

# ALTA/ACSM LAND TITLE SURVEY

A PART OF THE SOUTHEAST QUARTER SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, CITY OF RIVERDALE, COUNTY OF WEBER, STATE OF UTAH

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE NECESSARY DATA TO DETERMINE THE TOPOGRAPHIC CONFIGURATION OF THE GROUND AND THE PLANNING LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS FOR DEVELOPMENT PURPOSES. THE INTENDED USE OF THIS PLAT IS TO CONSOLIDATE THE THREE SUBJECT PARCELS INTO ONE AND TO DEVELOP A COMMERCIAL RETAIL FACILITY ON THE PROPERTY.

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1984) NORTH ZONE AS DETERMINED BY THE LINE BETWEEN THE NGS HARN STATION "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15836) ADJUSTED BY NGS IN JUNE 2000, "EAST OGDEN GPS BASE STATION ARP" (PID: A15833) ADJUSTED BY NGS IN JUNE 2000, AND "RED BUTTE CORS ARP" (PID: AF9633) ADJUSTED BY NGS IN MARCH 2002. THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 7, T.3N., R.1W., S.L.B.M.; SHOWN HEREIN AS S89°09'45"E.

## BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS NGS BENCHMARK DESIGNATED AS "K 172" (PID: MS0133) ADJUSTED BY NGS IN JUNE 1991, DESCRIBED AS A STANDARD BRASS DISK SET 1.4 MILES NORTHEAST ALONG U.S. HIGHWAY 91 FROM THE JUNCTION OF 5600 SOUTH STREET AT 0.1 MILE SOUTHWEST OF THE JUNCTION OF 1150 WEST STREET, IN THE TOP AND 0.9 FOOT WIDHTH OF THE NORTHEAST END OF THE SOUTHEAST CONCRETE CURB OF AN OVERPASS, 17 FEET SOUTHEAST OF THE CENTER LINE OF THE SOUTHEAST LANES OF THE HIGHWAY, AND ABOUT 1 FOOT HIGHER THAN THE HIGHWAY, AND HAS A PUBLISHED NAVD83 ELEVATION PER NGS DATA SHEET OF 13402.215 METERS OR 4397.02 US SURVEY FEET.

## NOTES

- FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE SURVEY COMPANY, ORDER NO. NCS-180210-0R1, WITH EFFECTIVE DATE-JULY 18, 2005 AT 7:30 A.M.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83(1984) NORTH ZONE, MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999748458 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.
- FLOOD ZONE (SEE SHEET 2 OF 3 FOR CLEARER VIEW OF ZONES). SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE X, OTHER FLOOD AREAS, AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 490190 0001 D, WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 6, 1995.
- SEE DETAIL OF EASEMENTS ON SHEET 3 OF 3 FOR CLEARER PICTURE OF EASEMENTS AFFECTING PROPERTY.

## SURVEYOR'S CERTIFICATION

TO: SFP-C LIMITED PARTNERSHIP:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "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, 4, 5, 7A, 8, 9, 10, 11B, 14, AND 15 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 THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

EXECUTED THIS 14th DAY OF OCTOBER 2005  
BRAD J. MORTENSEN  
PROFESSIONAL LAND SURVEYOR #271154  
FOR AND ON BEHALF OF  
CLC ASSOCIATES, INC.  
350 S. 400 E. SUITE 304  
SLC, UT 84111

## LEGAL DESCRIPTIONS FROM TITLE REPORT

PARCEL 1:  
A PORTION OF LOT 5, RIVERDALE COMMERCE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 1026.60 FEET AND EAST 674.99 FEET (BASIS OF BEARINGS IS N89°09'48"W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 7), FROM THE SOUTH QUARTER CORNER OF SECTION 7 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°40'13"E 74.51 FEET; THENCE S00°19'47"E 92.67 FEET TO THE NORTH RIGHT OF WAY LINE OF 4600 SOUTH STREET; THENCE N01°44'33"E 155.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE N88°15'27"E 96.43 FEET; THENCE S01°43'33"E 155.00 FEET; THENCE S88°30'21"E 68.05 FEET; THENCE S89°27'00"W ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2:  
PART OF LOT 5, RIVERDALE COMMERCE SUBDIVISION, WEBER COUNTY UTAH AND PART OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 5, RIVERDALE COMMERCE SUBDIVISION, WEBER COUNTY, UTAH SAID POINT BEING N01°44'33"W ALONG THE LINE 100.34 FEET FROM THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE N01°44'33"W 155.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE N88°15'27"E 96.43 FEET; THENCE S01°43'33"E 155.00 FEET; THENCE S88°30'21"E 68.05 FEET; THENCE S89°27'00"W ALONG SAID LINE TO THE POINT OF BEGINNING.

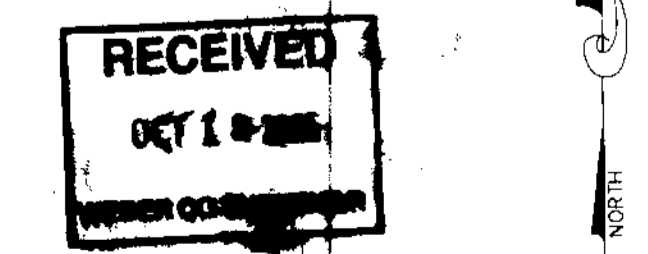
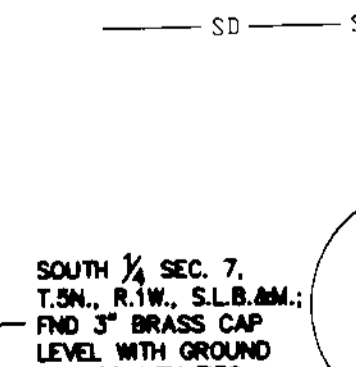
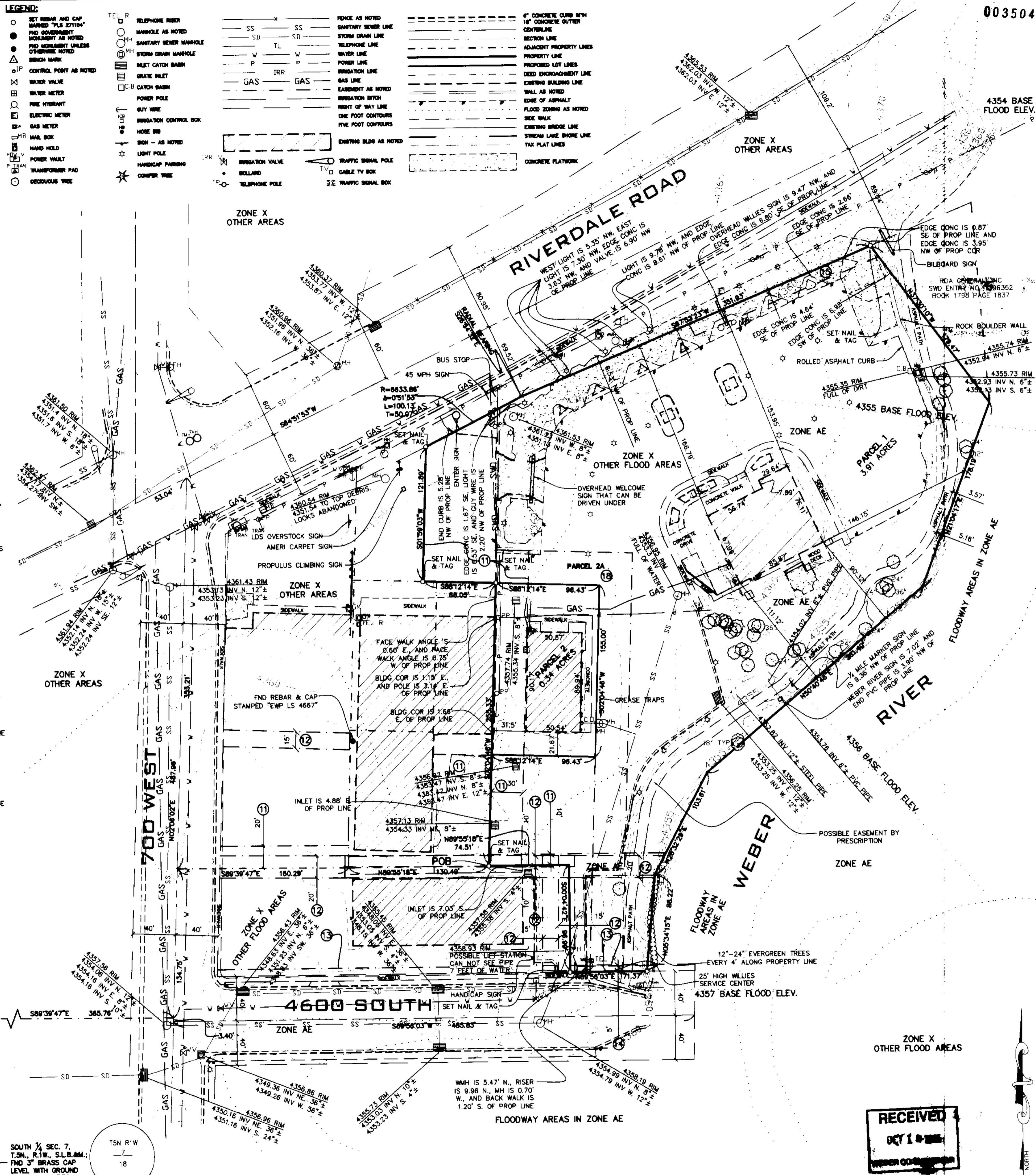
PARCEL 2A:  
TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N01°44'33"W 30.00 FEET; THENCE N88°15'27"E 126.43 FEET; THENCE S01°43'33"E 373.19 FEET TO THE NORTH LINE OF 4600 SOUTH STREET; THENCE S89°27'00"W ALONG SAID LINE 30.02 FEET; THENCE N01°44'33"W 344.39 FEET; THENCE S88°15'27"E 96.43 FEET TO THE POINT OF BEGINNING.

CALL UTILITY NOTIFICATION CENTER OF BLUE STAKES 800-662-4111  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LEGATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

## EXCEPTIONS FROM TITLE REPORT

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS; CLAIMS OR TITLE TO WATER. (NOT A SURVEY MATTER.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER.)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED IMPROVED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER.)
- (THE FOLLOWING AFFECTS PARCEL NO. 1) TAXES FOR THE YEAR 2005 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2004 WERE PAID IN THE AMOUNT OF \$11,880.12. TAX PARCEL NO. 06-199-0006. (NOT A SURVEY MATTER.)
- (THE FOLLOWING AFFECTS PARCEL NO. 2) TAXES FOR THE YEAR 2005 NOW A LIEN, NOT YET DUE. GENERAL PROPERTY TAXES FOR THE YEAR 2004 WERE PAID IN THE AMOUNT OF \$3,012.85. TAX PARCEL NO. 06-199-0008. (NOT A SURVEY MATTER.)
- THE LAND IS INCLUDED WITHIN THE BOUNDARIES OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND RIVERDALE CITY, AND IS SUBJECT TO CHARGES AND ASSESSMENTS MADE THEREBY. (NOT A SURVEY MATTER.)
- EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT. (ANY MATTERS THAT AFFECT THE SUBJECT PARCEL AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- AN AGREEMENT REGARDING THE EASEMENT FOR MOTOR VEHICLE RECORDED MAY 20, 1983 AS ENTRY NO. 880621 IN BOOK 1425 AT PAGE 690 OF OFFICIAL RECORDS. (DOES AFFECT AND BENEFIT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON.)
- (THE FOLLOWING AFFECTS PARCELS 1 AND 2) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PIPELINE EASEMENT AND INCIDENTAL PURPOSES, AS GRANTED TO THE CITY OF RIVERDALE BY INSTRUMENT RECORDED JANUARY 07, 1985 AS ENTRY NO. 927417 IN BOOK 1460 AT PAGE 1029 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON.)
- (THE FOLLOWING AFFECTS PARCELS 1 AND 2) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES, AS GRANTED TO RIVERDALE CITY CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 10, 1991 AS ENTRY NO. 1151747 IN BOOK 1607 AT PAGE 1975 OF OFFICIAL RECORDS. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON.)
- SUBJECT TO A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT EAST 1042.43 FEET AND NORTH 1574.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S68°00'43"W 185.15 FEET; THENCE N27°03'37"W 12.05 FEET TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF RIVERDALE ROAD, A UTAH STATE HIGHWAY; THENCE N88°00'43"E 182.93 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE S17°16'25"E 12.44 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JUNE 16, 1995, AS ENTRY NO. 1348945, IN BOOK 1760, PAGE 1547 AND RECORDED IN WARRANTY DEED, RECORDED DECEMBER 03, 1996, AS ENTRY NO. 1443682, IN BOOK 1837, PAGE 2703, RECORDS OF WEBER COUNTY, UTAH. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON.)
- ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: A) SOME PORTION OF THE LAND LIES ON THE BED OR BANK OF NAVIGABLE RIVER OF LAKE, OR LIES BELOW THE MEAN HIGH WATER MARK THEREOF; B) THE BOUNDARY OF THE LAND HAS BEEN AFFECTED BY A CHANGE IN THE COURSE OR WATER LEVEL OF A NAVIGABLE RIVER OR LAKE; C) THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. (ANY MATTERS THAT AFFECT THE SUBJECT PROPERTY AS FOUND BY THE SURVEY ARE PLOTTED AND SHOWN HEREON.)
- (THE FOLLOWING AFFECTS PARCEL NO. 1) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION THEREON CUT OR FILL SLOPE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROAD 26 AND INCIDENTAL PURPOSES, AS GRANTED TO RIVERDALE CITY CORPORATION BY INSTRUMENT RECORDED APRIL 03, 1997 AS ENTRY NO. 1463574 IN BOOK 1855 AT PAGE 871 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL AND IS NOT PLOTTED AND SHOWN HEREON.)
- (THE FOLLOWING AFFECTS PARCEL NO. 1) SUBJECT TO A 30 FOOT RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PARCEL FOR INGRESS AND EGRESS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N01°44'33"W 30.00 FEET; THENCE N88°15'27"E 126.43 FEET; THENCE S01°43'33"E 373.19 FEET TO THE NORTH LINE OF 4600 SOUTH STREET; THENCE S89°27'00"W POINT OF BEGINNING, AS SET FORTH IN WARRANTY DEED, RECORDED FEBRUARY 09, 1998, AS ENTRY NO. 1520554, IN BOOK 1906, PAGE 1809, RECORDS OF WEBER COUNTY, UTAH. (DOES AFFECT SUBJECT PARCEL AND IS PLOTTED AND SHOWN HEREON. THIS RIGHT OF WAY IS KNOWN AS PARCEL 2A IN LEGAL DESCRIPTION.)
- NOTICE OF ADOPTION OF AMENDED PROJECT AREA PLAN ENTITLED "RIVERDALE ROAD NEIGHBORHOOD DEVELOPMENT PROJECT" AREA PLAN, FINAL AMENDED PROJECT AREA PLAN, RECORDED JANUARY 19, 2005 AS ENTRY NO. 2080475 OF OFFICIAL RECORDS. (BLANKET IN NATURE.)



003504

CLC ASSOCIATES  
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SALT LAKE CITY  
UTAH 84111  
P 801 383 5605  
F 801 383 9804  
CLC@A800.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION ORIGINAL PREPARATION

DATE 10/17/05

PREPARED UNDER THE DIRECT SUPERVISION OF  
BRAD J. MORTENSEN  
UTAH REGISTRATION NO.  
271154 FOR AND ON BEHALF OF CLC ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY  
SFP-C LIMITED PARTNERSHIP  
627 WEST RIVERDALE ROAD  
RIVERDALE, UTAH 84405

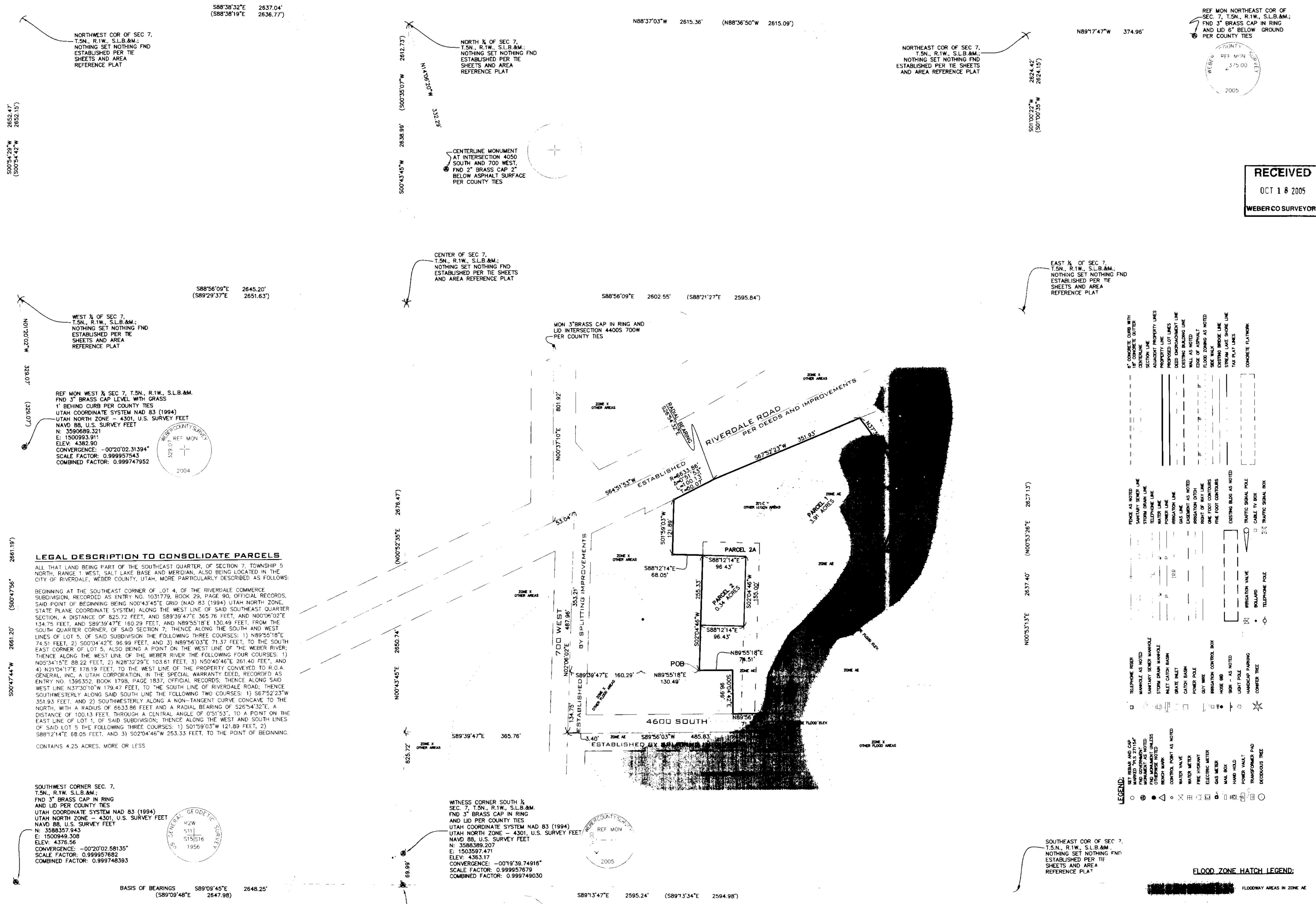
PROJECT #: 05-0248  
DRAWN BY: DM  
DESIGNED BY: DM  
CHECKED BY: BM

PAGE 1 OF 3  
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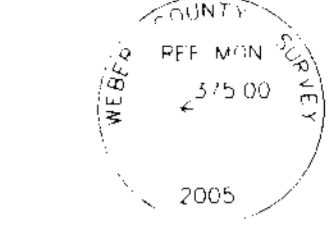
# ALTA/ACSM LAND TITLE SURVEY

003504

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REF MON NORTHEAST COR OF SEC 7, T.5N., R.1W., S.L.B.&M.; FND 3" BRASS CAP IN RING AND LID 8" BELOW GROUND PER COUNTY TIES



RECEIVED  
OCT 18 2005  
WEBER CO SURVEYOR

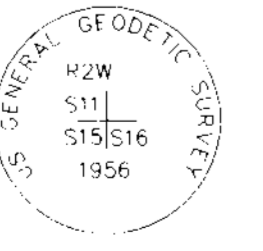
### LEGAL DESCRIPTION TO CONSOLIDATE PARCELS

ALL THAT LAND BEING PART OF THE SOUTHEAST QUARTER, OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING LOCATED IN THE CITY OF RIVERDALE, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, OF THE RIVERDALE COMMERCE SUBDIVISION, RECORDED AS ENTRY NO. 1031779, BOOK 29, PAGE 90, OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING N00°43'45"E GRID (NAD 83 (1994) UTAH NORTH ZONE, STATE PLANE COORDINATE SYSTEM) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION, A DISTANCE OF 825.72 FEET, AND S89°39'47"E 365.76 FEET, AND N00°06'02"E 134.75 FEET, AND S89°39'47"E 180.29 FEET, AND N89°55'18"E 130.49 FEET, FROM THE SOUTH QUARTER CORNER, OF SAID SECTION 7, THENCE ALONG THE SOUTH AND WEST LINES OF LOT 5, OF SAID SUBDIVISION THE FOLLOWING THREE COURSES: 1) N89°55'18"E 74.51 FEET, 2) S00°04'42"E 96.99 FEET, AND 3) N89°56'03"E 71.37 FEET, TO THE SOUTH EAST CORNER OF LOT 5, ALSO BEING A POINT ON THE WEST LINE OF THE WEBER RIVER; THENCE ALONG THE WEST LINE OF THE WEBER RIVER THE FOLLOWING FOUR COURSES: 1) N05°34'15"E 88.22 FEET, 2) N28°32'29"E 103.61 FEET, 3) N50°40'46"E 261.40 FEET, AND 4) N21°04'17"E 178.19 FEET, TO THE WEST LINE OF THE PROPERTY CONVEYED TO R.O.A. GENERAL, INC. A UTAH CORPORATION, IN THE SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 1396352, BOOK 1798, PAGE 1837, OFFICIAL RECORDS; THENCE ALONG SAID WEST LINE N37°30'10"W 179.47 FEET, TO THE SOUTH LINE OF RIVERDALE ROAD, THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: 1) S67°52'23"W 351.93 FEET, AND 2) SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 6533.86 FEET AND A RADIAL BEARING OF S26°54'32"E, A DISTANCE OF 100.13 FEET, THROUGH A CENTRAL ANGLE OF 0°51'53", TO A POINT ON THE EAST LINE OF LOT 1, OF SAID SUBDIVISION; THENCE ALONG THE WEST AND SOUTH LINES OF SAID LOT 5 THE FOLLOWING THREE COURSES: 1) S01°59'03"W 121.89 FEET, 2) S88°12'14"E 68.05 FEET, AND 3) S02°04'46"W 253.33 FEET, TO THE POINT OF BEGINNING. CONTAINS 4.25 ACRES, MORE OR LESS

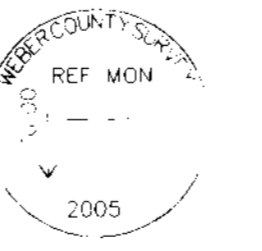
SOUTHWEST CORNER SEC. 7, T.5N., R.1W., S.L.B.&M.; FND 3" BRASS CAP IN RING AND LID PER COUNTY TIES

UTAH COORDINATE SYSTEM NAD 83 (1994)  
UTAH NORTH ZONE - 4301, U.S. SURVEY FEET  
NAVD 88, U.S. SURVEY FEET  
N: 3588357.943  
E: 1500949.308  
ELEV: 4378.56  
CONVERGENCE: -00°20'02.58135"  
SCALE FACTOR: 0.999957682  
COMBINED FACTOR: 0.999748393



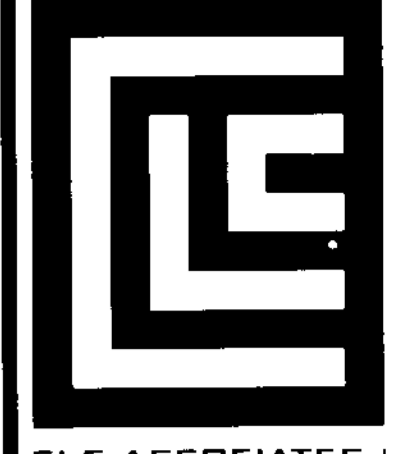
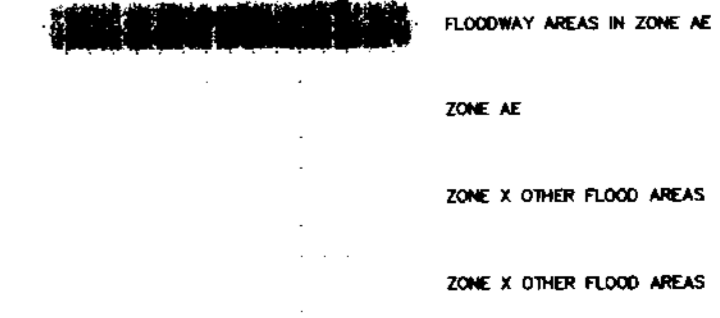
WITNESS CORNER SOUTH 1/4 SEC 7, T.5N., R.1W., S.L.B.&M.; FND 3" BRASS CAP IN RING AND LID PER COUNTY TIES

UTAH COORDINATE SYSTEM NAD 83 (1994)  
UTAH NORTH ZONE - 4301, U.S. SURVEY FEET  
NAVD 88, U.S. SURVEY FEET  
N: 3588399.207  
E: 1503597.471  
ELEV: 4353.17  
CONVERGENCE: -00°19'39.74916"  
SCALE FACTOR: 0.999957679  
COMBINED FACTOR: 0.999749030



SOUTHEAST COR OF SEC 7, T.5N., R.1W., S.L.B.&M.; NOTHING SET NOTHING FND ESTABLISHED PER THE SHEETS AND AREA REFERENCE PLAT

### FLOOD\_ZONE HATCH LEGEND:



CLC ASSOCIATES  
350 SOUTH 400 EAST  
SUITE 304  
SALT LAKE CITY  
UTAH 84111  
P: 801.363.8805  
F: 801.363.5604  
CLC@CLC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

DATE: 10/14/05  
DESCRIPTION: ORIGINAL PREPARATION

PREPARED UNDER THE DIRECT SUPERVISION OF  
BRAD F. HORTON  
UTAH REGISTERED SURVEYOR  
271154 FOR AND ON BEHALF OF CLC ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY  
SFP-C LIMITED PARTNERSHIP  
627 WEST RIVERDALE ROAD  
RIVERDALE, UTAH 84405

PROJECT #: 05-0248  
DRAWN BY: DM  
DESIGNED BY:  
CHECKED BY: PM

# ALTA/ACSM LAND TITLE SURVEY

PAGE 3 OF 3

003504



**CLC ASSOCIATES**  
 350 SOUTH 400 EAST  
 SUITE 304  
 SALT LAKE CITY  
 UTAH 84111  
 P 801 363 5603  
 F 801 363 5604  
 CLCASSOC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

DATE: 10/14/05  
 DESCRIPTION: ORIGINAL PREPARATION

PREPARED UNDER THE DIRECT SUPERVISION OF  
 BRAD T. WORTENBERG  
 UTAH REGISTRATION NO. 271154 FOR AND ON  
 BEHALF OF CLC ASSOCIATES

ALTA/ACSM LAND TITLE SURVEY

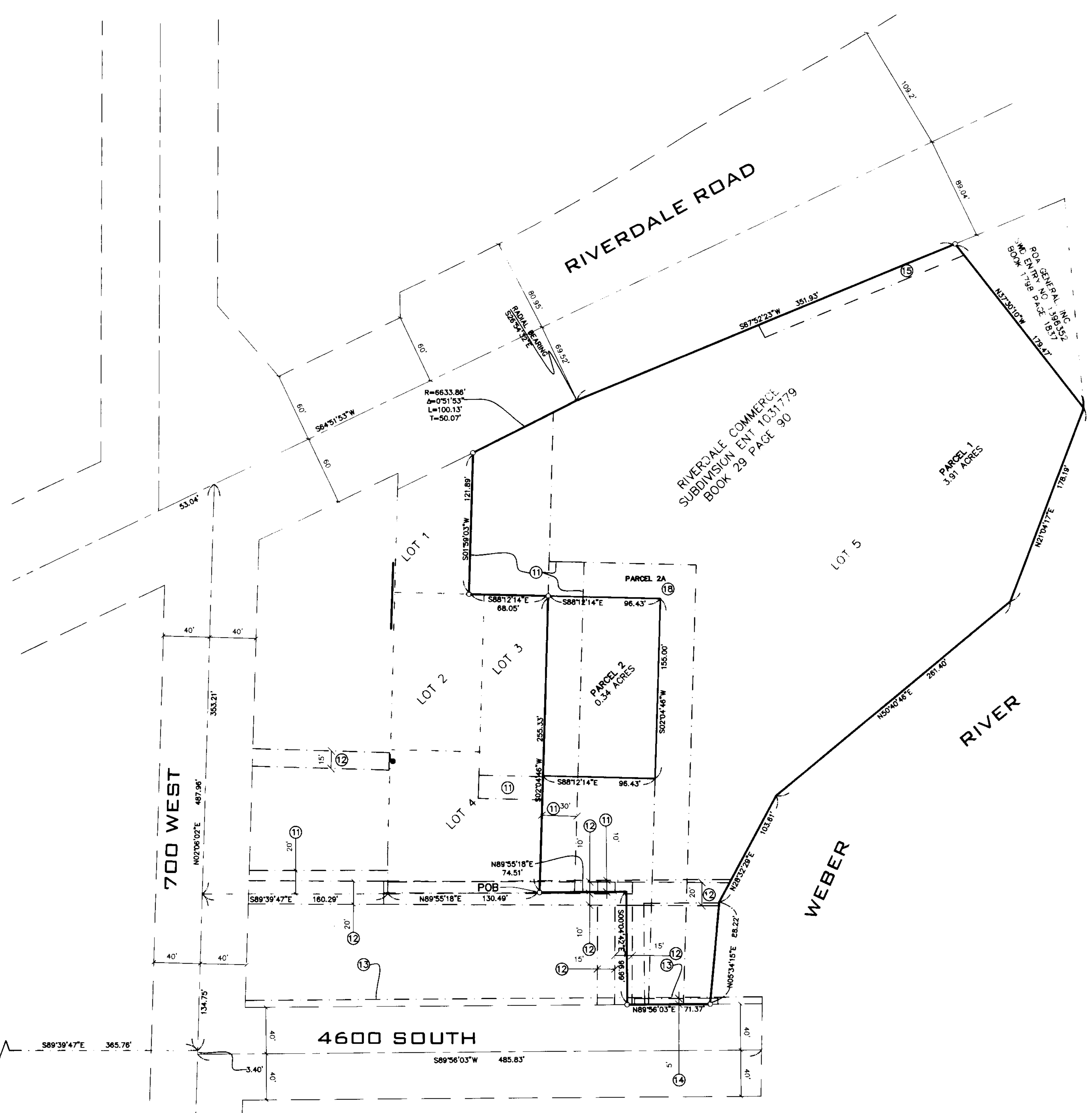
**SFP-C LIMITED PARTNERSHIP**  
 627 WEST RIVERDALE ROAD  
 RIVERDALE, UTAH 84405

PROJECT #: 05-0248  
 DRAWN BY: DM  
 DESIGNED BY:  
 CHECKED BY: BM

PAGE 3 OF 3  
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**LEGEND:**

○ SET REBAR AND CAP MARKED "PLS 271154"	○ TELEPHONE RISER	--- FENCE AS NOTED	--- 6" CONCRETE CURB WITH 18" CONCRETE OUTER CURBLINE
⊙ FND GOVERNMENT MONUMENT AS NOTED	○ MANHOLE AS NOTED	--- SANITARY SEWER LINE	--- SECTION LINE
⊙ FND MONUMENT UNLESS OTHERWISE NOTED	○ SANITARY SEWER MANHOLE	--- STORM DRAIN LINE	--- ADJACENT PROPERTY LINES
⊙ BENCH MARK	○ STORM DRAIN MANHOLE	--- WATER LINE	--- PROPERTY LINE
△ CONTROL POINT AS NOTED	○ INLET CATCH BASIN	--- POWER LINE	--- PROPOSED LOT LINES
⊗ WATER VALVE	○ GRATE INLET	--- IRRIGATION LINE	--- EXISTING ENCROACHMENT LINE
⊗ WATER METER	○ CATCH BASIN	--- GAS LINE	--- WALL AS NOTED
⊗ FIRE HYDRANT	○ POWER POLE	--- EASEMENT AS NOTED	--- EDGE OF ASPHALT
⊗ ELECTRIC METER	○ GUY WIRE	--- IRRIGATION DITCH	--- FLOOD ZONING AS NOTED
⊗ GAS METER	○ IRRIGATION CONTROL BOX	--- RIGHT OF WAY LINE	--- SIDE WALK
⊗ MAIL BOX	○ HOSE BIB	--- ONE FOOT CONTOURS	--- EXISTING BRIDGE LINE
⊗ HAND HOLD	○ SIGN - AS NOTED	--- FIVE FOOT CONTOURS	--- STREAM LAKE SHORE LINE
⊗ POWER VAULT	○ LIGHT POLE	--- EXISTING BLDG AS NOTED	--- TAX PLAT LINES
⊗ TRANSFORMER PAD	○ HANDICAP PARKING	--- IRRIGATION VALVE	--- CONCRETE FLATWORK
○ DECIDUOUS TREE	○ TELEPHONE POLE	○ TELEPHONE POLE	
		○ TRAFFIC SIGNAL POLE	
		○ CABLE TV BOX	
		○ TRAFFIC SIGNAL BOX	

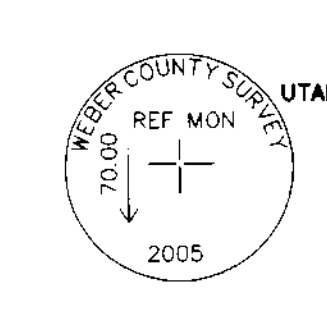


WITNESS CORNER SOUTH ¼ SEC. 7, T.5N., R.1W., S.L.B.8M.; FND 3" BRASS CAP IN RING AND LID PER COUNTY TIES

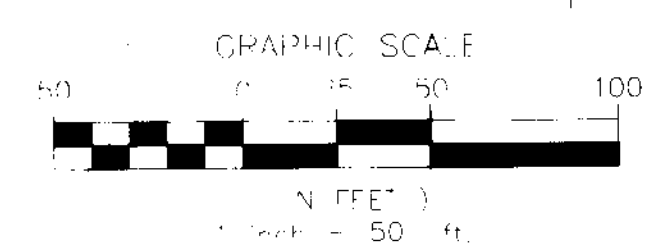
UTAH COORDINATE SYSTEM NAD 83 (1994)  
 UTAH NORTH ZONE - 4301, U.S. SURVEY FEET  
 NAVD 88, U.S. SURVEY FEET  
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 E: 1503597.471  
 ELEV: 4363.17  
 CONVERGENCE: -0019'39.749161"  
 SCALE FACTOR: 0.999957679  
 COMBINED FACTOR: 0.999749030

SOUTH ¼ SEC. 7, T.5N., R.1W., S.L.B.8M.; FND 3" BRASS CAP LEVEL WITH GROUND PER COUNTY TIES

75N R1W  
 7  
 18



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