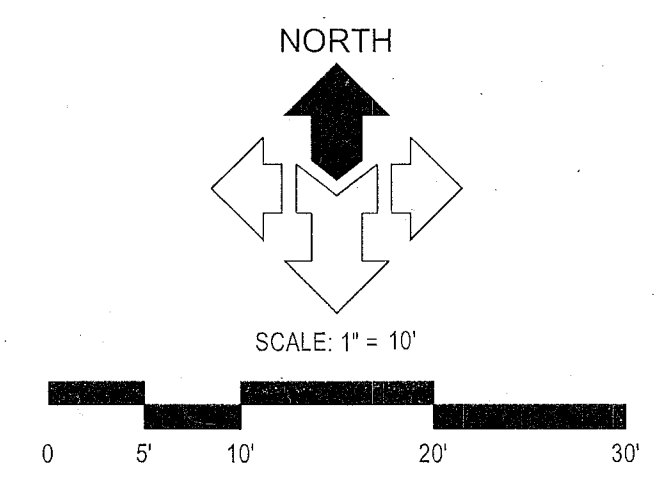


NORTHWEST CORNER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN FOUND
WEBER COUNTY MONUMENT

BASIS OF BEARING N 89°52'11" E 2666.06'

NORTH QUARTER CORNER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND WEBER COUNTY MONUMENT

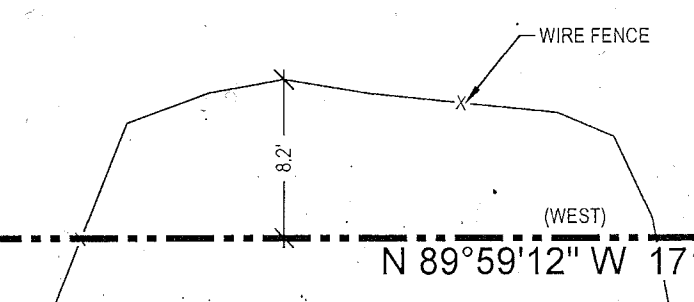
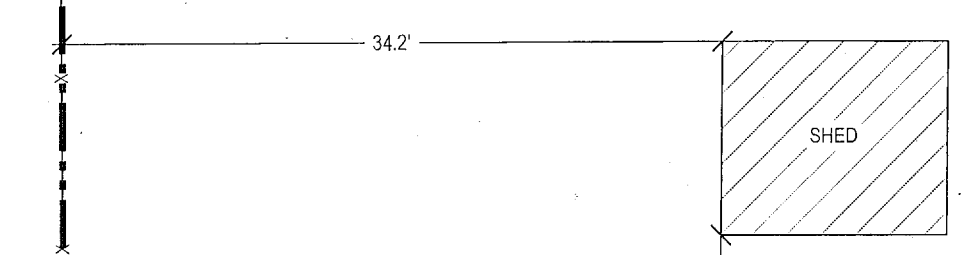
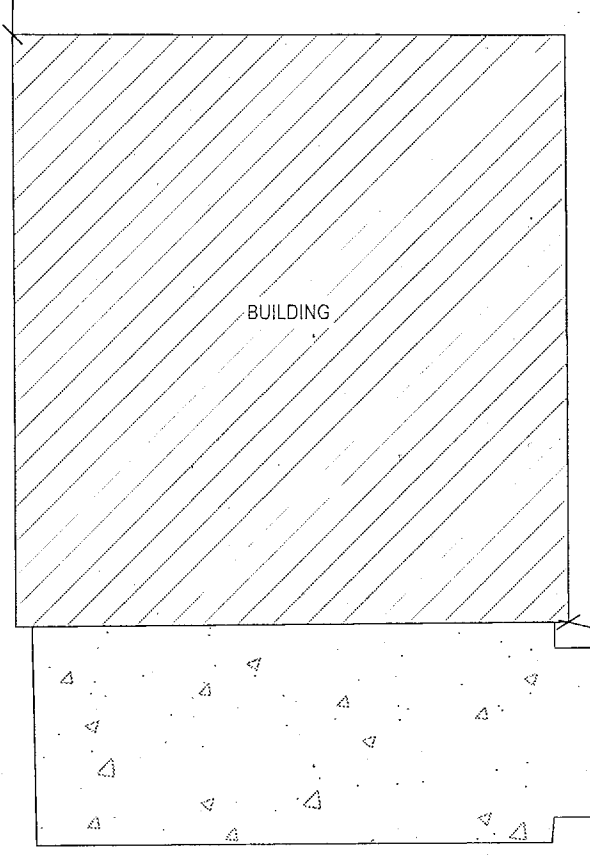


SOUTH 89°15'14" E 288.13'

DJM 19, LLC
08-10-04078

DAWSON INVESTMENT LIMITED PARTNERSHIP
06-10-046

SURVEYED PARCEL CONTAINS
14,422 SQ. FT. OR
0.331 ACRES



N 89°15'14" E 288.13'
N 89°36'06" E 220.79'
N 89°42'10" E 217.79'

N 0°07'49" W 80.37'
N 89°59'12" W 171.15'

S 89°41'59" E 189.76'
(EAST 191.19')

S 13°03'38" W 81.52'
(@ 12.45' W 80')

1750 WEST STREET

LOT 2
JAMESTOWN SUBDIVISION

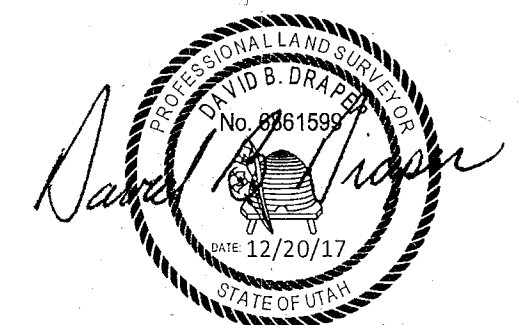
LOT 1
JAMESTOWN SUBDIVISION

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT A FENCE CORNER WHICH IS NORTH 89°59' EAST 425.45 FEET AND SOUTH 558.22 FEET AND NORTH 89°15'14" EAST 288.13 FEET, NORTH 89°36'06" EAST 220.79 FEET, NORTH 89°42'10" EAST 217.79 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 0°07'49" WEST 80.37 FEET, THENCE EAST 191.19 FEET TO THE WEST LINE OF 1750 WEST STREET, THENCE SOUTH 12°45' WEST ALONG SAID WEST LINE 80 FEET, MORE OR LESS, TO A POINT EAST OF POINT OF BEGINNING, THENCE WEST TO POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



DAVID B. DRAPER
LICENSE NO. 9861599

SURVEY NARRATIVE

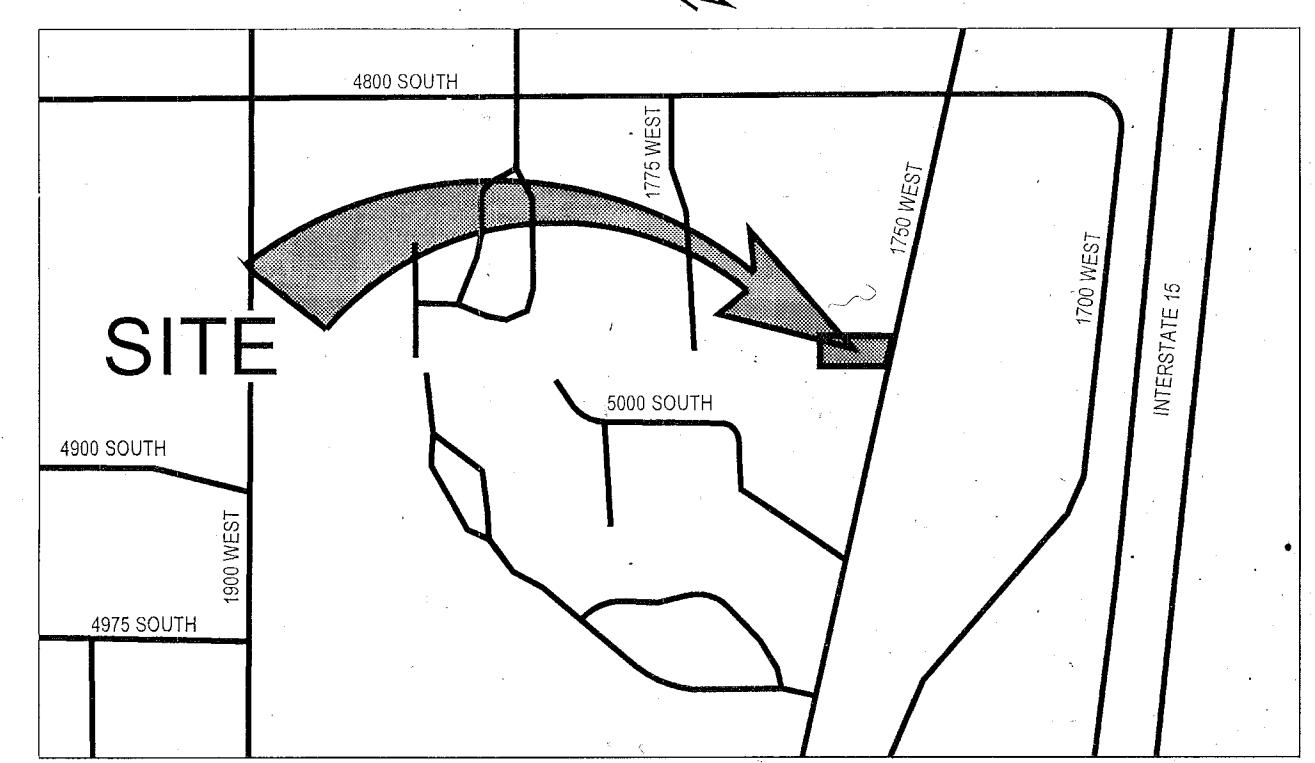
THIS SURVEY WAS PREPARED FOR KERRI HOLLINGSWORTH FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEARING IS NORTH 89°52'11" EAST ALONG THE SECTION BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AS SHOWN ON THIS SURVEY. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. NO EASEMENTS ARE ADDRESSED BY THIS MAP. THE SOUTH PROPERTY LINE WAS ESTABLISHED AT THE NORTH LINE OF THE JAMESTOWN SUBDIVISION. THE WEST PROPERTY WAS ESTABLISHED PER A SURVEY OF THE WESTERLY ADJOINING PROPERTY PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING. THE EAST LINE WAS ESTABLISHED ALONG THE WESTERLY RIGHT OF WAY LINE OF 1750 WEST STREET. THE NORTH PROPERTY ESTABLISHED PER DEED. A BOUNDARY LINE AGREEMENT IS RECOMMENDED ALONG THE NORTH WITH THE ADJOINING NEIGHBOR BECAUSE OF AMBIGUITY IN THE DEEDS (DEED OVERLAP IS NOTED HEREON) AND LACK OF OCCUPATION EVIDENCE ON THE GROUND.

GENERAL NOTES

- CORNER MONUMENTS WERE SET WITH 5/8 REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG" UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE EXISTING SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPROVEMENTS MAY BE ENCOUNTERED UPON SITE INSPECTION.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION. DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:
- JAMESTOWN SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER
- COZYDALE RETREAT PHASE 1 PUD, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER
- SURVEY PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING ON FILE WITH THE WEBER COUNTY SURVEYOR AS #4642

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- EXISTING FENCE
- POWER LINE
- PROPERTY CORNER (SEE GENERAL NOTE 1)
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CONCRETE
- BUILDING



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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

GROBERG/HOLLINGSWORTH PARCEL

**4875 SOUTH 1750 WEST
ROY, UTAH**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS	
REV	DESCRIPTION
1	12-15-17 CLIENT COMMENTS

PROJECT NO:	17754
CAD FILE:	17754
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	DS
CHECKED BY:	DBD
DATE:	12-14-17

BOUNDARY SURVEY

1 OF 1