

DEED DESCRIPTION (07-161-006)

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY AND A PART OF LOT 5, SOUTHCREST SUBDIVISION NO. 2, RIVERDALE CITY, WEBER COUNTY UTAH; BEGINNING AT A POINT LOCATED NORTH 89°38'00" WEST 6.37 FEET, SOUTH 18°27'35" WEST 17.25 FEET AND SOUTH 80°32'25" EAST 179.52 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5, RUNNING THENCE NORTH 26°48'58" EAST 98.22 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE TWO CURVES ALONG SAID NORTH LINE AS FOLLOWS: EASTERLY ALONG THE ARC OF A 747.60 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 7.05 FEET AND EASTERLY ALONG THE ARC OF A 268.16 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 64.15 FEET, THENCE SOUTH 11°53'08" WEST 73.50 FEET THENCE NORTH 80°32'25" WEST 94.98 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

OVERALL DESCRIPTION OF PARCEL "A" -"006"-0029"

A PARCEL OF GROUND LOCATED IN LOT 5, SOUTHCREST SUBDIVISION NO. 2 AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET (AS ESTABLISHED IN THE FIELD) SAID POINT BEING LOCATED NORTH 00°22'00" EAST ALONG THE SECTION LINE 1333.08 FEET (1320' BY RECORD) AND NORTH 89°38'00" WEST ALONG SAID SOUTH LINE 220.44 FEET TO A POINT OF CURVATURE AND NORTH-WESTERLY ALONG THE ARC OF A 268.15 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7°22'35" A DISTANCE OF 34.52 FEET (CHORD BEARS: NORTH 85°56'47" WEST 34.50 FEET) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING - THENCE SOUTH 06°57'53" WEST 70.82 FEET; THENCE NORTH 80°32'25" WEST 147.82 FEET; THENCE NORTH 26°48'58" EAST 97.54 FEET TO SAID SOUTH LINE; THENCE SOUTHEASTERLY THE FOLLOWING TWO CALLS ALONG SAID SOUTH LINE: SOUTHERLY ALONG THE ARC OF A 747.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°22'30" A DISTANCE OF 4.89 FEET (CHORD BEARS: SOUTH 58°07'15" EAST 4.89 FEET, SOUTHERLY ALONG THE ARC OF A 268.16 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°19'27" A DISTANCE OF 113.84 (CHORD BEARS: SOUTH 70°05'45" EAST 112.99 FEET) FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,428 SQ. FT. / 0.24 AC.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE HEREON DESCRIBED PARCEL AND DESCRIBE PARCEL A FOR A PARCEL CONVEYANCE.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°22'00" EAST 5303.15 FEET (5303.28 FEET BY RECORD) MEASURED BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THE CORNERS OF THIS PROPERTY WERE NOT FOUND WERE MARKED WITH A 5/8" DIAMETER REBAR 18 INCHES IN LENGTH TOPPED WITH A PLASTIC CAP STAMPED "PINNACLE".

THE UTILITY INFORMATION SHOWN ON THIS PLAN 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 PLAN. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

THE BOUNDARIES WERE RETRACED USING SAID BASIS OF BEARING, THE EXISTING STREET IMPROVEMENTS ALONG NOTED 5400 SOUTH STREET, AND THE DEDICATION PLAN FOR SOUTHCREST SUBDIVISION NO. 2, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THE MEASURED CENTERLINE OF SAID 5400 SOUTH STREET WAS USED TO FIX THE LOCATION OF SAID SUBDIVISION ALONG SAID BASIS OF BEARING. THE BOUNDARIES OF THE PARCELS WERE THEN RETRACED BASED UPON THEIR RECORD BEARINGS AND DISTANCES BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION. THE ADJACENT SUBDIVISION TO THE SOUTH, THE PINES AT COMBE FARM SUBDIVISION, CALLS TO THE SOUTH LINE OF THE SUBJECT PARCELS. THIS APPEARS TO SHOW A SENIOR RIGHT IN FAVOR OF SAID SUBJECT PARCELS. THEREFORE THE SMALL GAP BETWEEN THE DEED DESCRIPTION OF NOTED PARCEL 07-073-0029 AND SAID PINES AT COMBE FARM SUBDIVISION WAS INCLUDED AS PART OF THE SUBJECT PARCELS AND SOUTHERLY BOUNDARY OF PARCEL 07-073-0029 WAS RETRACED ALONG THE PROLONGATION OF THE RECORD SOUTH 80°32'25" EAST BEARING.

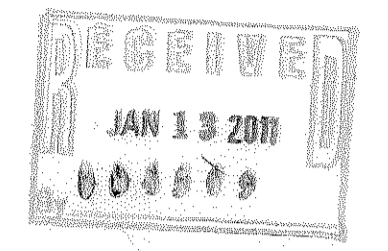
THERE IS AN OVERLAP IN THE DEED OF ABOUT 0.13 FEET BASED UPON THE LOCATION OF AN EXISTING CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF COMBE WAY (600 WEST STREET) AND 5450 SOUTH STREET. THIS IS RESOLVED UPON CONSIDERATION OF THE QUALIFYING CALL IN THE PINES DESCRIPTION TO THE SOUTH LINE OF PARCELS 0029 & 0006.

NORTHEAST CORNER SECTION 18, T.5N., R.1W., S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP)

SURVEYOR'S CERTIFICATE

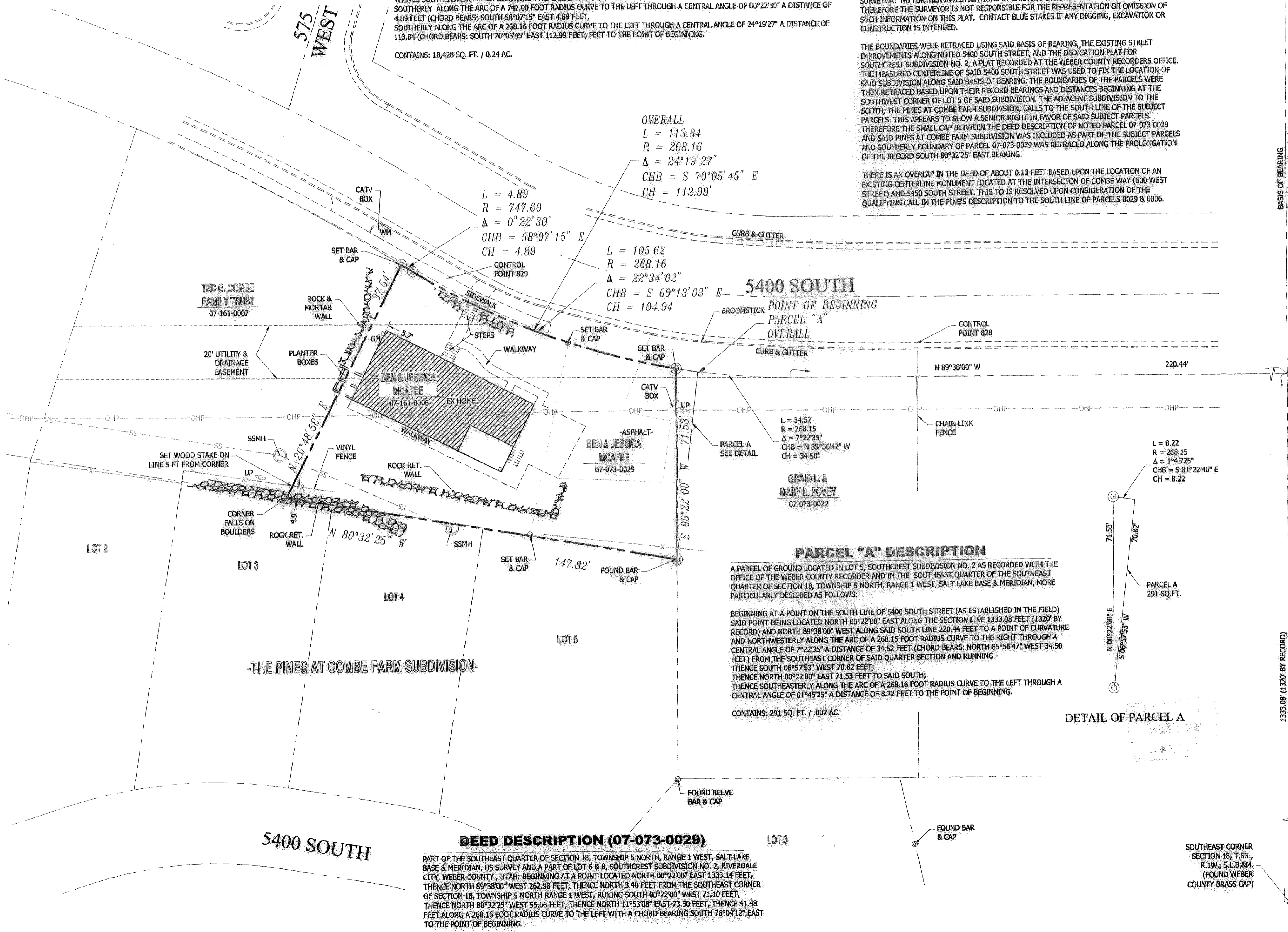
I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

STEPHEN J. FACKRELL DATE 10-27-2010 LICENSE NO. 191517



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant
2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

MCAFFEE PROPERTY SURVEY
BOUNDARY SURVEY
FOR: BEN & JESSICA MCAFFEE
565 WEST 5400 SOUTH
RIVERDALE CITY, UTAH
PROJECT #: 10-032



OVERALL
L = 113.84
R = 268.16
Δ = 24°19'27"
CHB = S 70°05'45" E
CH = 112.99'

L = 4.89
R = 747.60
Δ = 0°22'30"
CHB = 58°07'15" E
CH = 4.89

L = 105.62
R = 268.16
Δ = 22°34'02"
CHB = S 69°13'03" E
CH = 104.94

L = 34.52
R = 268.15
Δ = 7°22'35"
CHB = N 85°56'47" W
CH = 34.50'

L = 8.22
R = 268.15
Δ = 1°45'25"
CHB = S 81°22'46" E
CH = 8.22

PARCEL "A" DESCRIPTION

A PARCEL OF GROUND LOCATED IN LOT 5, SOUTHCREST SUBDIVISION NO. 2 AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET (AS ESTABLISHED IN THE FIELD) SAID POINT BEING LOCATED NORTH 00°22'00" EAST ALONG THE SECTION LINE 1333.08 FEET (1320' BY RECORD) AND NORTH 89°38'00" WEST ALONG SAID SOUTH LINE 220.44 FEET TO A POINT OF CURVATURE AND NORTH-WESTERLY ALONG THE ARC OF A 268.15 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7°22'35" A DISTANCE OF 34.52 FEET (CHORD BEARS: NORTH 85°56'47" WEST 34.50 FEET) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING - THENCE SOUTH 06°57'53" WEST 70.82 FEET; THENCE NORTH 80°32'25" WEST 147.82 FEET; THENCE NORTH 00°22'00" EAST 71.53 FEET TO SAID SOUTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A 268.16 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°45'25" A DISTANCE OF 8.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 291 SQ. FT. / .007 AC.

DETAIL OF PARCEL A



DEED DESCRIPTION (07-073-0029)

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY AND A PART OF LOT 6 & 8, SOUTHCREST SUBDIVISION NO. 2, RIVERDALE CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT LOCATED NORTH 00°22'00" EAST 1333.14 FEET, THENCE NORTH 89°38'00" WEST 262.98 FEET, THENCE NORTH 3.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH RANGE 1 WEST, RUNING SOUTH 00°22'00" WEST 71.10 FEET, THENCE NORTH 80°32'25" WEST 55.66 FEET, THENCE NORTH 11°53'08" EAST 73.50 FEET, THENCE 41.48 FEET ALONG A 268.16 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 76°04'12" EAST TO THE POINT OF BEGINNING.

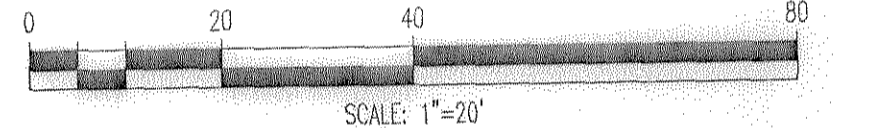
LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT 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
---	POINT OF BEGINNING
---	UTAH DEPT. OF TRANSPORTATION
---	EXISTING WATER VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING STORM DRAIN CATCH BASIN
---	EXISTING STORM DRAIN BOX
---	EXISTING UTILITY POLE
---	CONCRETE
---	HOSE BIB
---	LIGHT POLE
---	UTILITY POLE
---	PROPERTY LINE
---	PROPERTY CORNER
---	LICENSED SURVEYOR NUMBER
---	CLEANOUT
---	NORTHEAST
---	NORTHWEST
---	SOUTHEAST
---	SOUTHWEST
---	FINISHED FLOOR ELEVATION
---	BUILDING
---	GAS METER
---	WATER METER

SECTION CORNER
MONUMENT
CONTROL POINT
EX. SPOT ELEVATION

EG CONTOUR LINE
BAR & CAP OR NAIL & WASHER TO BE SET

EXISTING ASPHALT



BASIS OF BEARING N 00°22'00" E 5303.15' (5303.28' BY RECORD)

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

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