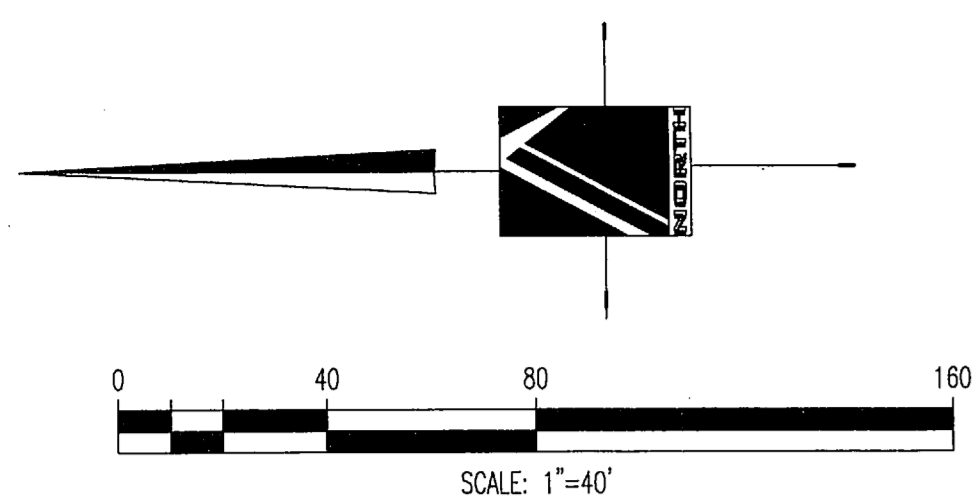


ROY REGENCY APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO WAS TO RETRACE THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°24'29" WEST 2641.06 FEET MEASURED BETWEEN THE NORTHEAST AND EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES WERE RETRACED AS FOLLOWS: THE NORTH LINE WAS BASED ON UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STP-0097(2)0 SHEET 22, THE EAST LINE WAS RETRACED PARALLEL WITH AND OFFSET 33 FEET WESTERLY FROM THE QUARTER SECTION LINE, THE SOUTH LINE WAS RETRACED ALONG THE NORTH DEED LINE OF THE SHOLLY PROPERTY AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE, AND THE WEST LINE WAS RETRACED ALONG THE EASTERLY LINE OF THE UTAH TRANSIT AUTHORITY DEED AS SHOWN HEREON. 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 WEBER COUNTY OWNERSHIP PLATS, LEGAL DESCRIPTIONS, THE GOODFELLOW SUBDIVISION PLAT, AND THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR 5600 SOUTH.

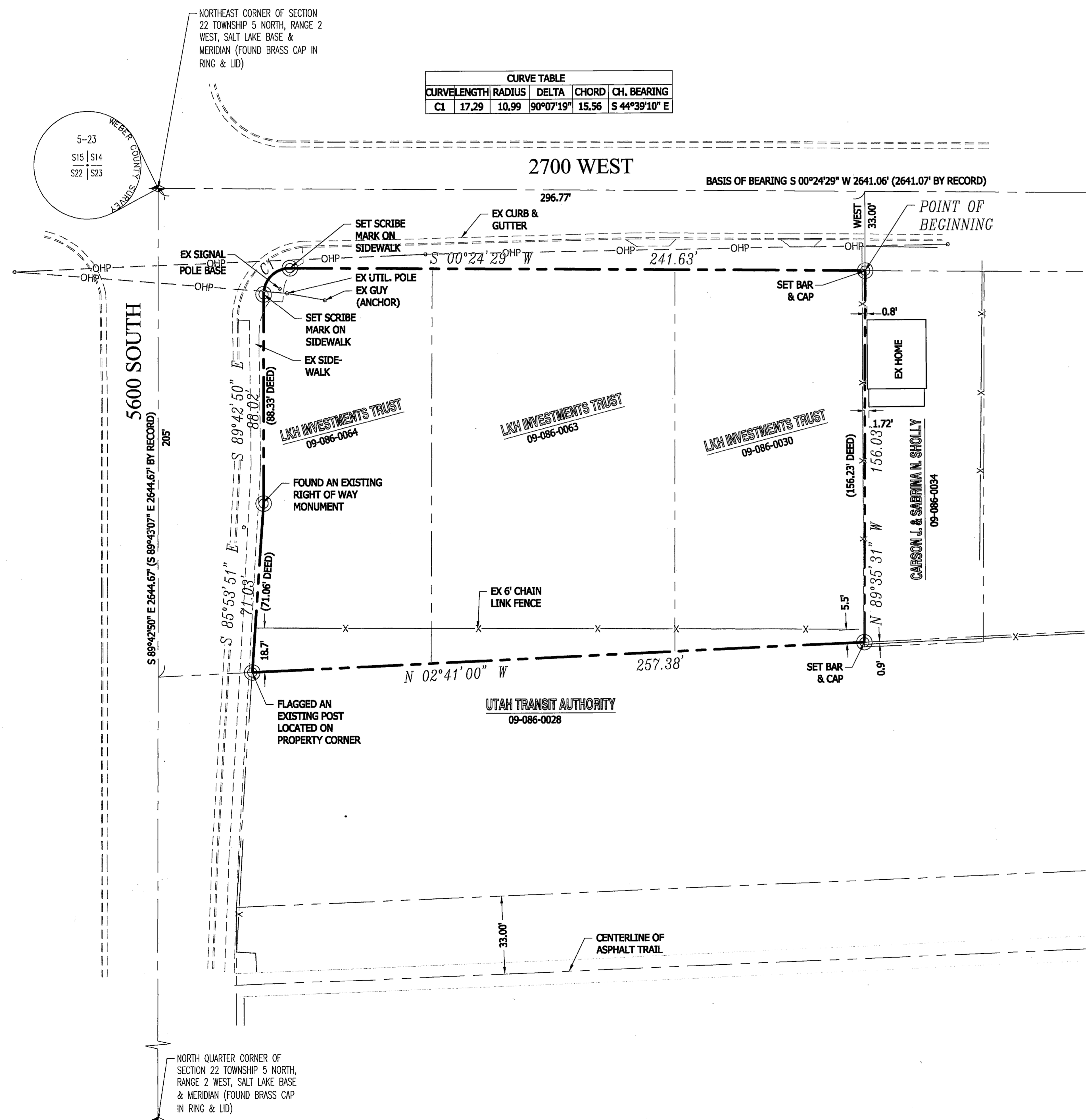
SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A PROFESSIONAL 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

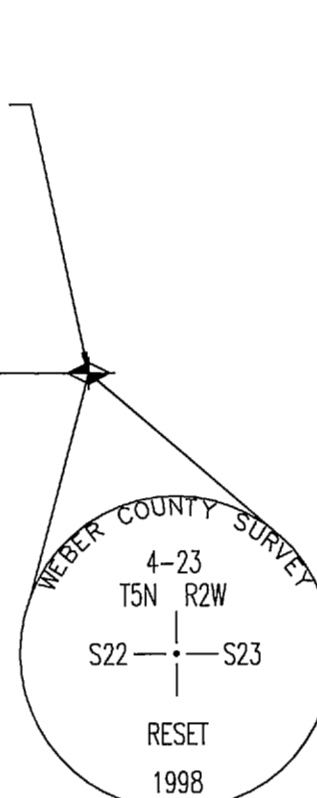
Stephen J. Fackrell
STEPHEN J. FACKRELL
LICENSE NO. 191517

3/22/2017
DATE

CURVE TABLE				
CURVE LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
Cl	17.29	10.99	90°07'19"	15.56 S 44°39'10" E



EAST QUARTER CORNER OF SECTION 22 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP IN RING & LID)



DEED DESCRIPTION 09-086-0064

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 12.059 METER (39.56 FEET) PERPENDICULARLY DISTANCE SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 11+552.39, SAID POINT ALSO BEING APPROXIMATELY 61.946 METER (203.23 FEET) WEST ALONG THE NORTH SECTION LINE AND 12.059 METER (39.56) SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 86°18'38" EAST (SOUTH 85°54'11" EAST HIGHWAY BEARING) 21.658 METER (71.06 FEET) THENCE EAST (SOUTH 89°43'10" EAST HIGHWAY BEARING) 26.924 METER (88.33 FEET), THENCE SOUTHEASTERLY ALONG THE ARC OF A 3.35 METER (10.99 FEET) RADIUS CURVE TO THE RIGHT 5.262 METER (17.26 FEET) (NOTE: CHORD TO SAID CURVE BEARS SOUTH 45°00'00" EAST (SOUTH 44°43'10" EAST HIGHWAY BEARING) 4.738 METER (15.54 FEET)) THENCE SOUTH (SOUTH 00°30'55" WEST HIGHWAY BEARING) 18.202 METER (59.72 FEET) TO THE SOUTH LINE OF GRANTORS PROPERTY, THENCE WEST (NORTH 89°43'11" WEST HIGHWAY BEARING) 50.783 METER (166.61 FEET) TO THE WEST LINE OF GRANTORS PROPERTY, THENCE NORTH 02°41'00" WEST (NORTH 02°16'33" WEST HIGHWAY BEARING) 23.016 METER (75.51 FEET) TO THE POINT OF BEGINNING.

DEED DESCRIPTION 09-086-0063

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY RIGHT OF WAY LINE OF THE F-LINE (2700 WEST STREET) OF SAID PROJECT AT A POINT 10.058 METERS (33.00 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID F-LINE AT ENGINEER STATION 0+933.836 SAID POINT ALSO BEING APPROXIMATELY 66.164 METER (217.07 FEET) SOUTH (SOUTH 00°24'29" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 10.058 METER (33.00 FEET) WEST (NORTH 89°35'31" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 22, AND RUNNING THENCE WEST (NORTH 89°43'10" WEST HIGHWAY BEARING) 48.814 METER (160.15 FEET) TO THE WESTERLY LINE OF GRANTORS PROPERTY, THENCE NORTH 02°41'00" WEST (NORTH 02°24'00" WEST HIGHWAY BEARING) 31.124 METER (102.11 FEET) TO THE NORTHERLY LINE OF GRANTORS PROPERTY, THENCE EAST (SOUTH 89°43'11" EAST HIGHWAY BEARING) 50.339 METER (165.15 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF THE F-LINE (2700 WEST STREET) OF SAID PROJECT, THENCE SOUTH (SOUTH 00°24'29" WEST HIGHWAY BEARING) 31.090 METER 102.00 FEET) TO THE POINT OF BEGINNING.

DEED DESCRIPTION 09-086-0030

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF THE F-LINE (2700 WEST STREET) OF SAID PROJECT AT A POINT 10.058 METER (33.00 FEET) PERPENDICULARLY DISTANCE WESTERLY FROM THE CENTERLINE OF SAID F-LINE AT ENGINEER STATION 0+933.836 SAID POINT ALSO BEING APPROXIMATELY 66.164 METER (217.07 FEET) SOUTH (SOUTH 00°24'29" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 10.058 METER (33 FEET) WEST (NORTH 89°35'31" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH (SOUTH 00°24'29" WEST HIGHWAY BEARING) 24.384 METER (80.00 FEET) ALONG SAID WESTERLY RIGHT OF WAY LINE OF 2700 WEST STREET TO THE SOUTH LINE OF GRANTORS PROPERTY, THENCE WEST (NORTH 89°43'10" WEST HIGHWAY BEARING) 47.618 METER (156.23 FEET) ALONG SAID SOUTH PROPERTY LINE TO THE WEST LINE OF GRANTORS PROPERTY, THENCE NORTH 02°41'00" WEST (NORTH 02°24'01" WEST HIGHWAY BEARING) 24.411 METER (80.09 FEET) TO THE NORTH LINE OF THE GRANTORS PROPERTY, THENCE EAST (SOUTH 89°43'10" EAST HIGHWAY BEARING) 48.814 METER (160.15 FEET) ALONG SAID NORTHERLY PROPERTY LINE TO THE POINT OF BEGINNING.

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BM BENCHMARK
 - C&G CURB AND GUTTER
 - CB CATCH BASIN
 - CP CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - FH FIRE HYDRANT
 - G.V. GATE VALVE
 - IRR IRRIGATION
 - LD LAND DRAIN
 - LDMH LAND DRAIN MANHOLE
 - MH MANHOLE
 - MON MONUMENT
 - ROW RIGHT OF WAY
 - SD STORM DRAIN
 - SDCB STORM DRAIN CATCH BASIN
 - SDMH STORM DRAIN MANHOLE
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - UP UTILITY POLE
 - LP UTILITY/LIGHT POLE
 - W/D WITHOUT ENTRY # - OFFICIAL RECORDS
 - E PHONE
 - PH PHONE
 - BOUNDARY LINE
 - STREET RIGHT-OF-WAY LINE
 - CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - SD NEW STORM DRAIN
 - CS NEW SANITARY SEWER
 - W NEW CULINARY WATERLINE
 - OHP EX. OVERHEAD POWER LINE
 - SD EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - T EX. TELEPHONE LINE
 - G EX. GAS LINE
 - CTV EX. CULINARY WATERLINE
 - W EX. CULINARY WATERLINE
 - NEW BUILDING
 - NEW DRAINAGE SWALE
 - (4250) EG CONTOUR MAJOR
 - (4250) EG CONTOUR MINOR
 - SECTION CORNER
 - MONUMENT
 - CONTROL POINT
 - EXISTING TREE
 - EXISTING PINE TREE
 - SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
 - EXISTING CONCRETE
 - EXISTING GRASS
 - EXISTING ASPHALT
 - ASPHALT SAWCUT
 - EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
St. George
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

ROY REGENCY APARTMENTS
BOUNDARY SURVEY
FOR: KENT HILL
2705 WEST 5600 SOUTH
ROY, UTAH
PROJECT #16-020

RECEIVED
MAR 23 2017
5689

BY	DATE

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
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