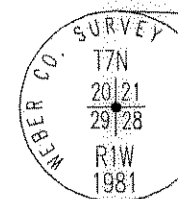


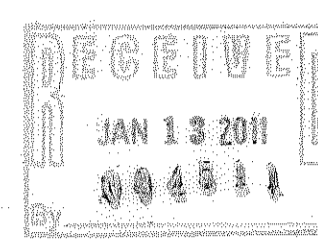
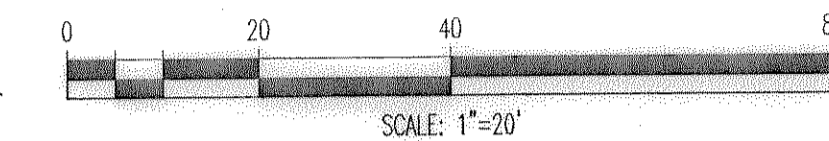
NORTHWEST CORNER OF SECTION 28, T.7N., R.1W., S.L.B.&M (FOUND BRASS CAP MONUMENT)



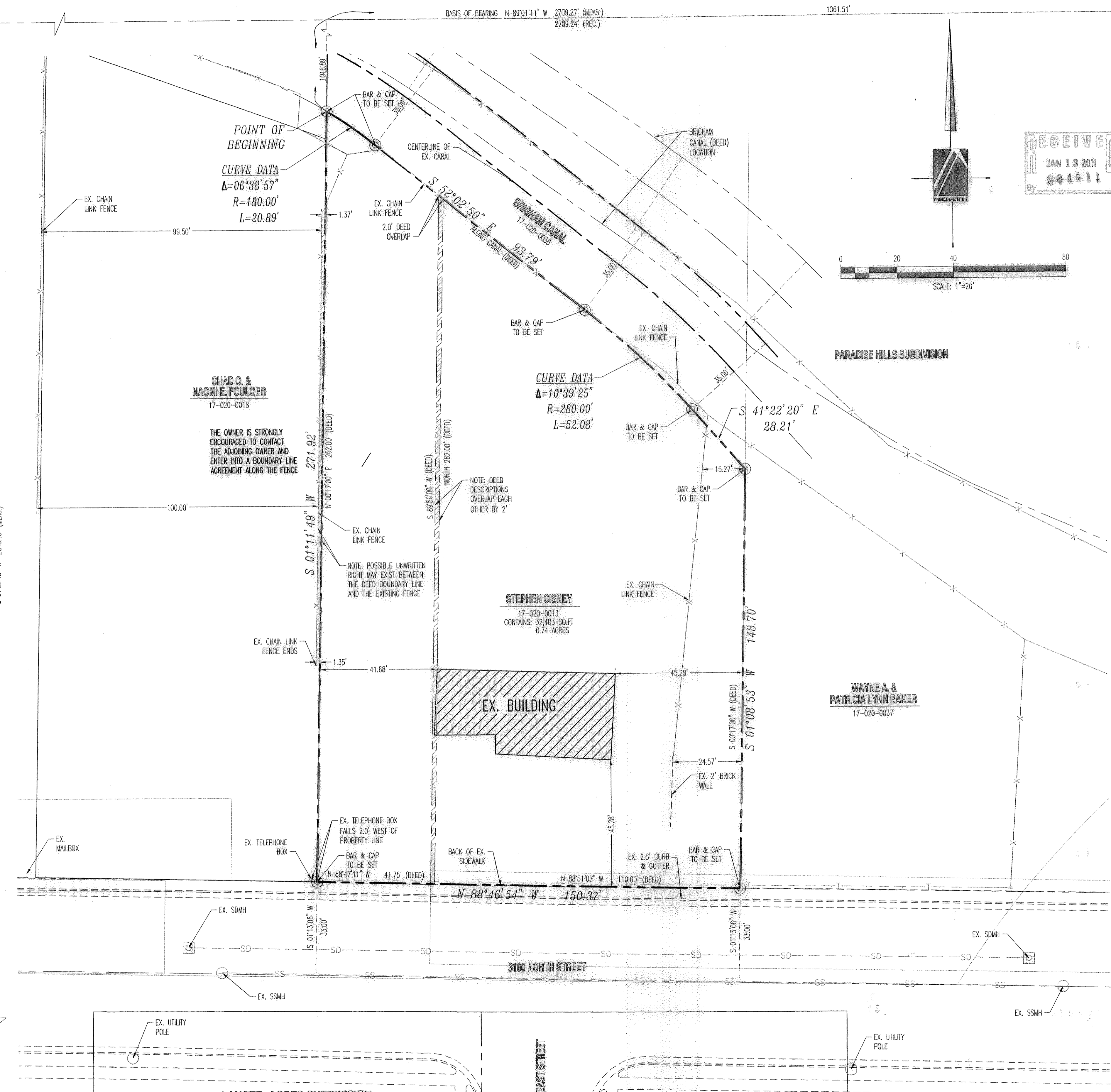
NORTH QUARTER CORNER OF SECTION 28, T.7N., R.1W., S.L.B.&M (FOUND RAILROAD SPIKE)

### LEGEND

- BOUNDARY LINE
- BRIGHAM CANAL RIGHT-OF-WAY
- - - CENTERLINE
- - - ADJACENT PROPERTY LINES
- - - EXISTING WATER LINE
- - - EXISTING FENCE
- - - SECTION LINE
- - - EXISTING SEWER LINE
- - - EXISTING STORM DRAIN LINE
- EX. EXISTING
- SECTION CORNER
- CONTROL POINT
- CORNERS TO BE SET WITH A 5/8" BAR & CAP STAMPED "PINNACLE"



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



### LEGAL DESCRIPTION (17-020-0013)

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 80 RODS (1320 FEET) SOUTH AND 60 2/3 RODS (1001 FEET) WEST AND 33 FEET NORTH FROM THE NORTH-EAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE NORTH 262 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL, THENCE SOUTHEASTERLY ALONG SAID LINE TO A POINT 110 FEET EAST AND NORTH FROM THE POINT OF BEGINNING, THENCE SOUTH TO A POINT 110 FEET EAST FROM THE POINT OF BEGINNING, THENCE WEST 110 FEET TO THE PLACE OF BEGINNING. ALSO: PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF 3100 NORTH STREET, NORTH OGDEN CITY, WEBER COUNTY, UTAH; SAID POINT BEING SOUTH 89°56' EAST 1710.75 FEET AND SOUTH 00°17' WEST 1288.74 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION SAID POINT BEING SOUTH 89°56' WEST 1201 FEET AND SOUTH 00°17' WEST 1288.74 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89°42' EAST 41.75 FEET TO A POINT ON AN OLD EXISTING FENCE LINE, THENCE NORTH 00°17' EAST 262 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OGDEN-BRIGHAM CANAL, THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL TO A POINT NORTH 00°17' EAST OF THE POINT OF BEGINNING, THENCE SOUTH 00°17' WEST TO THE POINT OF BEGINNING.

CONTAINS: 0.75 ACRES

### AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BRIGHAM CANAL, SAID POINT BEING LOCATED NORTH 89°01'11" WEST (BASIS OF BEARING) ALONG SECTION LINE 1061.51 FEET AND SOUTH 1016.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR CALLS: SOUTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°38'57" A DISTANCE OF 20.89 FEET (CHORD BEARS SOUTH 55°22'18" EAST 20.88 FEET); SOUTH 52°02'50" EAST 93.79 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 10°39'25" A DISTANCE OF 52.08 FEET (CHORD BEARS SOUTH 46°42'03" EAST 52.00 FEET); SOUTH 41°22'20" EAST 28.21 FEET; THENCE SOUTH 01°08'53" WEST 148.70 FEET TO A POINT ON THE NORTH LINE 3100 NORTH STREET; THENCE NORTH 88°46'54" WEST ALONG SAID NORTH LINE 150.37 FEET TO A POINT 1.35 FEET SOUTH OF THE EXTENSION OF A FENCE LINE RUNNING NORTH; THENCE NORTH 01°11'49" EAST PARALLEL TO AND WITH SAID FENCE LINE 271.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: 32,403 sq.ft. 0.74 acres

### 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 89°01'11" WEST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON. THE NORTH LINE WAS RE-ESTABLISHED BY ESTABLISHING THE ORIGINAL DESCRIPTION FOR THE BRIGHAM CANAL AS SHOWN HEREON (ROTATING TO ITS TIE TO THE NORTHWEST SECTION CORNER). ONCE IT WAS CLEAR THAT THE CANAL DID NOT FIT ITS DEED LOCATION, EXISTING IMPROVEMENTS WERE SPLIT AND A TRANSLATION AND ROTATION WAS PERFORMED TO RE-ESTABLISH THE CANAL'S SOUTHEAST LOCATION AT THE SUBJECT SITE. THE EAST LINE WAS RE-ESTABLISHED BASED ON THE DEED ROTATED TO THE SECTION LINE. THE SOUTH LINE WAS RE-ESTABLISHED BASED ON SPLITTING THE EXISTING IMPROVEMENTS. THE WEST LINE WAS RE-ESTABLISHED BASED ON THE DEED, HOWEVER IT IS OUR BELIEF THAT THE OWNER SHOULD CONTACT THE WEST ADJOINER AND ENTER INTO A BOUNDARY LINE AGREEMENT ALONG THE FENCE LINE DUE TO AN ERROR IN THE DEED LEGAL DESCRIPTION. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND ORANGE/YELLOW PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE LS 191517".

THE PARADISE HILLS PLAT, THE LANCER ACRES ESTATES PLAT AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER HAVE BEEN USED AS REFERENCE FOR THIS SURVEY ALONG WITH LEGAL DESCRIPTIONS FOR ADJOINING PROPERTIES AND A BRIGHAM CANAL DESCRIPTION AND DRAWING THAT WERE ALSO OBTAINED FROM THE WEBER COUNTY RECORDER WERE USED AS REFERENCE FOR THIS SURVEY.

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUESTAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

### 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 PARCELS.

*(Signature)* DATE 10-25-2010

STEPHEN J. FACKRELL  
CERTIFICATE NO 191517

CISNEY SURVEY  
BOUNDARY SURVEY  
FOR: STEPHEN CISNEY  
3100 NORTH 650 EAST  
NORTH OGDEN, UTAH  
JOB #: 06-104

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



BY	DATE	REVISION

SHEET #	SPB	DESIGNED BY	DATE	DATE	DATE
1	LKM	08/20/06	08/20/06	08/20/06	08/20/06
	AES	08/20/06	08/20/06		
	STF				

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