

AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF 2550 SOUTH STREET SAID POINT BEING LOCATED NORTH 44°31'55" EAST 7.27 FEET FROM THE EXISTING OGDEN CITY MONUMENT (USED IN SOME SURVEYS AS THE NORTHEAST CORNER OF SECTION 36 - SEE WEBER COUNTY SHEET NO. 13-27) TO THE NORTHEAST CORNER OF SECTION 36, SAID SECTION (NOT IN PLACE) AND NORTH 89°22'00" WEST ALONG SECTION LINE (CALLED FOR IN DEEDS) 501.43 FEET AND NORTH 00°38'00" EAST 33.00 FEET TO THE SAID POINT OF BEGINNING AND RUNNING THENCE NORTH 89°22'00" WEST ALONG SAID NORTH LINE 169.54 FEET; THENCE NORTH 00°38'00" EAST 200.00 FEET; THENCE NORTH 89°22'00" WEST 108.00 FEET; THENCE NORTH 00°38'00" EAST 318.37 FEET TO THE SOUTH LINE OF INTERSTATE 1-15 AND A POINT ON THE ARC OF A 2079.86 FOOT NON-TANGENT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 04°50'03" A DISTANCE OF 175.48 FEET (RADIUS BEARS: NORTH 37°34'28" WEST / CHORD BEARS: SOUTH 54°50'33" EAST 175.43 FEET); SOUTH 57°45'46" EAST 156.17 FEET; THENCE SOUTH 00°38'00" WEST 337.11 FEET TO THE NORTH LINE OF SAID 2550 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINS: 96,201 SQ.FT. / 2.21 AC.

LEGAL DESCRIPTION (15-067-0053)

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT NORTH 89°22' WEST 670.97 FEET AND NORTH 0°38' EAST 33 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT OF BEGINNING BEING ON THE NORTHLINE OF THE COUNTY ROAD, AND ON THE EXISTING FENCE LINE, AND RUNNING THENCE NORTH 0°38' EAST 200 FEET, THENCE NORTH 89°22' WEST 108 FEET, THENCE NORTH 0°38' EAST 320 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF INTERSTATE HIGHWAY, THENCE EASTERLY ALONG SOUTHERLY LINE OF SAID INTERSTATE HIGHWAY TO A POINT NORTH 00°38' EAST 350 FEET, MORE OR LESS, AND SOUTH 89°22' EAST OF THE PLACE OF BEGINNING, THENCE SOUTH 0°38' WEST 350 FEET, MORE OR LESS, TO THE NORTH LINE OF COUNTY ROAD, THENCE NORTH 89°22' WEST 169.54 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°22'00" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BOUNDARIES HAVE BEEN RE-ESTABLISHED BASED ON THE FOLLOWING: THE NORTH LINE WAS BASED ON THE 3 FOUND UDOT RIGHT-OF-WAY MARKERS IN CONJUNCTION WITH THE RIGHT-OF-WAY MAP AND CALCULATIONS. THE SOUTH LINE WAS BASED ON AN OFFSET OF 33 FEET (HALFWIDTH) FROM SECTION LINE. THE EAST AND WEST LINES HAVE BEEN ESTABLISHED BY RECORD DEED. VARIOUS CONFLICTS OF OCCUPATION EXIST ALONG THESE LINES. THE CLIENT IS STRONGLY ENCOURAGED TO RESOLVE THESE CONFLICTS PRIOR TO DEVELOPMENT.

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."

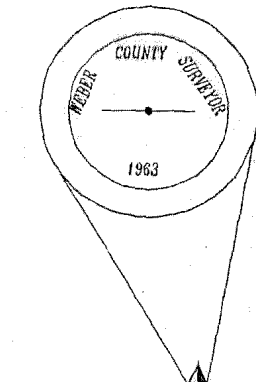
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR 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 OWNERSHIP PLATS, BEARING SHEETS, UDOT RIGHT-OF-WAY PLATS, AND LEGAL DESCRIPTIONS. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

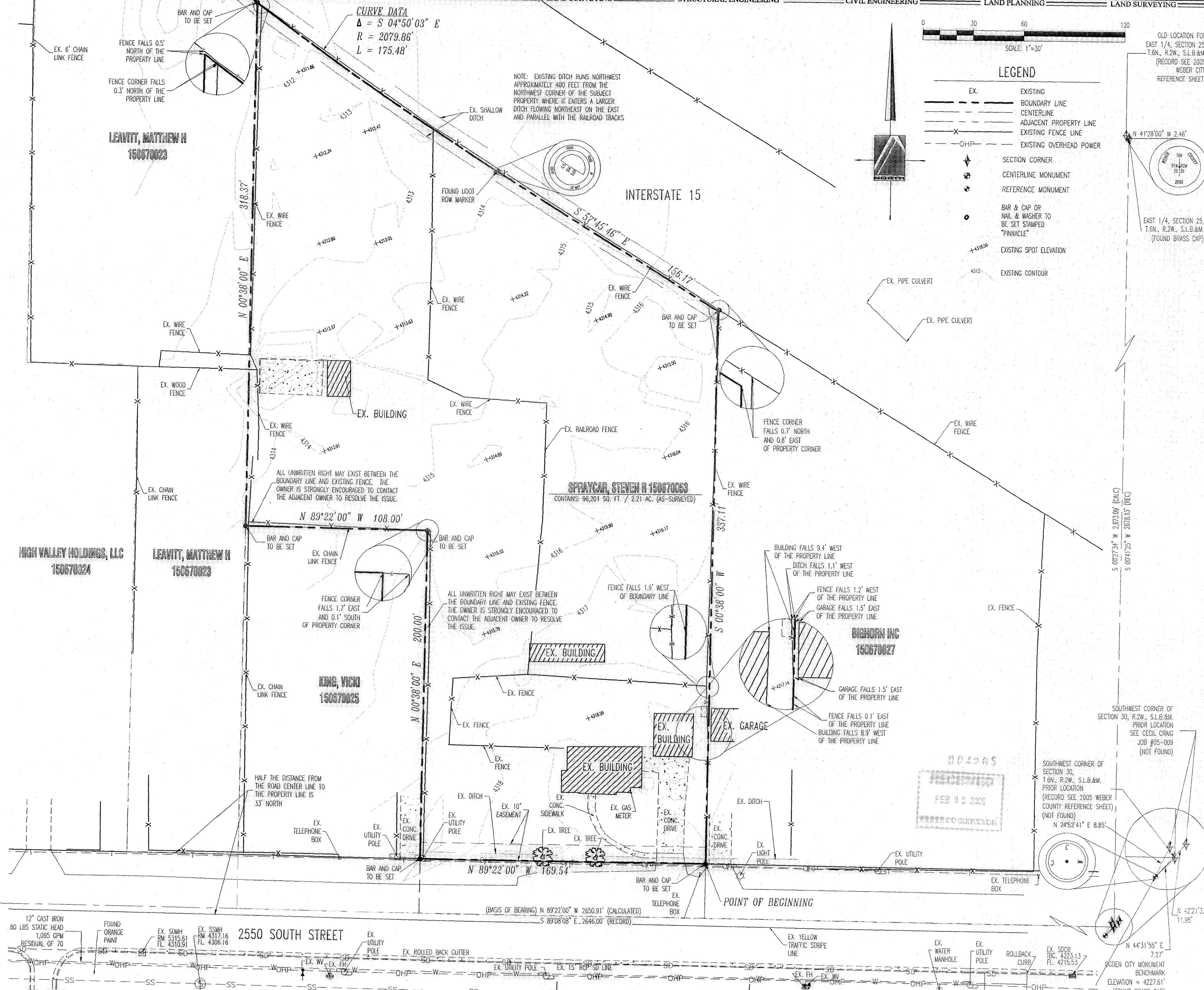
SURVEYOR'S CERTIFICATE

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 1-21-2009 DATE
STEPHEN J. FACKRELL
LICENSE NO. 191517

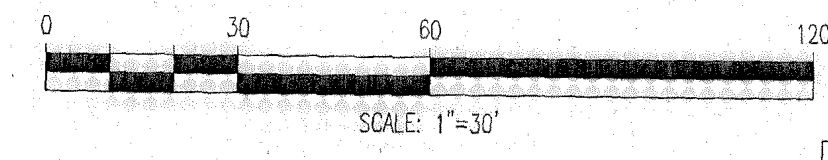


1/4 CORNER OF SECTION 25, T.6N., R.2W., S.L.B.&M. (FOUND BRASS CAP)



CURVE DATA
Δ = S 04°50'03" E
R = 2079.86'
L = 175.48'

NOTE: EXISTING DITCH RUNS NORTHWEST APPROXIMATELY 400 FEET FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WHERE IT ENTERS A LARGER DITCH FLOWING NORTHEAST ON THE EAST AND PARALLEL WITH THE RAILROAD TRACKS



LEGEND

- EX. EXISTING
- BOUNDARY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- - - EXISTING FENCE LINE
- - - EXISTING OVERHEAD POWER
- ◆ SECTION CORNER
- ⊕ CENTERLINE MONUMENT
- ⊙ REFERENCE MONUMENT
- ⊙ BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"
- + EXISTING SPOT ELEVATION
- - - EXISTING CONTOUR

OLD LOCATION FOR EAST 1/4, SECTION 25, T.6N., R.2W., S.L.B.&M. (RECORD SEE 2005 WEBER CITY REFERENCE SHEET)

EAST 1/4, SECTION 25, T.6N., R.2W., S.L.B.&M. (FOUND BRASS CAP)

S 00°38'00" W 2673.09' (CALC)
S 00°31'25" W 2678.15' (REC)

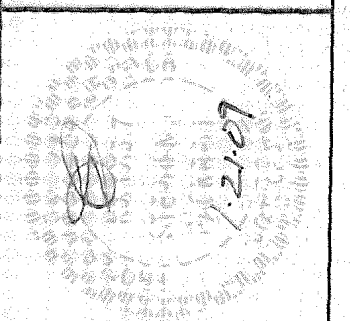
SOUTHWEST CORNER OF SECTION 30, R.2W., S.L.B.&M. PRIOR LOCATION SEE CECL CRAG JOB #05-009 (NOT FOUND)

SOUTHWEST CORNER OF SECTION 30, T.6N., R.2W., S.L.B.&M. PRIOR LOCATION (RECORD SEE 2005 WEBER COUNTY REFERENCE SHEET) (NOT FOUND)

N 44°31'55" E 7.27
OGDEN CITY MONUMENT BENCHMARK ELEVATION = 4227.61' (FOUND BRASS CAP)

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

STEVEN R. SPRAYCAR SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: ZION DEVELOPMENT
OGDEN, UTAH
1238 WEST 2550 SOUTH
PROJECT#: 05-181



DATE	REVISION	BY	DATE
1/31/05			
1/19/06			

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
CB/AW	JDL	JDL	SIF

DATE	REVISION
1/31/05	
1/19/06	