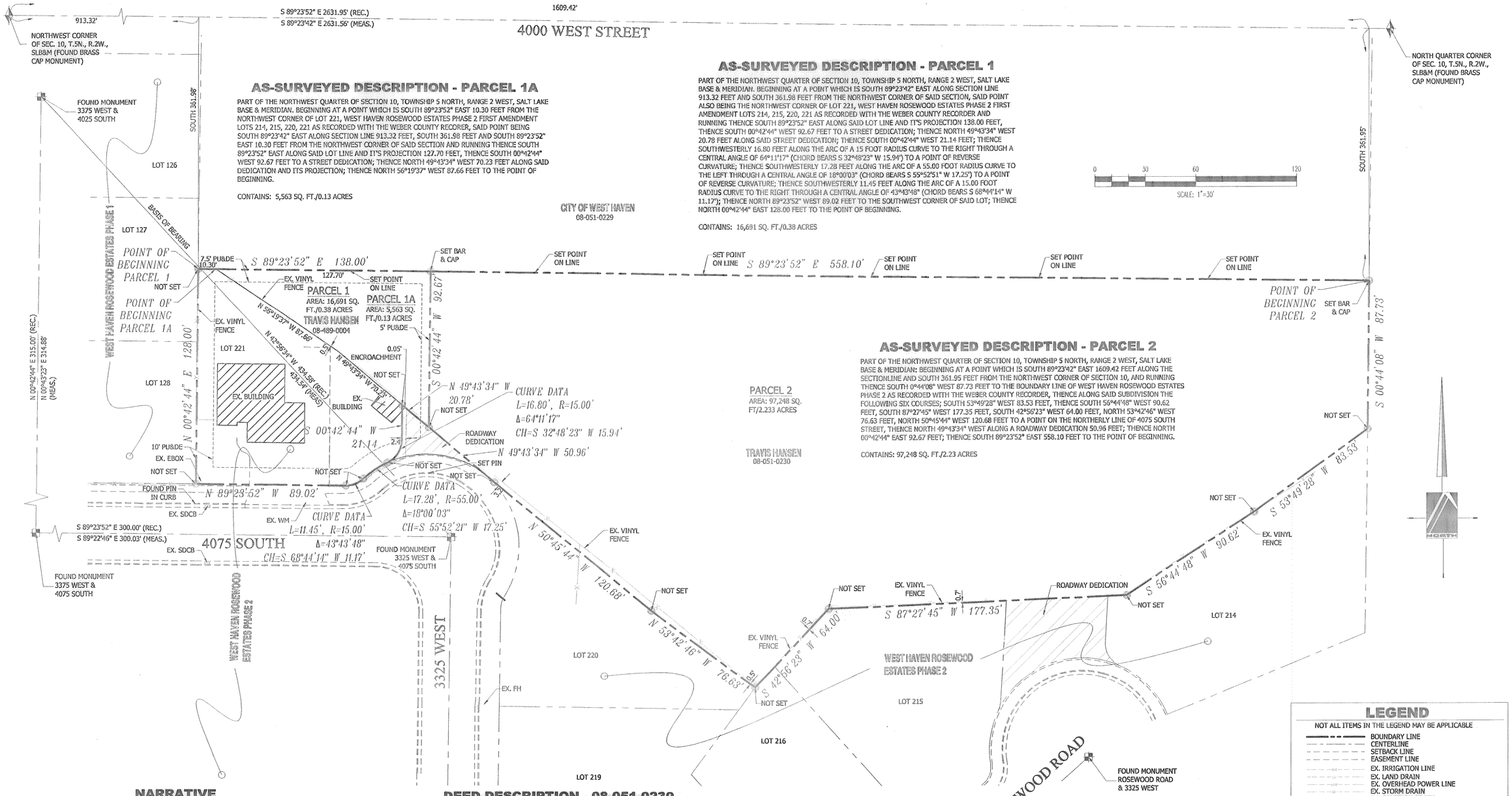


## AS-SURVEYED DESCRIPTION - PARCEL 1A

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT WHICH IS SOUTH 89°23'52" EAST 10.30 FEET FROM THE NORTHWEST CORNER OF LOT 221, WEST HAVEN ROSEWOOD ESTATES PHASE 2 FIRST AMENDMENT LOTS 214, 215, 220, 221 AS RECORDED WITH THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 89°23'42" EAST ALONG SECTION LINE 913.32 FEET, SOUTH 361.98 FEET AND SOUTH 89°23'52" EAST 10.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 89°23'52" EAST ALONG SAID LOT LINE AND IT'S PROJECTION 127.70 FEET, THENCE SOUTH 00°42'44" WEST 92.67 FEET TO A STREET DEDICATION; THENCE NORTH 49°43'34" WEST 70.23 FEET ALONG SAID DEDICATION AND ITS PROJECTION; THENCE NORTH 56°19'37" WEST 87.66 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,563 SQ. FT./0.13 ACRES

## AS-SURVEYED DESCRIPTION - PARCEL 1

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT WHICH IS SOUTH 89°23'42" EAST ALONG SECTION LINE 913.32 FEET AND SOUTH 361.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 221, WEST HAVEN ROSEWOOD ESTATES PHASE 2 FIRST AMENDMENT LOTS 214, 215, 220, 221 AS RECORDED WITH THE WEBER COUNTY RECORDER AND RUNNING THENCE SOUTH 89°23'52" EAST ALONG SAID LOT LINE AND IT'S PROJECTION 138.00 FEET, THENCE SOUTH 00°42'44" WEST 92.67 FEET TO A STREET DEDICATION; THENCE NORTH 49°43'34" WEST 20.78 FEET ALONG SAID STREET DEDICATION; THENCE SOUTH 00°42'44" WEST 21.14 FEET; THENCE SOUTHWESTERLY 16.80 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°11'17" (CHORD BEARS S 32°48'23" W 15.94') TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 17.28 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°00'03" (CHORD BEARS S 55°52'51" W 17.25') TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 11.45 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°43'48" (CHORD BEARS S 68°44'14" W 11.17'); THENCE NORTH 89°23'52" WEST 89.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00°42'44" EAST 128.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 16,691 SQ. FT./0.38 ACRES

## AS-SURVEYED DESCRIPTION - PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT WHICH IS SOUTH 89°23'42" EAST 1609.42 FEET ALONG THE SECTIONLINE AND SOUTH 361.95 FEET FROM THE NORTHWEST CORNER OF SECTION 10, AND RUNNING THENCE SOUTH 0°44'08" WEST 87.73 FEET TO THE BOUNDARY LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 2 AS RECORDED WITH THE WEBER COUNTY RECORDER, THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIX COURSES; SOUTH 53°49'28" WEST 83.53 FEET, THENCE SOUTH 56°44'48" WEST 90.62 FEET, SOUTH 87°27'45" WEST 177.35 FEET, SOUTH 42°56'23" WEST 64.00 FEET, NORTH 53°42'46" WEST 76.63 FEET, NORTH 50°45'44" WEST 120.68 FEET, NORTH 49°43'34" WEST 121.19 FEET, NORTH 56°19'37" WEST 87.66 FEET AND NORTH 89°23'52" WEST 10.30 FEET TO THE EAST LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 1, THENCE NORTH 0°42'44" EAST 329 FEET TO THE POINT OF BEGINNING. EXCEPT: A PARCEL OF LAND IN THE NORTHWEST QUARTER OFSECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS SOUTH 89°23'52" EAST 918.00 FEET AND SOUTH 42°44' WEST 33.00FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION ANDRUNNING THENCE SOUTH 89°23'52" EAST 696.23 FEET, THENCE SOUTH 0°44'08" WEST 329.00 FEET, THENCE NORTH 89°23'52" WEST 696.94 FEET, THENCE NORTH 0°42'44" WEST 329.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 97,248 SQ. FT./2.23 ACRES

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST A LINE BETWEEN LOT 221 AND THE PARCEL SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 42°56'34" WEST 434.54 FEET BETWEEN THE CENTERLINE MONUMENTS LOCATED AT 4075 SOUTH AND 3325 WEST AND 4025 SOUTH AND 3375 WEST. THE BOUNDARIES WERE RETRACED BASED UPON THE SUBDIVISION PLAT AND DEED DESCRIPTIONS. 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" OR AS SHOWN HEREON.

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 OWNERSHIP PLATS, LEGAL DESCRIPTIONS, SUBDIVISION PLATS.

## DEED DESCRIPTION - 08-051-0230

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT BEING SOUTH 89°23'52" EAST 918.00 FEET ALONG THE SECTION LINE AND SOUTH 0°42'44" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 10, AND RUNNING THENCE SOUTH 89°23'52" EAST 696.23 FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 0°44'08" WEST 444.42 FEET TO THE BOUNDARY LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 2, THENCE ALONG SAID SUBDIVISION THE FOLLOWING NINE COURSES; SOUTH 53°49'28" WEST 83.53 FEET, THENCE SOUTH 56°44'48" WEST 90.62 FEET, SOUTH 87°27'45" WEST 177.35 FEET, SOUTH 42°56'23" WEST 64.00 FEET, NORTH 53°42'46" WEST 76.63 FEET, NORTH 50°45'44" WEST 120.68 FEET, NORTH 49°43'34" WEST 121.19 FEET, NORTH 56°19'37" WEST 87.66 FEET AND NORTH 89°23'52" WEST 10.30 FEET TO THE EAST LINE OF WEST HAVEN ROSEWOOD ESTATES PHASE 1, THENCE NORTH 0°42'44" EAST 329 FEET TO THE POINT OF BEGINNING. EXCEPT: A PARCEL OF LAND IN THE NORTHWEST QUARTER OFSECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS SOUTH 89°23'52" EAST 918.00 FEET AND SOUTH 42°44' WEST 33.00FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION ANDRUNNING THENCE SOUTH 89°23'52" EAST 696.23 FEET, THENCE SOUTH 0°44'08" WEST 329.00 FEET, THENCE NORTH 89°23'52" WEST 696.94 FEET, THENCE NORTH 0°42'44" WEST 329.00 FEET TO THE POINT OF BEGINNING.

## DEED DESCRIPTION - 08-489-0004

ALL OF LOT 221, WEST HAVEN ROSEWOOD ESTATES PHASE 2, FIRST AMENDMENT LOTS 214, 215, 220, 221 WEST HAVEN CITY, WEBER COUNTY, UTAH.

## 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

9-28-2012
DATE

RECEIVED DEC 20 2012 By 004756

## LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B. POINT OF BEGINNING
- EX. EXISTING
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4746.11 EX. SPOT ELEVATION
- 4250 EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- ROADWAY DEDICATION

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

# WEST HAVEN ROSEWOOD
BOUNDARY SURVEY AND PROPERTY LINE ADJ.
FOR: TRAVIS HANSEN
3332 WEST 4075 SOUTH
WEST HAVEN, UT
12-001

| REVISION | BY | DATE |
|---|---|---|
| | | |

| | | |
|---|---|---|
| SURVEYED BY SMC/NP | DATE 02/2012 | |
| DESIGNED BY | DATE | |
| DRAWN BY SD | DATE 02/2012 | |
| APPROVED BY SJF | DATE 02/2012 | |
| SHEET # 1 OF 1 | | |

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