

LOT LINE ADJUSTMENT RECORD OF SURVEY

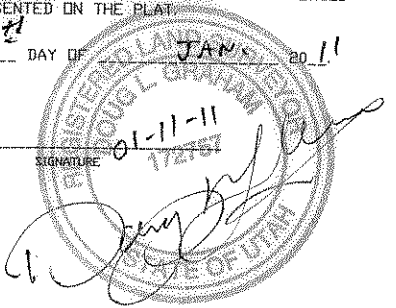
PART OF THE S.E. 1/4 OF SECTION 12, T. 5 N., R. 2 W., S. L. B. & M. RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I DOUG L. GRAHAM, HOLDING LICENSE NUMBER 172757 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS 11th DAY OF JANUARY 2011

P.L.S. # 172757



SURVEYED BOUNDARY DESCRIPTION PARCEL 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF THE HIGHWAY BEING SOUTH 00°47'56" WEST ALONG THE QUARTER SECTION LINE 363.79 FEET AND NORTH 89°12'04" WEST 540.68 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; RUNNING THENCE 125.18 FEET THROUGH A 7 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9°12'26" AND A RADIUS OF 779.02 FEET (L.C. BEARS S86°36'14"W 125.05'); THENCE SOUTH 02°02'56" WEST 18.48 FEET; THENCE SOUTH 05°15'07" EAST 228.11 FEET TO AN EXISTING FENCE; THENCE SOUTH 86°50'08" EAST 95.52 FEET; THENCE NORTH 02°02'56" EAST 258.46 FEET TO THE POINT OF BEGINNING. CONTAINS .65 ACRES

SURVEYED BOUNDARY DESCRIPTION PARCEL 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF THE HIGHWAY BEING SOUTH 00°47'56" WEST ALONG THE QUARTER SECTION LINE 363.79 FEET AND NORTH 89°12'04" WEST 540.68 FEET AND SOUTH 86°36'14" WEST 125.05 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12; RUNNING THENCE 133.60 FEET THROUGH A 7° CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°01'57" AND A RADIUS OF 779.02 FEET (L.C. BEARS S77°05'15"W 133.43'); THENCE SOUTH 02°02'56" WEST, 1' EAST OF AND PARALLEL WITH AN EXISTING FENCE AND FENCE PROJECTED NORTH AND SOUTH 207.22 FEET TO AN EXISTING FENCE; THENCE SOUTH 86°50'08" EAST 157.92 FEET ALONG SAID FENCE; THENCE NORTH 05°15'07" WEST 228.11 FEET; THENCE NORTH 02°02'56" EAST 18.48 FEET TO THE POINT OF BEGINNING. CONTAINS .75 ACRES

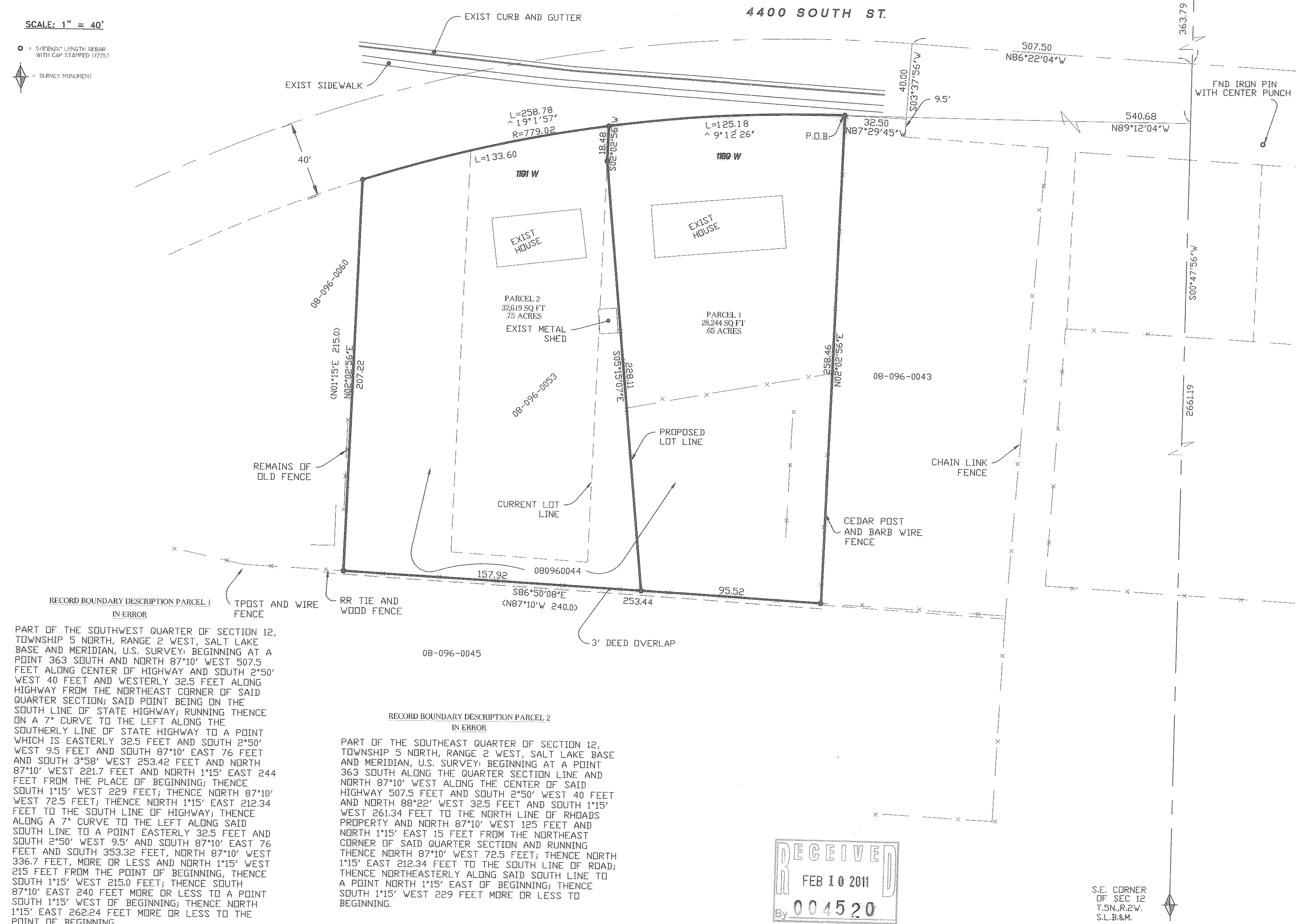
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARIES OF TWO PARCELS AND REDEFINE THE LOT LINES TO RECOGNIZE AND AGREE WITH EXISTING IMPROVEMENTS. THE DEEDS FOR THESE PARCELS AND ADJOINING PARCELS WERE NOT IN AGREEMENT WITH EXISTING OCCUPATION AND IMPROVEMENTS TO THE STREET. THE STREET RIGHT OF WAY WAS DETERMINED FROM RIVERDALE CITY STREET DEEDS, U.D.T. DESCRIPTIONS, THE PLAT FOR COLONIAL GARDENS, AND A FOUND IRON PIN TO THE EAST OF THE PROPERTY THAT APPEARS TO REPRESENT THE PRIOR 40 FOOT RIGHT OF WAY. DEEDS OF RECORD ARE WRITTEN WITH A CALL TO THE POINT OF BEGINNING THAT IS 363 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER AND RUN THENCE ALONG THE CENTER OF THE ROAD, THENCE SOUTH 40 FEET TO THE NORTH LINE OF THE ROAD. THE OCCUPATION OF THIS AREA IMPLIES THAT THE 363 FOOT MORE OR LESS (363.69 FEET ACCURATELY) HAD ALREADY REACHED THE NORTH SIDE OF THE ROAD AND THAT THE ADDITIONAL CALLS CREATED INCONSISTENCIES WITH THE OCCUPATION AND STREET IMPROVEMENTS. THE CURRENT DEED FOR PARCEL 080960044 WAS WRITTEN AS A REMAINDER DESCRIPTION AFTER THE SALE OF PARCEL 08090060. IN THE SALE DESCRIPTION THE EAST LINE OF 0060 WAS TO BE 1 FOOT EAST OF AND PARALLEL TO AN EXISTING FENCE AND THAT FENCE PROJECTED TO THE SOUTH LINE OF THE HIGHWAY. REMAINS OF AN OLD FENCE WERE FOUND 13' WEST OF THE DEEDED LOCATION AND BASED ON OTHER EVIDENCE, THOSE REMAINS HAVE BEEN ACCEPTED AS THE FENCE OF THE DEED AND THE INTENDED WEST LINE OF THE SURVEYED PARCEL. A FENCE ALONG THE SOUTHERLY BOUNDARY IS IN AN ACCEPTABLE LOCATION TO THE ADJOINERS NORTH LINE AND WAS ACCEPTED AS THE SOUTH BOUNDARY.

SCALE: 1" = 40'

○ = 5/8" DIA. LENGTH REBAR WITH CAP STAMPED 172757

◆ = SURVEY MONUMENT

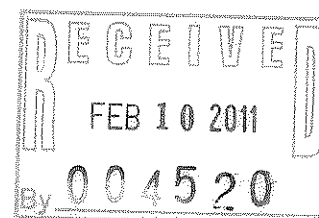


RECORD BOUNDARY DESCRIPTION PARCEL 1
IN ERROR

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 363 SOUTH AND NORTH 87°10' WEST 507.5 FEET ALONG CENTER OF HIGHWAY AND SOUTH 2°50' WEST 40 FEET AND WESTERLY 32.5 FEET ALONG HIGHWAY FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; SAID POINT BEING ON THE SOUTH LINE OF STATE HIGHWAY; RUNNING THENCE ON A 7° CURVE TO THE LEFT ALONG THE SOUTHERLY LINE OF STATE HIGHWAY TO A POINT WHICH IS EASTERLY 32.5 FEET AND SOUTH 2°50' WEST 9.5 FEET AND SOUTH 87°10' EAST 76 FEET AND SOUTH 3°58' WEST 253.42 FEET AND NORTH 87°10' WEST 221.7 FEET AND NORTH 1°15' EAST 244 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 1°15' WEST 229 FEET; THENCE NORTH 87°10' WEST 72.5 FEET; THENCE NORTH 1°15' EAST 212.34 FEET TO THE SOUTH LINE OF HIGHWAY; THENCE ALONG A 7° CURVE TO THE LEFT ALONG SAID SOUTH LINE TO A POINT EASTERLY 32.5 FEET AND SOUTH 2°50' WEST 9.5' AND SOUTH 87°10' EAST 76 FEET AND SOUTH 353.32 FEET, NORTH 87°10' WEST 336.7 FEET, MORE OR LESS AND NORTH 1°15' WEST 215 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 1°15' WEST 215.0 FEET; THENCE SOUTH 87°10' EAST 240 FEET MORE OR LESS TO A POINT SOUTH 1°15' WEST OF BEGINNING; THENCE NORTH 1°15' EAST 262.24 FEET MORE OR LESS TO THE POINT OF BEGINNING.

RECORD BOUNDARY DESCRIPTION PARCEL 2
IN ERROR

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 363 SOUTH ALONG THE QUARTER SECTION LINE AND NORTH 87°10' WEST ALONG THE CENTER OF SAID HIGHWAY 507.5 FEET AND SOUTH 2°50' WEST 40 FEET AND NORTH 88°22' WEST 32.5 FEET AND SOUTH 1°15' WEST 261.34 FEET TO THE NORTH LINE OF RHOADS PROPERTY AND NORTH 87°10' WEST 125 FEET AND NORTH 1°15' EAST 15 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 87°10' WEST 72.5 FEET; THENCE NORTH 1°15' EAST 212.34 FEET TO THE SOUTH LINE OF ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE TO A POINT NORTH 1°15' EAST OF BEGINNING; THENCE SOUTH 1°15' WEST 229 FEET MORE OR LESS TO BEGINNING.



S.E. CORNER OF SEC 12 T.5N.,R.2W. S.L.B.&M.

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 2500 W., #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506	
CLIENT: BRETT FULLER	
LOCATION: PART OF THE S.E. 1/4 OF SEC. 12, T.5N., R.2W., S.L.B.&M.	
SURVEYED: APRIL 2010	
REVISIONS:	DRAWN BY: D.L.G.
	CHECKED BY:
	DATE: 05-03-10
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