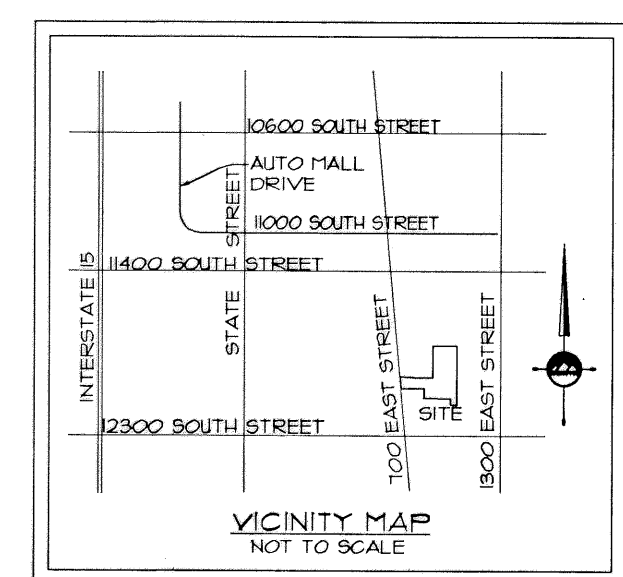
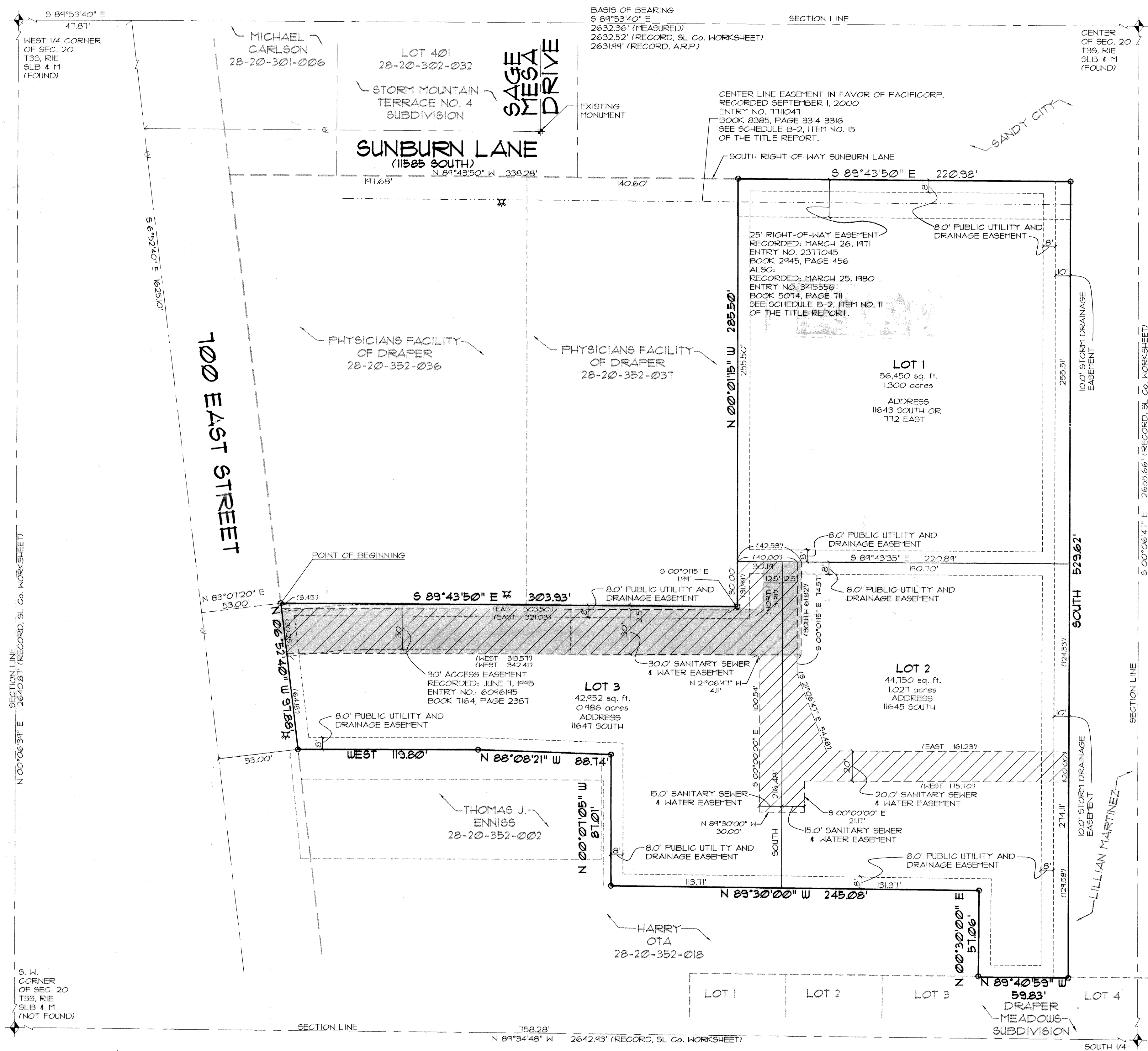


PINNACLE POINT SUBDIVISION

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

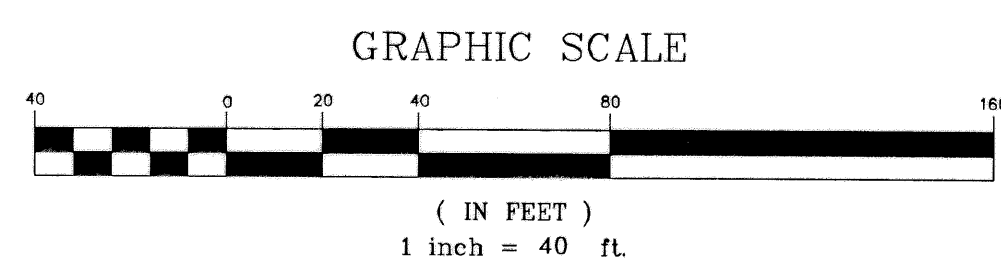
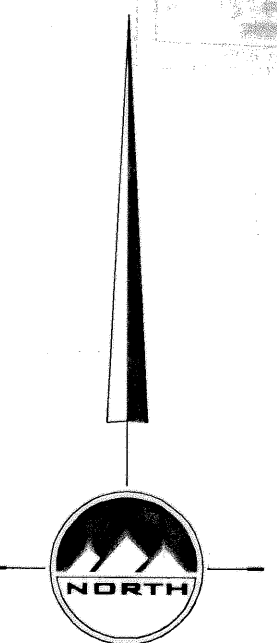
Beginning at a point on the east line of 100 East Street, (a 53.00 foot half-width) said point being South 89°53'40" East 41.81 feet along the quarter section line to the center line of 100 East Street and South 6°52'40" East 1628.53 feet along the center line of 100 East Street and North 83°01'20" East 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 89°43'35" East 25.00 feet;
thence South 61.82 feet;
thence West 342.41 feet to the east line of 100 East Street;
thence North 6°52'40" West 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



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°53'40" East 41.81 feet along the quarter section line to the center line of 100 East Street and South 6°52'40" East 1628.53 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 529.62 feet;
thence North 89°40'54" West 59.83 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.

Date May 9, 2002

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 this _____ day of _____ AD, 2002.

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

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.

UTAH POWER & LIGHT Co. APPROVED THIS <u>5th</u> DAY OF <u>June</u> AD. <u>2002</u> <i>Wendy Carter</i>	QUEST COMMUNICATIONS APPROVED THIS <u>4th</u> DAY OF <u>June</u> AD. <u>2002</u> <i>Joe Eard</i>	QUESTAR SUPPLY Co. APPROVED THIS <u>3rd</u> DAY OF <u>June</u> AD. <u>2002</u> <i>John</i>	BOARD OF HEALTH APPROVED THIS <u>7th</u> DAY OF <u>June</u> AD. <u>2002</u> <i>Scott M.</i> DIR. SL. Co. BOARD OF HEALTH	PLANNING COMMISSION APPROVED THIS <u>23rd</u> DAY OF <u>June</u> AD. <u>2002</u> <i>Maria Jacobsen</i> CHAIRMAN, DRAPER PLANNING COM.	SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>3rd</u> DAY OF <u>June</u> AD. <u>2002</u> <i>David</i> DIST. MANAGER, SL. Co. SAN. DIST. NO. 1	DRAPER IRRIGATION Co. APPROVED THIS <u>30th</u> DAY OF <u>May</u> AD. <u>2002</u> <i>David</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>5/10/02</u> <i>W. R. S.</i> DRAPER CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>21st</u> DAY OF <u>May</u> AD. <u>2002</u> <i>David</i> DRAPER CITY ATTORNEY	DRAPER CITY MAYOR PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS <u>16th</u> DAY OF <u>October</u> AD. <u>2002</u> AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>Nikolaus Danz</i> CITY RECORDER	RECORDED # <u>8497479</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ City of <u>Draper</u> DATE <u>11-15-02</u> TIME <u>10:00 AM</u> PAGE <u>15</u> FEE \$ <u>1632</u> <i>John</i> SALT LAKE COUNTY RECORDER
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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 DRAFER CITY, SALT LAKE COUNTY, UTAH

OWNER'S DEDICATION SIGNATURES

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

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

Blair Jenkins, Pinnacle Point Offices I, LLC - Managing Member

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

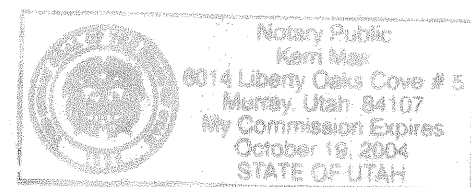
Tonyia Jensen, Tonyia Jensen Enterprises - Managing Member

Tonyia Jensen, an individual

By: Layne A. Cardon Bank of American Fork

STATE OF Utah) ss. COUNTY OF Salt Lake)

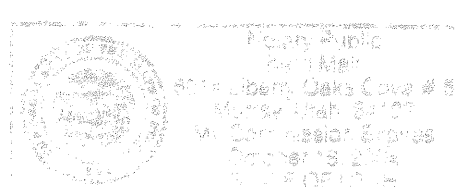
On the 20th day of September, 2002, personally appeared before me Blair Jenkins, who being duly sworn or affirmed, did say that he is the Managing Member of Cherokee & Walker Properties, LLC, and that the within Owner's Dedication was signed in behalf of said LLC, and he acknowledged to me that he executed the same by authority.



Blair Jenkins Notary Public Residing at: Salt Lake My Commission Expires: 10/19/04

STATE OF Utah) ss. COUNTY OF Salt Lake)

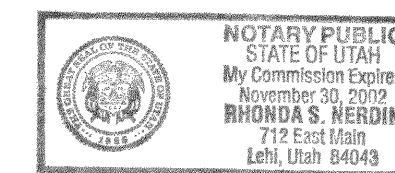
On the 20th day of September, 2002, personally appeared before me Shane R. Peery, who being duly sworn or affirmed, did say that he is the Managing Member of Cherokee & Walker Properties, LLC, and that the within Owner's Dedication was signed in behalf of said LLC, and he acknowledged to me that he executed the same by authority.



Shane R. Peery Notary Public Residing at: Salt Lake My Commission Expires: 10/19/04

STATE OF UTAH) ss. COUNTY OF Salt Lake)

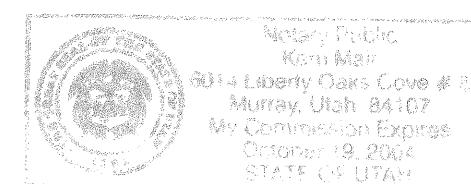
On the 19th day of Sept., 2002, personally appeared before me Layne A. Cardon, who being duly sworn or affirmed, did say that he is the V.P. of The Bank of American Fork, and that the within Owner's Dedication was signed in behalf of said Bank of American Fork, and he acknowledged to me that he executed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



Rhonda S. Nordin Notary Public Residing at: Lehi UT. My Commission Expires: 11.30.2002

STATE OF Utah) ss. COUNTY OF Salt Lake)

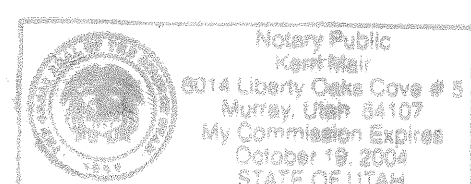
On the 20th day of September, 2002, personally appeared before me Blair Jenkins, who being duly sworn or affirmed, did say that he is the Managing Member of Pinnacle Point Offices I, LLC and Pinnacle Point Offices II, LLC, and that the within Owner's Dedication was signed in behalf of said LLC's, and he acknowledged to me that he executed the same by authority.



Blair Jenkins Notary Public Residing at: Salt Lake My Commission Expires: 10/19/04

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.



Shane R. Peery Notary Public Residing at: Salt Lake My Commission Expires: 10/19/04

STATE OF Utah) ss. COUNTY OF Salt Lake)

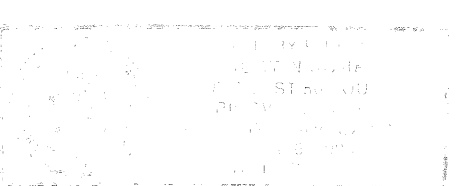
On the 20th day of Sept., 2002, personally appeared before me Tonyia Jensen, who being duly sworn or affirmed, did say that she is the Managing Member of Tonyia Jensen Enterprises, and that the within Owner's Dedication was signed in behalf of said Tonyia Jensen Enterprises, and she acknowledged to me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



Tonyia Jensen Notary Public Residing at: Springville, UT My Commission Expires: June 6, 2006

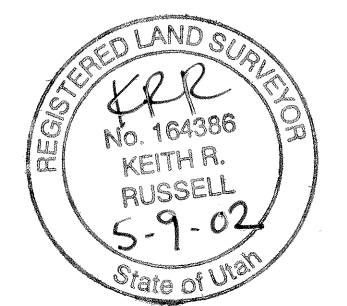
STATE OF Utah) ss. COUNTY OF Salt Lake)

On the 20th 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 voluntarily for the purposes therein mentioned.



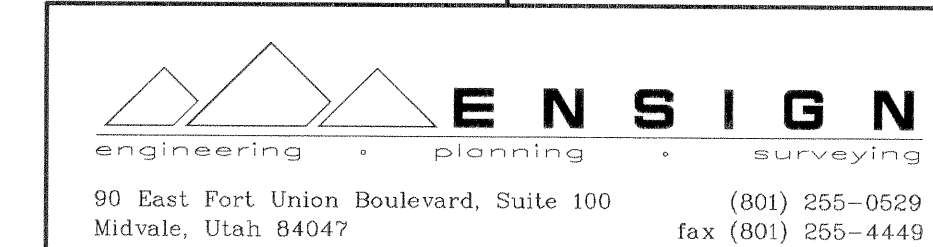
Tonyia Jensen Notary Public Residing at: Springville, UT My Commission Expires: June 6, 2006

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 & MERIDIAN DRAFER CITY, SALT LAKE COUNTY, UTAH



RECORDED # 84747 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF City of Draper DATE 1-17-03 TIME 10:01 AM PAGE 15 FEE \$ 163.00

\\manserv\projects\1540\dwg\PLAT.dwg, 09/18/2002 03:30:43 PM, Mlar.pcc, Ensign Engineering\WLM