

BENCHMARK
MGS BENCH DISC N. S. CORN. ON E. END
OF OVERPASS AT I-84 & RIVERDALE RD
WITH ID NO. K-172 = EL. 4393.639

NOTE:
AS OF THIS DATE, NO INFORMATION FOR THE PRECISE
LOCATION OF THE HIGHWAY CENTERLINE OR RIGHT OF
WAY LINES HAS BEEN MADE AVAILABLE TO US.

LEGEND

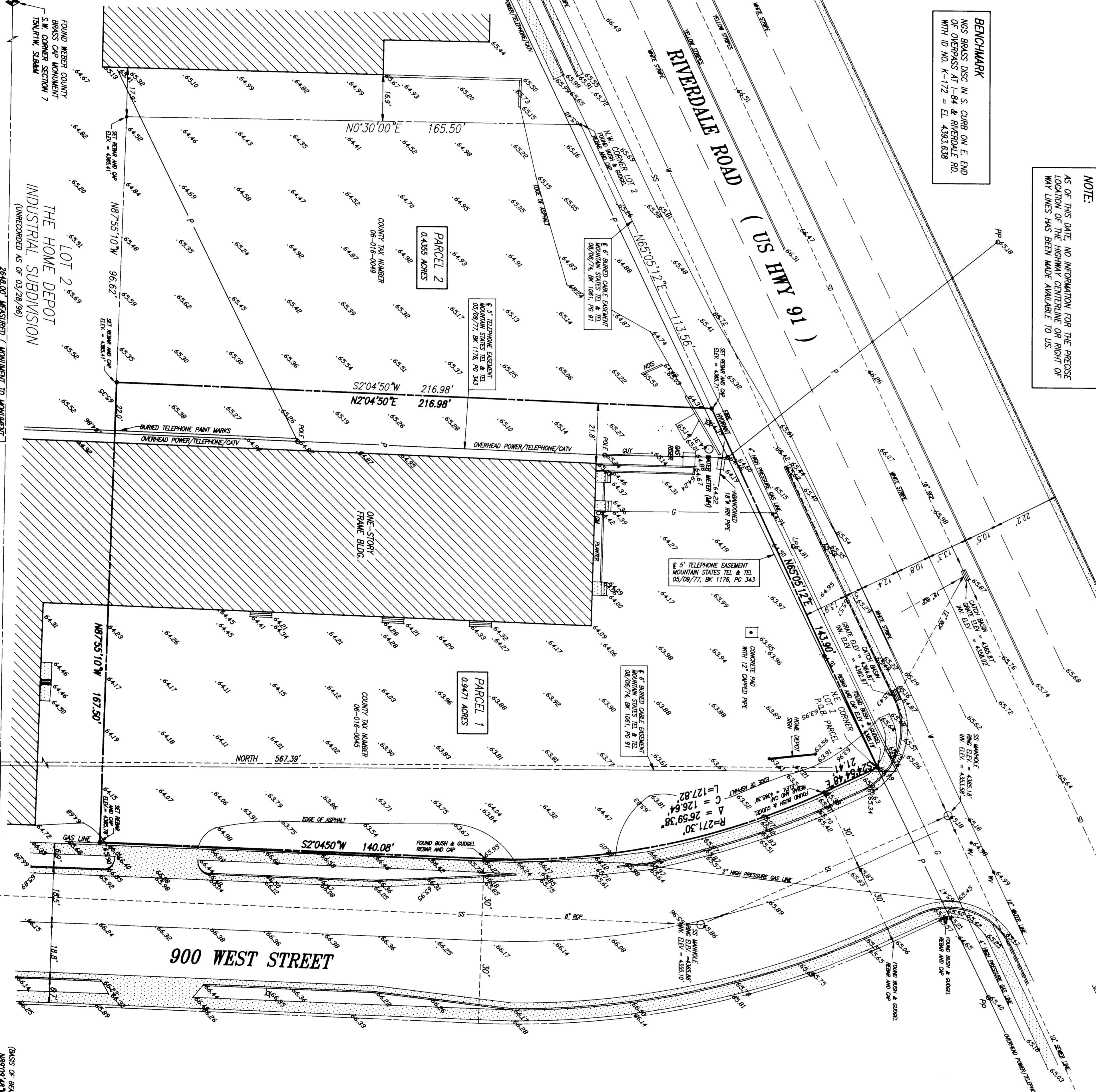
CG	= OLD CHAIN
DP	= DIST. POINT
PP	= POWER POLE
CCP	= REINFORCED CONCRETE PIPE
CP	= CONCRETE PIPE
WM	= WATER MAIN
W	= WATER W/VE
S	= SURVEY
TL	= TELEPHONE LINE
SD	= SIGNAL DRAWN LINE
W	= WATER W/VE
W	= WATER W/VE

AREA
PARCEL 1: 1435 SQUARE FEET OR 0.0471 ACRES
PARCEL 2: 16370 SQUARE FEET OR 0.4555 ACRES

FLOOD ZONE NOTE
THE SUBJECT PROPERTY IS NOT FLOODED BY RIVERDALE CITY. THE SUBJECT PROPERTY
IS NOT IN AN AREA DESIGNATED AS A FLOOD HAZARD ZONE BY THE FEDERAL FLOOD
INSURANCE RATE MAP NUMBER 4801000001C WITH AN EFFECTIVE DATE OF 09/17/1985.

ZONING & SETBACKS
THE SUBJECT PROPERTY LIES WITHIN THE RIVERDALE CITY COMMERCIAL ZONE C-3
WITH A FRONT BUILDING SETBACK OF 50 FEET ON RIVERDALE ROAD AND 20 FEET
ON 900 WEST STREET.

UTILITY EXEMPTIONS
ELECTRIC POWER UTAH POWER & LIGHT 801-532-3131
NATURAL GAS MOUNTAIN VIEW SERVICE 801-534-5111
TELEPHONE SERVICE MOUNTAIN STATES TEL & TEL 801-594-5000
WATER & SEWER RIVERDALE CITY 801-594-5541



UTILITY NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM AERIAL PHOTO
INTERPRETATION AND FIELD SURVEY. THESE UTILITIES ARE SHOWN AS LOCATED IN
THE FIELD SURVEY. ALL UTILITIES ARE SHOWN AS LOCATED IN THE FIELD SURVEY.
SERVICE OR ABANDONED. CALL UTILITY SERVICES BEFORE WORKING. SEE 5000.

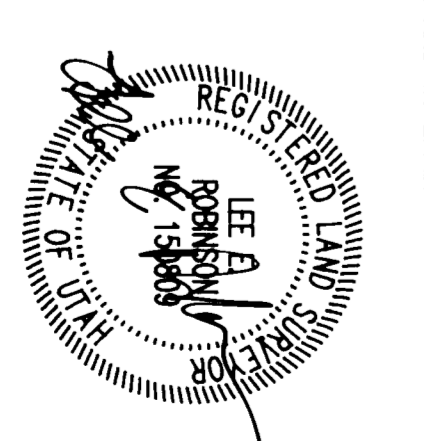
SCHUCHERT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
3520 SOUTH 600 EAST SUITE 100
SALT LAKE CITY, UTAH 84143
(801) 266-1118 • (801) 262-2614 FAX

ALTA/ACSM LAND TITLE SURVEY
NE 1/4 SEC 7, T5N, R1W S1B & M
RIVERDALE CITY, WEBER COUNTY, UTAH

COMMENTS
1. THIS SURVEY IS MADE AT THE INSTANCE OF MCDONALD'S CORPORATION FOR THEIR
OWN USES AND PURPOSES.
2. THE BASIS OF BEARING FOR THIS SURVEY IS N89°59'49" BETWEEN FOUND BRASS
OR MONUMENTS AT THE S1/4 CORN AND SW CORN OF SEC 7, T5N, R1W, S1B&M.
3. THIS SURVEY RELIES UPON THAT CERTAIN UNRECORDED SUBDIVISION PLAT
KNOWN AS THE HOME DEPOT INDUSTRIAL SUBDIVISION PREPARED BY STEPHEN K. MCKSON
PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 186944, AND DATED 05/19/93.

LEGAL DESCRIPTIONS
PARCEL 1:
BEGINNING AT A FOUND BRASS WITH CAP AT THE NORTHWEST CORNER OF LOT 2
OF THE HOME DEPOT INDUSTRIAL SUBDIVISION, AN UNRECORDED SUBDIVISION, SAID POINT
OF BEGINNING BEING N89°59'49" ALONG THE SECTION LINE 1157.22 FEET AND NORTH
567.39 FEET FROM THE WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER
CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, THENCE ALONG THE WESTERLY LINE OF SAID WEST STREET 1254.54 FEET, S 1/4
WEST LINE OF STREET AND THE ARC OF A 271.30 FOOT RADIUS CURVE TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 28°59'39" (CHORD BEARS S17°24'59"E 1266.64 FEET)
TO A SET BEAR WITH CAP, THENCE S20°45'00" W 218.98 FEET TO A SET BEAR WITH
REAR WITH CAP, THENCE N27°45'00" E 116.88 FEET TO A SET BEAR WITH CAP ON THE
NORTH LINE OF SAID LOT 2, THENCE N85°05'12" E 143.50 FEET TO THE POINT OF
BEGINNING. CONTAINS 41,255 SQUARE FEET OR 0.9471 ACRES.

SURVEYOR'S CERTIFICATE
I, LEE E. ROBINSON, SURVEYOR, DOUBLY AGRICULTURAL PARTNERSHIP, A
PARTNERSHIP BETWEEN LEE E. ROBINSON AND DONALD W. SCHUCHERT, DOUBLY
THAT THIS MAP HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND
UNDER MY SUPERVISION ON MARCH 18-19, 1998, THAT IT IS CORRECT AND COMPLETS
WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION, AND THAT THIS MAP
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. MONUMENTS
ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982, AND INCLUDES REFS 1
THROUGH 11 OF TABLE A, THEREBY, AND (I) PURSUANT TO THE ACCURACY STANDARDS
OF AN OPEN CLASS SURVEY.
DATE: MARCH 28, 1998
LEE E. ROBINSON, RLS
UTAH REGISTRATION NO. 159809
DONALD W. SCHUCHERT & ASSOCIATES



RECEIVED
MAY 19 1998
WEBER COUNTY CLERK
TAMARA STARR

