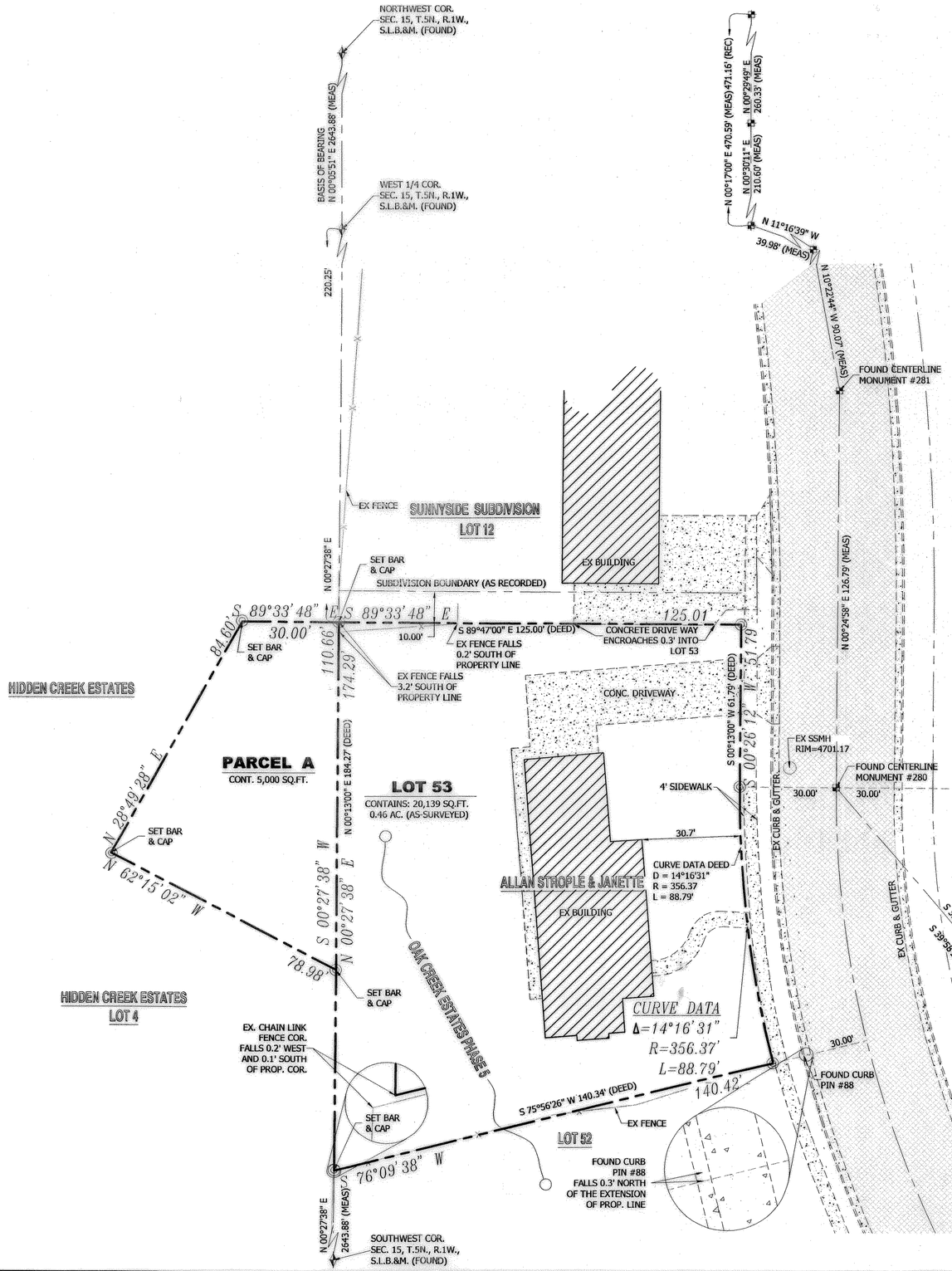

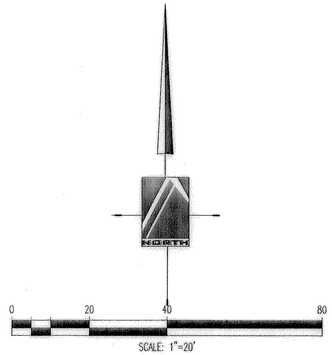

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EX. SET BACK LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY DRAINAGE EASEMENT
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 5246.11 — EX. SPOT ELEVATION
- SET 5/8 REBAR & ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED ENG. & LAND SURV.
- EX. CONCRETE
- EX ASPHALT
- EX — EXISTING

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.

12.22.2010

STEPHEN J. FACKRELL — DATE
LICENSE NO. 191517

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DESCRIBE PARCEL A PRIOR TO CONVEYANCE FROM THE OWNERS OF HIDDEN CREEK ESTATES TO ALLAN AND JANETTE STROPLE

THE BASIS OF BEARING FOR THIS SURVEY WAS NORTH 00°05'51" EAST 2643.88' AS MEASURED ON THE GROUND BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, 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 BEARING SHEET, SECTION CORNER TIE SHEETS, THE HIDDEN CREEK ESTATES AMENDED PLAT, THE OAK HILLS ESTATES PHASE 5 PLAT, THE SUNNYSIDE MANOR SUBDIVISION PHASE 1 PLAT, 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.

LOT 53 - LEGAL DESCRIPTION

ALL OF LOT 53, OAK CREEK ESTATES PHASE 5, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

LOT 53 - (AS-SURVEYED)

LOT 53, OAK CREEK ESTATES PHASE 5, WEBER COUNTY, UTAH. LESS THE NORTH 10.00 FEET.

CONTAINS: 20,139 SQ.FT. / 0.46 AC.

PARCEL A (AS-SURVEYED)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°27'38" WEST ALONG SECTION LINE 220.25 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, SAID POINT BEING LOCATED ON THE WEST LINE OF OAK CREEK ESTATES PHASE 5, AND RUNNING:
THENCE SOUTH 00°27'38" WEST ALONG SECTION LINE 110.66 FEET TO THE NORTHEAST CORNER OF LOT 4, HIDDEN CREEK ESTATES AMENDED AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE;
THENCE NORTH 62°15'02" WEST ALONG SAID NORTH LINE 78.98 FEET;
THENCE NORTH 28°49'28" EAST 84.60 FEET TO A POINT ON THE EXTENSION OF THE NORTH LINE OF LOT 53 OAK CREEK ESTATES PHASE 5 LESS THE NORTH 10.00 FEET;
THENCE SOUTH 89°33'48" EAST ALONG SAID NORTH LINE 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,000 SQ.FT. / 0.11 AC.

RECEIVED
JAN 14 2011
WEBER CO SURVEYOR

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

LOT 53 OAK CREEK ESTATES PH5

BOUNDARY SURVEY
FOR: ZION DEVELOPMENT
5235 SOUTH 1300 EAST
SOUTH OGDEN, UTAH
08-036

	BY	DATE
REVISION		

SURVEYED BY	SPB	DATE 5/2007
DESIGNED BY	LKM	DATE 5/2007
DRAWN BY	BTA	DATE 5/2007
APPROVED BY	SJF	DATE 5/2007

SHEET # 1 OF 1

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