CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING

DEED DESCRIPTION (09-057-0024)

BEGINNING AT A POINT ON QUARTER SECTION LINE AND THE EASTLINE OF BASSETT SUBDIVISION AS RECORDED WITH THE OFFICE OFTHE WEBER COUNTY RECORDER AND THE SOUTH LINE OF THE DAVIS &WEBER COUNTIES CANAL COMPANY PROPERTY AND RUNNING THENCESOUTH 89D43'22" EAST ALONG SAID SOUTH LINE AND QUARTER SECTIONLINE 298.09 FEET TO THE WEST LINE OF GREAT BASIN ADDITION ASRECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER; THENCESOUTH 00D24'21" WEST ALONG SAID WEST LINE 366.95 FEET; THENCENORTH 89D26'08" WEST 173.66 FEET; THENCE NORTH 00D25'17" EAST100.00 FEET; THENCE NORTH 89D26'08" WEST 245.00 FEET TO THEEAST LINE OF 2500 WEST STREET; THENCE NORTH 00D25'17" EASTALONG SAID EAST LINE 60.00 FEET TO THE PROJECTION OF ANEXISTING CHAIN LINK FENCE; THENCE SOUTH 89D26'08" EAST TO ANDALONG THE PROJECTION OF AN EXISTING CHAIN LINK FENCE 121.03FEET; THENCE NORTH 00D24'34" WEST ALONG A CHAIN LINK FENCE65.01 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCENORTH 00D34'52" EAST ALONG THE EAST LINE OF SAID SUBDIVISION140.46 FEET TO THE POINT OF BEGINNING.

LEGEND

BOUNDARY LINE	LP	LIGHT POLE
ADJACENT PROPERTY	SS	SANITARY SEWER
CENTER/SECTION LINE	SSMH	SANITARY SEWER MANHOLE
LOT LINES	SD	STORM DRAIN MANHOLE
EXISTING CONCRETE	SDMH	STORM DRAIN
EXISTING SEWER LINE	(E)	EXISTING
EXISTING STORM DRAIN LINE	COMM	COMMUNICATION
EXISTING TELEPHONE LINE	TRANS	TRANSFORMER
EXISTING POWER LINE	TB	TELEPHONE BOX
EXISTING FENCE LINE	UP	UTILITY POLE
SECTION CORNER (FOUND)	FH	FIRE HYDRANT
SECTION CORNER (NOT FOUND)	WV	WATER VALVE
MONUMENT	P.O.B.	POINT OF BEGINNING
SPOT ELEVATION		SET 5/8 REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
CONTOUR LINE		EXISTING TREE

PARCEL B (AS-SURVEYED)

BEGINNING AT A POINT ON THE WEST LINE OF THE GREAT BASIN ADDITION SUBDIVISION (AS FIELD DETERMINED) IN CONJUNCTION WITH THE RECORDED PLAT AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 00°24'13" EAST ALONG SECTION LINE 1680.69 FEET AND WEST 870.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE NORTH 89°44'52" WEST 418.83 FEET;
THENCE NORTH 00°25'17" EAST 157.14 FEET;
THENCE SOUTH 89°44'52" EAST 114.33 FEET;
THENCE NORTH 00°15'08" EAST 100.00 FEET;
THENCE SOUTH 89°44'52" EAST 120.00 FEET;
THENCE NORTH 00°15'08" EAST 180.00 FEET;
THENCE NORTH 89°44'52" WEST 233.50 FEET;
THENCE NORTH 00°25'17" EAST 322.49 FEET;
THENCE SOUTH 89°34'43" EAST 119.75 FEET;
THENCE NORTH 00°25'17" EAST 65.00 FEET;
THENCE NORTH 89°34'43" WEST 0.82 FEET;
THENCE NORTH 00°34'30" EAST 140.38 FEET TO SECTION LINE;
THENCE SOUTH 89°43'22" EAST ALONG SECTION LINE 299.26 FEET TO SAID WEST LINE OF SAID GREAT BASIN ADDITION;
THENCE NORTH 00°24'21" WEST ALONG SAID WEST LINE 964.53 TO THE POINT OF BEGINNING.

CONTAINS: 325,689 SQ.FT. / 7.48 AC.

PARCEL A (AS-SURVEYED)

BEGINNING AT A POINT ON THE WEST LINE OF THE GREAT BASIN ADDITION SUBDIVISION (AS FIELD DETERMINED) IN CONJUNCTION WITH THE RECORDED PLAT AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 00°24'13" EAST ALONG SECTION LINE 236.91 FEET AND WEST 871.01 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE NORTH 89°44'52" WEST 26.80 FEET TO A POINT ON A CURVE AND THE EAST LINE OF 2500 WEST;
THENCE NORTHWESTERLY, EASTERLY AND NORTHERLY ALONG SAID EAST LINE THE FOLLOWING 4 CALLS:
ALONG THE ARC OF A 361.08 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°35'52" A DISTANCE OF 249.55 FEET (CHORD BEARS NORTH 27D07'45" WEST 244.61 FEET),
NORTH 46°55'40" WEST 250.33 FEET TO A POINT OF CURVATURE,
NORTHWESTERLY ALONG THE ARC OF A 295.09 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 47°20'58" A DISTANCE OF 243.86 FEET (CHORD BEARS NORTH 23°15'12" WEST 236.98 FEET),
AND NORTH 00°25'17" EAST 996.25 FEET;
THENCE SOUTH 89°44'52" EAST 114.33 FEET;
THENCE NORTH 00°15'08" EAST 100.00 FEET;
THENCE SOUTH 89°44'52" EAST 120.00 FEET;
THENCE NORTH 00°15'08" EAST 180.00 FEET;
THENCE NORTH 89°44'52" WEST 233.50 FEET TO SAID EAST LINE;
THENCE NORTH 00°25'17" EAST 322.49 FEET;
THENCE SOUTH 89°34'43" EAST 119.75 FEET;
THENCE NORTH 00°25'17" EAST 65.00 FEET;
THENCE NORTH 89°34'43" WEST 0.82 FEET;
THENCE NORTH 00°34'30" EAST 140.38 FEET TO SECTION LINE;
THENCE SOUTH 89°43'22" EAST ALONG SECTION LINE 299.26 FEET TO THE WEST LINE OF THE GREAT BASIN ADDITION SUBDIVISION;
THENCE SOUTH 00°24'21" WEST ALONG SAID WEST LINE 1443.78 FEET TO THE POINT OF BEGINNING.

CONTAINS: 490,292 SQ. FT. / 11.26 ACRES

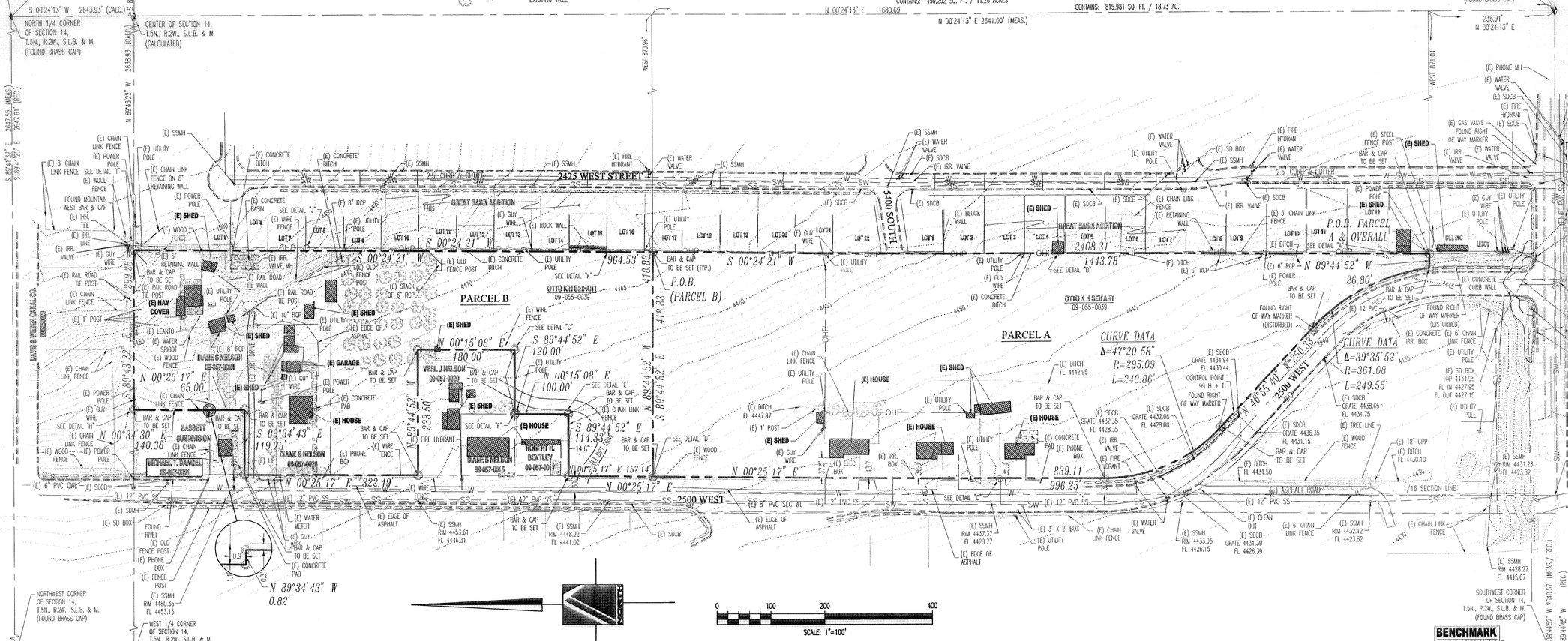
OVERALL (AS SURVYED)

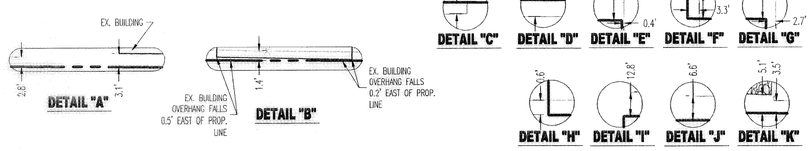
BEGINNING AT A POINT ON THE WEST LINE OF THE GREAT BASIN ADDITION SUBDIVISION (AS FIELD DETERMINED) IN CONJUNCTION WITH THE RECORDED PLAT AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 00°24'13" EAST ALONG SECTION LINE 236.91 FEET AND WEST 871.01 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE NORTH 89°44'52" WEST 26.80 FEET TO A POINT ON A CURVE AND THE EAST LINE OF 2500 WEST;
THENCE NORTHWESTERLY, EASTERLY AND NORTHERLY ALONG SAID EAST LINE THE FOLLOWING 4 CALLS:
ALONG THE ARC OF A 361.08 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°35'52" A DISTANCE OF 249.55 FEET (CHORD BEARS NORTH 27D07'45" WEST 244.61 FEET),
NORTH 46°55'40" WEST 250.33 FEET TO A POINT OF CURVATURE,
NORTHWESTERLY ALONG THE ARC OF A 295.09 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 47°20'58" A DISTANCE OF 243.86 FEET (CHORD BEARS NORTH 23°15'12" WEST 236.98 FEET),
AND NORTH 00°25'17" EAST 996.25 FEET;
THENCE SOUTH 89°44'52" EAST 114.33 FEET;
THENCE NORTH 00°15'08" EAST 100.00 FEET;
THENCE SOUTH 89°44'52" EAST 120.00 FEET;
THENCE NORTH 00°15'08" EAST 180.00 FEET;
THENCE NORTH 89°44'52" WEST 233.50 FEET TO SAID EAST LINE;
THENCE NORTH 00°25'17" EAST 322.49 FEET;
THENCE SOUTH 89°34'43" EAST 119.75 FEET;
THENCE NORTH 00°25'17" EAST 65.00 FEET;
THENCE NORTH 89°34'43" WEST 0.82 FEET;
THENCE NORTH 00°34'30" EAST 140.38 FEET TO SECTION LINE;
THENCE SOUTH 89°43'22" EAST ALONG SECTION LINE 299.26 FEET TO THE WEST LINE OF THE GREAT BASIN ADDITION SUBDIVISION;
THENCE SOUTH 00°24'21" WEST ALONG SAID WEST LINE 2408.31 FEET TO THE POINT OF BEGINNING.

CONTAINS: 815,981 SQ. FT. / 18.73 AC.

DEED DESCRIPTION (09-055-0039)

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 52 RODS 13 FEET (871 FEET) WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 314 FEET; THENCE NORTH 208 FEET; THENCE WEST 110 FEET; THENCE SOUTH 208 FEET; THENCE WEST 0.25 FEET; THENCE NORTH 788 FEET; THENCE EAST 125 FEET; THENCE NORTH 160 FEET; THENCE WEST 125 FEET; THENCE NORTH 3 FEET; THENCE EAST 125 FEET; THENCE NORTH 75 FEET; THENCE EAST 120 FEET; THENCE NORTH 175 FEET; THENCE WEST 245 FEET; THENCE NORTH 50 FEET; THENCE EAST 245 FEET; THENCE NORTH 181 FEET; THENCE WEST 245 FEET; THENCE NORTH 295 FEET; THENCE EAST 125 FEET; THENCE NORTH 100 FEET; THENCE EAST 120 FEET; THENCE NORTH 180 FEET; THENCE WEST 245 FEET; THENCE NORTH 321 FEET, MORE OR LESS; TO THE SOUTH LINE OF THE MARLOW HALVERSON PROPERTY LINE; THENCE EAST 125 FEET; THENCE NORTH 205 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SAID LINE 299.25 FEET; THENCE SOUTH 160 RODS (2640 FEET) TO THE PLACE OF BEGINNING. EXCEPT THE PORTION DEEDED TO UDOT E#1485673 1874-1758.





NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCELS PRIOR TO DEVELOPMENT. BOUNDARY LINES WERE RE-ESTABLISHED AS FOLLOWS: THE EAST LINE WAS BASED ON LOCATING IMPROVEMENTS WITHIN GREAT BASIN ADDITION AND PROVIDING FOR THE ADJOINING LOT DEPTHS DUE TO POOR DEED TIES TO THE SECTION CORNER. THE NORTH LINE WAS HELD TO THE QUARTER SECTION LINE. TO THE EAST LINE OF BASSETT SUBDIVISION WHERE THE BASSETT SUBDIVISION SURVEYOR LEFT A GAP BETWEEN THE QUARTER SECTION LINE AND AN EXISTING FENCE AND BEING THE NORTH LINE OF BASSETTS SUBDIVISION. AN OVERLAP EXISTS BETWEEN THE DIANA S. NELSON TRUST AND THE BASSETT SUBDIVISION AND DANGEL PROPERTY. DEED LINES ROTATED TO OUR MEASURED SECTIONAL BEARINGS HAVE BEEN HELD, CREATING A SHIFT BETWEEN THE BASSETT SUBDIVISION AND DANGEL PROPERTY. THE SOUTH LINE OF THE DANGEL PROPERTY WAS HELD AT THE DEED TO THE EAST LINE OF 2500 WEST STREET. THE EAST RIGHT OF WAY LINE FOR 2500 WEST STREET WAS HELD AT 30' OFF OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SECTION WHICH SHOULD ALSO BE THE CENTERLINE OF 2500 WEST STREET. THE BOUNDARIES FOR THE DIANA S. NELSON TRUSTEE (09-057-0015) AND THE BENTLEY PROPERTIES WERE HELD PER THE DEED ROTATED TO SECTION LINE. IT APPEARS THAT THE ORIGINAL AUTHOR MEANT TO CREATE THE EAST WEST LINES 24.75 FEET OFF OF THE PREVIOUSLY MENTIONED CENTERLINE OF 2500 WEST PROVIDING FOR IT'S DISTANCES FALLS WITHIN ONE FOOT OF AN EXISTING FENCE ON BOTH PROPERTIES. THE DEED LINE IS WESTERLY OF THIS LOCATION AND WE STRONGLY ENCOURAGE BOTH ADJOINERS TO WORK OUT A BOUNDARY LINE AGREEMENT ALONG BOTH EAST LINES. THE SOUTH LINE WAS SET PER OUR CLIENT AND THE ORIGINAL OWNERS.
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°26'21" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 14, 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 UTILITIES SHOWN ON THIS PLAT. COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, RULES AND REGULATIONS OF ANY GOVERNMENTAL AGENCY OVER DESIGN OR CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER AND/OR APPLICANT.

SURVEYOR'S CERTIFICATE

I, STEPHEN 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 FACKRELL — DATE 10-23-2008

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

BENCHMARK
BENCHMARK IS TOP OF BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF SECTION 14, T.5N., R.2W., S.L.B.&M.
ELEV. = 4401.02

004248
RECEIVED FEB 02 2009 WEBER CO SURVEYOR

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

SEIFERT ESTATES
BOUNDARY AND TOPOGRAPHIC & UTILITY SURVEY
FOR: BRAD LARSEN
5600 SOUTH 2500 WEST
ROY CITY, UTAH
#05-068

DATE	REVISION	BY	DATE
5/08			
5/08			
5/08			
5/08			
5/08			

SURVEYED BY	S.J.F.	DATE	5/08
DESIGNED BY		DATE	5/08
DRAWN BY	BTA	DATE	5/08
APPROVED BY	S.J.F.	DATE	5/08

SHEET # 1 OF 1