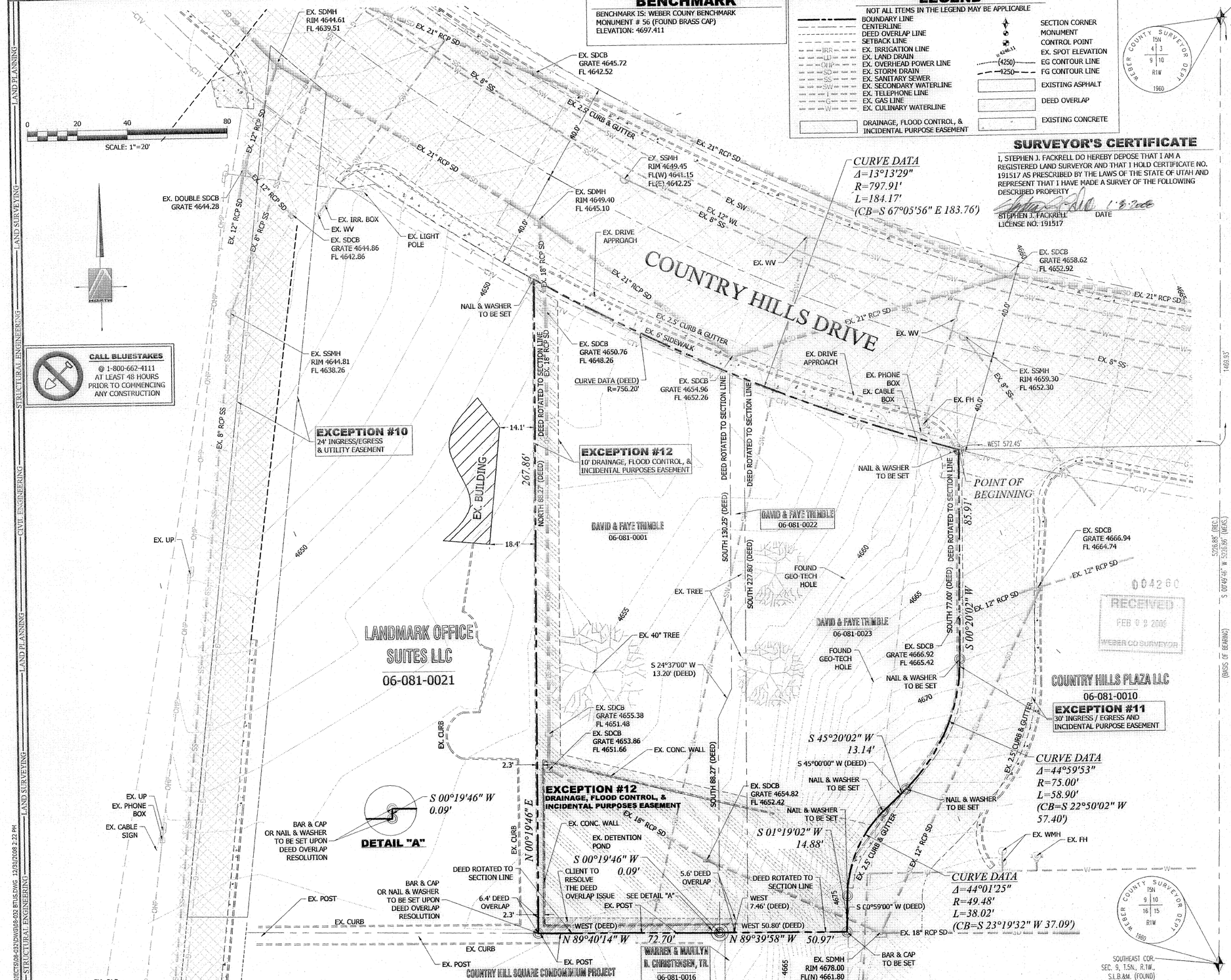
BENCHMARK

BENCHMARK IS: WEBER COUNY BENCHMARK
MONUMENT # 56 (FOUND BRASS CAP)
ELEVATION: 4697.411

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- DEED OVERLAP LINE
- SETBACK 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
- DRAINAGE, FLOOD CONTROL, & INCIDENTAL PURPOSE EASEMENT
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- FG CONTOUR LINE
- EXISTING ASPHALT
- DEED OVERLAP
- EXISTING CONCRETE



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
LICENSE NO: 191517

OVERALL (AS-SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°49'46" WEST ALONG SECTION LINE 1469.93 FEET AND WEST 572.45 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 9, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF COUNTRY HILLS DRIVE (AS FIELD LOCATED), AND RUNNING:
THENCE SOUTH 00°20'02" WEST 85.91 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°59'53" A DISTANCE OF 58.90 FEET (CHORD BEARS SOUTH 22°50'02" WEST 57.40 FEET) TO A POINT OF TANGENCY;
THENCE SOUTH 45°20'02" WEST 13.14 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A 49.48 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°01'25" A DISTANCE OF 38.02 FEET (CHORD BEARS SOUTH 23°19'32" WEST 37.09 FEET) TO A POINT OF TANGENCY;
THENCE SOUTH 01°19'02" WEST 14.88 FEET;
THENCE NORTH 89°39'58" WEST 50.97 FEET;
THENCE SOUTH 00°19'16" WEST 0.09 FEET;
THENCE NORTH 89°40'14" WEST 72.70 FEET;
THENCE NORTH 00°19'46" EAST 267.86 FEET TO A POINT ON THE SOUTH LINE OF SAID COUNTRY HILLS DRIVE, SAID POINT BEING A POINT ON A 797.91 FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 13°13'29" A DISTANCE OF 184.17 FEET (CHORD BEARS SOUTH 67°05'56" EAST 183.76 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 36,111 SQ.FT. / 0.83 AC.

DEED DESCRIPTION (06-081-0001)

PART O F THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING SOUTH 00°30'00" WEST 1438.36 FEET AND WEST 761.6 FEET AND SOUTH 40°15'00" EAST 42.30 FEET AND NORTH 72.47 FEET TO THE SOUTH LINE OF COUNTRY HILLS DRIVE FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTHEASTERLY 89.17 FEET ALONG THE ARC OF A 756.20 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 61°56'43" EAST 89.10 FEET; THENCE SOUTH 24°37'00" WEST 13.20 FEET; THENCE SOUTH 88.27 FEET; THENCE WEST 72.70 FEET; THENCE NORTH 273.23 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM AND PORTION OF SAID PROPERTY LYING WITHIN COUNTRY HILLS DRIVE.

CONTAINS: 19,170 SQ.FT.

DEED DESCRIPTION (06-081-0022)

PART OF THE SOUTHEAST OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 238.71 FEET FROM THE SOUTHEAST CORNER OF COUNTRY HILLS SQUARE CONDOMINIUM PHASE NO. 1, RUNNING THENCE NORTH 88.21 FEET ALONG THE EAST LINE OF WILLIAM L. STEPHENS JR. PROPERTY, THENCE NORTH 24°37'00" EAST 13.20 FEET, ALSO, ALONG SAID EAST LINE, THENCE NORTH 130.25 FEET TO THE SOUTH LINE OF COUNTRY HILLS DRIVE, THENCE SOUTHEASTERLY 6.37 FEET ALONG THE ARC OF A 756.20 FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 65°33'46" EAST 6.34 FEET) TO THE WESTERLY LINE OF MCNEIL REAL ESTATE FUND XIV LTD PROPERTY, THENCE SOUTH ALONG SAID WEST LINE 227.80 FEET, THENCE WEST 7.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF COUNTRY HILLS SQUARE CONDOMINIUM PHASE NO. 1

CONTAINS: 2,750 SQ.FT.

DEED DESCRIPTION (06-081-0023)

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTRY HILLS DRIVE WHICH IS 1482.21 FEET SOUTH 00°29'44" WEST ALONG THE SECTION LINE AND 563.77 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 9, RUNNING THENCE SOUTH 77.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 58.91 FEET (LONG CHORD BEARS SOUTH 22°59'30" WEST 57.40 FEET); THENCE SOUTH 45°00'00" WEST 13.14 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF 49.48 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.01 FEET (LONG CHORD BEARS SOUTH 22°59'30' WEST 37.09 FEET); THENCE SOUTH 00°59'00" WEST 14.88 FEET TO THE NORTH LINE OF COUNTRY HILLS SQUARE CONDOMINIUM PROJECT PHASE NO. 1 EXTENDED; THENCE WEST 50.80 FEET TO THE EAST LINE OF WILLIAM L. STEPHENS JR. PROPERTY; THENCE NORTH 10°57'45" EAST 52.53 FEET; THENCE NORTH 00°10'00" EAST 169.26 FEET TO THE SOUTH LINE OF SAID COUNTRY HILLS DRIVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 756.78 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 92.28 FEET (LONG CHORD BEARS SOUTH 69°22'42" EAST 92.22 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 15,158 SQ.FT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCELS PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°49'46" WEST BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. BOUNDARY LINES WERE RE-ESTABLISHED BASE ON THE FOLLOWING:

THE SOUTH LINE OF COUNTRY HILLS DRIVE WAS DETERMINED BASED ON THE EXISTING IMPROVEMENTS AS CALLED FOR IN THE DEED, ORIGINAL DEED DESCRIPTIONS FOR THE ROAD DID NOT MATCH EXISTING IMPROVEMENTS BY A SHIFT AND ROTATION. OUR EAST LINE WAS DETERMINED BY ROTATING THE DEED TO SECTION LINE WHICH MATCHED THE GREAT BASIN SURVEY ALONG OUR EAST LINE ALONG EXISTING IMPROVEMENTS. THE WEST LINE WAS HELD TO THE DEED AGAIN ROTATED TO SECTION LINE. THE SOUTH LINE HAS SEVERAL ISSUES WHICH WERE REVIEWED AS THE LINES WERE DETERMINED. CALLS TO THE COUNTRY HILLS SQUARE CONDOMINIUM PROJECT PHASE 1 WERE NOT HELD DUE TO A CONFLICT WITH EXISTING OCCUPATION LINES AND THEIR IMPROVEMENTS ALONG WITH PREVIOUS SURVEYS. IT APPEARS THAT THE CONDOMINIUM PLAT AND IT'S ADJOINER TO THE EAST HAVE BEEN SHIFTED NORTH OVERLAPING OUR DEEDS. IT IS STRONGLY RECOMMENDED THAT OUR CLIENT CONTACT THE ADJOINER AND RESOLVE THE OVERLAP WITH A BOUNDARY LINE AGREEMENT

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 BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, A RECORD OF SURVEY PERFORMED BY GREAT BASIN ENGINEERING FOR COUNTRY HILLS PLAZA SHOPPING CENTER, A RECORD OF SURVEY FOR HARRISON DEPOT PERFORMED BY BUSH AND GUDGELL, INC., A RECORD OF SURVEY FOR COUNTRY HILLS SQUARE CONDOMINIUMS PHASE NO.1 PERFORMED BY GREAT BASIN ENGINEERING, AND LEGAL DESCRIPTIONS AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

PINNACLE
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TRIMBLE SURVEY

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: FRED COX
1151 EAST COUNTRY HILLS DRIVE
OGDEN, UT
08-032

BY	DATE	REVISION

SHEET #	SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
1 OF 1	TW	7/2008	LKM	7/2008	JDL	7/2008		7/2008

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