OVERALL DESCRIPTION (AS-SURVEYED)

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 89°40'12" EAST ALONG SECTION LINE 912.79 FEET FROM THE NORTH QUARTER CORNER SAID SECTION, AND RUNNING:
THENCE SOUTH 89°40'12" EAST ALONG SAID SECTION LINE 395.70 FEET;
THENCE SOUTH 00°31'22" WEST 189.81 FEET;
THENCE SOUTH 89°28'38" EAST 12.95 FEET TO A POINT ON AN EXISTING FENCE LINE RUNNING SOUTH;
THENCE SOUTHERLY ALONG SAID FENCE LINE THE FOLLOWING SIX CALLS:
SOUTH 00°27'45" WEST 236.94 FEET,
SOUTH 00°07'33" EAST 160.00 FEET,
SOUTH 00°58'07" WEST 198.49 FEET,
SOUTH 00°34'16" WEST 209.33 FEET,
SOUTH 00°39'37" WEST 153.69 FEET,
SOUTH 00°19'39" WEST 177.57 FEET TO THE NORTH LINE OF WILDWOOD ESTATES PHASE 2 (AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER);
THENCE NORTH 89°05'09" WEST ALONG SAID NORTH LINE 794.16 FEET TO THE SOUTHEAST CORNER OF FREEDOM ESTATES SUBDIVISION PHASE 2 AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE RUNNING NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING FIVE (5) CALLS: NORTH 00°15'06" EAST 117.25 FEET TO A POINT ON THE SOUTH LINE OF 5800 SOUTH STREET, NORTH 03°22'13" WEST 60.12 FEET TO A POINT ON THE NORTH LINE OF 5800 SOUTH STREET, NORTH 00°15'06" EAST 255.00 FEET TO A POINT ON THE SOUTH LINE OF 5750 SOUTH STREET, NORTH 28°56'14" EAST 68.39 FEET TO A POINT ON THE NORTH LINE OF 5750 SOUTH STREET, NORTH 00°15'06" EAST 122.34 FEET TO THE NORTH EAST CORNER OF LOT 49, OF SAID FREEDOM ESTATES PHASE 2;
THENCE SOUTH 89°09'08" EAST 425.04 FEET
THENCE NORTH 00°43'50" EAST 707.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: 774,466 SQ.FT. – 17.78 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED LOTS PRIOR TO DEVELOPEMENT. THE SOUTH LINE WAS HELD TO THE NORTH LINE OF WILDWOOD ESTATES SUBDIVISION PHASE 2. THE MOST NORTHERLY LINE FOLLOWS THE SECTION LINE AND THE NORTH LINE ALONG WEBER COUNTY DISTRICT PROPERTY IS AN EXTENSION OF FREEDOM ESTATES PHASE 2 NORTH LINE. A PORTION OF THE WEST LINE FOLLOWS FREEDOM ESTATE PHASE 2 SUBDIVISION. THE EAST LINE WAS RE-ESTABLISHED BASED ON EXISTING DEED LINES AND CALLS FROM THE ORIGINAL DEED TO AN EXISTING FENCE LINE. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°40'12" WEST BETWEEN THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & 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, A WEBER COUNTY OWNERSHIP PLAT, LEGAL DESCRIPTIONS, A FREEDOM ESTATES PHASE 2 SUBDIVISION PLAT, AND A WILDWOOD ESTATES PHASE 2 SUBDIVISION PLAT FROM THE OFFICE OF THE WEBER COUNTY RECORDER. 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 12-26-2011
LICENSE NO. 191517

LEGAL DESCRIPTION 09-082-0046

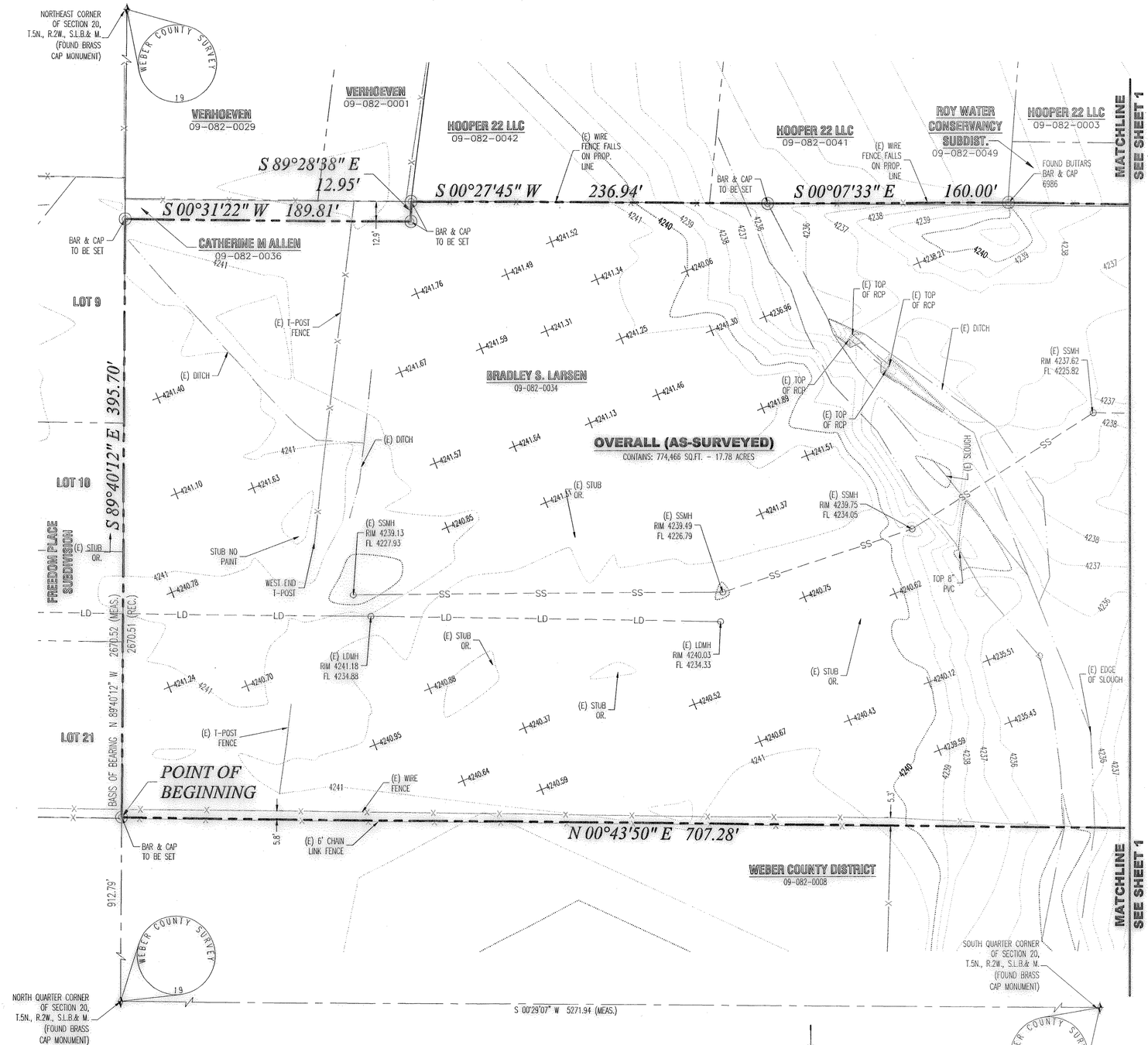
PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT SOUTH 89°55'40 EAST 487.18 FEET AND SOUTH 00°28'22 WEST 1316.87 FEET AND SOUTH 89°50'27" EAST 40 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 36, FREEDOM ESTATES SUBDIVISION PHASE 2, RUNNING THENCE SOUTH 89°50'27" WEST 356.31 FEET TO THE NORTHEAST CORNER OF LOT 49, OF SAID SUBDIVISION, THENCE ALONG SAID SUBDIVISION THE NEXT FIVE CALLS: SOUTH 00°15'06" WEST 122.34 FEET, THENCE SOUTH 28°56.14 68.39 FEET, THENCE SOUTH 00°15'06" WEST 255 FEET THENCE SOUTH 03°22'13" EAST 68.39 FEET, THENCE SOUTH 00°15'06" WEST 117.25 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION 09-082-0047

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, COMMENCING AT A POINT THAT IS SOUTH 89°14'10" EAST 356.31 FEET FROM THE NORTHEAST CORNER OF LOT 49, FREEDOM ESTATES SUBDIVISION PHASE 2, WHICH POINT LIES SOUTH 89°40'12" EAST 551.62 FEET, SOUTH 00°19'48" WEST 704.04 FEET AND SOUTH 89°14'10" EAST 356.31 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE SOUTH 89°14'10" EAST 68.64 FEET, THENCE NORTH 83°12'34" EAST 85.65 FEET, THENCE SOUTH 00°15'06" WEST 120.38 FEET, THENCE SOUTH 27°42'25" WEST 70.82 FEET THENCE SOUTH 00°15'06" WEST 260.82 FEET, THENCE SOUTH 26°03'06" EAST 66.93 FEET, THENCE SOUTH 00°15'06" WEST 122.84 FEET TO THE 1/16 LINE THENCE ALONG SAID NORTH LINE NORTH 89°09'06" WEST 150.4 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 89°50'27" EAST 385.6 FEET FROM THE SOUTHEAST CORNER OF SAID FREEDOM ESTATES SUBDIVISION PHASE 2 THENCE NORTH 00°28'22" EAST 609.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION 09-082-0034

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89°55'40" EAST 912.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20; RUNNING THENCE SOUTH 89°55'40" EAST 395.64 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°15'54" WEST 1318.11 FEET ALONG SAID FENCE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; RUNNING THENCE NORTH 89°50'27" WEST 250.81 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°15'06" EAST 122.84 FEET; THENCE NORTH 26°03'06" WEST 66.93 FEET, THENCE NORTH 00°15'06" EAST 260.82 FEET, THENCE NORTH 27°42'25" EAST 70.82 FEET, THENCE NORTH 00°15'06" EAST 120.38 FEET; THENCE SOUTH 83°12'34" WEST 85.65 FEET; THENCE NORTH 89°14'10" WEST 68.54 FEET; THENCE NORTH 00°28'22" EAST 708.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



LEGEND

	BOUNDARY LINE
	ADJACENT PROP. LINE
	SECTION LINE/CENTER LINE
	EXISTING FENCE LINE
	EASEMENT
	EXISTING CONCRETE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING SECONDARY WATER
	EXISTING POWER
	EXISTING TELEPHONE
	EXSISTING GAS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
(E)	EXISTING
	SECTION CORNER
	SECTION CORNER
(E)	EXISTING
	CONTROL POINT
4246.11	EXISTING SPOT ELEVATION
4250	EXISTING CONTOUR LINE

BENCHMARK

BENCHMARK IS: 5-2 SW-17 HOOPER, UTAH MONUMENT LOCATED APPROX. 50 FEET EAST OF INTERSECTION 5100 WEST AND 5500 SOUTH, STANDAR BRASS CAP FALLS IN WEST WINGWALL OF CANAL BRIDGE ON NORTH SIDE OF ROAD ELEVATION = 4243.36

RECEIVED FEB 23 2011 BY 004542

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

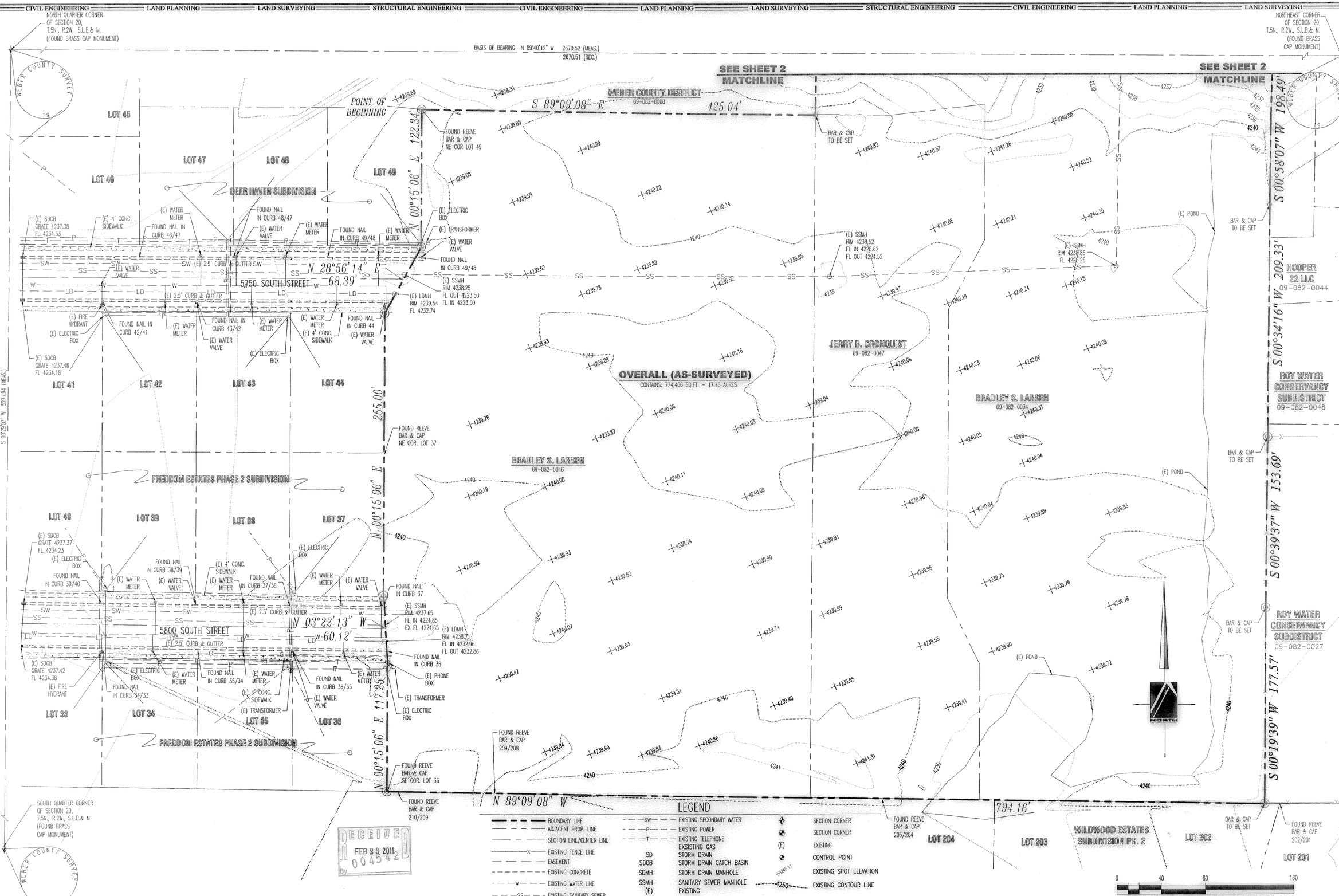
FREEDOM ESTATES PHASE 3 & 4

BOUNDARY & TOPOGRAPHIC SURVEY
BRAD LARSEN AND JERRY CRONQUIST
5750 S. 4600 W.
HOOPER, UTAH
JOB# 05-037

BY	DATE	REVISION

SURVEYED BY DW/ CB	DATE 5/2005		
DESIGNED BY	DATE		
DRAWN BY KJB	DATE 5/2005		
APPROVED BY SJF	DATE 5/2005		

SHEET # 2 OF 2



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SHEET # 1 OF 2		