

WITNESS CORNER TO THE NORTH 1/4 COR., SEC. 13, T.5N., R.2W., S.L.B.&M. (FOUND)

N 89°19'15" E 16.58'

NORTH 1/4 COR., SEC. 13, T.5N., R.2W., S.L.B.&M. (NOT FOUND)

LEGAL DESCRIPTION DEED (08-098-0039)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 483.26 FEET ALONG THE EAST BOUNDARY LINE OF THE GRANTOR'S LAND THENCE SOUTH 16°18' WEST 291.4 FEET, THENCE SOUTH 67°00' WEST 221.8 FEET, THENCE SOUTH 1° WEST 256.7 FEET, THENCE WEST 464.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.84 ACRES MORE OR LESS

AS SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°47'55" EAST 2660.80 FEET AS MEASURED ON THE GROUND BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 13) DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 89°59'54" WEST 447.97 FEET (WEST 464.24 FEET BY RECORD) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, TO A POINT 431.9 FEET EAST ALONG SAID SOUTH LINE FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE SOUTHERLY LINE OF STATE ROAD SR-26 ACCORDING TO THE RIGHT OF WAY PLANS THEREOF OF THE UTAH DEPARTMENT OF TRANSPORTATION, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED IN BOOK 1385, PAGE 849, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER JULY 9, 1981; THENCE NORTH 01°00'00" EAST COINCIDENT WITH THE EAST LINE OF SAID PARCEL 264.87 FEET (256.7 FEET BY RECORD) TO THE SOUTH LINE OF SAID STATE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID STATE ROAD THE FOLLOWING (3) COURSES: (1) NORTH 67°33'27" EAST 211.71 FEET, (2) NORTH 61°56'29" EAST 180.02 FEET, AND (3) NORTH 61°59'58" EAST 107.25 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; AND THENCE SOUTH 00°42'06" WEST ALONG SAID EAST LINE 480.70 FEET (SOUTH 487 FEET MORE OR LESS BY RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH A INGRESS/EGRESS EASEMENT OVER THE SOUTHERLY AND WESTERLY 32 FEET OF SAID ADJOINING PROPERTY TO THE WEST

SUBJECT TO EXISTING UTILITY EASEMENTS AND PERPETUAL AND TEMPORARY EASEMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION.

CONTAINING: 163,692 SF OR 3.76 ACRES

SURVEYOR'S CERTIFICATE

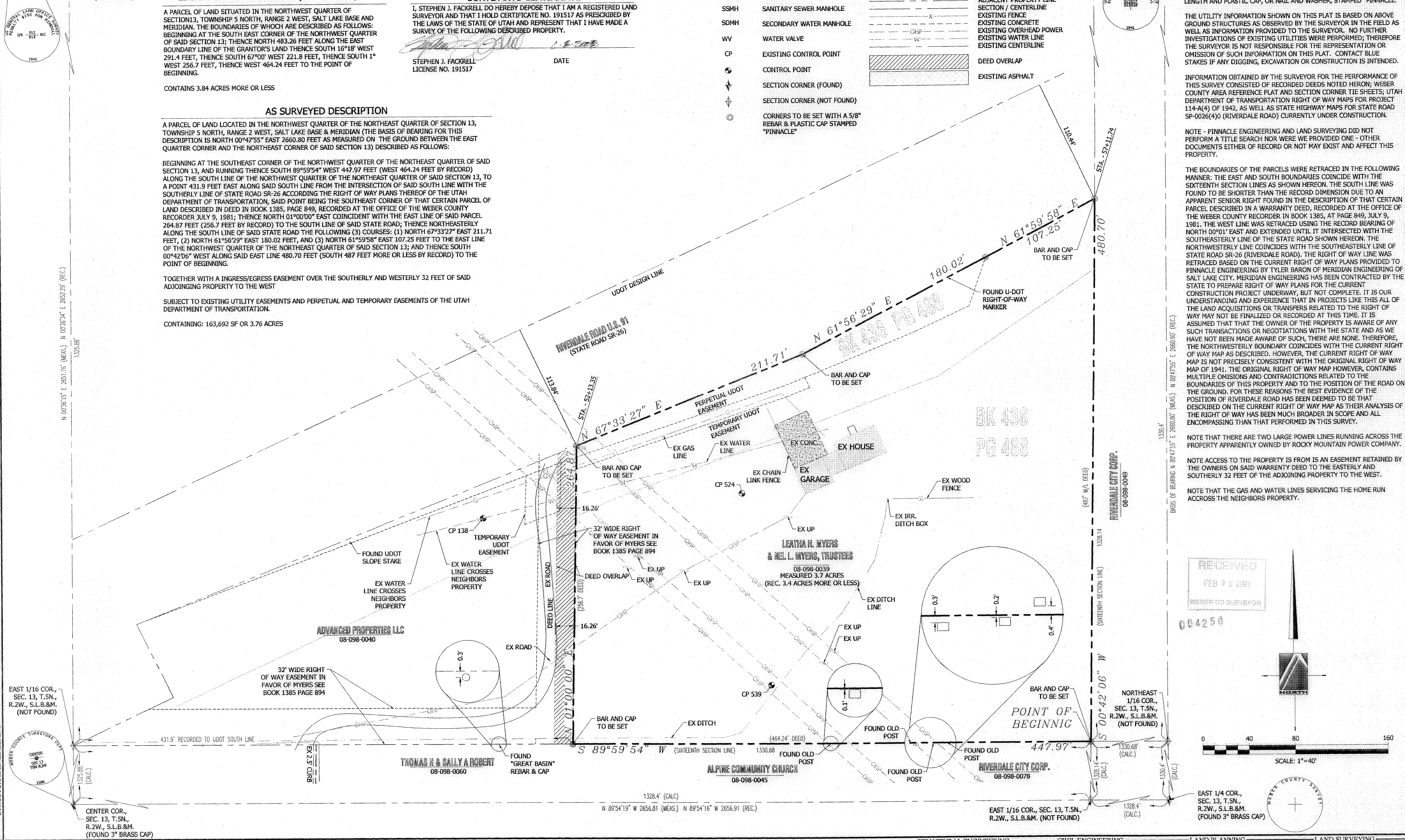
I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN J. FACKRELL
LICENSE NO. 191517

DATE 1-8-2008

LEGEND

EX.	EXISTING	---	BOUNDARY LINE
SSMH	SANITARY SEWER MANHOLE	---	ADJACENT PROPERTY LINE SECTION / CENTERLINE
SDMH	SECONDARY WATER MANHOLE	---	EXISTING FENCE
WV	WATER VALVE	---	EXISTING CONCRETE
CP	EXISTING CONTROL POINT	---	EXISTING OVERHEAD POWER
⊕	CONTROL POINT	---	EXISTING WATER LINE
⊕	SECTION CORNER (FOUND)	---	EXISTING CENTERLINE
⊕	SECTION CORNER (NOT FOUND)	---	DEED OVERLAP
⊕	CORNERS TO BE SET WITH A 5/8" REBAR & PLASTIC CAP STAMPED "PINNACLE"	---	EXISTING ASPHALT



NORTHEAST COR., SEC. 13, T.5N., R.2W., S.L.B.&M. (FOUND 3" BRASS CAP)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE HEREON DESCRIBED PARCEL. THE BASIS OF BEARING IS NORTH 00°47'55" EAST 2660.80 FEET AS MEASURED ON THE GROUND BETWEEN THE EAST QUARTER CORNER AND NORTH EAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. 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 RECORDED DEEDS NOTED HEREON; WEBER COUNTY AREA REFERENCE PLAT AND SECTION CORNER TIE SHEETS; UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR PROJECT 114-A(4) OF 1942, AS WELL AS STATE HIGHWAY MAPS FOR STATE ROAD SP-0026(4) (RIVERDALE ROAD) CURRENTLY UNDER CONSTRUCTION.

NOTE - PINNACLE ENGINEERING AND LAND SURVEYING DID NOT PERFORM A TITLE SEARCH NOR WERE WE PROVIDED ONE - OTHER DOCUMENTS EITHER OF RECORD OR NOT MAY EXIST AND AFFECT THIS PROPERTY.

THE BOUNDARIES OF THE PARCELS WERE RETRACED IN THE FOLLOWING MANNER: THE EAST AND SOUTH BOUNDARIES COINCIDE WITH THE SIXTEENTH SECTION LINES AS SHOWN HEREON. THE SOUTH LINE WAS FOUND TO BE SHORTER THAN THE RECORD DIMENSION DUE TO AN APPARENT SENIOR RIGHT FOUND IN THE DESCRIPTION OF THAT CERTAIN PARCEL DESCRIBED IN A WARRANTY DEED, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 1385, AT PAGE 849, JULY 9, 1981. THE WEST LINE WAS RETRACED USING THE RECORD BEARING OF NORTH 00°01' EAST AND EXTENDED UNTIL IT INTERSECTED WITH THE SOUTHEASTERLY LINE OF THE STATE ROAD SHOWN HEREON. THE NORTHWESTERLY LINE COINCIDES WITH THE SOUTHEASTERLY LINE OF STATE ROAD SR-26 (RIVERDALE ROAD). THE RIGHT OF WAY LINE WAS RETRACED BASED ON THE CURRENT RIGHT OF WAY PLANS PROVIDED TO PINNACLE ENGINEERING BY TYLER BARON OF MERIDIAN ENGINEERING OF SALT LAKE CITY. MERIDIAN ENGINEERING HAS BEEN CONTRACTED BY THE STATE TO PREPARE RIGHT OF WAY PLANS FOR THE CURRENT CONSTRUCTION PROJECT UNDERWAY, BUT NOT COMPLETE. IT IS OUR UNDERSTANDING AND EXPERIENCE THAT IN PROJECTS LIKE THIS ALL OF THE LAND ACQUISITIONS OR TRANSFERS RELATED TO THE RIGHT OF WAY MAY NOT BE FINALIZED OR RECORDED AT THIS TIME. IT IS ASSUMED THAT THAT THE OWNER OF THE PROPERTY IS AWARE OF ANY SUCH TRANSACTIONS OR NEGOTIATIONS WITH THE STATE AND AS WE HAVE NOT BEEN AWARE OF SUCH, THERE ARE NONE. THEREFORE, THE NORTHWESTERLY BOUNDARY COINCIDES WITH THE CURRENT RIGHT OF WAY MAP AS DESCRIBED. HOWEVER, THE CURRENT RIGHT OF WAY MAP IS NOT PRECISELY CONSISTENT WITH THE ORIGINAL RIGHT OF WAY MAP OF 1941. THE ORIGINAL RIGHT OF WAY MAP HOWEVER, CONTAINS MULTIPLE OMISSIONS AND CONTRADICTIONS RELATED TO THE BOUNDARIES OF THIS PROPERTY AND TO THE POSITION OF THE ROAD ON THE GROUND. FOR THESE REASONS THE BEST EVIDENCE OF THE POSITION OF RIVERDALE ROAD HAS BEEN DEEMED TO BE THAT DESCRIBED ON THE CURRENT RIGHT OF WAY MAP AS THEIR ANALYSIS OF THE RIGHT OF WAY HAS BEEN MUCH BROADER IN SCOPE AND ALL ENCOMPASSING THAN THAT PERFORMED IN THIS SURVEY.

NOTE THAT THERE ARE TWO LARGE POWER LINES RUNNING ACROSS THE PROPERTY APPARENTLY OWNED BY ROCKY MOUNTAIN POWER COMPANY.

NOTE ACCESS TO THE PROPERTY IS FROM AN EASEMENT RETAINED BY THE OWNERS ON SAID WARRANTY DEED TO THE EASTERLY AND SOUTHERLY 32 FEET OF THE ADJOINING PROPERTY TO THE WEST.

NOTE THAT THE GAS AND WATER LINES SERVICING THE HOME RUN ACROSS THE NEIGHBORS PROPERTY.

RECEIVED
FEB 9 2008
WEBER CO SURVEYOR

004258

SCALE: 1"=40'

0 40 80 160

NORTH

EAST 1/4 COR., SEC. 13, T.5N., R.2W., S.L.B.&M. (FOUND 3" BRASS CAP)

DATE	REVISION
4/2008	

DATE	DESIGNED BY
5/2008	LKM

DATE	DRAWN BY
5/2008	LKM

DATE	APPROVED BY
5/2008	SJF

SHEET # 1 OF 1

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
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Phone: (801) 866-0676 Fax: (801) 866-0678

ADVANCED PROPERTIES SURVEY
1403 W. RIVERDALE RD.
RIVERDALE CITY, UT 84405
RICHARD CROWLEY
(801) 949-0888
08-015

DATE	REVISION
4/2008	

DATE	DESIGNED BY
5/2008	LKM

DATE	DRAWN BY
5/2008	LKM

DATE	APPROVED BY
5/2008	SJF

SHEET # 1 OF 1