

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCELS PRIOR TO SPLITTING OFF A FRONT PARCEL TO SALE. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°22'00" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARY DETERMINATION FOR THIS SURVEY WAS MADE AS FOLLOWS: THE EAST LINE WAS HELD AND ROTATES TO OUR BASIS OF BEARING CREATING A SMALL GAP WITH THE ADJOINER, THE SOUTH LINE WAS HELD TO SECTION LINE. THE WEST AND NORTHWEST LINE ALONG THE RAIL ROAD RIGHT-OF-WAY WAS RE-ESTABLISHED BASED ON THE ORIGINAL RIGHT-OF-WAY MAP USING THE TANGENT BEARING FITTING AGAINST THE EXISTING TRACKS CENTERLINE. THE SPIRAL CURVE AND CURVE WERE RE-ESTABLISHED BASED ON PROVIDED STATIONS STARTING AT THE CENTERLINE OF THE RAIL ROAD AND SECTION LINE WORKING NORTHEASTERLY. 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 A RIGHT OF WAY AND STATION MAP, MAP # C.E.47038 02-10-26-37, PROVIDED BY THE DENVER AND RIO-GRANDE RAIL ROAD COMPANY, A BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, A RECORD OF SURVEY PERFORMED BY J.U.B. FOR PACIFICORP, 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 1-8-2008
LICENSE NO. 191517

UTAH POWER & LIGHT CO.
15-067-0015

SUN BURST PROPERTIES LLC
15-067-0017

VERNON R. PARRY
15-067-0019

PARCEL A (AS-SURVEYED)

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°22'00" EAST ALONG SECTION LINE 840.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE EASTERLY LINE OF A RIGHT-OF-WAY IN FAVOR OF THE DENVER RIO GRANDE WESTERN RAILWAY CO. AND RUNNING;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) CALLS: NORTH 34°10'38" EAST 106.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT SPIRAL CURVE, NORTHEASTERLY ALONG THE ARC OF SAID SPIRAL CURVE A DISTANCE OF 158.20 FEET (S=01°40', CHORD BEARS NORTH 34°43'00" EAST 158.20 FEET) TO A POINT ON THE ARC OF A NON-TANGENT CURVE, NORTHEASTERLY ALONG THE ARC A 2762.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°54'26" A DISTANCE OF 91.95 FEET (CHORD BEARS NORTH 38°20'24" EAST 91.94 FEET); THENCE SOUTH 89°48'51" EAST 318.86 FEET TO A POINT ON THE PROJECTION OF AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 01°05'11" WEST TO AND ALONG SAID CHAIN LINK FENCE 295.09 FEET TO SAID SECTION LINE; THENCE NORTH 89°22'00" WEST ALONG SECTION LINE 520.30 FEET TO THE POINT OF BEGINNING.

CONTAINS: 124,137 SQ.FT. / 2.85 AC.

PARCEL B (AS-SURVEYED)

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°22'00" EAST ALONG SECTION LINE 1360.98 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE PROJECTION OF A CHAIN LINK FENCE AND RUNNING; THENCE NORTH 01°05'11" EAST TO AND ALONG SAID FENCE 295.09 FEET; THENCE NORTH 89°48'51" WEST 318.86 FEET TO THE EASTERLY LINE OF A RIGHT-OF-WAY FOR THE DENVER RIO GRANDE WESTERN RAILWAY CO. SAID POINT ALSO BEING ON THE ARC OF A 2762.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) CALLS: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'19" A DISTANCE OF 411.16 FEET (CHORD BEARS NORTH 43°33'46" EAST 411.23 FEET) TO A POINT ON THE ARC OF A NON-TANGENT CURVE, SOUTH 00°32'44" WEST ALONG SAID 1/16 SECTION LINE 34.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, NORTHEASTERLY ALONG THE ARC OF A 2736.75 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°00'24" A DISTANCE OF 95.84 FEET (CHORD BEARS NORTH 48°20'44" EAST 95.84 FEET) TO A POINT ON THE ARC OF A NON-TANGENT SPIRAL CURVE AND NORTHEASTERLY ALONG THE ARC OF SAID SPIRAL CURVE TO THE RIGHT A DISTANCE OF 101.45 FEET (S=01°40', CHORD BEARS NORTH 48°37'39" EAST 101.45 FEET); THENCE SOUTH 00°38'00" WEST 691.57 FEET TO SAID SECTION LINE; THENCE NORTH 89°22'00" WEST ALONG SAID SECTION LINE 109.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 124,455 SQ.FT. / 2.86 AC.

OVERALL (AS-SURVEYED)

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

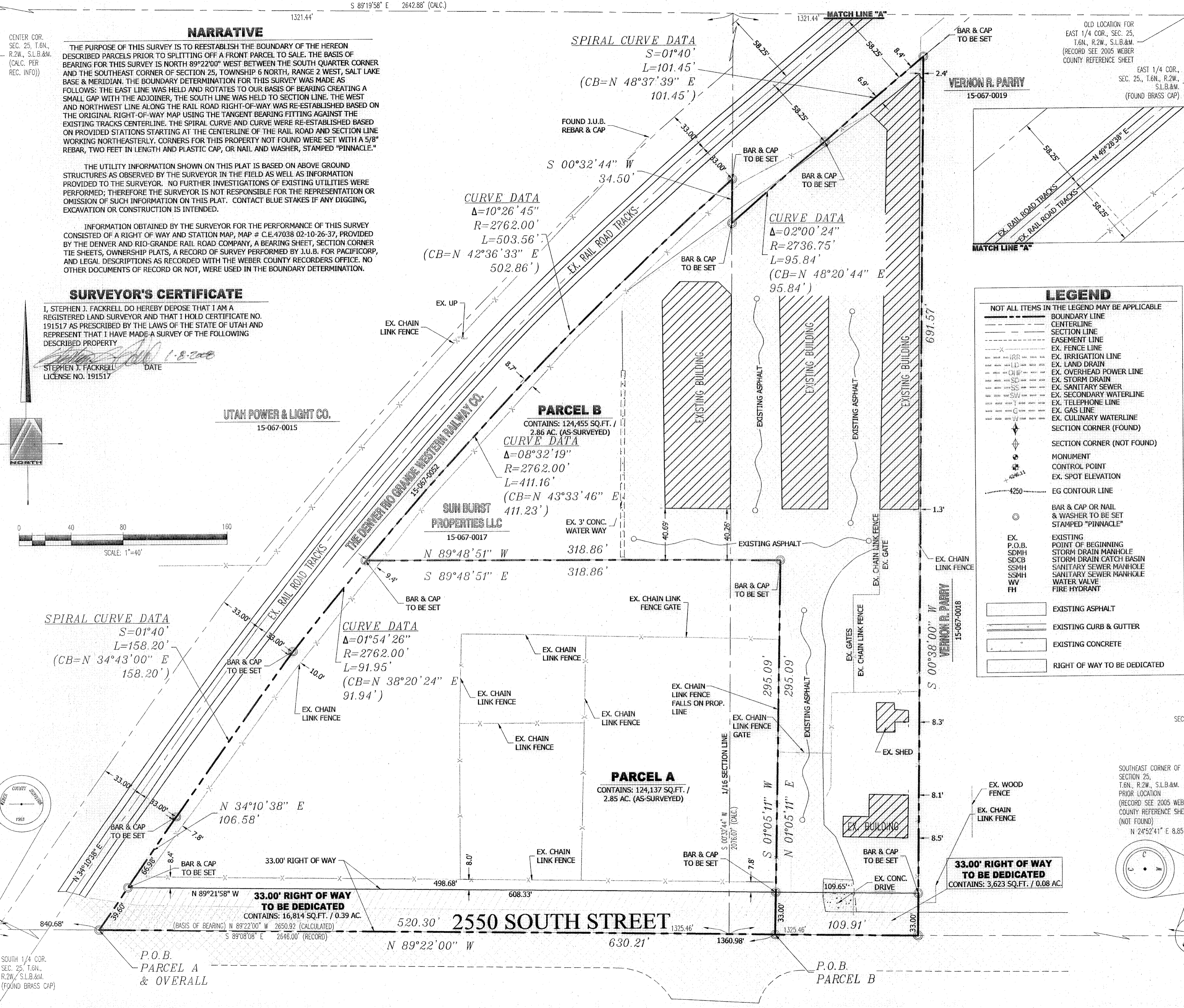
BEGINNING AT A POINT SOUTH 89°22'00" EAST ALONG SECTION LINE 840.68 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE EASTERLY LINE OF A RIGHT-OF-WAY IN FAVOR OF THE DENVER RIO GRANDE WESTERN RAILWAY CO. AND RUNNING;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) CALLS: NORTH 34°10'38" EAST 106.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT SPIRAL CURVE, NORTHEASTERLY ALONG THE ARC OF SAID SPIRAL CURVE A DISTANCE OF 158.20 FEET (S=01°40', CHORD BEARS NORTH 34°43'00" EAST 158.20 FEET) TO A POINT ON THE ARC OF A NON-TANGENT CURVE, NORTHEASTERLY ALONG THE ARC A 2762.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°54'26" A DISTANCE OF 91.95 FEET (CHORD BEARS NORTH 38°20'24" EAST 91.94 FEET) TO A POINT ON THE ARC OF A NON-TANGENT SPIRAL CURVE, SOUTH 00°32'44" WEST ALONG SAID 1/16 SECTION LINE 34.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, NORTHEASTERLY ALONG THE ARC OF A 2736.75 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°00'24" A DISTANCE OF 95.84 FEET (CHORD BEARS NORTH 48°20'44" EAST 95.84 FEET) TO A POINT ON THE ARC OF A NON-TANGENT SPIRAL CURVE, AND NORTHEASTERLY ALONG THE ARC OF SAID SPIRAL CURVE TO THE RIGHT A DISTANCE OF 101.45 FEET (S=01°40', CHORD BEARS NORTH 48°37'39" EAST 101.45 FEET); THENCE SOUTH 00°38'00" WEST 691.57 FEET TO SAID SECTION LINE; THENCE NORTH 89°22'00" WEST ALONG SAID SECTION LINE 630.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: 248,592 SQ.FT. / 5.71 AC.

15-067-0017 (DEED DESCRIPTION)

PART OF THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE MERIDIAN, U.S. SURVEY; COMMENCING AT THE SOUTHEAST CORNER OF WEST 1/2 OF SAID SOUTHEAST QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION 520.50 FEET, MORE OR LESS, TO THE RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD COMPANY; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY 824 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE WEST 1/2 SAID SOUTHEAST QUARTER; THENCE NORTH 48°30' EAST 194.8 FEET; THENCE SOUTH 00°38' WEST 694 FEET, THENCE NORTH 89°22' WEST 145.43 FEET TO BEGINNING, EXCEPT THE SOUTH 33 FEET DECEDED TO WEBER COUNTY (1044-136).

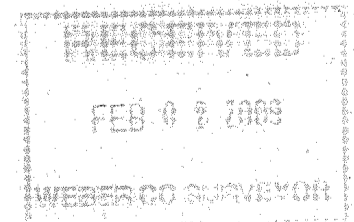
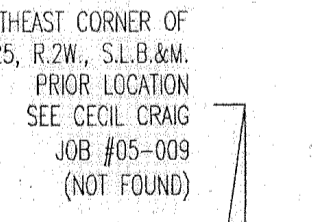
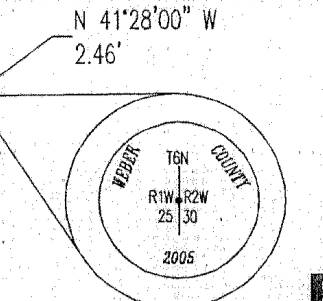
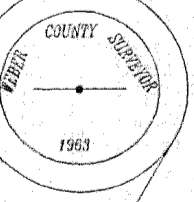
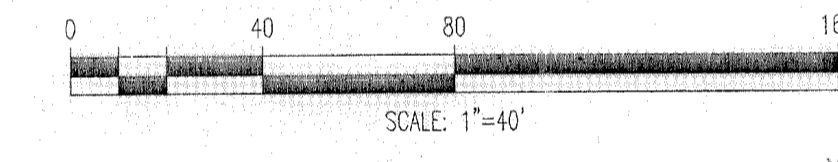


LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

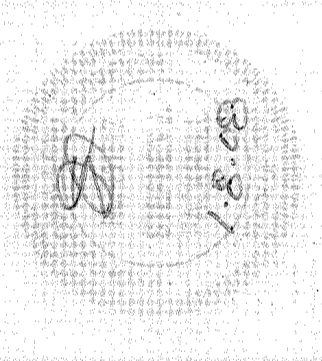
- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- EX. FENCE LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- EXISTING CONCRETE
- RIGHT OF WAY TO BE DEDICATED

EX. P.O.B. SDMH SDCB SSMH SSMH WY FH



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

DAVIS MEDICAL INVESTMENT
BOUNDARY SURVEY
FOR: BRANDON WOOD
1236 WEST 2550 SOUTH
OGDEN, UT
08-043



SURVEYED BY	DATE	REVISION
TW	7/2008	
LKM	7/2008	
JDL	7/2008	
SJF	7/2008	

SHEET # 1 OF 1