

KENT HILL

A PORTION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERDALE CITY, DAVIS COUNTY, UTAH

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
 LICENSE NO. 191517
 DATE 1-20-2011

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL DUE TO OWNERS CONCERN WITH A POSSIBLE ENCROACHMENT. THE BASIS OF BEARING FOR THIS SURVEY WAS NORTH 88°21'27" WEST BETWEEN THE CENTER QUARTER AND THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BOUNDARY LINES HAVE BEEN RE-ESTABLISHED BASED ON THE RECORD DEED PARALLEL TO THE WEST AND SOUTH SECTION LINES. 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 DAVIS COUNTY OWNERSHIP PLATS, PLATS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER AND OTHER DOCUMENTS AVAILABLE AT THE DAVIS COUNTY RECORDER'S OFFICE.

LEGAL DESCRIPTION (AS-SURVEYED)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN ENTRY 1777263, BOOK 2147, PAGE 306, RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCEL BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RIVERDALE CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 5, RIVER VALLEY SUBDIVISION NO. 9, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND POSITIONED RELATIVE TO THE CENTERLINES OF EXISTING STREET IMPROVEMENTS ON 700 WEST STREET, 650 WEST STREET AND 4300 SOUTH STREET, SAID POINT BEING AT THE INTERSECTION OF SAID EAST LOT LINE WITH THE NORTH LINE OF THE MHP #9 L.L.C. PROPERTY AS DESCRIBED IN THAT CERTAIN RECORD OF SURVEY #3105 RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER AND POSITIONED ON THE GROUND RELATIVE TO THE EXISTING CENTERLINE MONUMENTS IN 700 WEST STREET AT 4400 SOUTH AND 4050 SOUTH STREETS AS NOTED ON SAID RECORD OF SURVEY, SAID ALSO POINT BEING LOCATED SOUTH 88°21'27" EAST ALONG SECTION LINE 760.92 FEET AND NORTH 366.90 FEET FROM THE CENTER OF SAID SECTION 7 (SOUTH 2269.30 FEET AND EAST 767.22 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, OR NORTH 04°53'32" WEST 868.92 FEET AND NORTH 89°54'32" EAST 508.58 FEET FROM THE SURVEY MONUMENT IN 4400 SOUTH STREET AND 700 WEST STREET BY RECORD), AND RUNNING THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) COURSES: (1) NORTH 00°43'56" EAST 172.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 (NORTH 171.85 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 5 BY RECORD), (2) NORTH 09°36'04" WEST (NORTH 10°20' WEST BY RECORD) 90.00 FEET, (3) NORTH 79°13'56" EAST (NORTH 78°30' EAST BY RECORD) 80.00 FEET, (4) NORTH 60°43'56" EAST (NORTH 60°00'00" EAST BY RECORD) 110.00 FEET, AND (5) NORTH 51°43'56" EAST (NORTH 51°00'00" EAST BY RECORD) 67.10 FEET; THENCE SOUTH 49°28'56" EAST 80.60 FEET TO THE NORTHEAST CORNER OF THE HILL PROPERTY RECORDED AT ENTRY 1692221, IN BOOK 2060, PAGE 487 AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE PERIMETER OF SAID HILL PROPERTY THE FOLLOWING (3) COURSES: (1) SOUTH 33°43'56" WEST (SOUTH 33°00' WEST BY RECORD) 159.00 FEET, (2) SOUTH 56°16'04" EAST (SOUTH 57°00' EAST BY RECORD) 137.00 FEET, AND (3) NORTH 33°43'56" EAST (NORTH 33°00' EAST BY RECORD) 159.00 FEET; THENCE SOUTH 42°56'25" EAST 342.46 FEET TO THE NORTH LINE OF SAID SURVEY, AND THENCE NORTH 89°19'55" WEST (SOUTH 89°54'48" WEST BY RECORD) 622.98 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

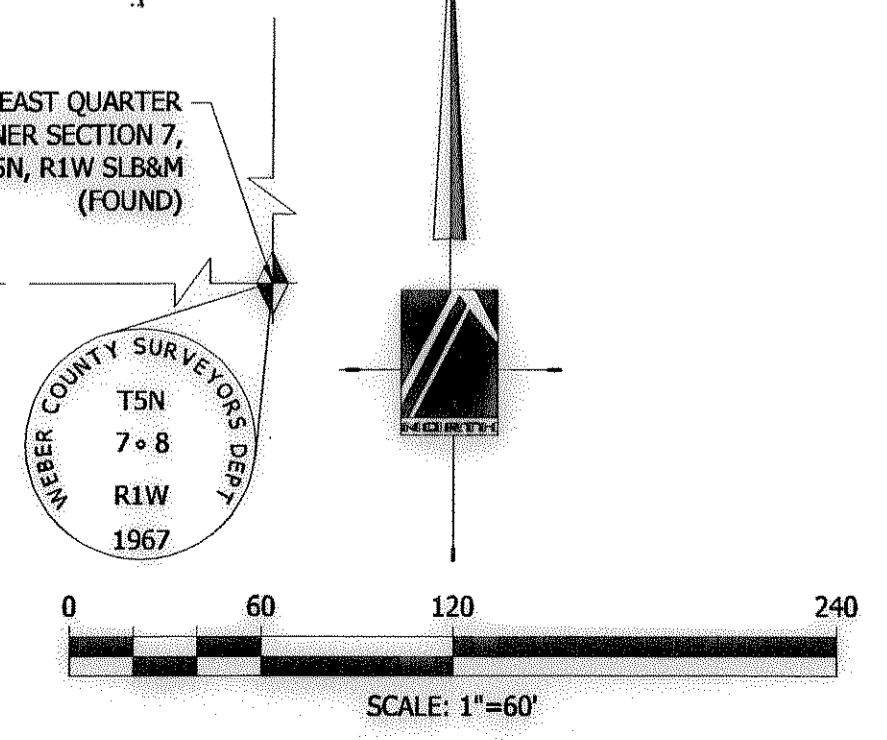
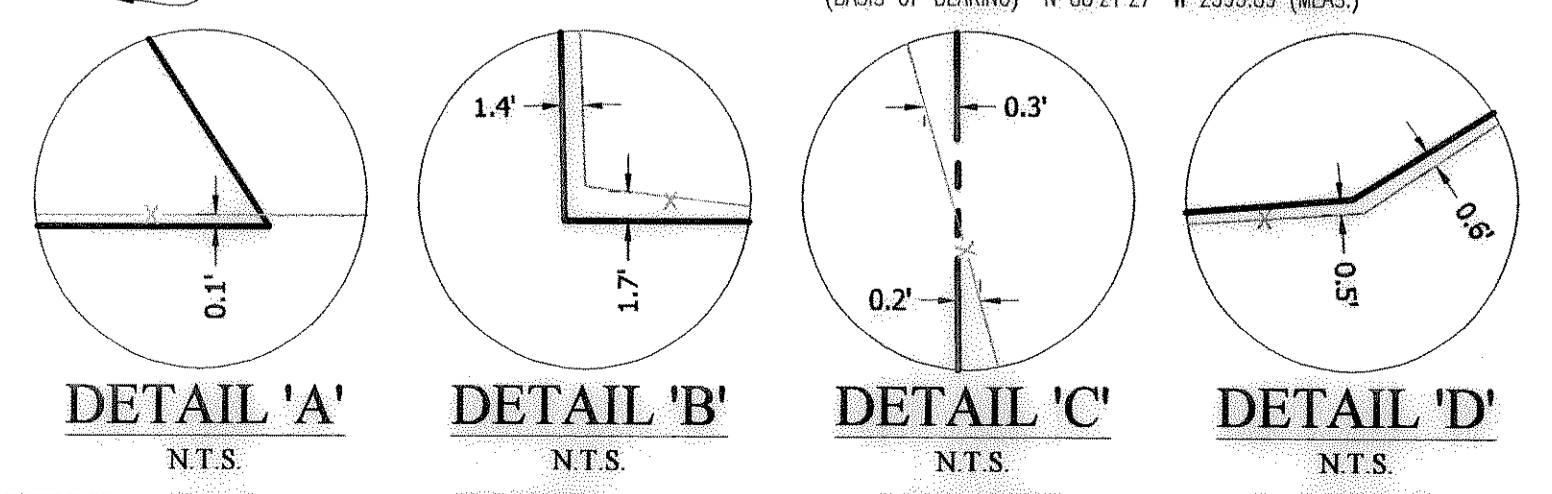
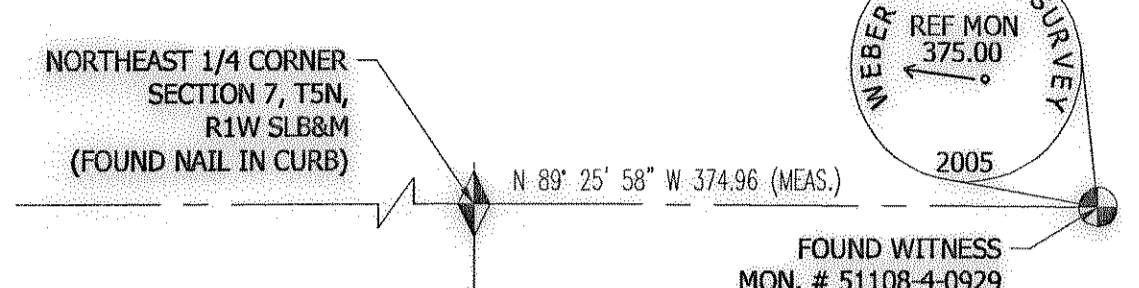
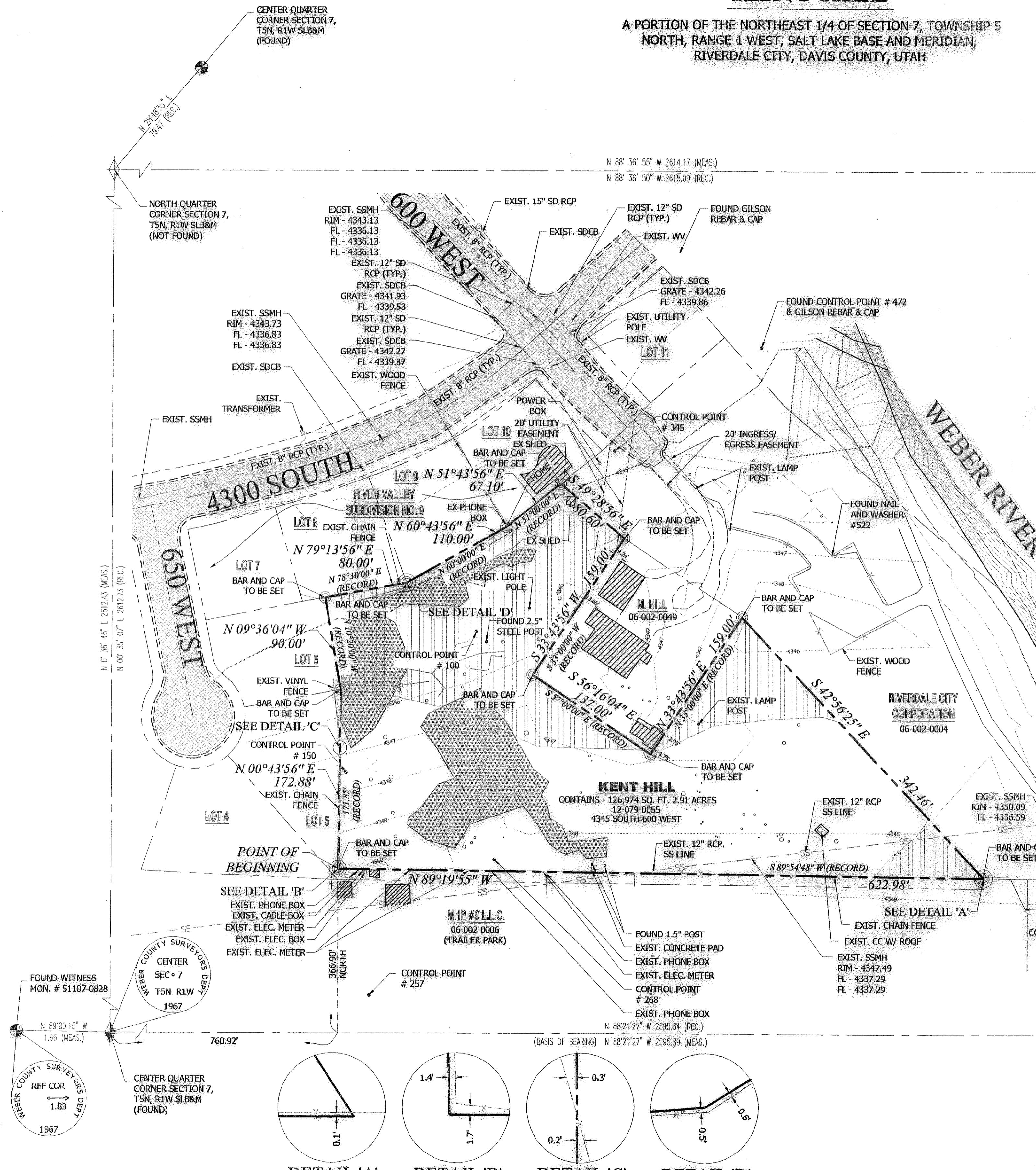
CONTAINING: 126,974 SF OR 2.91 ACRES

LEGAL DESCRIPTION (DEED)

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 2269.30 FEET SOUTH AND 767.22 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING NORTH 04°53'32" WEST 868.92 FEET, NORTH 89°54'32" EAST 508.58 FEET FROM THE SURVEY MONUMENT IN 4400 SOUTH STREET AND 700 WEST STREET AND RUNNING THENCE NORTH 171.85 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 5, RIVER VALLEY SUBDIVISION NO. 9, THENCE NORTH 10°20'00" WEST 90.00 FEET, THENCE NORTH 78°30'00" EAST 80.00 FEET, THENCE NORTH 60°00'00" EAST 110.00 FEET, THENCE NORTH 51°00'00" EAST 118.00 FEET, THENCE NORTH 44°03'00" EAST 66.04 FEET, THENCE NORTH 47°53'00" EAST 95.00 FEET, THENCE SOUTH 42°07'00" EAST 87.50 FEET, THENCE SOUTH 50°36'06" WEST 364.11 FEET, THENCE SOUTH 13°26'53" EAST 260.12 FEET, THENCE NORTH 88°11'17" WEST 102.39 FEET, THENCE NORTH 26°48'25" WEST 33.60 FEET, THENCE SOUTH 89°54'48" WEST 648.68 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. SUBJECT TO A 20 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; SAID RIGHT OF WAY BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 291.41 FEET AND EAST 336.18 FEET FROM THE SOUTHEAST CORNER OF LOT 4, RIVER VALLEY SUBDIVISION NO. 9 AND RUNNING THENCE NORTHERLY ALONG THE ARC OF 74.40 FOOT RADIUS CURVE TO THE LEFT 99.99 FEET (LC BEARS NORTH 5°30' WEST 92.63 FEET), THENCE NORTH 44°00' WEST 79.33 FEET TO THE END OF 600 WEST STREET, EXCEPTING THEREFROM A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS NORTH 200.00 FEET AND EAST 185.00 FEET FROM THE SOUTHEAST CORNER OF LOT 4, RIVER VALLEY SUBDIVISION NO. 9, SAID POINT IS GIVEN AS SOUTH 2069.30 FEET AND EAST 952.72 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION, RUNNING THENCE NORTH 33°00' EAST 159.00 FEET; THENCE SOUTH 57°00' EAST 137.00 FEET; THENCE SOUTH 33°00' WEST 159.00 FEET; THENCE NORTH 57°00' WEST 137.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH PROPERTY CORNER OF LOT 11 OF THE RIVER VALLEY SUBDIVISION NO. 9 AND RUNNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 11 OF THE RIVER VALLEY SUBDIVISION NO. 9 NORTH 47°53'00" EAST 115.00 FEET; THENCE SOUTH 42°07'00" EAST 49.98 FEET; THENCE SOUTH 47°53'00" WEST 113.36 FEET; THENCE NORTH 44°00'00" WEST 50.00 FEET TO THE POINT OF BEGINNING. (E# 2230535)

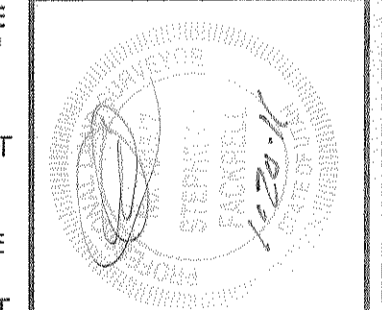
LEGEND

- | | | | |
|-------|--|----|--|
| --- | BOUNDARY LINE | EX | EXISTING |
| - - - | CENTERLINE | ⊙ | CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "PINNACLE" |
| --- | ADJACENT PROPERTY LINE | ⊙ | WITNESS MONUMENT |
| --- | SECTION LINE | ⊙ | SECTION CORNER |
| --- | EASEMENT LINE | ⊙ | 6" TREE |
| --- | EXISTING FENCE LINE | ⊙ | 8" TREE |
| --- | EXISTING CONCRETE LINE | ⊙ | 12" TREE |
| --- | EXISTING CONTOUR | ⊙ | 24" TREE |
| --- | EXISTING BUILDING | ⊙ | 36" TREE |
| --- | WOODED AREA | ⊙ | 48" TREE |
| --- | EXISTING ASPHALT | ⊙ | |
| --- | FLOOD PLAIN ZONE AE FEMA MAP # 4905/C0436E | | |



PINNACLE
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KENT HILL
 BOUNDARY SURVEY
 FOR: KENT HILL
 2184 WEST 5500 SOUTH
 ROY, UT 84067
 JOB # 07-109



DATE	REVISION
Today	
Today	
12/2007	
Today	

SURVEYED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
JTF	Today	LKM	Today	LKM	12/2007	SJF	Today

SHEET #	OF
1	1