FENCE LINE 149.56 FEET; THENCE SOUTH 88°47'42" WEST ALONG SAID FENCE LINE 149.56 FEET; THENCE SOUTH 00°33'29" WEST ALONG SAID FENCE LINE 149.56 FEET; THENCE NORTH 88°47'42" WEST 62.66 FEET TO A FENCE CORNER; THENCE SOUTH 00°46'26" WEST 127.89 FEET TO SAID NORTH RIGHT OF WAY LINE AND FENCE LINE; THENCE NORTH 89°13'51" WEST ALONG SAID LINES 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 50,887 sq.ft. 1.17 acres

PARCEL C DESCRIPTION

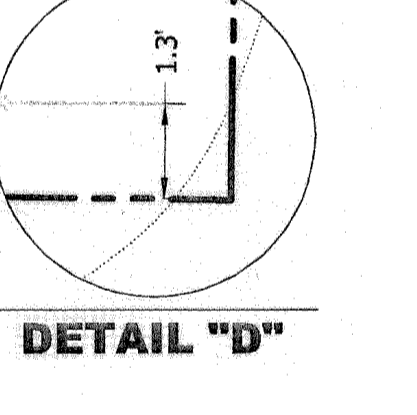
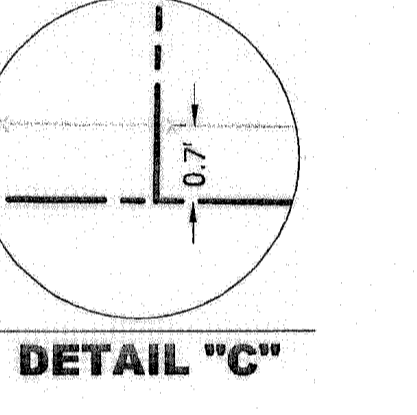
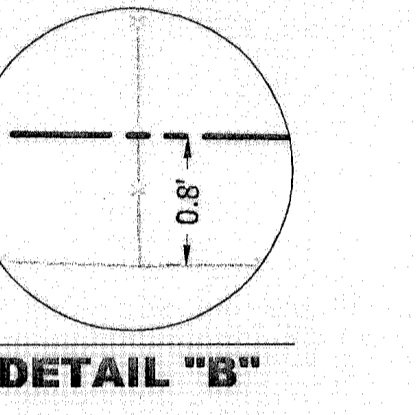
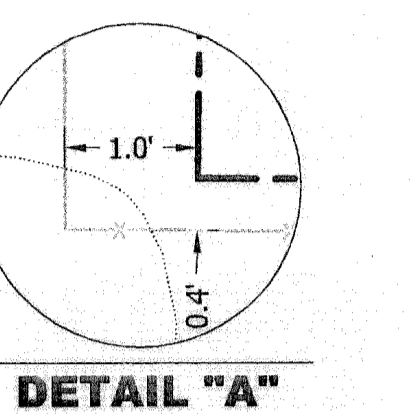
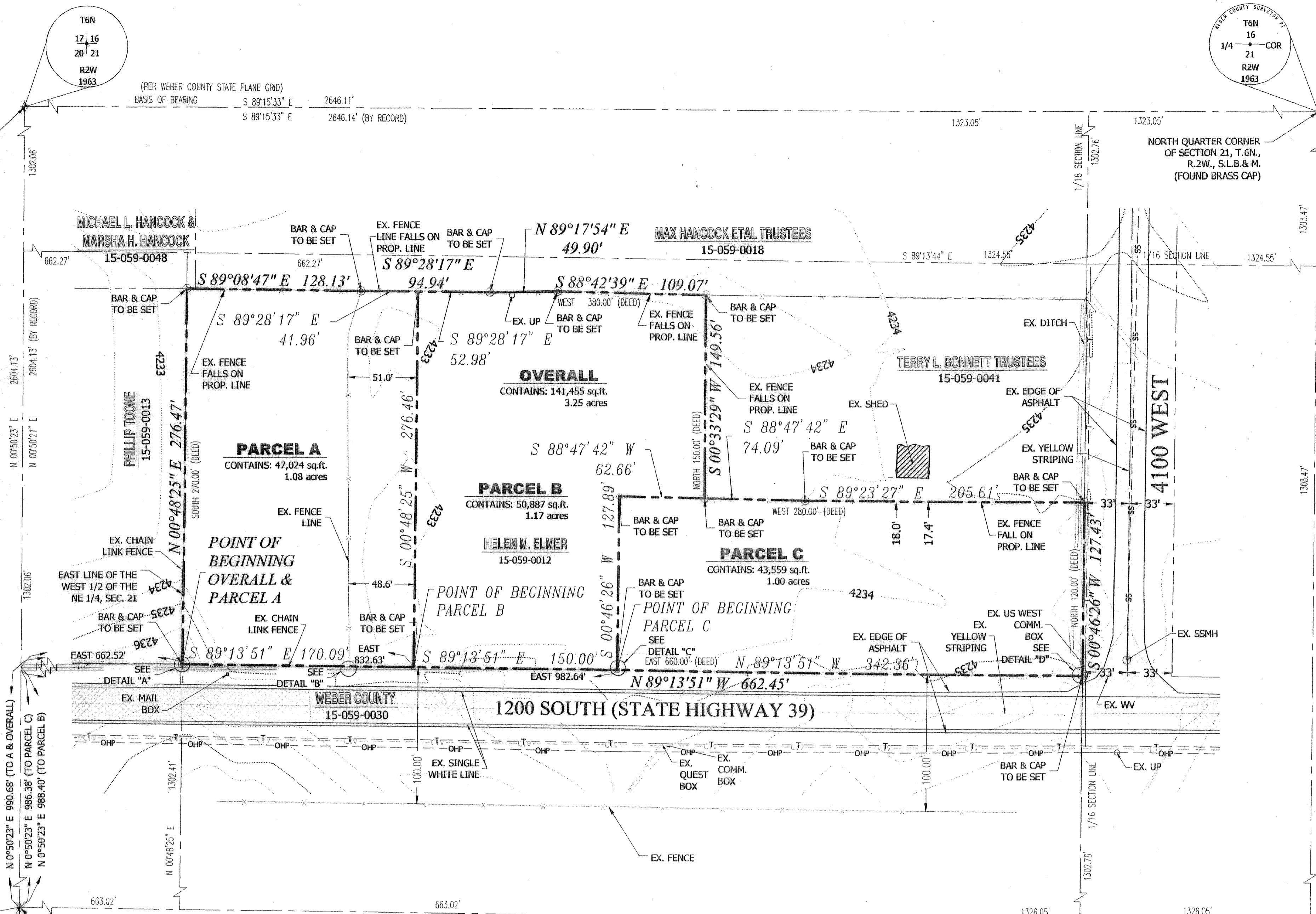
BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTH LINE OF 1250 SOUTH STREET AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°50'23" EAST ALONG SECTION LINE 986.38 FEET AND EAST 982.64 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, SECTION 6, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°15'33" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION) AND RUNNING THENCE NORTH 00°46'26" EAST 127.89 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 88°47'42" EAST TO AND ALONG SAID FENCE LINE 136.75 FEET; THENCE SOUTH 89°23'27" EAST ALONG SAID FENCE LINE 205.61 FEET TO THE WEST LINE OF 4100 WEST STREET; THENCE SOUTH 00°46'26" WEST 127.43 FEET TO SAID NORTH RIGHT OF WAY LINE AND FENCE LINE; THENCE NORTH 89°13'51" WEST ALONG SAID LINES 342.36 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,559 sq.ft. 1.00 acres

OVERALL (AS-SURVEYED) DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTH LINE OF 1250 SOUTH STREET AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°50'23" EAST ALONG SECTION LINE 990.68 FEET AND EAST 662.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, SECTION 6, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS SOUTH 89°15'33" EAST FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SAID SECTION) AND RUNNING THENCE NORTH 00°48'25" EAST THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION (AS CALLED FOR IN THE WEST ADJOINERS DEED) 276.47 FEET TO A POINT ON AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 89°08'47" EAST ALONG SAID FENCE 128.13 FEET; THENCE SOUTH 89°28'17" EAST ALONG SAID FENCE 41.94 FEET; THENCE NORTH 89°17'54" EAST ALONG SAID FENCE 49.90 FEET; THENCE SOUTH 88°42'39" EAST ALONG SAID FENCE 109.07 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 00°33'29" WEST ALONG SAID FENCE LINE 149.56 FEET; THENCE SOUTH 88°47'42" EAST ALONG SAID FENCE 74.09 FEET; THENCE SOUTH 89°23'27" EAST ALONG SAID FENCE 205.61 FEET TO THE WEST LINE OF 4100 WEST STREET; THENCE SOUTH 00°46'26" WEST 127.43 FEET TO SAID NORTH RIGHT OF WAY LINE AND FENCE LINE; THENCE NORTH 89°13'51" WEST ALONG SAID LINES 662.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: 141,455 sq.ft. / 3.25 acres



NARRATIVE

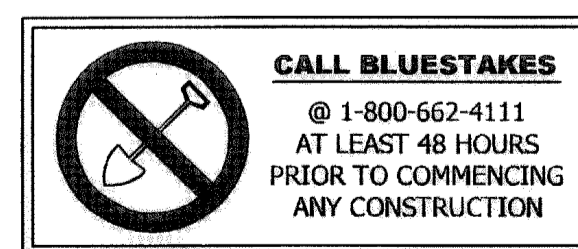
THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL PRIOR TO DEVELOPMENT. BOUNDARIES FOR THIS SURVEY WERE RE-ESTABLISHED BASED ON THE FOLLOWING: THE SOUTH LINE WAS RE-ESTABLISHED BASED ON A DEED CALL TO THE NORTH LINE OF THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY WHICH WAS ESTABLISHED BASED ON AN OLD EXISTING FENCE AND OFFSET NORTHERLY 100 FEET ESTABLISHING THE NORTH LINE OF 1200 SOUTH (STATE HIGHWAY 39); THE WEST LINE WAS ESTABLISHED BASED ON THE ADJOINERS CALL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 AND THE FACT THAT WE ARE EASTERLY OF A FENCE; THE EAST LINE (ALONG 4100 WEST STREET) WAS HELD AT THE 1/16 SECTION LINE; BOTH NORTHERLY LINES WERE HELD AT THE EXISTING FENCE LINE CREATING A GAP WITH THE ADJOINERS. THE FINAL EAST LINE WAS HELD AT THE EXISTING FENCE. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°15'33" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER LOCATED IN SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

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, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.

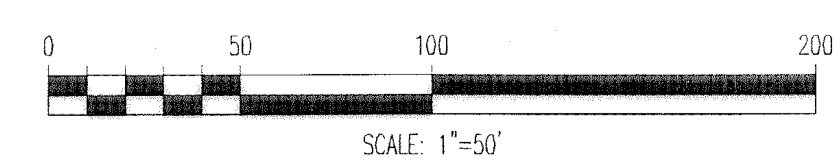
INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED AN OWNERSHIP PLAT, TIE SHEETS FROM THE WEBER COUNTY RECORDER'S OFFICE, AND LEGAL DESCRIPTIONS FROM SAID RECORDER'S OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT WERE USED IN THE BOUNDARY DETERMINATION.

LEGEND

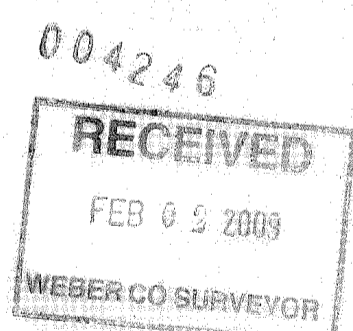
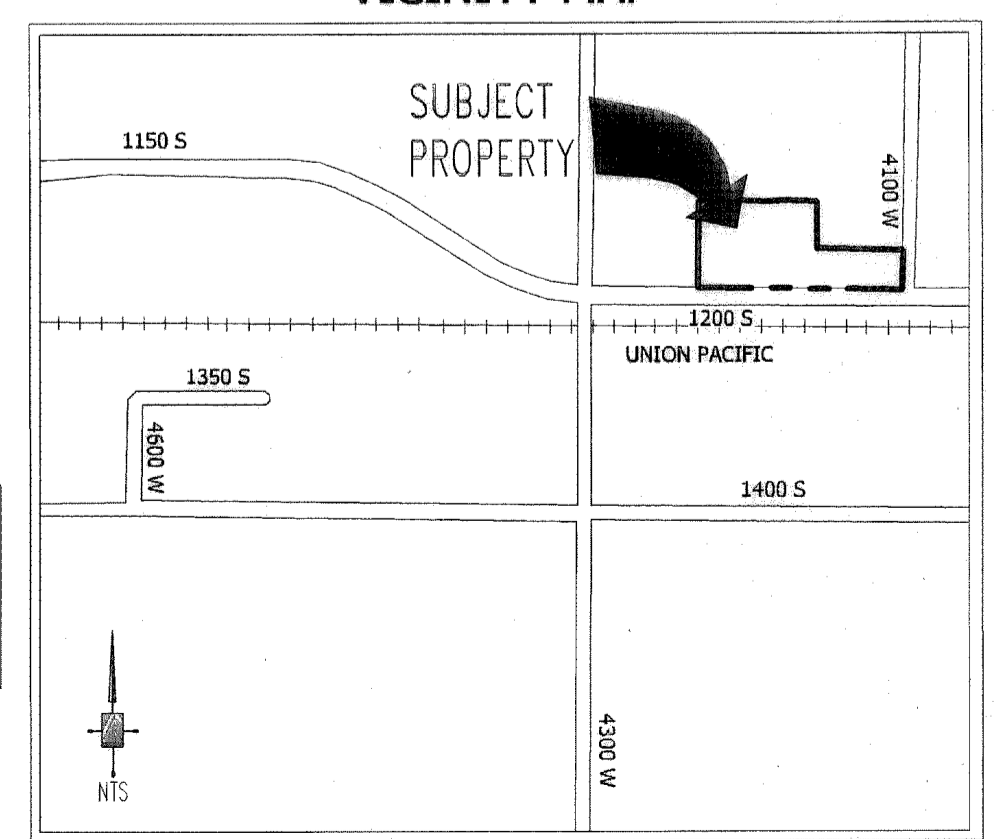
- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- EX. FENCE LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- EXISTING ASPHALT



BENCHMARK
BENCHMARK IS: 3" BRASS CAP WEBER COUNTY
BENCHMARK #35
ELEVATION: 2435.67



VICINITY MAP



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 DATE 11-20-2008
LICENSE NO. 191517

LEGAL DESCRIPTION (15-059-0012)

PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING WEST 280 FEET FROM THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; AND RUNNING THENCE WEST 380 FEET, THENCE SOUTH 270 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY; THENCE EAST ALONG THE SAID RIGHT-OF-WAY, 10.00 CHAINS, THENCE NORTH 120 FEET, THENCE WEST 280 FEET, THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

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

JEN BROWN SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
FOR: JEN BROWN
4196 WEST 1250 SOUTH
WEBER COUNTY (UNINCORPORATED)
PROJECT #06-120

DATE	REVISION	DATE	REVISION
2006		2006	

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
TW		RFB	SJF

SHEET #	OF	DATE
1	1	10/2008