

# RECORD OF SURVEY

## A PART OF THE SOUTHEAST QUARTER SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, CITY OF RIVERDALE, COUNTY OF WEBER, STATE OF UTAH SHEET 1 OF 1

### 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 PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATIONS. THE INTENDED USE OF THIS PLAT IS TO PROVIDE A BASE MAP FOR DESCRIBING LEASE PAD A AND LEASE PAD B ON THE PROPERTY, AND TO SHOW THE MONUMENTS SET FOR SAID LEASE PADS.

THE FIELD SURVEY WAS PERFORMED: 06-30-2011 AND REVISITED 02-21-12.

THE LEASE PAD CORNERS FOR PAD A AND PAD B WERE SET JULY 17, 2012.

THE DATE THE SURVEY DRAWING WAS COMPLETED: AUGUST 13, 2012

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CLC ASSOCIATES, INC. FOR REVIEW AND CONSIDERATION.

CUTRUBUS RIVERDALE SUBDIVISION RECORDED MAY 17, 2007 AS ENTRY NO. 2264570 IN BOOK 66 OF PLATS AT PAGE 15, OFFICIAL RECORDS

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN MARCH 2002, "EAST OGDEN GPS BASE STATION ARP" (PID: A15833), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15836), ADJUSTED BY NGS IN JUNE 2000.

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.5N., 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 ROY, 0.1 MILE SOUTHWEST OF THE JUNCTION OF 1150 WEST STREET, IN THE TOP AND 0.9 FOOT WOUTHWEST 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 NAVD88 ELEVATION PER NGS DATA SHEET OF 1340.215 METERS OR 4397.02 US SURVEY.

### NOTES

1. FOR ALL TITLE RELATED MATTERS, CLC ASSOCIATES, INC. RELIED UPON THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY HOME ABSTRACT AND TITLE COMPANY, INC.:

ORDER NO. 121780; EFFECTIVE DATE—FEBRUARY 6, 2012 AT 7:30 A.M.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREIN. SAID SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS AGREEMENT BY THE SURVEYOR NAMING SAID PERSON.

4. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83(1994) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999748458 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

### DESCRIPTION OF LEASE PAD A

THAT PORTION OF LOT 1, CUTRUBUS RIVERDALE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 17, 2007 AS ENTRY NO. 2264570 IN BOOK 66 OF PLATS AT PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID LOT 1, SAID POINT BEING N00°43'45"E 1268.82 FEET AND N64°44'40"E 86.82 FEET, FROM THE SOUTH QUARTER CORNER, OF SECTION SEVEN, TOWNSHIP FIVE NORTH, RANGE ONE WEST, SALT LAKE BASE AND MERIDIAN; THENCE N26°07'31"W 22.59 FEET; THENCE N04°32'04"E 182.49 FEET; THENCE N00°06'53"E 108.34 FEET; THENCE S89°53'07"E 135.48 FEET; THENCE S80°01'04"E 31.72 FEET; THENCE S89°53'07"E 33.66 FEET, TO THE EAST LINE OF SAID LOT 1; THENCE S00°37'10"W ALONG SAID LINE 174.16 FEET; THENCE N89°22'11"W 16.85 FEET; THENCE S33°12'48"W 45.17 FEET; THENCE S26°19'07"E 15.12 FEET, TO THE SOUTHEAST LINE OF SAID LOT 1; THENCE S64°44'40"W 186.09 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 1.19 ACRES, MORE OR LESS

### DESCRIPTION OF LEASE PAD B

THAT PORTION OF LOT 1, CUTRUBUS RIVERDALE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 17, 2007 AS ENTRY NO. 2264570 IN BOOK 66 OF PLATS AT PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°43'45"E 1268.82 FEET, N64°44'40"E 86.82 FEET, N26°07'31"W 22.59 FEET, THENCE N04°32'04"E 182.49 FEET, AND THENCE N00°06'53"E 108.34 FEET, FROM THE SOUTH QUARTER CORNER, OF SECTION SEVEN, TOWNSHIP FIVE NORTH, RANGE ONE WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°06'53"E 216.58 FEET; THENCE N62°46'03"E 15.99 FEET; THENCE S89°51'13"E 158.52 FEET; THENCE S71°37'05"E 31.18 FEET, TO THE EAST LINE OF SAID LOT 1; THENCE S00°37'10"W ALONG SAID LINE 219.51 FEET; THENCE N89°53'07"W 33.66 FEET; THENCE N80°01'04"W 31.72 FEET; THENCE N89°53'07"W 135.48 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1.04 ACRES, MORE OR LESS

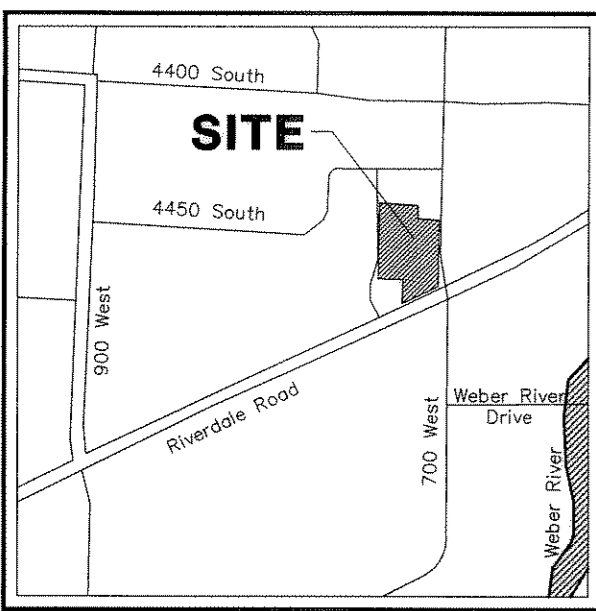
### EASEMENT DATA AND INFORMATION

- ⑥ 6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.
- ⑧ 8. AN EASEMENT DATED JANUARY 21, 1978, EXECUTED BY ROSCOE E. CHILD AND CHILD INVESTMENT CORPORATION, GRANTORS, IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, ITS SUCCESSORS, ASSIGNS, LESSEES, LICENSEES AND AGENTS, GRANTEE, RECORDED IN BOOK 1224 OF RECORDS, PAGE 736, RECORDS OF WEBER COUNTY, UTAH, WHICH GRANTS A RIGHT OF WAY EASEMENT FIVE FEET IN WIDTH, BEING 2 1/2 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEING IN PART OF THE SOUTH HALF OF SECTIONS 7, T5N., R1W., S.L.B.&M., COMMENCING 1222 FEET, MORE OR LESS, SOUTH AND 276.31 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE RUNNING WEST 60 FEET, MORE OR LESS, TO END.
- ⑬ 13. THE TERMS AND CONDITIONS OF ORDINANCE NO. 669, VACATING A PORTION OF 4450 SOUTH STREET AND RESERVING EASEMENTS FOR WATER, STORM WATER AND SEWER LINES, RECORDED MAY 14, 2007 AS ENTRY NO. 2263478, RECORDS OF WEBER COUNTY, UTAH.

LINE	BEARING	LENGTH
L1	N26°07'31"W	22.59'
L2	N62°46'03"E	15.99'
L3	S71°37'05"E	31.18'
L4	S89°53'07"E	33.66'
L5	S80°01'04"E	31.72'
L6	N89°22'11"W	16.85'
L7	S33°12'48"W	45.17'
L8	S26°19'07"E	15.12'
L9	N64°44'40"E	38.16'
L10	N03°37'10"E	34.88'

### LEGEND:

- SET 5/8" REBAR AND CAP MARKED "PLS 6436557" UNLESS OTHERWISE NOTED
- FND GOVERNMENT MONUMENT UNLESS OTHERWISE NOTED
- FND MONUMENT UNLESS OTHERWISE NOTED
- △ BENCH MARK
- CONTROL POINT AS NOTED
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- MAIL BOX
- HAND HOLE
- POWER VAULT
- TRANSFORMER PAD
- DECIDUOUS TREE
- TEL R TELEPHONE RISER
- MANHOLE AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- INLET CATCH BASIN
- GRATE INLET
- CATCH BASIN
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- HOSE BIB
- SIGN - AS NOTED
- LIGHT POLE
- HANDICAP PARKING
- BOLLARD
- CONIFER TREE
- TELEPHONE RISER
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- IRRIGATION DITCH
- ONE FOOT CONTOURS
- FIVE FOOT CONTOURS
- EXISTING BLDG AS NOTED
- IRRIGATION VALVE
- TRAFFIC SIGNAL POLE
- CABLE TV BOX
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- VINYL OR WOOD FENCE AS NOTED
- CHAINLINK FENCE
- BARRIWER FENCE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- IRRIGATION DITCH
- ONE FOOT CONTOURS
- FIVE FOOT CONTOURS
- EXISTING BLDG AS NOTED
- TRAFFIC SIGNAL POLE
- CABLE TV BOX
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- CONCRETE CURB AND GUTTER
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPOSED LEASE PAD LINES
- PARENT PARCEL
- EASEMENT AS NOTED
- RIGHT OF WAY LINE
- WALL AS NOTED
- EDGE OF ASPHALT
- FLOOD ZONING AS NOTED
- SIDE WALK
- EXISTING BRIDGE LINE
- STREAM LAKE SHORE LINE
- TRAM PLAT LINES
- CONCRETE PLATWORK
- EXISTING GRAVEL



VICINITY MAP (NTS)

### CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 LOCATION 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.

**CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.**

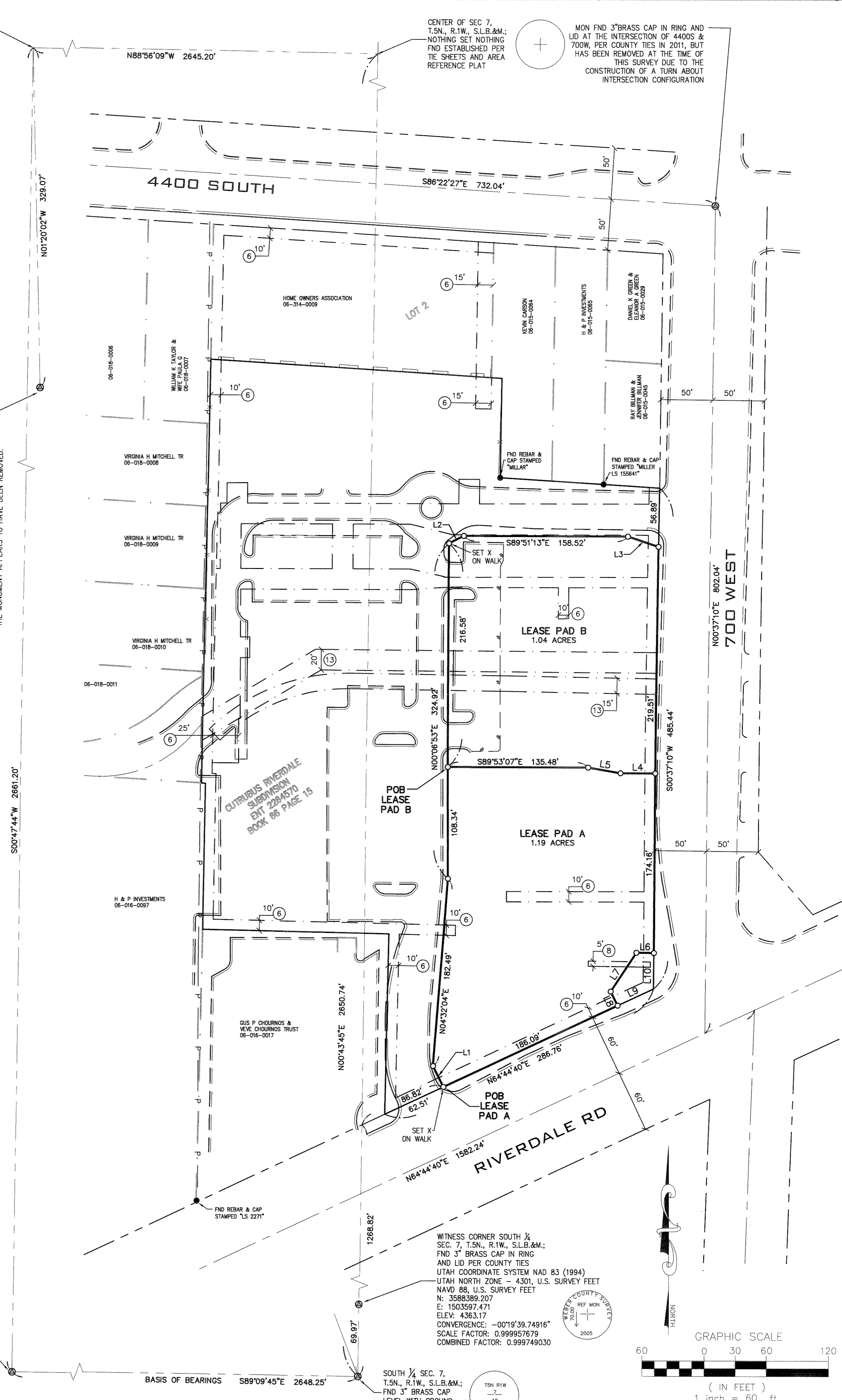
**BLUE STAKES OF UTAH**  
Utility Notification Centers, Inc.  
1-800-662-4111  
www.bluestakes.org

**Dig Safely.**

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: 4376.56

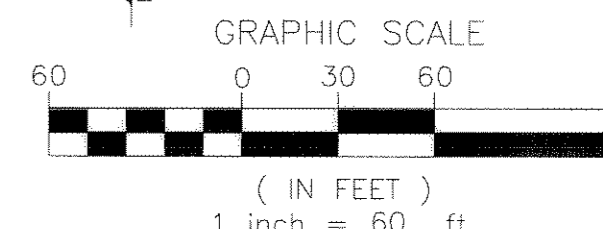
CONVERGENCE: -0°20'02.58135" SCALE FACTOR: 0.999957682 COMBINED FACTOR: 0.999748393



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: 3588389.207 E: 1503597.471 ELEV: 4363.17

CONVERGENCE: -0°19'39.74916" SCALE FACTOR: 0.999957679 COMBINED FACTOR: 0.999749030



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ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

**RECORD OF SURVEY**  
**H&P INV, LLC**  
895 WEST RIVERDALE ROAD  
RIVERDALE, UTAH

STATE OF UTAH  
COUNTY OF WEBER  
RECORD OF SURVEY

PREPARED UNDER THE DIRECT SUPERVISION OF DAVID T. HORTENSEN  
UTAH REGISTRATION NO. 6436657 FOR AND ON BEHALF OF CLC ASSOCIATES

DATE: 08/13/12  
DESCRIPTION: ORIGINAL PREPARATION

PROJECT #: 12-0030  
DRAWN BY: DM  
CHECKED BY: BM

**SHEET 1 OF 1**  
**C 1.10**