DRAWING NUMBER 002332
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER 017568

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C:\s14\DWGS\98N229V\98N229V.dwg Mon Aug 23 15:42:26 1999 ESL

002332

Scale : 1" = 60'

Legend

- ▲ Set Nail in Curb
- ◉ Set 5/8" dia. Rebar & Cap w/ Fencepost
- ■ Set Hub & Tack
- ◈ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line

N 0°02'00" W (N 0°16'32" E Weber County Survey) 2640.55' Weber County Survey) 2640.53'

Southwest corner of Section 13, T5N, R2W, SLB&M, U.S. Survey

West 1/4 corner of Section 13, T5N, R2W, SLB&M, U.S. Survey

1045.28'

994.05'

S 89°51'00" E

NARRATIVE

This survey was requested by Carl Cook Rush of Boyer Company for the purpose of establishing property corners Brass Cap Monuments were originally found at the West 1/4 corner and the Southwest corner of Section 13, T5N, R2W, SLB&M, U.S. Survey. A line bearing N 0°02'00" W between these two monuments was used as the Basis of Bearings. Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 166484, as prescribed by the Laws of the State of Utah, and I have made a survey of the above described property. I further certify that the above plat correctly shows the true dimensions of the property surveyed.

Date 8-23-99

Mark E. Babbitt

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH

BOUNDARY DESCRIPTION

Parcel 1

A Part of the West 1/2 of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the East line of a 50 foot wide access road right-of-way which is South 89°51'00" East 1045.28 feet along the Quarter Section line from the West Quarter corner of said Section, running thence North 12°45'00" East 50.56 feet along said right-of-way line to the Southwesterly line of the Davis and Weber Canal Company right-of-way; thence Easterly two (2) courses along said right-of-way as follows: Easterly along the arc of 142.00 foot radius curve to the left 94.63 feet (Long Chord bears South 56°24'34" East 92.89 feet) and South 75°30'00" East 271.29 feet (271.31 to close) to the West right-of-way fence of Interstate 15, thence South 12°29'30" West 483.02 feet along said fence; thence North 75°30'00" West 360.32 feet to the East line of said access road right-of-way; thence North 12°45'00" East 462.78 feet along said East right-of-way line to the point of beginning.
Contains 4.00 Acres

Parcel 2

A Part of the West 1/2 of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the South line of Riverdale Road, which is 994.05 feet South 89°51'00" East along the Quarter Section line 94.60 feet North 12°45'00" East and 121.45 feet North 52°08'00" East from the West Quarter of said Section, running thence South 2°15'49" West 27.65 feet thence Southeasterly along the arc of a 60.00' radius to the left a distance of 82.00 feet (Long Chord bears South 36°20'53" East 75.76 feet); thence South 75°30'00" East 178.47 feet; thence North 17.56 feet; thence South 75°30'00" East to the West right-of-way fence of Interstate 15; running thence two (2) courses along said fence as follows: South 12°25'30" West 67.27 feet and South 12°29'30" West 32.82 feet; thence North 75°30'00" West 271.29 feet (271.31' to close); thence Westerly along the arc of 142.00 foot radius curve to the right a distance of 156.16 feet (Long Chord bears North 43°59'42" West 148.41 feet) to the Southerly line of Riverdale Road thence North 52°08'00" East 101.43 feet along said Southerly line to the point of beginning.
Contains 0.80 Acres

Parcel 3

A part of the Northwest 1/4 of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the South line of Riverdale Road, which is 994.05 feet South 89°51'00" East along the Quarter Section line 94.60 feet North 12°45'00" East and 121.45 feet North 52°08'00" East from the West Quarter corner of said Section; said point is also the intersection of the East line of the Davis and Weber Canal Company right-of-way and the Southerly line of Riverdale Road; running thence two (2) courses along the Southerly line of Riverdale road as follows: North 52°08'00" East 109.20 feet and Northeasterly along the arc of a 11384.2 foot radius curve to the right a distance of 240.91 feet (Long Chord bears North 52°44'22" East 240.91 feet) to the South line of 5100 South Street; thence South 61°15'00" East 108.77 feet to the West right-of-way fence of Interstate 15; thence South 12°25'30" West 306.88 feet along said West right-of-way line to the North line of the Davis and Weber Canal Company right-of-way; thence five courses along said right-of-way line as follows: North 75°30'00" West 92.64 feet; South 17.56 feet; North 75°30'00" West 178.47 feet; Northwesterly along the arc of a 60.00 foot radius curve to the right a distance of 82.00 feet (Long Chord bears North 36°20'53" West 75.76 feet) and North 2°16'00" East 27.56 feet to the point of beginning.
Contains 1.858 Acres

Overall Parcel

A part of the West 1/2 of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the East line of a 50 foot wide access road right-of-way which is South 89°51'00" East 1045.28 feet along the Quarter Section line from the West Quarter corner of said Section, running thence North 12°45'00" East 50.56 feet; thence Southwesterly along the arc of a 142.00 foot radius curve to the right a distance of 61.54 feet (Long Chord bears South 24°54'16" East 61.06 feet) along the South line of the Davis & Weber Canal Company right-of-way to the Southerly line of Riverdale Road; running thence two (2) courses along the South line of Riverdale Road as follows: North 52°08'00" East 210.63 feet; and Northeasterly along the arc of a 11384.2 foot radius curve to the right a distance of 240.91 feet (Long Chord bears North 52°44'22" East 240.91 feet) to the South line of 5100 South Street; thence South 61°15'00" East 108.77 feet along said right-of-way to the West right-of-way fence of Interstate 15; running thence two (2) courses along said fence as follows: South 12°25'30" West 374.25 feet; and South 12°29'30" West 515.84 feet; thence North 75°30'00" West 360.32 feet to the East line of said access road; thence North 12°45'00" East 462.78 feet along said East line to the Point of beginning.
Contains 6.59 acres

Ogden & Salt Lake Railroad Track

U.S. Bank Commercial Real Estate

Riverdale Road

5100 SOUTH STREET

Interstate 15

Exist. Fence

Exist. 6' Chainlink Fence

Set Rebar & Cap

N 12°45'00" E 462.78'

50' Right-of-way (#16)

30' Gas Easement (#11)

Point of Beginning Parcel No. 1 and Overall Parcel

94.60' N 12°45'00" E

50.56' N 12°45'00" E

Δ = 24°49'45" R = 142.00' L = 61.54' LC = 61.06' S 24°54'16" E

Set Rebar & Cap w/ Fence post

Right-of-way Easement (#13)

Point of Beginning Parcel No. 2 and No. 3

N 52°08'00" E 210.63'

N 2°15'49" E 88.23'

S 2°15'49" W 90.50'

S 2°15'49" W 27.65'

Set Rebar & Cap w/ Fence Post

Parcel No.1
Contains 4.00 Acres or 174,240.00 sq. ft.

Parcel No.2
Contains 0.80 Acres or 34864.6 sq. ft.

Parcel No.3
Contains 1.858 Acres or 80975.10 sq. ft.

N 75°30'00" W 360.32'

S 12°29'30" W 483.02'

271.29' (271.31' to close)

Exist. Waterline

304.83'

299.77'

172.47'

50.00' Easement

37.00' Easement

Fence Is 0.3' East

Fence Is 0.0'

54.79'

54.62'

197.27'

S 75°30'00" E 92.64'

17.56' North

S 12°25'30" W 306.88'

S 61°15'00" E 108.77'

374.25'

Δ = 1°12'45" R = 11384.20' L = 240.91' LC = 240.91' S 52°44'22" W

CURVE DATA

(a)	(b)	(c)
Δ = 63°00'36"	Δ = 38°10'51"	Δ = 78°18'15"
R = 142.00'	R = 142.00'	R = 60.00'
L = 156.16'	L = 94.63'	L = 82.00'
LC = 148.41'	LC = 92.89'	LC = 75.76'
S 43°59'42" E	S 56°24'34" E	S 36°20'53" E

RECEIVED
SEP 27 1999
Weber County Surveyor

Property Survey

Ray Citte
A part of the West 1/2 of Section 13, T5N, R2W, SLB&M, U.S. Survey
Riverdale City, Weber County, Utah

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 60'	DATE : 18 Aug, 1999
DRAWN : ESL	REVISIONS :
98N229V	DRWG. NO. 98N229V

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