

LEGAL DESCRIPTION 17-059-0033

PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD 821.8 FEET SOUTH AND 656 FEET WEST AND NORTH 77° 21' 6" EAST AND SOUTH 01° 10' WEST 1121.32 FEET FROM THE NORTH EAST CORNER OF SAID SECTION 30; THENCE SOUTH 01° 10' WEST 1651.08 FEET; THENCE EAST TO AN EXISTING FENCE ON THE WEST LINE OF THE BEVKEN AFFILIATES LC PROPERTY (#17-059-0031); THENCE NORTH 14° EAST ALONG SAID FENCE LINE TO THE SOUTH LINE OF STATE ROAD; THENCE NORTH 50° 52' WEST ALONG SAID LINE TO A POINT SOUTH 88° 50' EAST 100 FEET AND NORTH 01° 10' EAST 177.37 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 01° 10' WEST 177.37 FEET; THENCE NORTH 88° 50' WEST 100 FEET TO THE PLACE OF BEGINNING. RESERVING AND SUBJECT TO A 20 FOOT RIGHT OF WAY OVER THE EAST 20 EAST OF PROPERTY DESCRIBED HEREIN.

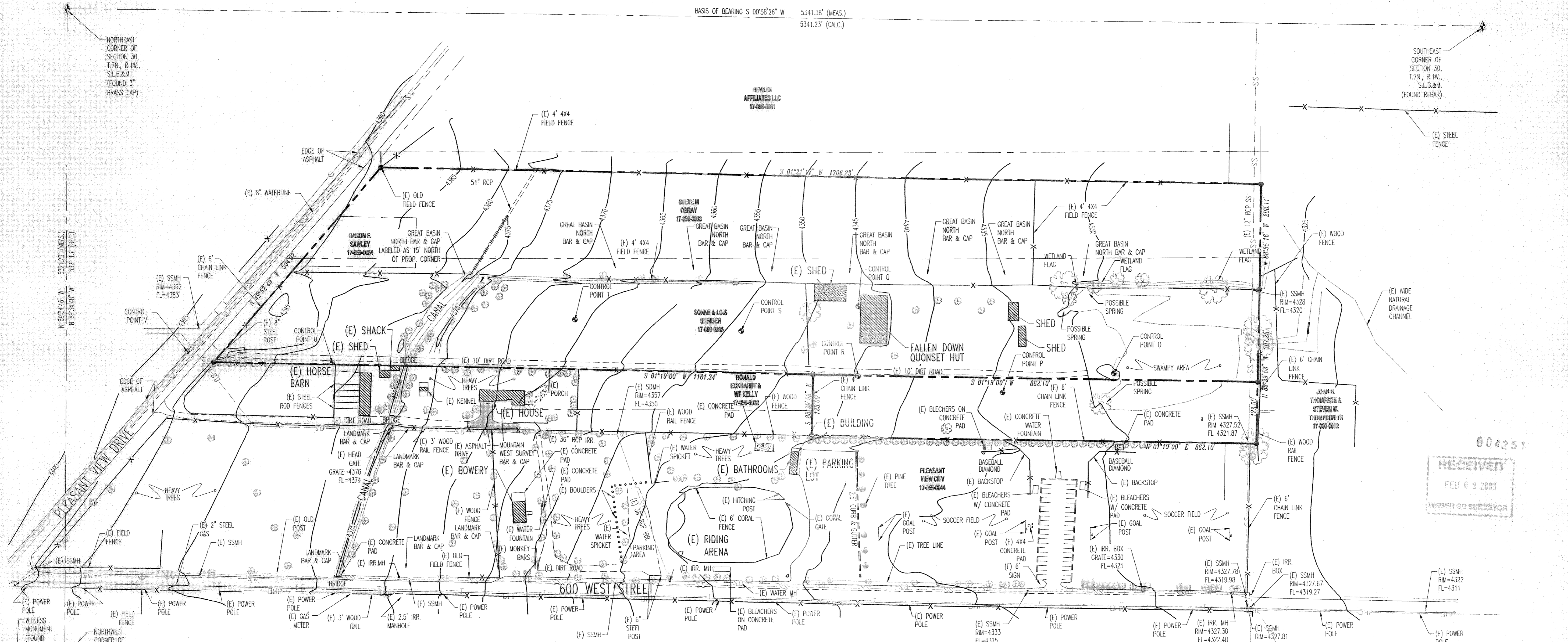
CONTAINS: 7.52 ACRES

LEGAL DESCRIPTION 17-059-0036

PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF STATE ROAD 773.3 FEET SOUTH AND 868 FEET WEST AND NORTH 77° WEST 110.8 FEET AND SOUTH 694 FEET AND NORTH 88° 15' WEST 156.43 FEET AND SOUTH 50° 52' EAST 104.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 00° 16' WEST 1182.75 FEET; THENCE SOUTH 89° 44' WEST 123.00 FEET; THENCE SOUTH 00° 16' WEST 861.3 FEET; THENCE NORTH 89° 06' EAST 307 FEET; THENCE NORTH 00° 10' EAST 1900 FEET, MORE OR LESS, TO THE SOUTH LINE OF ROAD; THENCE NORTH 50° 52' WEST ALONG SAID SOUTH LINE TO PLACE OF BEGINNING.

CONTAINS: 10.78 ACRES

BASIS OF BEARING S 00° 58' 26" W 5341.38' (MEAS.) 5341.23' (CALC.)



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREOF DESCRIBED PARCEL PRIOR TO CONSTRUCTION. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00° 58' 26" WEST BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND 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 UTILITY INFORMATION SHOWN ON THIS PLAN 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 FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAN. 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, LEGAL DESCRIPTIONS, A BEARING SHEET, AND SECTION CORNER THE SHEETS PROVIDED BY THE WEBER COUNTY RECORDER. NO OTHER DOCUMENTS OF RECORD OR NOT, WAS 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 1.8.2008  
 LICENSE NO. 191517

PARCEL 1 DESCRIPTION

BEGINNING AT A POINT NORTH 00° 58' 26" EAST ALONG SECTION LINE 1807.19 FEET AND WEST 671.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88° 55' 16" WEST 208.11 FEET; THENCE NORTH 88° 39' 53" WEST 184.25 FEET; THENCE NORTH 01° 19' 00" EAST 2023.44 FEET; THENCE SOUTH 49° 52' 49" EAST 504.92 FEET; THENCE SOUTH 01° 21' 17" WEST 1706.23 FEET TO THE POINT OF BEGINNING.

CONTAINS - 732,906 SQ.FT. 16.83 ACRES

PARCEL 2 DESCRIPTION

BEGINNING AT A POINT NORTH 00° 58' 26" EAST 1815.41 FEET AND WEST 1064.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88° 39' 53" WEST 123.00 FEET; THENCE NORTH 01° 19' 00" EAST 862.10 FEET; THENCE SOUTH 88° 39' 53" EAST 123.00 FEET; THENCE SOUTH 01° 19' 00" WEST 862.10 FEET TO THE POINT OF BEGINNING.

CONTAINS - 106,038 SQ.FT. 2.43 ACRES

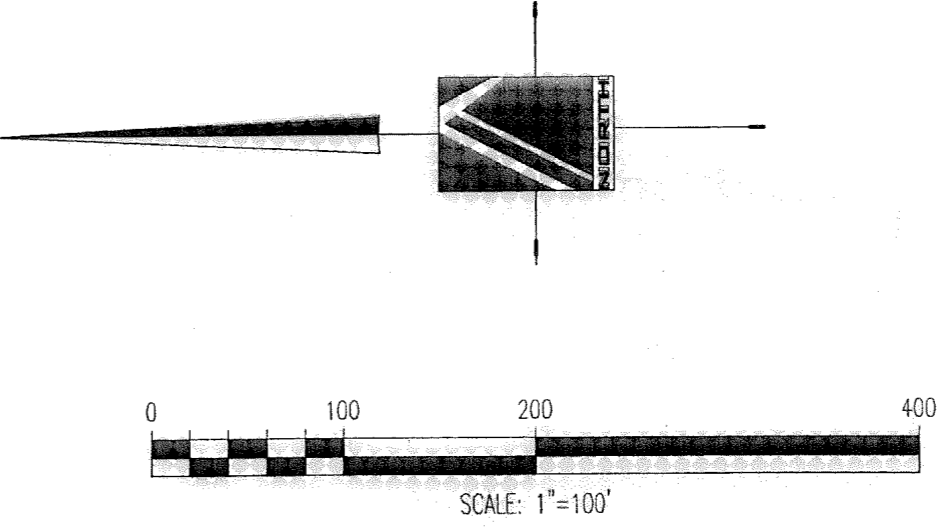
OVERALL AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT NORTH 00° 58' 26" EAST ALONG SECTION LINE 1807.19 FEET AND WEST 671.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88° 55' 16" WEST 208.11 FEET; THENCE NORTH 88° 39' 53" WEST 307.25 FEET; THENCE NORTH 01° 19' 00" EAST 862.10 FEET; THENCE SOUTH 88° 39' 53" EAST 123.00 FEET; THENCE NORTH 01° 19' 00" EAST 1161.34 FEET; THENCE SOUTH 49° 52' 49" EAST 504.92 FEET; THENCE SOUTH 01° 21' 17" WEST 1706.23 FEET TO THE POINT OF BEGINNING.

CONTAINS - 838,944 SQ.FT. 19.26 ACRES

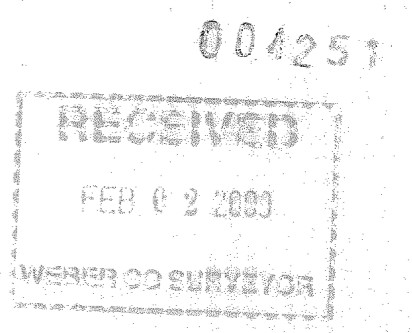
BENCHMARK

BENCHMARK IS THE WEBER COUNTY BENCHMARK WC-21 1985 ELEV.=4205.97



LEGEND

- IRR --- EXISTING IRRIGATION LINE
- OHP --- OVERHEAD POWER LINE
- SD --- EXISTING STORM DRAIN
- SS --- EXISTING SANITARY SEWER
- SW --- EXISTING SECONDARY WATERLINE
- T --- TELEPHONE LINE
- G --- GAS LINE
- CW --- EXISTING CULINARY WATERLINE
- EXISTING PINE TREE
- EXISTING BROAD LEAF TREE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING SPOT ELEVATION
- 4250 --- EXISTING CONTOUR LINE
- MH MAN HOLE
- SSMH SANITARY SEWER MAN HOLE



**PINNACLE**  
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 Phone: (801) 866-0676  
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**SHADY SPRINGS ESTATES**  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 ZION DEVELOPMENT  
 600 WEST PLEASANT VIEW DRIVE  
 PLEASANT VIEW, UT  
 PROJECT #04-069

| REVISION | DATE   | BY  | DATE   | BY  |
|----------|--------|-----|--------|-----|
| 1        | 9/2004 | SPB | 9/2004 | RRM |
| 2        | 1/2005 | SJT | 1/2005 | SJT |

DATE: 1.8.2008  
 SURVEYED BY: SPB  
 DESIGNED BY: SPB  
 DRAWN BY: RRM  
 APPROVED BY: SJT