PINNACLE POINT SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER SURVEYOR'S CERTIFICATE , KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, OF SECTION 20 and that I hold certificate No. 164386 as prescribed under laws of the State TOWNSHIP 3 SOUTH, RANGE 1 EAST 10600 SOUTH STREET of Utah. I further certify that by authority of the Owners, I have made a survey SALT LAKE BASE & MERIDIAN AUTO MALL of the tract of land shown on this plat and described be law, and have DRAPER CITY, SALT LAKE COUNTY, UTAH subdivided said tract of land into lots and streets, hereafter to be known as 1000 SOUTH STREET PINNACLE POINT SUBDIVISION and that the same has been correctly surveyed II 11400 SOUTH STREET and staked on the ground as shown on this plat. I further certify that all lots BASIS OF BEARING 9 89°53'40" I SECTION LINE meet frontage width and area re-quirements of the applicable zoning S 89°53'40" E 47.87 2632.36' (MEASURED) ordinances. - MICHAEL -CENTER 2632.52' (RECORD, SL Co. WORKSHEET) WEST 1/4 CORNER OF SEC. 20 2631.99' (RECORD, A.R.P.) CARLSON OF SEC. 20 T39, RIE LOT 401 12300 SOUTH STREET T3S, RIE SLB & M 28-20-301-006 28-20-302-032 BOUNDARY DESCRIPTION SLB & M (FOUND) (FOUND) VICINITY MAP NOT TO SCALE STORM MOUNTAIN SURVEYOR'S NARRATIVE CENTER LINE EASEMENT IN FAVOR OF PACIFICORP. RECORDED SEPTEMBER 1, 2000 TERRACE NO. 4 EXISTING I, Keith R. Russell do hereby state that I am a Registered Land ENTRY NO. 7711047 SUBDIVISION BOOK 8385, PAGE 3314-3316 Surveyor and that I hold certificate no. 164386 as prescribed by the laws of SEE SCHEDULE B-2, ITEM NO. 15 the State of Utah and represent that I have made a survey of the following OF THE TITLE REPORT. SUNBURN LANE described property. The Basis of Bearing is as noted and Monuments, as found, are shown hereon. This survey is of two separate parcels as identified -SOUTH RIGHT-OF-WAY SUNBURN LANE (11585 SOUTH) as "Development Parcel" and "Future Development Parcel." Ingress/Egress Easement Over Lot 3 and 2 for Lot 1 and Lot 2 of Pinnacle Point Subdivision 5 89°43'50" E 220.98' PROPERTY DESCRIPTIONS Beginning at a point on the east line of 700 East Street, (a 53.00 foot DEVELOPMENT PARCEL half-width) said point being South 89°53'40" East 47.87 feet along the quarter section line to the center line of 700 East Street and South 6°52'40" East 1628.55 feet along the center line of 700 East Street and North 83°07'20" Beginning at a point on the east line of 700 East Street, (a 53.00 foot 8.0' PUBLIC UTILITY AND East 53.00 feet from the West Quarter Corner of Section 20, Township 3 25' RIGHT-OF-WAY EASEMENT half-width, said point being South 89°53'40" East 47.87 feet along the DRAINAGE EASEMENT South, Range I East, Salt Lake Base and Meridian, and running; RECORDED: MARCH 26, 1971 quarter section line to the center line of 700 East Street and South 6° ENTRY NO. 2377045 thence East 321.03 feet: 52'40" East 1625.10 feet along the center line of 700 East Street and Nort BOOK 2945, PAGE 456 thence North 31.91 feet; 83°07'20" East 53.00 feet from the West Quarter Corner of Section 20, thence South 89°43'35" East 25.00 feet; RECORDED: MARCH 25, 1980 Township 3 South, Range I East, Salt Lake Base and Meridian, and running; thence South 61.82 feet; ENTRY NO. 3415556 thence West 342.41 feet to the east line of 700 East Street; BOOK 5074, PAGE 711 thence North 6°52'40" West 30.25 feet along the east line of said 700 thence South 89°43'50" East 303.93 feet; SEE SCHEDULE B-2, ITEM NO. 11 East Street to the point of beginning. OF THE TITLE REPORT. thence North O°01'15" West 285.50 feet: (Shaded Area) thence South 89°43'50" East 220.98 feet; thence South 529.62 feet; - PHYSICIANS FACILITY-PHYSICIANS FACILITY thence North 89°40'59" West 59.83 feet OF DRAPER thence North 0°30'00" East 57.06 feet; OF DRAPER LOT 1 28-20-352-036 0 thence North 89°30'00" West 245.08 feet; 28-20-352-031 56,450 sq. ft. thence North 0°07'05" West 87.01 feet: 1.300 acres thence North 88°08'21" West 88.74 feet; ADDRESS thence West 119.80 feet to the east line of 700 East Street; 11643 SOUTH OR thence North 6°52'40" West 97.88 feet along the east line of said 700 772 EAST East Street to the point of beginning. (D)Contains 144,151 square feet, 3.31 acres, 3 lots. 5-9-02 LEGEND MAY 9, 2002 SECTION CORNER Keith R. Russell License no. 164386 * STREET MONUMENT -8.0' PUBLIC UTILITY AND DRAINAGE EASEMENT O SET BAR AND CAP POINT OF BEGINNING (40.00) \$ 89°43'35" E 220.89' X FIRE HYDRANT 190.70' 9 00°01'15" E OWNER'S DEDICATION * LIGHT POLE Know all men by these presents that $\underline{w\ell}$, the ___undersigned owner () of 8.0" PUBLIC UTILITY AND -8.0' PUBLIC UTILITY AND N 83°07'20" E 5 89°43'50" E X 303.93' DRAINAGE EASEMENT the above described tract of land having caused same to be subdivided DRAINAGE EASEMENT _ 53.00' into lots and streets to be hereafter known as the PINNACLE POINT SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land -30.0' SANITARY SEWER LOT 2 shown on this plat as intended for public use. # WATER EASEMENT In witness whereof have hereunto set____ 44,750 sq. ft N 21°06'47" W-RECORDED: JUNE 7, 1995 LOT 3 1.027 acres ADDRESS this ____day of ____A.D., Zowl. ENTRY NO.: 6096195 42,952 sq. ft BOOK 7164, PAGE 2387 0.986 acres 11645 SOUTH 8.0' PUBLIC UTILITY AND **ADDRESS** DRAINAGE EASEMENT 11647 SOUTH 15.0' SANITARY SEWER-20.0' SANITARY SEWER & WATER EASEMENT & WATER EASEMENT -THOMAS J. STATE OF UTAH ENNIGG N 89°30'00" W -15.0' SANITARY SEWER 28-20-352-002 COUNTY OF Salt Lake **& WATER EASEMENT** -8.0' PUBLIC UTILITY AND -8.0' PUBLIC UTILITY AND-DRAINAGE EASEMENT DRAINAGE EASEMENT GRAPHIC SCALE N 89°30'00" W 245.08' -HARRY (IN FEET) OTA 1 inch = 40 ft.who duly acknowledged to me that he/she executed the same by 28-20-352-018 authority. 1) THE POSSIBILITY OF LOW WATER FLOW TO LOT I MAY REQUIRE THE CORNER INSTALLATION OF FIRE SPRINKLERS WITHIN THE BUILDING. THIS OF SEC. 20 LOT LOT 3 59.83' LOT 4 DETERMINATION WILL BE MADE BY DRAPER CITY UPON SUBMITTAL OF T35, RIE DRAPER THE BUILDING PLANS AND SITE PLANS FOR SAID LOT I. SLB & M 114 Liberty Oaks Cove # (NOT FOUND) -MEADOWS-Murray, Utah 84107 Notary Public SUBDIVISION October 19, 2004 STATE OF UTAH 2642.93' (RECORD, SL Co. WORKSHEE Residing at: The hakt SOUTH 1/4 CORNER OF SEC. 20 My Commission Expires: This map is provided solely for the purpose of T3S, RIE PINNACLE POINT SUBDIVISION SLB & M assisting in locating the property and Cottonwood (NOT FOUND) LOCATED IN THE SOUTHWEST QUARTER Title Insurance Agency, Inc. assumes no liability OF SECTION 20 TOWNSHIP 3 SOUTH, RANGE 1 EAST for variation, if any, with any actual survey. 90 East Fort Union Boulevard, Suite 100 SALT LAKE BASE & MERIDIAN Midvale, Utah 84047 fax (801) 255-4449 DRAPER CITY, SALT LAKE COUNTY, UTAH UTAH POWER & LIGHT CO. QWEST COMMUNICATIONS PLANNING COMMISSION QUESTAR SUPPLY CO BOARD OF HEALTH SOUTH VALLEY DRAPER IRRIGATION CO APPROVAL AS TO FORM RECORDED #8497479 CITY ENGINEER DRAPER CITY MAYOR APPROVED THIS 5 1 APPROVED THIS 18th DAY
OF JUNE AD., 2007 APPROVED THIS 3 RN DAY O APPROVED THIS LATE DAY HEREBY CERTIFY THAT I HAVE HAD APPROVED THIS SEWER DISTRICT APPROXED THIS 30 74 DAY OF APPROVED AS TO FORM THIS 94 PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS DAY OF OTTOWN A.D., AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. TATE OF UTAH, COUNTY OF SALT LAKE, RECORDS __AD., 2002 THIS PLAT EXAMINED BY THIS OFFICE IT IS CORRECT AND IN ACCORDANCE AND FILED AT THE REQUEST OF DRAPER CITY PLANNING COMMISSION WITH INFORMATION ON FILE AND IS June ____ A.D., 200 Z Wends Cartin HEREBY APPROVED DATE 1-17-03 TIME 10:01 BROK 2003 PAGE 15 CITY RECORDER DANIEL HATOR DIR. S.L. Co. BOARD OF HEALT 28-20-31 28-20-352-040 -041 \$-043

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PINNACLE POINT SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER

OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

OWNER'S DEDICATION SIGNATURES

Blair Jenkins, Cherokee & Walker
Properties, LLC. - Managing Member MANAGER

dir Jenkins, M

Bldjir Jenkins, MANA GER Pinnacle Point Offices I, LLC. - Managing Member Pinnacle Point Offices II, LLC. - Managing Member

Tonyia Jensen,

Tongia Jensen Enterprises - Managing Member

By: Layne A. Cardon Bank of American Fork Shane R. Peery, Cherokee and Walker

Shane R. Peery, Cherokee and Walker
Properties, LLC. - Managing Member Managing Member

Shane R. Peery, Manager Pinnacle Point Offices I, LLC. - Managing Member Pinnacle Point Offices II, LLC. - Managing Member

Ponyia Jensen, an individual

STATE OF Utah

COUNTY OF Salt Lake

On the day of Annual, 20 , personally appeared before me Blair Jenkins, who being duly sworn or affirmed, did say that he is the Managing Member of Cherokee & Walker Properties, LLC, and that the within Owner's Dedication was signed in behalf of said LLC, and he acknowledged to me that he executed the same by authority.



Notary Public

STATE OF Utah

COUNTY OF Salt Lake

On the _____day of ____, 20___, personally appeared before me Blair Jenkins, who being duly sworn or affirmed, did say that he is the Managing Member of Pinnacle Point Offices I, LLC and Pinnacle Point Offices II, LLC, and that the within Owner's Dedication was signed in behalf of said LLC's, and he acknowledged to me that he executed the same by authority



Notaru Public

STATE OF Utah

COUNTY OF Salt Lake

On the day of Sept., 2007, personally appeared before me Tonyia Jensen, who being duly sworn or affirmed, did say that she is the Managing Member of Tonyia Jensen Enterprises, and that the within Owner's Dedication was signed in behalf of said Tonyia Jensen Enterprises, and she acknowledged to me that she executed the same by authority.

Notary Public

Residing at: Springville, UT
My Commission Expires: June 6, 2006

STATE OF Utah

COUNTY OF Salt Lake

On the _____day of ____, 20___, personally appeared before me Shane R. Peery, who being duly sworn or affirmed, did say that he is the Managing Member of Cherokee & Walker Properties, LLC, and that the within Owner's Dedication was signed in behalf of said LLC, and he acknowledged to me that he executed the same by authority.

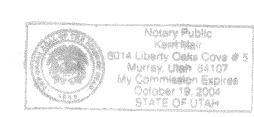


Notary Public

STATE OF Utah

COUNTY OF Salt Lake

On the day of All All , 20 , personally appeared before me Shane R. Peery, who being duly sworn or affirmed, did say that he is the Managing Member of Pinnacle Point Offices I, LLC and Pinnacle Point Offices II, LLC, and that the within Owner's Dedication was signed in behalf of said LLC, and he acknowledged to me that he executed the same by authority



Notary Public

Residing at: 1000 / 100

STATE OF Utah

COUNTY OF Salt Lake

On the Zoth day of Sept, 2002, personally appeared before me Tonyia Jensen, an individual, who did acknowledge to me that she signed the Owner's Dedication freely and voluntarialy for the purposes therein mentioned.



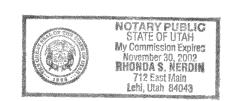
Notary Public

Residing at: Springville, UT
My Commission Expires:

STATE OF UTAH

COUNTY OF Salt Lake

On the day of Sept., 2002, personally appeared before me Layne A. Cardon, who being duly sworn or affirmed, did say that he is the V.D. of The Bank of American Fork, and that the within Owner's Dedication was signed in behalf of said Bank of American Fork, and he acknowledged to me that he executed the same by authority.



Rhonda S. Nerdin Notary Public

Residing at: Lehi UT,
My Commission Expires: 11-30-2002

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



PINNACLE POINT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE 4 MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



fax (801) 255-4449

Midvale, Utah 84047

RECORDED # 8497479

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED

AND FILED AT THE REQUEST OF

CITY OF DRAPER

DATE 1-17-03 TIME 10:01 BOOK 2003 PPAGE 15

FEE \$ \$ \$1300 SALT LAKE COUNTY RECORDER

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