CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING

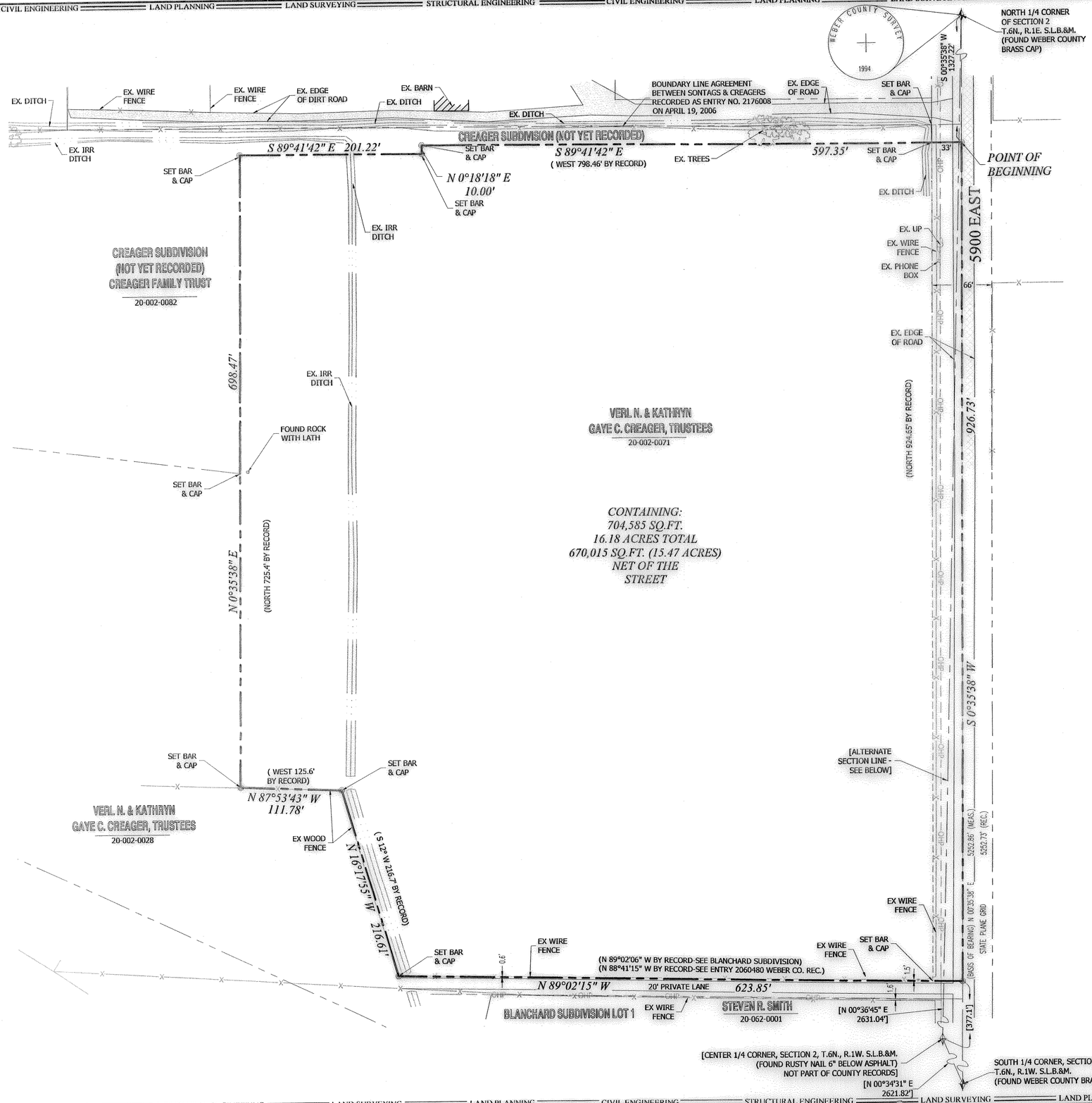

EXHIBIT "A", ENTRY 2241082, WEBER COUNTY RECORDS

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 375.35 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, AT A POINT ON THE NORTH SIDE OF A 20 FOOT WIDE PRIVATE LANE, THENCE NORTH TO A POINT 1327.22 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 2, 20 FEET SOUTH OF [THE] E. SONTAG/V.CREAGER FENCE, BOUNDARY LINE AGREEMENT DATED THE 19TH DAY OF APRIL 2006, THENCE WEST 798.46 FEET ALONG A LINE 20 FEET SOUTH OF AND PARALLEL [WITH] THE BOUNDARY LINE AGREEMENT, THENCE SOUTH 725.4 FEET, THENCE EAST 125.6 FEET, THENCE SOUTH 12° EAST 216.7 FEET, THENCE SOUTH 89°02'06" EAST ALONG THE NORTH SIDE OF THE 20 FOOT WIDE PRIVATE LANE TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

THAT PARCEL OF LAND LOCATED IN THE NORHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, EDEN CITY, UTAH, DESCRIBED IN THE RECORD AS EXHIBIT "A", ENTRY 2241082, RECORDED FEBRUARY 8, 2007, IN FAVOR OF THE VERL N. CREAGER AND KATHRYN GAYE C. CREAGER, TRUSTEES OR SUCCESSOR TRUSTEES OF THE CREAGER FAMILY TRUST DATED THE 11TH DAY OF MAY, 2004, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING LOCATED AT THE SOUTHEAST CORNER OF THE CREAGER SUBDIVISON (NOT YET RECORDED), A PLAT TO BE RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING LOCATED SOUTH 00°35'38" WEST ALONG QUARTER SECTION LINE 1327.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 00°35'38" WEST 926.73 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO THE NORTH LINE OF A 20 FOOT WIDE PRIVATE LANE; THENCE NORTH 89°02'15" WEST ALONG THE NORTH LINE OF SAID PRIVATE LANE 623.85 FEET PARALLEL WITH AND 20 FEET OFFSET NORTHERLY FROM THE NORTH LINE OF THE BLANCHARD SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND ROTATED TO THE BASIS OF BEARING, WHICH HAS BEEN ASSUMED TO CORRECTLY DESCRIBE THE SOUTH LINE OF SAID LANE, TO THE PROLONGATION OF AN EXISTING RAIL FENCE; THENCE NORTH 16°17'55" WEST ALONG SAID FENCE LINE 216.61 FEET TO A FENCE CORNER; THENCE NORTH 87°53'43" WEST ALONG AN EXISTING FENCE 111.78 FEET; THENCE NORTH 00°35'38" EAST PARALLEL WITH QUARTER SECTION LINE 698.47 FEET TO AND COINCIDENT WITH AN EASTERLY LINE OF SAID CREAGER SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) SOUTH 89°41'42" EAST 201.22 FEET, (2) NORTH 00°18'18" EAST 10.00 FEET, AND (3) SOUTH 89°41'42" EAST 597.35 FEET TO QUARTER SECTION LINE AND THE POINT OF BEGINNING.

CONTAINING: 704,585 SQ.FT. (16.18 ACRES)

SUBJECT TO A RIGHT OF WAY OVER THE EASTERN 33 FEET CONTAINING 30,570 SQ.FT (0.70 ACRES)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00DD35'38" EAST 5252.86 FEET AS MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, 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 A WEBER COUNTY BEARING SHEET, WEBER COUNTY SECTION CORNER TIE SHEETS, AND OWNERSHIP PLATS, WEBER COUNTY RECORDED ENTRIES 2060480 AND 2241082, CREAGER SUBDIVISION, A PLAT TO BE RECORDED AT THE WEBER COUNTY RECORDERS OFFICE, BLANCHARD SUBDIVISIION, SONTAG SUBDIVISION, PLATS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AND RECORD OF SURVEY 933 BY MARTIN MOORE OF THE JOAN BLANCHARD PROPERTY. NO OTHER DOCUMENTS OF RECORD OR NOT, WERE USED IN THE BOUNDARY DETERMINATION.

THE BOUNDARIES WERE RETRACED AS FOLLOWS: THE EAST BOUNDARY WAS RETRACED ALONG THE EAST LINE OF THE NORTHWEST QUARTER SECTION AS ESTABLISHED BETWEEN THE SOUTH AND NORTH QUARTER CORNER MARKERS OF THE SECTION. A RUSTY NAIL WAS FOUND NEAR THE CENTER OF SAID SECTION 8 INCHES BELOW THE ASPHALT. THE MARKER WAS NOT USED AS IT WAS INCONSISTENT WITH THE RECENT SURVEY WORK PERFORMED IN THE AREA. THE LOCATION HAS BEEN NOTED HEREON. ITS POSITION APPEARS TO SOUTH 25 FEET MORE OR LESS FROM THE LOCATION OF THE PRIVATE 20 FOOT LANE ALONG THE NORTH SIDE OF BLANCHARD SUBDIVISION (THE LOCATION OF THE 20 FOOT LANE IS CLEAR ON THE GROUND. THEREFORE ITS LOCATION IS NOTED FOR INFORMATION PURPOSES. THE SOUTH BOUNDARY WAS RETRACED ALONG A LINE 20 FEET OFFSET NORTHERLY AND PARALLEL WITH THE NORTH LINE OF BLANCHARD SUBDIVISION. THIS MATCHES CLOSELY WITH THE LOCATION DESCRIBED IN RECORD OF SURVEY 933 PERFORMED BY MARTIN MOORE IN 1993. THE WESTERLY LINES WERE RETRACED ALONG EXISTING FENCE LINES. THE OWNER, VERL CREAGER STATED THAT WAS HIS INTENT WHEN HE DRAFTED THE DESCRIPTIONS IN ENTRY 2241082. THE NORTHERLY BOUNDARIES WERE RETRACED COINCIDENT WITH CREAGER SUBDIVISION, A PLAT TO BE RECORDED AT THE WEBER COUNTY RECORDERS OFFICE.

RECEIVED
FEB 28 2010
WEBER CO SURVEYOR
004417

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 6-22-2009
LICENSE NO. 191517

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

0 60 120 240
SCALE: 1"=60'

LEGEND

- PROPERTY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE LINE
- EXISTING DITCH LINE
- OHP — EXISTING OVERHEAD POWER
- 6854.45 — EXISTING SPOT ELEVATION
- (4250) — EXISTING CONTOUR
- SECTION CORNER
- #5 X 24" REBAR WITH CAP MARKED "PINNACLE" TO BE SET
- ROAD DEDICATION
- EX. ASPHALT ROAD
- EX. DIRT ROAD

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

CREAGER SURVEY
BOUNDARY SURVEY
FOR: VERL CREAGER
5900 EAST
EDEN, WEBER COUNTY, UT
PROJECT #08-080

BY	DATE	REVISION

SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
SPB	5/13/09	SPB	06/17/09	SPB	06/18/09	SJF	

SHEET # 1 OF 1

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