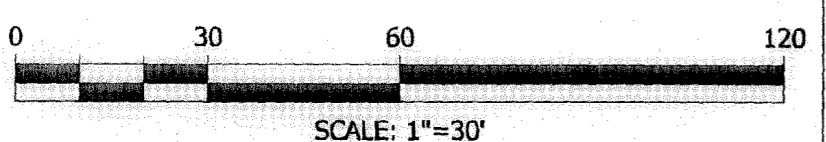
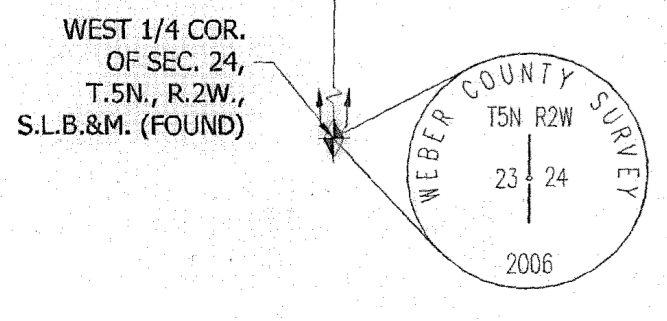
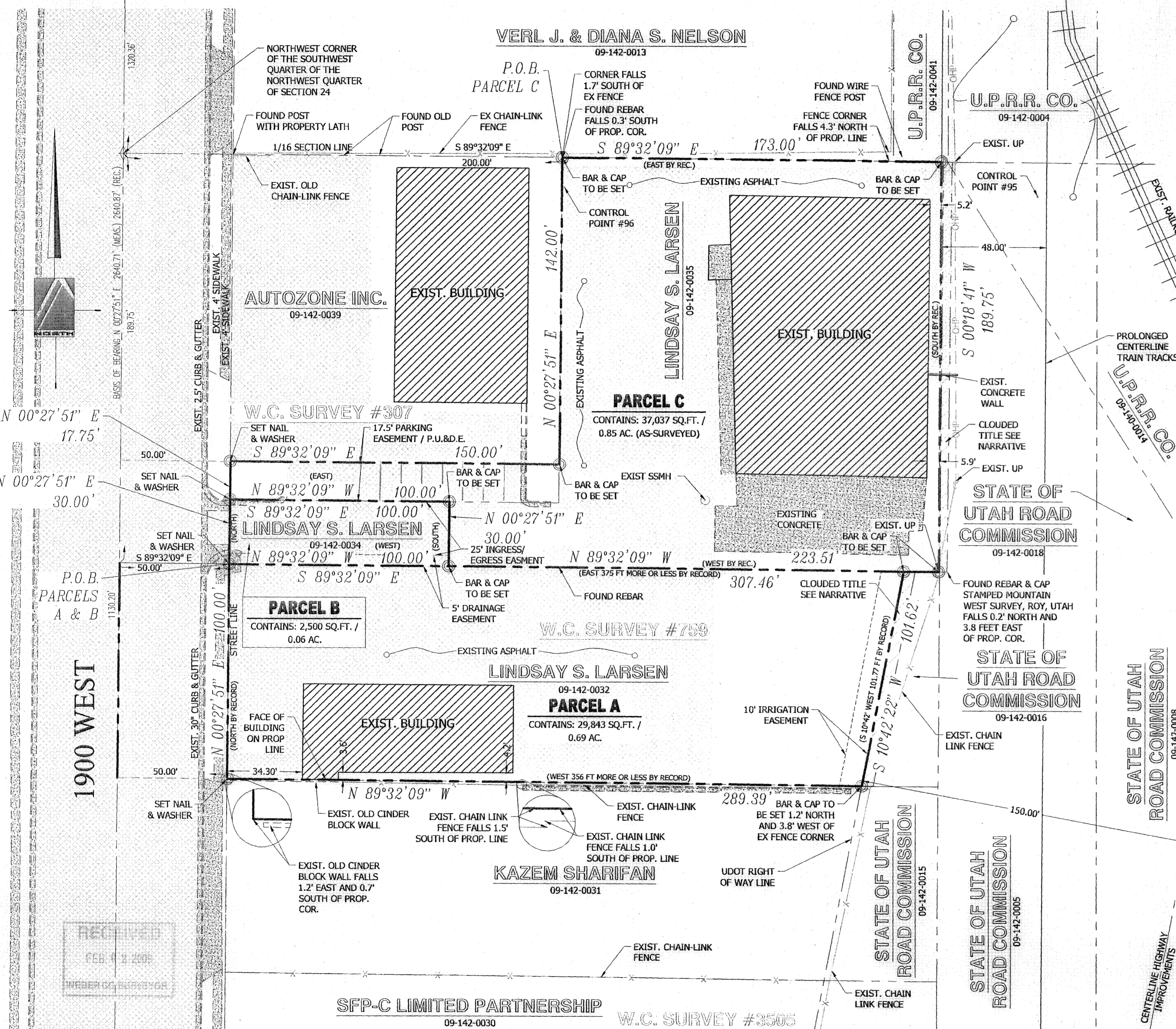
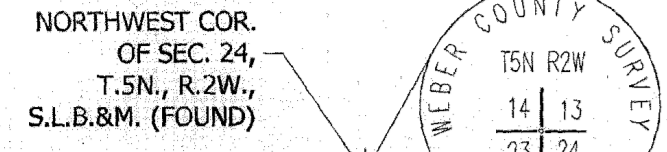


LARSEN SURVEY

A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY, DAVIS COUNTY, UTAH



LEGEND	
	BOUNDARY LINE/SECTION LINE
	ADJACENT PROPERTY LINE
	EXISTING CONCRETE LINE
	EXISTING PARKING STRIPE
	EXISTING RAILROAD TRACKS
	EXISTING FENCE
	SECTION MONUMENT
	EXISTING CONCRETE
	EXISTING ASPHALT
	POINT OF BEGINNING
	WEBER COUNTY PUBLIC UTILITY & DRAINAGE EASEMENT
	CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREOF DESCRIBED PARCELS PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°27'51" EAST 2640.71 FEET AS MEASURED ON THE GROUND BETWEEN THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & 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 EAST-WEST LINES OF THE PROPERTY WERE RETRACED PERPENDICULAR TO SECTION LINE CONSISTENT WITH SEVERAL SURVEYS PERFORMED PREVIOUSLY ON THE SUBJECT AND NEIGHBORING PARCELS, SUCH AS RECORDS OF SURVEY # 307, 759, 3505, 2183, 2947, AND 3966, SURVEYS RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR.

RECORD OF SURVEY # 759 OF THE SUBJECT PARCEL PERFORMED IN 1992 DIVIDED THE PROPERTY INTO FOUR PARCELS. HOWEVER, CURRENT WEBER COUNTY TAX RECORDS DIVIDE THE PROPERTY INTO THREE PARCELS. THE FOLLOWING DESCRIBES THE RETRACEMENT OF THE INDIVIDUAL THREE PARCELS CONSISTENT WITH CURRENT COUNTY RECORDS.

THE BOUNDARIES OF PARCEL A, B, AND C ALSO KNOWN AS PARCELS 07-142-0032, 09-142-0034, AND 09-142-0035 RESPECTIVELY WERE RETRACED BASED UPON THE RECORD BEARINGS AND DIMENSIONS ROTATED TO THE SECTION LINE. ALL OF THE ADJOINING AND SUBJECT DEEDS CALL TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24. THIS SIXTEENTH CORNER WAS CALCULATED TO BE SOUTH 00°27'51" WEST 1320.36 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24. IT WAS FOUND THAT THE BOUNDARIES OF SAID PARCELS RETRACED AS DESCRIBED WERE CONSISTENT WITH THE ADJOINING PROPERTIES TO THE NORTH AND THE SOUTH. THE LOCATIONS AS DESCRIBED WERE SUPPORTED BY EXISTING FENCE AND OCCUPATION LINES WITH REASONABLE CERTAINTY. NOTE THAT PARCELS B AND C ARE SUBJECT TO AND TOGETHER WITH A 17.75 FOOT WIDE PARKING EASEMENT DESCRIBED HEREON, AND PARCELS B AND C ARE SUBJECT TO A 25 FOOT WIDE INGRESS AND EGRESS EASEMENT AS DESCRIBED HEREON.

THE EASTERLY LINE OF PARCEL C IS SUBJECT TO A 4.8 FOOT TO 3.8 FOOT WIDE CLOUD ACROSS THE EAST BOUNDARY. THE EAST BOUNDARY OF PARCEL C IS CONTROLLED BY A QUALIFYING CALL TO THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD. SAID WEST LINE IS DESCRIBED AS BEING LOCATED 48 FEET PERPENDICULARLY OFFSET WESTERLY FROM THE CENTERLINE OF THE MAIN SET OF TRACKS OF THE HILL FIELD BRANCH OF THE UNION PACIFIC RAILROAD AS CONSTRUCTED AND OPERATED IN 1962. THE TRACKS NOW IN EXISTENCE APPEAR TO HAVE BEEN RE-ALIGNED TO CROSS THE INTERSTATE HIGHWAY. HOWEVER, NORTHEAST OF THE NORTHEAST CORNER PROPERTY ABOUT 170 FEET THERE BEGINS A STRAIGHT STRETCH OF EXISTING TRAIN TRACKS EXTENDING NORTHWARD. THIS STRAIGHT STRETCH OF TRACK WAS MEASURED FOR 1000 FEET. THE CENTERLINE OF THE STRAIGHT SEGMENT WAS CALCULATED AND PROLONGED SOUTHWARD AND OFFSET WESTERLY 48 FEET AS DESCRIBED PREVIOUSLY. IT WAS FOUND THAT THE WEST LINE OF THE RAILROAD RETRACED IN SAID MANNER CUT ACROSS THE EASTERLY PORTION OF THE PARCEL C. IT IS UNKNOWN IF THE TRACKS MEASURED ARE IN THE SAME LOCATION AS IN 1962. BUT, A STRETCH OF EXISTING CHAIN LINK FENCE WAS FOUND AT OR NEAR AN OFFSET FROM SAID CENTERLINE OF TRACKS OF 25 FEET. THE SUM OF 25 FEET AND 48 FEET IS 73 FEET. THE OLD RAILROAD RIGHT OF WAY APPEARS TO BE 73 FEET WIDE AS NOTED IN THE DESCRIPTION OF THAT CERTAIN PARCEL OF LAND KNOWN AS WEBER COUNTY PARCEL 09-142-0005. THE OWNER MAY HAVE SOME INTEREST IN THE ROUGHLY 5 FEET WIDE STRIP OF GROUND ON THE EAST SIDE OF PARCEL C, ON THE EAST OF SAID WESTERLY RAILROAD RIGHT OF WAY LINE.

THE EASTERLY LINE OF PARCEL A HAS A CLOUD ON IT FROM THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 15. SAID RIGHT OF WAY LINE WAS RETRACED 150 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE EXISTING HIGHWAY IMPROVEMENTS AS MEASURED ON THE GROUND. THIS APPROACH WAS USED PREVIOUSLY ON THE PROPERTY TO THE SOUTH OF THE SOUTH ADJOINING PROPERTY IN RECORD OF SURVEY # 3505, PERFORMED BY BRAD MORTENSEN, IN 2005, RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR. THE INTERSTATE HIGHWAY LINES WERE ROTATED 00°00'22" IN A CLOCKWISE DIRECTION TO LINE UP WITH THE WEST LINE OF FREEWAY PARK SUBDIVISION A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER. THE OWNER MAY HAVE AN INTEREST IN A ROUGHLY 5 FOOT WIDE STRIP OF GROUND EAST OF THE WEST INTERSTATE HIGHWAY RIGHT OF WAY LINE RETRACED AS DESCRIBED.

THE UTILITY INFORMATION SHOWN ON THIS PLAT, OR NOT 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 REQUESTED OR 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 A THE WEBER COUNTY BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, LEGAL DESCRIPTIONS AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE, THOSE RECORDS OF SURVEY NOTED, UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SHEETS 3 AND 4 OF PROJECT NUMBER 1-15-8(6)334, AND THE RECORDED PLAT FOR FREEWAY PARK SUBDIVISION. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

NOTE THAT THERE IS A 5 FOOT WIDE DRAINAGE EASEMENT ACROSS THE SOUTHERLY 5 FEET OF PARCEL B NOTED ON RECORD OF SURVEY 759 WHICH DOES NOT APPEAR TO BE ON THE COUNTY RECORDS. THERE IS ALSO A 10 FOOT WIDE IRRIGATION EASEMENT DEPICTED ON THE EASTERLY 10 FEET OF PARCEL A ON RIGHT OF WAY SHEET 3 PROJECT NO 1-15-8(6)334.

RECORD DESCRIPTION (09-142-0034)

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 11.5 RODS (189.75 FEET) SOUTH FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; RUNNING THENCE EAST 150.00 FEET; THENCE NORTH 30.00 FEET; THENCE WEST 150.00 FEET; THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 17.75 FOOT PARKING EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE AT 1900 WEST STREET BEING 142.00 FEET SOUTH 00°27'51" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°32'09" EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°32'09" EAST 150.00 FEET; THENCE SOUTH 00°27'51" WEST 17.75 FEET; THENCE NORTH 89°32'09" WEST 150.00 FEET TO THE EAST LINE OF THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 25.00 FOOT WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 159.75 FEET SOUTH 00°27'51" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°32'09" EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°32'09" EAST 150.00 FEET; THENCE SOUTH 00°27'51" WEST 25.00 FEET; THENCE NORTH 89°32'09" WEST 150.00 FEET; THENCE NORTH 00°27'51" EAST 25.00 FEET TO THE POINT OF BEGINNING. (BOOK 1582, PAGE 927)

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 1-8-2008
 STEPHEN J. FACKRELL DATE
 LICENSE NO. 191517

PARCEL A SURVEYED DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 189.75 FEET (SOUTH BY RECORD) AND SOUTH 89°32'09" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET; THENCE SOUTH 89°32'09" EAST 307.46 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE INTERSTATE HIGHWAY NO. 15 AS DESCRIBED ON SHEETS 3 AND 4 OF STATE HIGHWAY PROJECT NUMBER 115-8(6) 334, MAPS ON FILE AT THE REGION 1 OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, SAID RIGHT OF WAY LINE HAVING BEEN CALCULATED 150 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE IMPROVEMENTS AS MEASURED ON THE GROUND AND ROTATED TO MATCH FREEWAY PARK SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AS SHOWN HEREON; THENCE SOUTH 10°42'22" WEST 101.62 FEET (S 10°42' W 101.77 FEET BY RECORD); THENCE NORTH 89°32'09" WEST 289.39 FEET (WEST 356 FEET MORE OR LESS) TO THE EAST LINE OF SAID 1900 WEST STREET; AND THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 100.00 FEET (NORTH BY RECORD) TO THE TRUE POINT OF BEGINNING.

PARCEL B SURVEYED DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 189.75 FEET (SOUTH BY RECORD) AND SOUTH 89°32'09" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET; THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 30.00 FEET; THENCE SOUTH 89°32'09" EAST 100.00 FEET; THENCE SOUTH 00°27'51" WEST 30.00 FEET; AND THENCE NORTH 89°32'09" WEST 10.00 FEET TO SAID EAST LINE AND THE TRUE POINT OF BEGINNING.

PARCEL C SURVEYED DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°32'09" EAST 200.00 FEET ALONG THE SIXTEENTH SECTION LINE TO THE TRUE POINT OF BEGINNING, SAID SIXTEENTH SECTION LINE WAS RETRACED PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 CONSISTENT WITH SURVEYS IN THE AREA; THENCE SOUTH 89°32'09" EAST ALONG SAID SIXTEENTH LINE 173.00 FEET TO THE WEST LINE OF THE OLD UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY, RETRACED 48.00 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE TRACKS AS MEASURED ON THE GROUND AND SHOWN HEREON, SEE THAT CERTAIN RECORD OF SURVEY PERFORMED BY PINNACLE ENGINEERING JUNE 2008, FOR TOM AND LINDSAY LARSEN TO BE RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR; THENCE SOUTH 00°18'41" WEST ALONG SAID RIGHT OF WAY LINE 189.75 FEET TO A POINT OF RECORD 189.75 FEET SOUTH OF THE QUARTER OF QUARTER SECTION LINE; THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE OR SAID QUARTER OF QUARTER SECTION LINE 223.51 FEET TO A POINT OF RECORD 150 FEET EAST OF SECTION LINE; THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 30.00 FEET; THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE 100.00 FEET TO THE EAST LINE OF 1900 WEST STREET, A 100 FOOT WIDE STREET; THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 17.75 FEET; THENCE SOUTH 89°32'09" EAST 150.00 FEET; AND THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 142.00 FEET TO THE TRUE POINT OF BEGINNING.

RECORD DESCRIPTION (09-142-0032)

BEGINNING AT A POINT 11.50 RODS (189.75 FEET) SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE EAST 375 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE INTERSTATE HIGHWAY NO. 15; THENCE SOUTH 10°42'00" WEST ALONG SAID WEST LINE OF RIGHT-OF-WAY 101.77 FEET; THENCE WEST 356.00 FEET, MORE OR LESS, TO SECTION LINE, THENCE NORTH 100.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

RECORD DESCRIPTION (09-142-0035)

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89°32'09" EAST 200.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AND RUNNING THENCE EAST TO THE WEST LINE OF THE U.P.R.R. CO. RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO A POINT WHICH IS 11.50 RODS (189.75 FEET) SOUTH OF QUARTER OF QUARTER SECTION LINE; THENCE WEST TO A POINT 11.50 RODS (189.75 FEET) SOUTH AND 150 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER; THENCE NORTH 30 FEET THENCE WEST 100 FEET; THENCE NORTH 17.75 FEET; THENCE SOUTH 89°32'09" EAST 150.00 FEET; THENCE NORTH 00°27'51" EAST 142.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 17.75 FOOT PARKING EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF 1900 WEST STREET BEING 142.00 FEET SOUTH 00°27'51" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°32'09" EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°32'09" EAST 150.00 FEET; THENCE SOUTH 00°27'51" WEST 17.75 FEET; THENCE NORTH 89°32'09" WEST 150.00 FEET TO THE EAST BOUNDARY LINE OF 1900 WEST STREET; THENCE NORTH 00°27'51" EAST 17.75 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 25.00 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 159.75 FEET SOUTH 00°27'51" WEST ALONG THE SECTION LINE AND 50.00 FEET SOUTH 89°32'09" EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°32'09" EAST 150.00 FEET; THENCE SOUTH 00°27'51" WEST 25.00 FEET; THENCE NORTH 89°32'09" WEST 150.00 FEET; THENCE NORTH 00°27'51" EAST 25.00 FEET TO THE POINT OF BEGINNING. (BOOK 1582, PAGE 927)

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

LARSEN SURVEY
 BOUNDARY SURVEY
 FOR: LINDSAY LARSEN
 5800 SOUTH 1900 WEST
 ROY, UTAH
 JOB #: 08-034

REVISION	DATE	BY	DATE
ADJUST DESCRIPTIONS TO 1900 W. R.O.W.	JUL 10 08	JDL	10 08

DATE	DESIGNED BY	DATE	DESIGNED BY
6/2008	SPB	07/02/08	SPB
	SPB	07/02/08	SPB

DATE	DRAWN BY	DATE	DRAWN BY
	SPB	07/02/08	SPB
	SPB	07/02/08	SPB

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