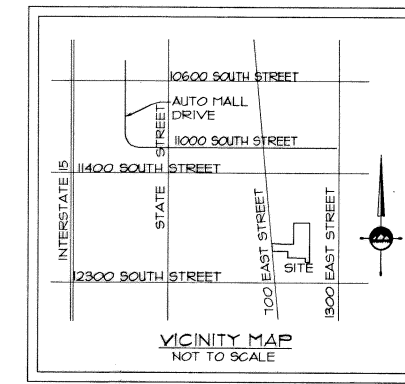
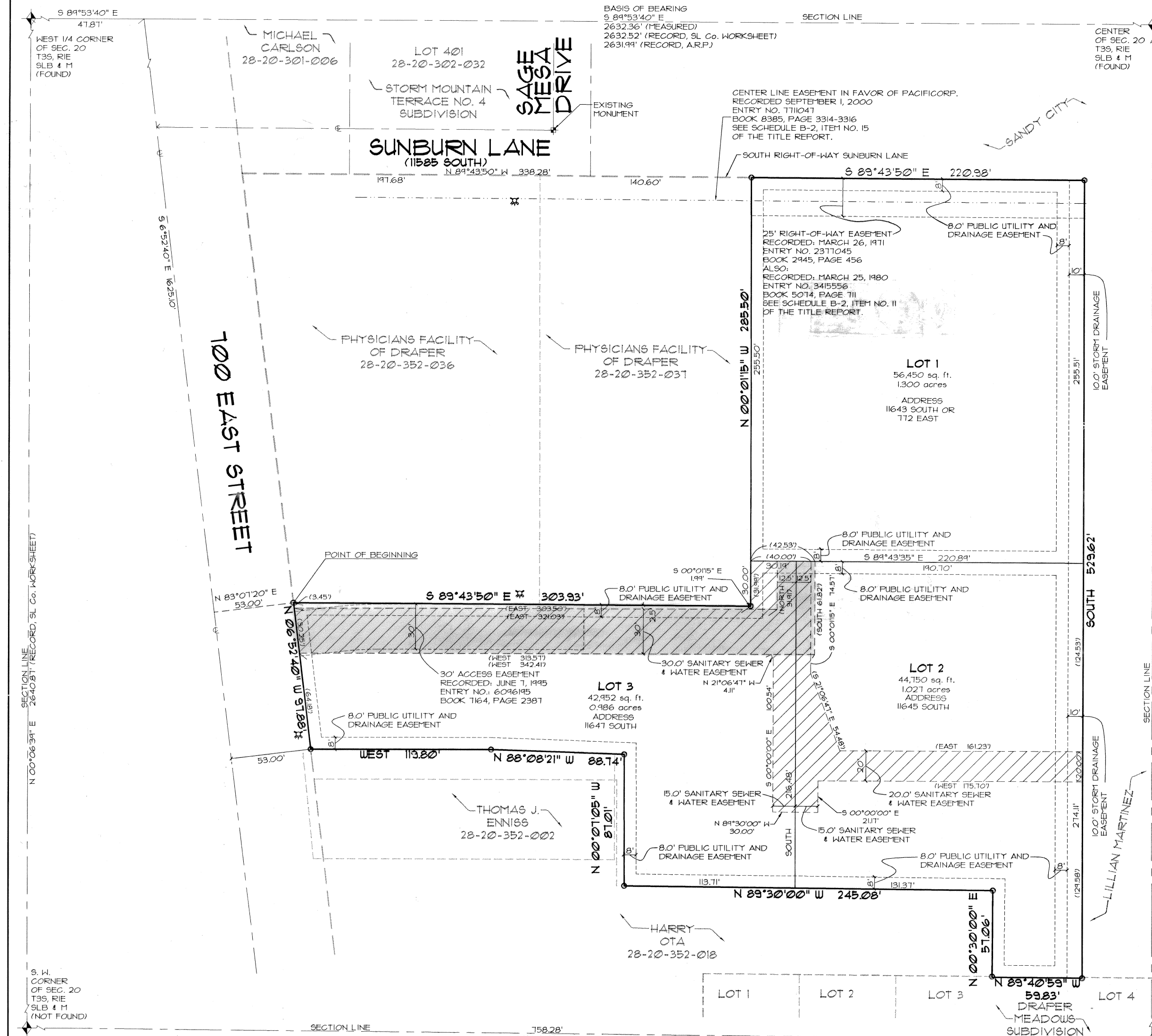


PINNACLE POINT SUBDIVISION

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



Ingress/Egress Easement Over Lot 3 and 2 for Lot 1 and Lot 2 of Pinnacle Point Subdivision

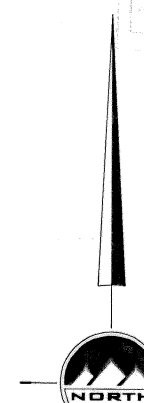
Beginning at a point on the east line of 100 East Street, (a 53.00 foot half-width) said point being South 89°43'50" East 418.1 feet along the quarter section line to the center line of 100 East Street and South 6°52'40" East 1628.55 feet along the center line of 100 East Street and North 83°01'20" East 53.00 feet from the West Quarter Corner of Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence East 321.03 feet;
thence North 31.91 feet;
thence South 81°49'25" East 25.00 feet;
thence West 342.41 feet to the east line of 100 East Street;
thence North 6°52'40" East 30.25 feet along the east line of said 100 East Street to the point of beginning.

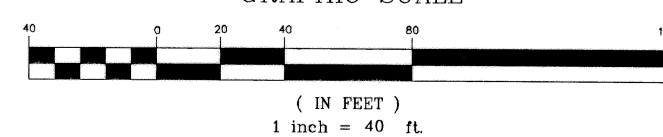
(Shaded Area)

LEGEND

- ◆ SECTION CORNER
- ◆ STREET MONUMENT
- SET BAR AND CAP
- ✕ FIRE HYDRANT
- LIGHT POLE



GRAPHIC SCALE



NOTES:
1. THE POSSIBILITY OF LOW WATER FLOW TO LOT 1 MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS WITHIN THE BUILDING. THIS DETERMINATION WILL BE MADE BY DRAPER CITY UPON SUBMITTAL OF THE BUILDING PLANS AND SITE PLANS FOR SAID LOT 1.

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described by law, and have subdivided said tract of land into lots and streets, hereafter to be known as **PINNACLE POINT SUBDIVISION** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

SURVEYOR'S NARRATIVE

I, Keith R. Russell do hereby state that I am a Registered Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following 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 as "Development Parcel" and "Future Development Parcel."

PROPERTY DESCRIPTIONS DEVELOPMENT PARCEL

Beginning at a point on the east line of 100 East Street, (a 53.00 foot half-width) said point being South 89°43'40" East 418.1 feet along the quarter section line to the center line of 100 East Street and South 6°52'40" East 1628.55 feet along the center line of 100 East Street and North 83°01'20" East 53.00 feet from the West Quarter Corner of Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 89°43'50" East 303.93 feet;
thence North 0°01'15" West 285.50 feet;
thence South 89°43'50" East 220.98 feet;
thence South 524.62 feet;
thence North 89°40'59" West 54.83 feet;
thence North 0°30'00" East 51.06 feet;
thence North 89°30'00" West 245.08 feet;
thence North 0°01'05" West 81.01 feet;
thence North 88°08'21" West 88.14 feet;
thence West 119.80 feet to the east line of 100 East Street;
thence North 6°52'40" West 91.88 feet along the east line of said 100 East Street to the point of beginning.

Contains 144,151 square feet, 3.31 acres, 3 lots.

May 9, 2002
Date

Keith R. Russell
Keith R. Russell
License no. 164386

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner () of the above described tract of land having caused same to be subdivided 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 shown on this plat as intended for public use.

In witness whereof, I have hereunto set my hand and seal this _____ day of _____ AD, 20__.

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the _____ day of _____, 20____, personally *me*,
appeared before me _____, who is the
of _____
who duly acknowledged to me that he/she executed the same by authority.

Notary Public
Residing at: *Salt Lake*
My Commission Expires: _____

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

UTAH POWER & LIGHT CO. APPROVED THIS <u>5th</u> DAY OF <u>MAY</u> AD. 2002 <i>Wendy Carter</i>	QUEST COMMUNICATIONS APPROVED THIS <u>4th</u> DAY OF <u>MAY</u> AD. 2002 <i>J. E. Smith</i>	QUESTAR SUPPLY Co. APPROVED THIS <u>3rd</u> DAY OF <u>JUNE</u> AD. 2002 <i>J. E. Smith</i>	BOARD OF HEALTH APPROVED THIS <u>7th</u> DAY OF <u>JULY</u> AD. 2002 <i>J. E. Smith</i> DIR. SL. Co. BOARD OF HEALTH	PLANNING COMMISSION APPROVED THIS <u>27th</u> DAY OF <u>JUNE</u> AD. 2002 <i>Mike Jackson</i> CHAIRMAN, DRAPER PLANNING COM.	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>3rd</u> DAY OF <u>JUNE</u> AD. 2002 <i>John Smith</i> DIST. MANAGER, SL. Co. SAN. DIST. NO. 28-20-352-040-041 & 043 UTEP	DRAPER IRRIGATION Co. APPROVED THIS <u>30th</u> DAY OF <u>MAY</u> AD. 2002 <i>John Smith</i> MANAGER	CITY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED DATE <u>5/20/02</u> <i>W. G. R. S.</i> DRAPER CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>27th</u> DAY OF <u>MAY</u> AD. 2002 <i>John Smith</i> DRAPER CITY ATTORNEY
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DRAPER CITY MAYOR
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 12th DAY OF OCTOBER AD. 2002 WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Nikomi Davis
CITY RECORDER


RECORDED # 2497479
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: 11-03-02 TRIM: SL BOOK: 2003 PAGE: 15
FEE: \$ 1.65 SALT LAKE COUNTY RECORDER


P:\164386\p164386.dwg, 5/20/2002, 08:12:13 AM, Mike Jackson, Ensign Engineering\MLM


PINNACLE POINT SUBDIVISION

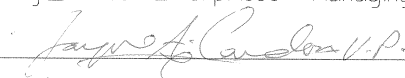
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

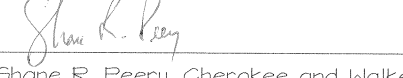
OWNER'S DEDICATION SIGNATURES



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

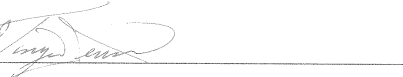

Blair Jenkins, MANA CER
Pinnacle Point Offices I, LLC - Managing Member
Pinnacle Point Offices II, LLC - Managing Member


Tonyja Jensen,
Tonyja Jensen Enterprises - Managing Member


By: Layne A. Cardon
Bank of American Fork

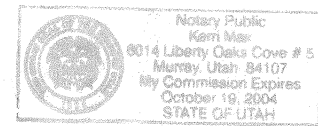

Shane R. Peery, Cherokee and Walker
Properties, LLC - Managing Member

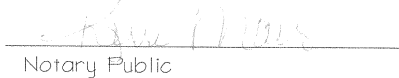

Shane R. Peery, Manager
Pinnacle Point Offices I, LLC - Managing Member
Pinnacle Point Offices II, LLC - Managing Member


Tonyja Jensen, an individual

STATE OF Utah) ss.
COUNTY OF Salt Lake)

On the 19th day of September, 2002, 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
Residing at: 1111 1/2 N. 1000 E.
My Commission Expires: 10/18/04

STATE OF Utah) ss.
COUNTY OF Salt Lake)

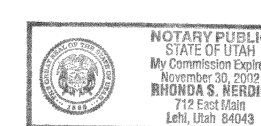
On the 19th day of September, 2002, personally
appeared before me Shane R. Peery, who being duly sworn or
affirmed, did say that he is the Managing Member of Cherokee
& Walker Properties, LLC, and that the within Owner's Dedication
was signed in behalf of said LLC, and he acknowledged to me that
he executed the same by authority.

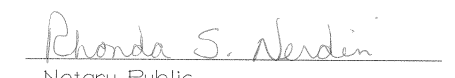



Notary Public
Residing at: 1111 1/2 N. 1000 E.
My Commission Expires: 10/18/04

STATE OF UTAH) ss.
COUNTY OF Salt Lake)
Utah

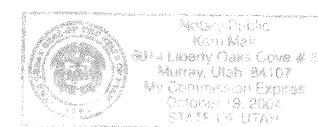
On the 19th day of Sept., 2002, personally
appeared before me Layne A. Cardon, who being duly
sworn or affirmed, did say that he is the VP of
The Bank of American Fork, and that the within Owner's Dedication
was signed in behalf of said Bank of American Fork, and he
acknowledged to me that he executed the same by authority.

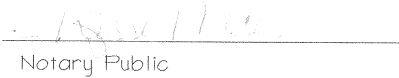



Notary Public
Residing at: Lehi UT.
My Commission Expires: 11-30-2002

STATE OF Utah) ss.
COUNTY OF Salt Lake)

On the 20th day of September, 2002, 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.

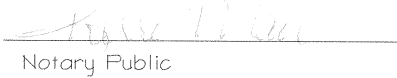



Notary Public
Residing at: 1111 1/2 N. 1000 E.
My Commission Expires: 10/18/04

STATE OF Utah) ss.
COUNTY OF Salt Lake)

On the 20th day of September, 2002, 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.

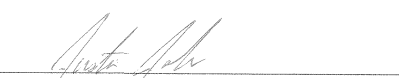



Notary Public
Residing at: 1111 1/2 N. 1000 E.
My Commission Expires: 10/18/04

STATE OF Utah) ss.
COUNTY OF Salt Lake)
Utah

On the 20th day of Sept., 2002, personally
appeared before me Tonyja Jensen, who being duly sworn or
affirmed, did say that she is the Managing Member of Tonyja
Jensen Enterprises, and that the within Owner's Dedication was
signed in behalf of said Tonyja Jensen Enterprises, and she
acknowledged to me that she executed the same by authority.





Notary Public
Residing at: Springville, UT
My Commission Expires: June 4, 2006

STATE OF Utah) ss.
COUNTY OF Salt Lake)
Utah

On the 20th day of Sept., 2002, personally
appeared before me Tonyja Jensen, an individual, who did
acknowledge to me that she signed the Owner's Dedication freely
and voluntarily for the purposes therein mentioned.




Notary Public
Residing at: Springville, UT
My Commission Expires: June 4, 2006



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



RECORDED # 0471479
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED
AND FILED AT THE REQUEST OF
City of Draper
DATE: 11-23-2002 PAGE 15
Shane R. Peery
FEE: \$ 1.00 SALT LAKE COUNTY RECORDER