FOUND REBAR & CAP "HW"

FOUND UP&L ALUMINUM CAP

N 76°57'34" W 71.82

N 78°07'27" E 83.26

N 47°01'15" E 141.67

NORTHWEST CORNER OF SECTION 8, T.5N., R.1W., SLB&M NOT FOUND ESTABLISHED PER ACCESSORIES PROVIDED BY HANSEN & ASSOC. INC DWG # 00-3-48

BASIS OF BEARING S 89°26'02" E 2647.37 PER WEBER CO. WORKSHEET (S 89°49'00" E PER DEED) 2647.28 (MEAS.)
S 89°26'02" E 1619.27' (MEAS.) S 89°49' E 1624.29' (DEED)

NORTH QUARTER OF SECTION 8, T.5N., R.1W., SLB&M FOUND WEBER COUNTY BRASS CAP MONUMENT

RIVERDALE CENTER II SUBDIVISION
LOT 3

ENTRY #1114139, BOOK 52, PAGE 52

NORTH

SCALE: 1" = 20'

0 10 20 30 40 60 80 100

LEGEND

- SECTION CORNER MONUMENT
- SET REBAR & CAP OR NAIL & WASHER STAMPED "McNEIL ENGR"
- MONUMENT LINE
- MONUMENT LINE
- BOUNDARY LINE
- CENTERLINE
- DEED LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- CATCH BASIN
- OVERHEAD AND/OR UNDERGROUND POWER LINE
- OVERHEAD AND/OR UNDERGROUND TELEPHONE LINE
- TELEPHONE RISER BOX
- FENCE
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- ELECTRICAL BOX
- UTILITY POLE
- STORM DRAIN CATCH BASIN (SDCB)
- SANITARY SEWER MANHOLE (SSMH)
- GAS METER

WARRANTY DEED TO THE CITY OF RIVERDALE AS ENTRY #707485, BOOK 1192, PAGE 213

MEASURED UDOT CENTERLINE

5.86'

RECORD CENTERLINE BY DEED

BEING RIGHT-OF-WAY PER QUIT CLAIM DEED TO THE CITY OF RIVERDALE AS ENTRY #746619, BOOK 1192, PAGE 47

40.00'

ENGINEER STATION 11+51.50

N 51°38'04" W (RECORD) N 51°16'02" W (MEASURED)

300 WEST PUBLIC STREET

RECORD RIGHT-OF-WAY LINE BY DEED

QUIT CLAIM DEED TO RIVERDALE CITY CORPORATION AS ENTRY #746619, BOOK 1254, PAGE 561

ENGINEER STATION 10+89.50

55.00'

S 38°24'20" E 382.86' (MEAS.)

CURB & GUTTER

TOP OF DETENSION POND

S 51°16'02" E 159.54'

GRAVEL BOTTOM DETENTION POND

SIDEWALK

LAWN

WARRANTY DEED TO UTAH DEPARTMENT OF TRANSPORTATION AS ENTRY #1229453, BOOK 1678, PAGE 1311

DECORATIVE FENCE

DUMPSTER PAD

ASPHALT

BUILDING
SQUARE FOOTAGE OF BUILDING FOOTPRINT IS 4912 SQ.FT.

BUILDING HEIGHT IS 21.7

9 STALLS

3 STALLS

S 43°59'30" E 12.59'

PLANTER

ASPHALT

CURB WALL

POINT OF BEGINNING

12 STALLS

SIDEWALK

49.50'

78.0'

N 38°24'20" E 182.98'

N 51°16'02" W 172.79'

N 38°58'21" E 150.83

S 51°30'28" W 152.00

ENTRY #1681477, BOOK 2050, PAGE 2298

N 51°30'28" W 15.25'

SLOW RIVER, L.L.C. 060310043

CURB WALL

"DEL TACO SIGN"

RIVERDALE ROAD
PUBLIC STREET
N 38°24'20" E (MEAS.) N 38°25' E (REC.) PER WEBER CO. N 38°26' E (REC.) PER UDOT PROJ NO. 19-12(4)

N 36°58'21" E 23.92'

WESTERLY LINE OF THE CHRISTENSEN LAND MANAGEMENT, L.C. PER DEED ENTRY NO. 1681477, IN BOOK 2050, ON PAGE 2298 OF THE OFFICIAL RECORDS

CURB & GUTTER

VICINITY MAP

EXCEPTION #3 EASEMENT RECIPROCAL PARKING AGREEMENT BOOK 2050 PAGE 2310

RECEIVED
MAY 06 04
Weber County Recorder

ZONING:

SUBJECT PARCEL LIES WITHIN ZONE C-2 PER RIVERDALE CITY PLANNING AND ZONING OFFICES. C-2 COMMUNITY COMMERCIAL ZONE IS TO PROVIDE SUITABLE AREAS FOR FOR THE LOCATION OF THE VARIOUS TYPES OF COMMERCIAL ACTIVITY NEEDED TO SERVE THE PEOPLE AND THE COMMERCE OF THE CITY

10-10A-2: SITE DEVELOPMENT STANDARD:

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM YARD SETBACKS	
FRONT	50 FEET
SIDE	NONE, EXCEPT 20 FEET ADJACENT TO RESIDENTIAL BOUNDARY
SIDE FACING STREET ON CORNER LOT	20 FEET
BUILDING HEIGHT	
MINIMUM	1 STORY
MAXIMUM	NONE
MAXIMUM LOT COVERAGE (ORD. 564, 4-28-1999)	NOT OVER 45% OF LOT AREA BY BUILDINGS OR ACCESSORY BUILDINGS

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR "RETAIL BUILDING" PARCEL 1 AT 4115 SOUTH RIVERDALE ROAD, RIVERDALE, UTAH:

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD (STATE ROUTE NO. 26) AND THE SOUTHEASTERLY CORNER OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL AS CONVEYED BY WARRANTY DEED AS ENTRY NO. 1229453, IN BOOK 1674, ON PAGE 1311 OF THE OFFICIAL RECORDS, SAID POINT BEING SOUTH 89°26'02" EAST ALONG THE SECTION LINE 1619.27 FEET, MORE OR LESS, TO THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD AND SOUTH 38°24'20" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 882.86 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 38°24'20" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 132.98 FEET; THENCE NORTH 51°16'02" WEST 172.79 FEET TO THE WESTERLY LINE OF THE CHRISTENSEN LAND MANAGEMENT, L.C. PARCEL AS CONVEYED BY QUIT CLAIM DEED ENTRY NO. 1681477, IN BOOK 2050, ON PAGE 2298 OF THE OFFICIAL RECORDS; THENCE NORTH 36°58'21" EAST ALONG THE WESTERLY LINE OF SAID CHRISTENSEN LAND MANAGEMENT, L.C. PARCEL 23.92 FEET TO THE MOST NORTHERN CORNER OF SAID CHRISTENSEN LAND MANAGEMENT, L.C. PARCEL, SAID POINT BEING AN ANGLE POINT ON THE EASTERLY LINE OF LOT 3, RIVERDALE II SUBDIVISION AS RECORDED WITH THE OFFICE OF WEBER COUNTY RECORDER, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF RIVERDALE CENTER, L.C. "PARCEL 3" AS CONVEYED BY SPECIAL WARRANTY DEED AS ENTRY NO. 1439362, IN BOOK 1834, ON PAGE 603 OF THE OFFICIAL RECORDS; THENCE NORTH 37°13'02" EAST ALONG SAID SOUTHEASTERLY LINE OF SAID "PARCEL 3" AND THE SAID EASTERLY LINE OF SAID LOT 3, 138.46 FEET TO THE SOUTHWESTERLY LINE OF THE SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL; THENCE SOUTH 51°16'02" EAST ALONG SAID SOUTHWESTERLY LINE AND PARALLEL WITH THE CENTERLINE OF 300 WEST STREET 159.54 FEET TO THE SOUTH LINE OF THE RIVERDALE CITY CORPORATION PARCEL AS CONVEYED BY QUIT CLAIM DEED AS ENTRY NO. 746619, IN BOOK 1254, ON PAGE 561 OF THE OFFICIAL RECORDS; THENCE SOUTH 43°59'30" EAST ALONG SAID SOUTH LINE 12.59 FEET TO THE WEST LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL; THENCE SOUTH 03°25'42" WEST ALONG SAID WEST LINE 32.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF PROJECT NO. STP-9999(86) ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

CONTAINS: 0.66 ACRES

BASIS OF BEARING IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SECTION 8, TOWNHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

TO:
PRINCIPAL COMMERCIAL FUNDING, LLC, ITS SUCCESSORS AND/ OR ASSIGNS,
FIRST AMERICAN TITLE INSURANCE COMPANY,
JLM & ASSOCIATES, A NEW MEXICO GENERAL PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES *ITEMS 1,2,3,4,6,7,8,9,10, AND 11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS,* AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

12/19/03

MICHAEL D. HOFFMAN
LICENSE NO.: 316851

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 1999
ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON OCTOBER 20, 1999.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 19, 1999.
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., SUITE 705, WASHINGTON, D.C. 20036
AMERICAN CONGRESS ON SURVEYING AND MAPPING, 5410 GROSVENOR LANE, BETHESDA, MD 20814
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 5410 GROSVENOR LANE, BETHESDA, MD 20814

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER THE OWNERS REQUEST. THE BOUNDARY WAS PREVIOUSLY ESTABLISHED BY MCNEIL ENGINEERING AND LAND SURVEYING AS JOB NO. 220059, DATED 02/20/2002.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 4218627, PREPARED BY BONNEVILLE MORTGAGE COMPANY. EFFECTIVE DATE: NOVEMBER 5, 2003, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.

   SCHEDULE B-2; EXCEPTION NO: 3
   THE TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN CHRISTENSEN LAND MANAGEMENT, LC, A UTAH LIMITED LIABILITY COMPANY AND RIVERDALE CENTER II, L.C. RECORDED DECEMBER 28, 1999 AS ENTRY NO. 1681479 IN BOOK 2050 AT PAGE 2304 OF OFFICIAL RECORDS. (AS SHOWN HERRON)

3. MCNEIL ENGINEERING, INC., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.

4. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 8 TO THE NORTH QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY.

5. CORNERS MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "MCNEIL ENGR." AS SHOWN ON THE ACCOMPANYING PLAT.

6. PROPERTY IS LOCATED IN ZONE C - AREAS OF MINIMAL FLOODING ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR RIVERDALE, COMMUNITY PANEL NO. 490190-0011C, DATED FEBRUARY 3, 1982.

7. SUBJECT PARCEL CONTAINS A TOTAL 32 PARKING STALLS, 30 STANDARD STALLS AND 2 ADA STALLS.

8. DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:

- ALTA SURVEY BY GREAT BASIN ENGINEERING ON FILE AS DWG# 002366 WITH THE WEBER COUNTY SURVEYORS OFFICE.
- ADJOINING DEEDS AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE.
- WEBER COUNTY SECTION DATA TIE SHEETS.
- RIVERDALE CENTER II SUBDIVISION PLAT AS RECORDED WITH THE WEBER COUNTY RECORDERS OFFICE.
- UDOT RIGHT OF WAY PLAN, PROJECT NO. STP 9999(86)

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6995 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE AT: www.mcneileng.com

PANDA EXPRESS
BONNEVILLE MORTGAGE COMPANY
4115 RIVERDALE ROAD
RIVERDALE, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION
1	12/19/03	REVISE COMMENTS

PROJECT NO:	230638
CAD DWG. FILE:	230638ALT
DRAWN BY:	MDH
CALC BY:	MDH
FIELD CREW:	KW/JW
CHECKED BY:	MDH
DATE:	12/08/2003

SHEET TITLE:
ALTA/ ACSM LAND TITLE SURVEY

1 OF 1

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