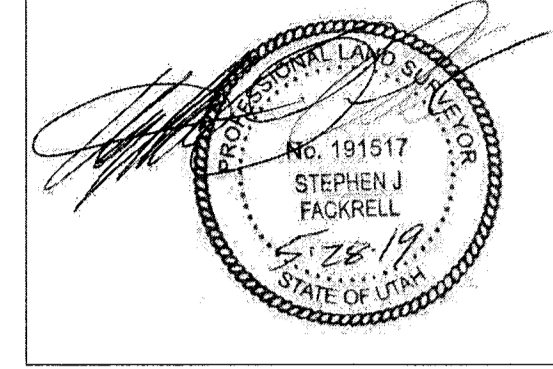


SURVEYOR'S CERTIFICATE

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

SURVEY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT LOCATED NORTH 89°30'02" WEST 33.00 FEET ALONG QUARTER SECTION LINE FROM THE EAST QUARTER OF SAID SECTION 20 (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°38'17" EAST 5273.28 FEET MEASURED BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 20), AND RUNNING THENCE SOUTH 00°39'02" WEST ALONG THE WEST LINE OF 4300 WEST STREET PARALLEL WITH QUARTER SECTION LINE 600.35 FEET TO THE NORTH LINE OF DAVIS COUNTY, SAID POINT BEING LOCATED NORTH 00°39'02" EAST ALONG QUARTER SECTION LINE 2032.50 FEET AND NORTH 89°33'34" WEST 33.00 FEET PER THE DAVIS COUNTY SURVEYOR FROM THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 89°33'34" WEST ALONG THE NORTH LINE OF SAID DAVIS COUNTY 1298.14 FEET TO A POINT ON THE SIXTEENTH LINE, WHICH POINT IS LOCATED NORTH 00°15'32" EAST ALONG QUARTER SECTION LINE 2040.70 FEET AND SOUTH 89°33'34" EAST 3966.00 FEET PER THE DAVIS COUNTY SURVEYOR FROM THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00°34'03" EAST ALONG SAID SIXTEENTH LINE 601.11 FEET TO THE SOUTHERLY LINE OF WILDWOOD ESTATES SUBDIVISION PHASE 6 & LOT 414 & 416 AMENDED, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 89°34'28" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO AND ALONG THE SOUTHERLY LINE OF WILDWOOD ESTATES SUBDIVISION PHASE 7, ALSO A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE 438.28 FEET TO THE QUARTER SECTION LINE; AND THENCE SOUTH 89°30'02" EAST ALONG SAID QUARTER SECTION LINE 860.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 780,331 SQ. FT. (17.91 ACRES)
N 89°40'22" W 2670.50' (N 89°40'12" W 2670.51' REC.)

DEED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 607.5 FEET, MORE OR LESS, TO WEBER COUNTY LINE; THENCE EAST ALONG SAID LINE 80 RODS; THENCE NORTH 607.5 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT, SUBJECT TO A RIGHT OF WAY FOR 4300 WEST STREET OVER AND ACROSS THE EAST 33 FEET OF SAID PROPERTY, EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OR PROPERTY, SITUATE INSOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH FOR THE CONSTRUCTION OF 4300 WEST STREET, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT EASTQUARTER CORNER OF SAID SECTION 20 THENCE SOUTH 00°39'02" WEST 595.88 FEET ALONG THE SECTION LINE TO THE WEBER COUNTY LINE, THENCE NORTH 89°33'34" WEST 33.00 FEET ALONG SAID WEBER COUNTY LINE, THENCE NORTH 00°39'02" EAST 595.91 FEET TO THE QUARTER SECTION LINE, THENCE SOUTH 89°30'09" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. (E# 2713903)

NORTHEAST CORNER
SECTION 20, T.5N., R.2W.,
SLB&M (FOUND WEBER
COUNTY BRASS CAP)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HERON DESCRIBED PARCEL PRIOR TO DEVELOPMENT.
THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°38'17" EAST 5273.28 FEET MEASURED BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
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 SURVEY. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.
INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF OWNERSHIP PLATS, LEGAL DESCRIPTIONS, SUBDIVISION PLATS.
THE EAST BOUNDARY WAS RETRACED ALONG THE WEST LINE OF 4300 WEST STREET OFFSET 33 FEET FROM QUARTER SECTION LINE. THE SOUTH BOUNDARY WAS RETRACED ALONG THE COUNTY LINE PER THE DAVIS COUNTY SURVEYOR MAX ELLIOT. THE WEST BOUNDARY WAS RETRACED ALONG THE SIXTEENTH LINE. AND THE NORTH BOUNDARY WAS RETRACED ALONG QUARTER SECTION LINE.

LINE	LENGTH	BEARING
L1	33.00	N 89°30'02" W
L2	2643.24	N 89°43'54" W
L3	2643.30	N 89°43'55" W
L4	2637.25	S 89°30'02" E
L5	2626.77	S 89°38'26" E
L6	2626.74	S 89°39'11" E
L7	1332.00	S 89°30'02" E

NORTHWEST CORNER
SECTION 20, T.5N., R.2W.,
SLB&M (FOUND WEBER
COUNTY BRASS CAP)

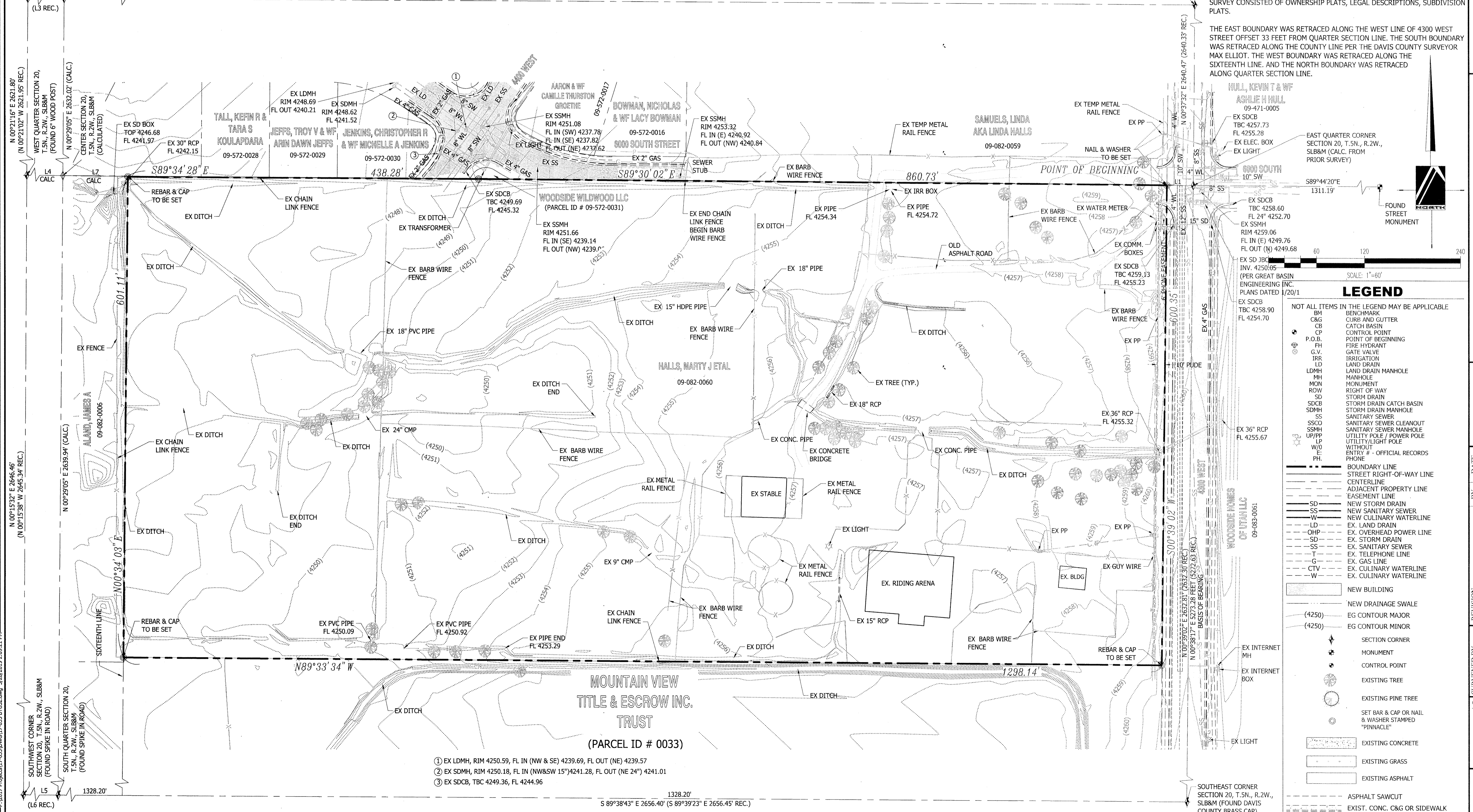
NORTH QUARTER CORNER
SECTION 20, T.5N., R.2W.,
SLB&M (FOUND WEBER
COUNTY BRASS CAP)

N 00°21'16" E 2621.80'
(N 00°21'02" W 2621.95' REC.)

N 00°15'32" E 2646.46'
(N 00°15'38" W 2645.34' REC.)

SOUTHWEST CORNER
SECTION 20, T.5N., R.2W.,
SLB&M (FOUND SPIKE IN ROAD)

SOUTH QUARTER CORNER
SECTION 20, T.5N., R.2W.,
SLB&M (FOUND SPIKE IN ROAD)



LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BN 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
 - LDHM 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/PP UTILITY POLE / POWER POLE
 - LP LIGHT POLE
 - W/D WIRE
 - E OFFICIAL RECORDS
 - PH PHONE
- BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SD NEW STORM DRAIN
SS NEW SANITARY SEWER
W NEW CULINARY WATERLINE
LD EX. LAND DRAIN
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
EG CONTOUR MAJOR
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.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave., #3 Phone: (801) 773-1910
Layton, UT 84041 Fax: (801) 773-1925
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HOOPER PROPERTY
BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
FOR: B&B CAPITAL
APPROX. 4351 WEST 6000 SOUTH
HOOPER, UTAH
PROJ.# 17-035

RECEIVED
MAY 21 2019
BY: 6259

REVISION	DATE	BY
R1	07/20/17	BB
R2	12/28/17	SB/WS
R3	12/28/17	RB/WS
R4	05/28/19	SJF

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

SHEET 1