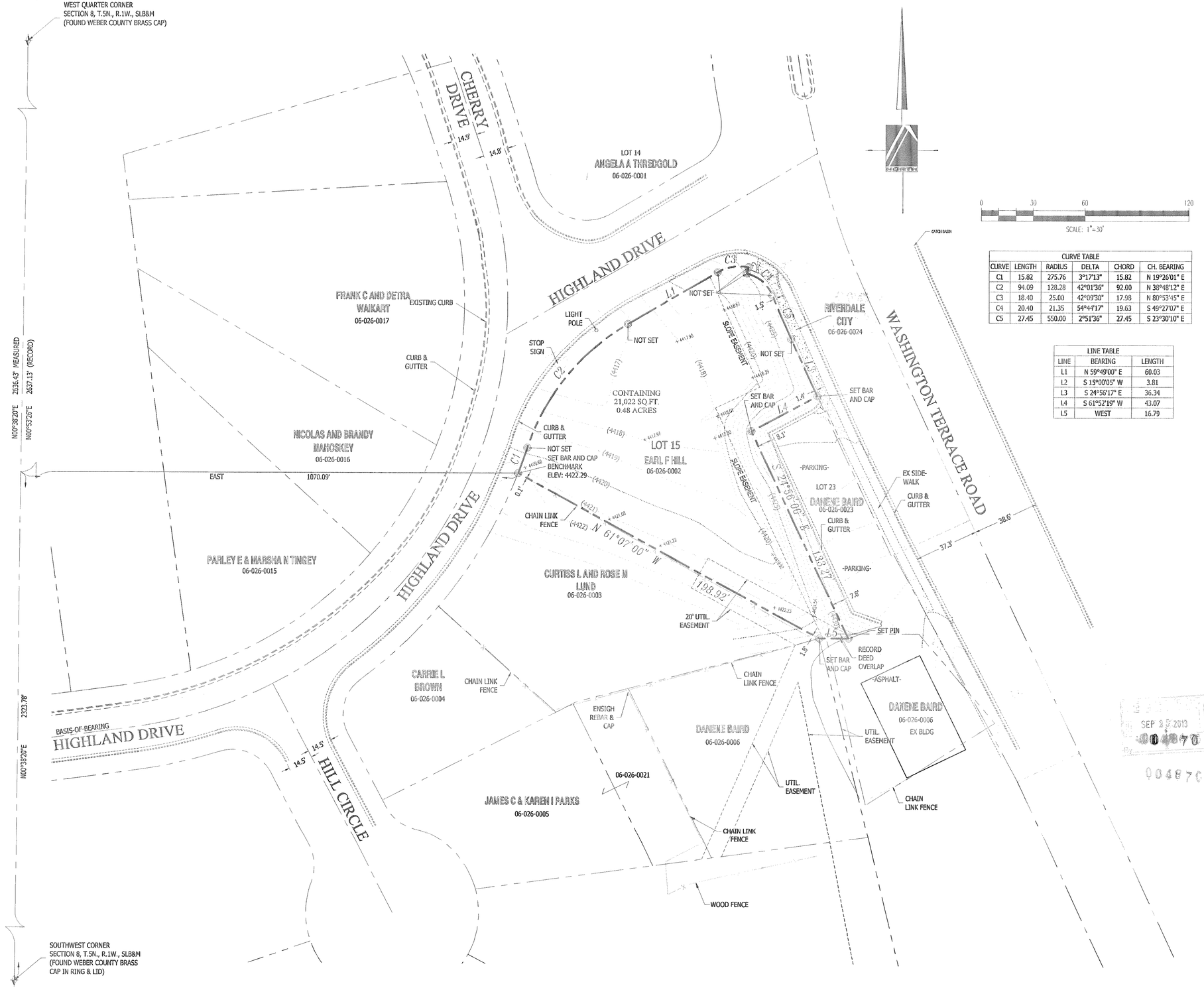

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	15.82	275.76	3°17'13"	15.82	N 19°26'01" E
C2	94.09	128.28	42°01'36"	92.00	N 38°48'12" E
C3	18.40	25.00	42°09'30"	17.98	N 80°53'45" E
C4	20.40	21.35	54°44'17"	19.63	S 49°27'07" E
C5	27.45	550.00	2°51'36"	27.45	S 23°30'10" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 59°49'00" E	60.03
L2	S 15°00'05" W	3.81
L3	S 24°56'17" E	36.34
L4	S 61°52'19" W	43.07
L5	WEST	16.79

RECORD DESCRIPTION

ALL OF LOT 15, HIGHLAND VIEW SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH. EXCEPTING THEREFROM: A PART OF THE NORTHWEST ¼ SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 2348.40 FEET NORTH AND 1230.78 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE NORTH 61D52'19" EAST 43.07 FEET; THENCE SOUTH 24D56'00" EAST 101.46 FEET; THENCE NORTH 65D02'27" EAST 1.50 FEET; THENCE SOUTH 28D22'00" EAST 40.20 FEET; THENCE SOUTH 24D14'23" EAST 14.50 FEET; THENCE NORTH 89D18'21" WEST 51.83 FEET; THENCE NORTH 24D56'00" WEST 131.27 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: A PART OF THE NORTHWEST ¼ SOUTHWEST ¼ PART OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 46.21 FEET PERPENDICULAR DISTANCE WESTERLY FROM THE CENTERLINE OF 300 WEST STREET AT ENGINEER STATION 35+53.73; SAID POINT BEING LOCATED NORTH 2228.74 FEET (NORTH 2226.84 FEET DEED) AND EAST 1337.94 FEET (EAST 1339.44 FEET DEED) FROM THE SOUTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE SOUTH 89D18'21" EAST 15.32 FEET (EAST DEED) TO THE EASTERLY PROPERTY LINE OF GRANTORS PROPERTY AND THE WESTERLY RIGHT OF WAY OF 300 WEST STREET; THENCE SOUTH 67D13'19" WEST 0.25 FEET; THENCE NORTH 24D14'15" WEST 3.14 FEET; THENCE NORTHWESTERLY 24.47 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 51D04'44" WEST 23.50 FEET) THENCE SOUTH 15D00'05" WEST 5.66 FEET; THENCE SOUTHEASTERLY 20.40 FEET ALONG THE ARC OF A 21.35 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 49D27'07" EAST 19.63 FEET); THENCE SOUTHEASTERLY 27.46 FEET ALONG THE ARC OF A 550.00 RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 23D30'10" EAST 27.45 FEET); THENCE SOUTH 24D56'00" EAST 137.80 FEET ALONG THE HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 65D02'22" EAST 1.50 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 28D22'00" EAST 40.20 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 24D14'23" EAST 14.50 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION

PART OF LOT 15 HIGHLAND VIEW SUBDIVISION, WEBER COUNTY, STATE OF UTAH, CITY OF RIVERDALE DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS ALONG THE CENTERLINE OF THE EXISTING CURB & GUTTER LOCATED ALONG HIGHLAND DRIVE):

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15, SAID POINT BEING ON THE SOUTHEAST LINE OF HIGHLAND DRIVE AND LOCATED NORTH 00°38'20" EAST ALONG SECTION LINE 2323.78 FEET AND EAST 1070.09 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID HIGHLAND DRIVE THE FOLLOWING (3) COURSES: (1) 15.82 FEET (16.93 FEET BY RECORD) ALONG THE ARC OF A 275.76 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°17'13" (CHORD BEARS NORTH 19°26'01" EAST 15.82 FEET), (2) 94.09 FEET (90.69 FEET BY RECORD) ALONG THE ARC OF A 128.28 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°01'36" (CHORD BEARS NORTH 38°48'12" EAST 91.99 FEET), AND (3) NORTH 59°49'00" EAST 60.03 FEET (60.44 FEET BY RECORD); THENCE NORTHEASTERLY 18.40 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°09'30" (CHORD BEARS NORTH 80°53'45" EAST 17.98 FEET) TO A NORTHWESTERLY LINE OF THE PROPERTY OF RIVERDALE CITY; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID PROPERTY THE FOLLOWING (4) COURSES: (1) SOUTH 15°00'05" WEST 3.81 FEET, (2) SOUTHEASTERLY 20.40 FEET ALONG THE ARC OF A 21.35 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°44'16" (CHORD BEARS SOUTH 49°27'07" EAST 19.63 FEET), (3) 27.45 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°51'36" (CHORD BEARS SOUTH 23°30'10" EAST 27.45 FEET), AND (4) SOUTH 24°56'17" EAST 36.34 FEET TO A NORTHWESTERLY BOUNDARY OF THE BAIRD PROPERTY; THENCE SOUTH 61°52'19" WEST 43.07 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 24°56'06" EAST ALONG SAID WESTERLY LINE 133.27 FEET TO THE SOUTH LINE OF SAID LOT 15; THENCE WEST ALONG SAID SOUTH LINE 16.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; AND THENCE NORTH 61°07'00" WEST ALONG THE WEST LINE OF SAID LOT 198.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 21,022 SQ.FT. (0.48 ACRES)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF LOT 15, SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS EAST ALONG THE CENTERLINE OF THE EXISTING IMPROVEMENTS ALONG HIGHLAND DRIVE. 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.

THE BOUNDARIES WERE RETRACED BASED UPON THE RECORDED SUBDIVISION PLAT OF HIGHLAND SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THE PLAT WAS FIT TO THE CENTERLINES OF THE EXISTING CURB & GUTTER ALONG SAID HIGHLAND DRIVE, HILL CIRCLE AND CHERRY DRIVE. RIVERDALE CITY AND BAIRD PARCELS WHERE LOCATED BY RECORD FROM THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF SECTION 8.

SEP 3 5 2013
004870
004870

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 2/1/2013
LICENSE NO. 191517

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

	BOUNDARY LINE	SSMH	SANITARY SEWER MANHOLE
	CENTERLINE	FH	FIRE HYDRANT
	EASEMENT LINE	SDCB	STORM DRAIN CATCH BASIN
	SETBACK LINE	SD BOX	STORM DRAIN BOX
	EX. IRRIGATION LINE	UP	UTILITY POLE
	EX. LAND DRAIN		SECTION CORNER
	EX. OVERHEAD POWER LINE		MONUMENT
	EX. STORM DRAIN		CONTROL POINT
	EX. SANITARY SEWER		EX. SPOT ELEVATION
	EX. SECONDARY WATERLINE		
	EX. TELEPHONE LINE		
	EX. GAS LINE	4250	EG CONTOUR LINE
	EX. CULINARY WATERLINE		BAR & CAP OR NAIL & WASHER TO BE SET
P.O.B.	POINT OF BEGINNING		
UDOT	UTAH DEPT. OF TRANSPORTATION		
EX.	EXISTING		EXISTING ASPHALT
WV	WATER VALVE		

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

LOT 2 HIGHLAND SUBDIVISION
BOUNDARY TOPO SURVEY
HILL FAMILY TRUST
WASHINGTON TERRACE ROAD AND HIGHLAND DRIVE
RIVERDALE, UT
10-065

2/1/13

DATE	REVISION	BY	DATE

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	NA	SZ/SC/SB	SJF
DATE 11/2010	DATE 11/2010	DATE 11/2010	DATE 11/2010

SHEET # 1 OF 1

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