

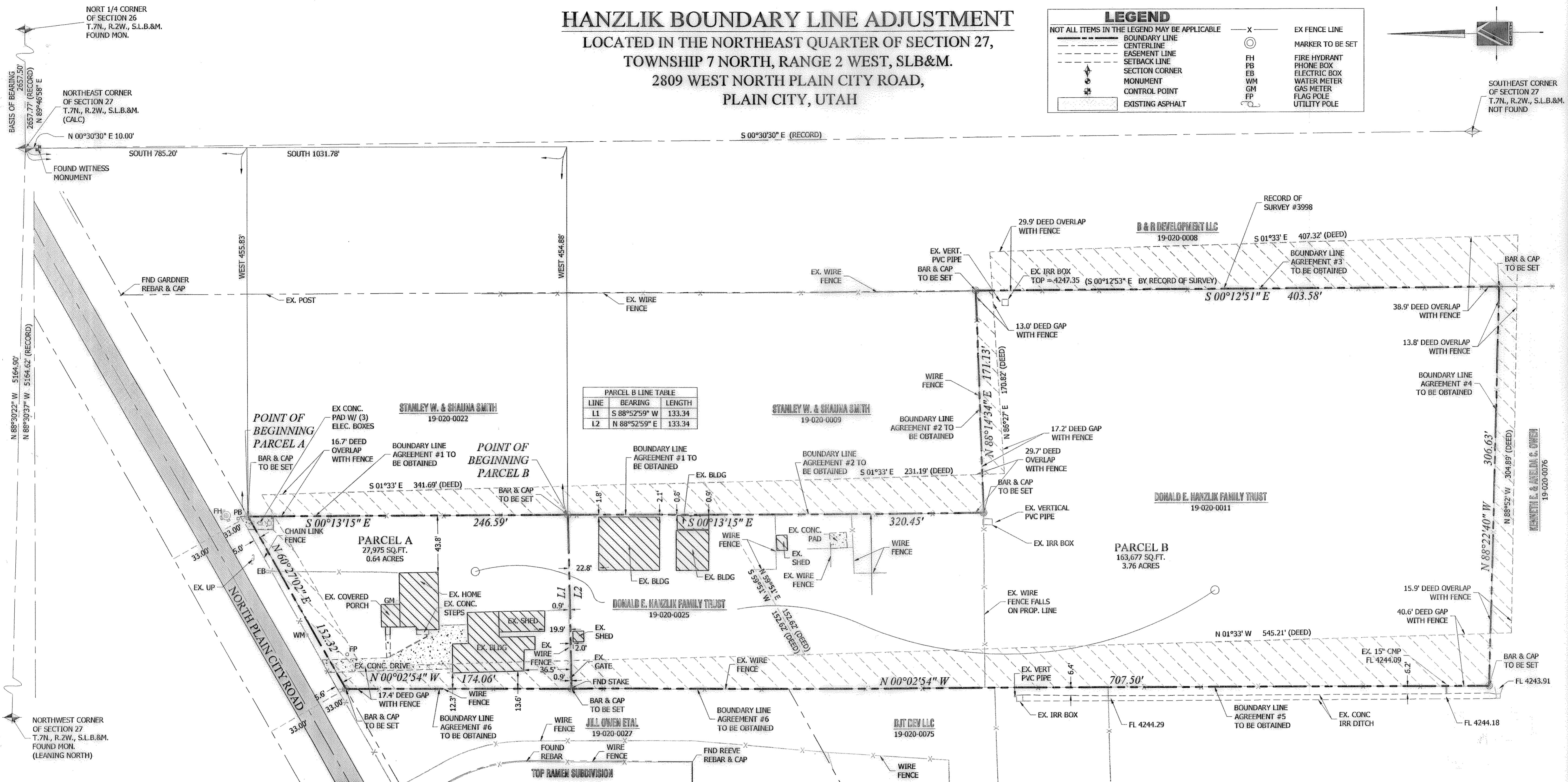
HANZLIK BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M. 2809 WEST NORTH PLAIN CITY ROAD, PLAIN CITY, UTAH

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

	BOUNDARY LINE		EX FENCE LINE
	CENTERLINE		MARKER TO BE SET
	EASEMENT LINE		FIRE HYDRANT
	SETBACK LINE		PHONE BOX
	SECTION CORNER		ELECTRIC BOX
	MONUMENT		WATER METER
	CONTROL POINT		GAS METER
	EXISTING ASPHALT		FLAG POLE
			UTILITY POLE



PARCEL B LINE TABLE

LINE	BEARING	LENGTH
L1	S 88°52'59" W	133.34
L2	N 88°52'59" E	133.34

RECORD PROPERTY DESCRIPTIONS

THE FOLLOWING DESCRIPTIONS WERE TAKEN FROM TITLE POLICY 338-5145586, SUSAN HEINER, FIRST AMERICAN TITLE

PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTY ROAD, SOUTH 01°33'EAST 532.59 FEET AND SOUTH 59°51' WEST 524.45 FEET AND SOUTH 01°33'EAST 341.69 FEET MORE OF LESS FROM NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 01°33'EAST 321.19 FEET MORE OR LESS, THENCE NORTH 86°27' EAST 170.82 FEET MORE OR LESS, THENCE SOUTH 01°33'EAST 407.32 FEET, THENCE NORTH 88°52' WEST 304.89 FEET, THENCE NORTH 01°33'WEST 545.21 FEET MORE OR LESS, THENCE NORTH 59°51' EAST 152.62 FEET TO POINT OF BEGINNING.

PARCEL 2:
PART OF NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD, SOUTH 01°33'EAST 532.59 FEET AND SOUTH 59°51' WEST 524.45 FEET FROM NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 01°33' EAST 341.69 FEET MORE OF LESS, SOUTH 59°41' WEST 152.62 FEET, THENCE NORTH 01°33'WEST 341.69 FEET MORE OF LESS THENCE NORTH 59°51' EAST 152.62 FEET TO POINT OF BEGINNING.

PROPOSED PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°46'58" EAST 2657.50 FEET AS MEASURED BETWEEN THE NORTHEAST CORNER OF SAID SECTION 27 AND THE NORTH QUARTER CORNER OF SECTION 26, SAID TOWNSHIP AND RANGE), BEGINNING AT A POINT ON THE SOUTH LINE OF NORTH PLAIN CITY ROAD, A 66 WIDE STREET, SAID POINT BEING LOCATED SOUTH 785.20 FEET AND WEST 455.83 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 00°13'15" EAST ALONG AN EXISTING FENCE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED) 246.59 FEET; THENCE SOUTH 88°52'59" WEST 133.34 FEET THROUGH AN EXISTING WOOD STAKE TO AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE NORTH 00°02'54" WEST ALONG SAID EXISTING FENCE AND BOUNDARY LINE AGREEMENT 174.06 FEET TO THE SOUTH LINE OF SAID STREET; AND THENCE NORTH 60°27'02" EAST ALONG THE SOUTH LINE OF SAID STREET 152.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27,975 SQ.FT. (0.64 ACRES)

PROPOSED PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°46'58" EAST 2657.50 FEET AS MEASURED BETWEEN THE NORTHEAST CORNER OF SAID SECTION 27 AND THE NORTH QUARTER CORNER OF SECTION 26, SAID TOWNSHIP AND RANGE), BEGINNING AT A POINT LOCATED SOUTH 1031.78 FEET AND WEST 454.88 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 00°13'15" EAST ALONG AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED) 320.45 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 88°14'34" EAST ALONG AN EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT 171.13 FEET TO AN EXISTING "ANCIENT" FENCE LINE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED) AS DESCRIBED IN RECORD OF SURVEY #3998, PERFORMED BY GARDNER ENGINEERING FOR MR. BRAD HART, RECORDED AT THE WEBER COUNTY RECORDERS OFFICE NOVEMBER 1, 2007; THENCE SOUTH 00°12'51" EAST ALONG SAID FENCE, SURVEY, AND AGREEMENT LINE 403.58 FEET TO AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE NORTH 88°22'40" WEST ALONG SAID EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT 306.63 FEET TO AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT (NOT YET RECORDED); THENCE NORTH 00°02'54" WEST ALONG SAID EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT 171.13 FEET TO AN EXISTING WOOD STAKE 133.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 163,677 SQ.FT. (3.76 ACRES)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCELS PRIOR TO A BOUNDARY LINE ADJUSTMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°46'58" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER (AS BEING RE-ESTABLISHED FROM A FOUND WITNESS MONUMENT) OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARY LINES WERE RETRACED IN THE FOLLOWING MANNER: THE MOST NORTHERLY LINE WAS RETRACED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PLAIN CITY ROAD, BEING A 33 FOOT OFFSET FROM THE CENTERLINE OF THE EXISTING ASPHALT OF SAID ROAD. ALL OTHER LINES WERE RETRACED ALONG EXISTING FENCE LINES. IT IS OUR UNDERSTANDING, THAT THESE FENCE LINES ARE TO BE MEMORIALIZED BY BOUNDARY LINE AGREEMENTS; IN AS MUCH AS IT IS THE DESIRES OF THE PARTIES INVOLVED TO HOLD TO THE EXISTING FENCE LINES AND SAID FENCE LINES HAVE BEEN IN THERE PRESENT POSITION FOR A SIGNIFICANT PERIOD OF TIME. THROUGH INVESTIGATION OF ALL DEED LINES OF RECORD BOTH OF COUNTY RECORD AND FROM THE TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE KNOWN AS COMMITMENT # 338-5145586, IT WAS FOUND THAT NO DEED LINES WERE CONSISTENT WITH EACH OTHER, THE FENCES AND SECTION LINES AS PER THE TIES OF RECORD AND BY ROTATION TO THE SECTION LINES AS MEASURED IN THE FIELD; THE BEST SUPPORTING EVIDENCE OF BOUNDARY LINES ON ALL LINES WERE THE FENCES ALONG WHICH THEY APPEARED TO BE SOMEWHAT CONSISTENT WITH. 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 RECORD OF SURVEY PERFORMED BY GARDNER ENGINEERING IN BEHALF OF BRAD HART, A SURVEY PERFORMED BY CONSTRUCTION & LAND SURVEYORS IN BEHALF OF HAL MCINTIRE, THE TOP RAMEN SUBDIVISION PLAT, A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE KNOWN AS COMMITMENT # 338-5145586, A BEARING SHEET, SECTION CORNER TIE SHEETS, OWNERSHIP PLATS, 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 12-1-2011
LICENSE NO: 191517

RECEIVED
JAN 1 2011
BY 004507

0 40 80 160
SCALE: 1"=40'

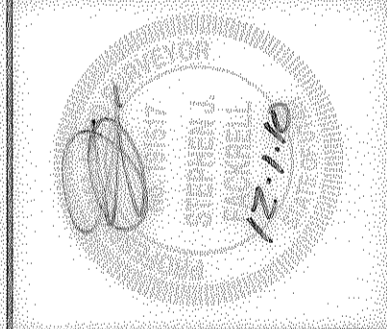
SHEET 1 OF 1

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

CHUCK STOKES SURVEY

BOUNDARY LINE ADJUSTMENT
FOR: CHUCK STOKES
2809 PLAN CITY ROAD
PLAIN CITY, UTAH
PROJECT #09-014



REVISION	DATE	BY
REVISED PARCEL A TO 0.64 ACRES	3/13/09	SPB
REVISED PARCEL B TO 3.76 ACRES	4/03/09	SPB

SURVEYED BY: TW 3-2009
DESIGNED BY: SPB 3-2009
DRAWN BY: LKM 3-2009
APPROVED BY: SJF 3-2009

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING