

RECORD DESCRIPTION (09-078-0068)

BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING CONCRETE DITCH, SAID POINT BEING SOUTH 89°40'59" EAST 135.99 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°41'15" WEST 737.70 FEET FROM THE CENTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 0°41'15" WEST 1028.50 FEET THENCE SOUTH 89°28'45" EAST 1169.56 FEET, THENCE NORTH 0°44'49" EAST 203.61 FEET TO THE SOUTH LINE OF LEWIS ESTATES, THENCE NORTH 89°20'20" WEST 11.84 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF LEWIS ESTATES, THENCE NORTH 0°43'17" EAST 445.87 FEET ALONG THE WEST LINE TO THE NORTHWEST CORNER OF LEWIS ESTATES, THENCE NORTH 89°40'40" EAST 12.05 FEET ALONG THE NORTH LINE OF LEWIS ESTATES, THENCE NORTH 0°44'49" EAST 31.94 FEET, THENCE NORTH 89°44'47" EAST 18.47 FEET, THENCE NORTH 1°01'15" EAST 268.65 FEET TO THE CENTERLINE OF A CONCRETE DITCH, THENCE NORTH 88°48'45" WEST 119.98 FEET ALONG THE CENTERLINE OF A CONCRETE DITCH, THENCE NORTH 88°24'54" WEST 599.68 FEET ALONG THE CENTERLINE OF A CONCRETE DITCH, THENCE NORTH 81°34'22" WEST 475.63 FEET ALONG THE CENTERLINE OF A CONCRETE DITCH TO THE POINT OF BEGINNING.

BLUE SKY SOLAR SUBD. (NOT RECORDED)

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, HAVING A BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°57'55" EAST BETWEEN THE MONUMENTED LOCATION OF THE INTERSECTION MONUMENT LOCATED AT 5500 WEST STREET AND 5500 SOUTH STREET AND THE WEBER COUNTY SURVEY REFERENCE MONUMENT WHICH IS NORTH 89°45'33" WEST 62.35 FEET FROM THE CALCULATED LOCATION OF THE CENTER QUARTER CORNER OF SAID SECTION 18, SAID TRACT BEING A PART OF LAND DESCRIBED IN WARRANTY DEED FOLLOWED AS ENTRY NO. 324609, BOOK 630, PAGE 49, ON NOVEMBER 16, 1959, BEING DESCRIBED BY SURVEY AS FOLLOWS: COMMENCING AT A POINT LOCATED 55.00 FEET NORTH 89°27'07" WEST TO A WEBER COUNTY SURVEY REFERENCE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION 18, AND 20.29 FEET NORTH 89°27'07" WEST TO THE CENTER OF 5500 WEST STREET, AND 843.00 FEET NORTH 58°24' EAST ALONG THE CENTER OF SAID 5500 WEST STREET TO A MONUMENT AT THE INTERSECTION OF SAID 5500 WEST AND 5500 SOUTH STREETS, AND 33.00 FEET NORTH 0°57'55" EAST ALONG THE MONUMENTED CENTERLINE OF SAID 5500 WEST STREET, AND 195.48 FEET SOUTH 89°24'58" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID 5500 SOUTH STREET, TO A THE SOUTHEAST CORNER OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY 1118927, BOOK 1586, PAGE 2054, ON SEPTEMBER 17, 1990, FROM SAID SOUTH QUARTER CORNER OF SECTION 18, RUNNING THENCE NORTH 01°50'36" EAST 234.72 FEET (SOUTHERLY 238.51 FEET BY SAID ENTRY 1118927), ALONG THE EAST BOUNDARY OF SAID WARRANTY DEED NO 1118927, TO THE SOUTHEAST CORNER OF QUIT CLAIM DEED RECORDED AS ENTRY NO. 2451174 ON DECEMBER 23, 2009; THENCE NORTH 69°01'04" EAST 256.23 FEET, THENCE SOUTH 89°56'26" EAST 191.18 FEET, THENCE SOUTH 0°41'11" WEST 330.60 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 5500 SOUTH STREET, THENCE NORTH 89°24'58" WEST 434.04 FEET, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING: 3 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF BLUE SKY SOLAR SUBDIVISION, A PLAT TO BE RECORDED AT THE WEBER COUNTY RECORDERS OFFICE, AND TO DESCRIBE PARCEL A AS DEPICTED HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°58'30" EAST 1800.00 FEET MEASURED ALONG THE CENTERLINE OF 5500 WEST STREET BETWEEN 5500 SOUTH AND COUNTY REFERENCE MONUMENT TO THE CENTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST.

THE SOUTHWEST CORNER OF THE BLUE SKY SOLAR SUBDIVISION WAS RETRACED BY INTERSECTING THE EAST LINE OF THE GOLDEN ENTERPRISES PARCEL DESCRIBED IN ENTRY 1118927 WITH THE NORTH LINE OF 5500 SOUTH STREET BASED ON THE FOUND CENTERLINE MONUMENT AT 5500 SOUTH/5500 WEST AND THE CENTERLINE OF THE EXISTING ASPHALT ALONG 5500 SOUTH. THE SOUTHEAST CORNER AND EAST LINE OF SAID SUBDIVISION WERE THEN RETRACED BY ALIGNING THE SOUTH LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF SAID 5500 SOUTH STREET.

THE BOUNDARIES OF PARCEL A WERE DRAWN AS FOLLOWS: THE SOUTH LINE WAS DRAWN 33 FEET OFFSET FROM THE CENTERLINE OF THE EXISTING ASPHALT ALONG 5500 SOUTH STREET. THE WEST LINE WAS DRAWN COINCIDENT WITH THE EAST LINE OF SAID BLUE SKY SOLAR SUBDIVISION. THE NORTH LINE WAS DRAWN PARALLEL WITH 5500 SOUTH COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION. THE EAST LINE WAS DRAWN POSITIONED PERPENDICULAR TO 5500 SOUTH AT THAT LOCATION THAT CREATED A 2 ACRES PARCEL.

CORNERS FOR THIS PROPERTY NOT FOUND ARE TO BE SET UPON REQUEST 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.

PARCEL A DESCRIPTON

BEGINNING AT THE SOUTHEAST CORNER OF BLUE SKY SOLAR SUBDIVISION (NOT YET RECORDED), SAID POINT BEING ON THE NORTH LINE OF 5500 SOUTH STREET, SAID POINT BEING LOCATED NORTH 0°58'30" EAST 33.00 FEET ALONG THE MONUMENTED CENTERLINE OF 5500 WEST STREET AND SOUTH 89°32'50" EAST 863.36 FEET PARALLEL WITH THE CENTERLINE OF THE EXISTING ASPHALT ROAD ON SAID 5500 SOUTH STREET FROM THE EXISTING STREET MONUMENT LOCATED AT THE INTERSECTION OF SAID STREETS, AND RUNNING THENCE NORTH 0°33'19" EAST 330.60 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 89°32'50" EAST 263.23 FEET; THENCE SOUTH 0°27'11" WEST 330.60 FEET TO THE NORTH LINE OF SAID STREET; AND THENCE NORTH 89°32'50" WEST ALONG SAID NORTH LINE 263.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 87,120 SQ.FT. (2.00 ACRES)

SUBJECT TO AND TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 5500 SOUTH STREET, SAID POINT BEING LOCATED NORTH 0°58'30" EAST 33.00 FEET ALONG THE MONUMENTED CENTERLINE OF 5500 WEST STREET AND SOUTH 89°32'50" EAST 863.36 FEET PARALLEL WITH THE CENTERLINE OF THE EXISTING ASPHALT ROAD ON SAID 5500 SOUTH STREET FROM THE EXISTING STREET MONUMENT LOCATED AT THE INTERSECTION OF SAID STREETS, AND RUNNING THENCE NORTH 0°27'11" EAST 330.60 FEET; THENCE SOUTH 89°32'50" EAST 60.00 FEET; THENCE SOUTH 0°27'11" WEST 330.60 FEET TO THE NORTH LINE OF SAID STREET, AND THENCE NORTH 89°32'50" WEST ALONG SAID NORTH LINE 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 19,836 SQ.FT. (0.45 ACRES)

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 IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE.

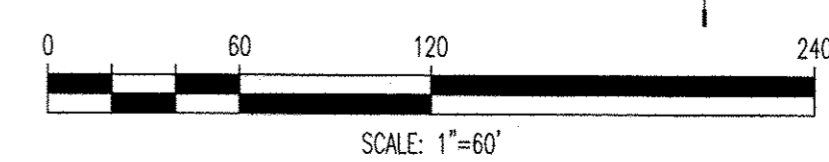
STEPHEN J. FACKRELL
LICENSE NO. 191517

DATE

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
 - IR 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
 - WD W/OUT
 - ET - OFFICIAL RECORDS
 - PH PHOTO
- BOUNDARY LINE
 - STREET RIGHT-OF-WAY LINE
 - CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - NEW STORM DRAIN
 - NEW SANITARY SEWER
 - NEW CULINARY WATERLINE
 - EX. OVERHEAD POWER LINE
 - EX. STORM DRAIN
 - EX. SANITARY SEWER
 - EX. TELEPHONE LINE
 - EX. GAS LINE
 - EX. CULINARY WATERLINE
 - EX. SECONDARY WATERLINE
 - 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
 - ▨ NEW CONCRETE
 - ▨ NEW ASPHALT
 - ASPHALT SAWCUT
 - EXIST. CONC. C&G OR SIDEWALK

BENCHMARK



PINNACLE
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Layton, UT 84041

HOOPER SODERBY PROPERTY
DESCRIPTION
FOR: DUANE JOHNSON
5500 WEST 5500 SOUTH
HOOPER, UTAH
PROJECT #19-057

REVISION	DATE

SURVEYED BY	SM	11-2019
DESIGNED BY		
DRAWN BY	SPB	12/06/19
APPROVED BY		

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

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