

RECORD DESCRIPTION

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. 123543, IN BOOK 1674, AT PAGE 1311 OF THE OFFICIAL RECORDS, SAID POINT BEING SOUTH 89°26'02\"/>

CONTAINS 0.86 ACRES

BASIS OF BEARING IS SOUTH 89°26'02\"/>

LESS AND EXCEPTING THEREFROM, THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, BY THAT CERTAIN WARRANTY DEED RECORDED MAY 14, 2009 AS ENTRY NO. 2411572 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

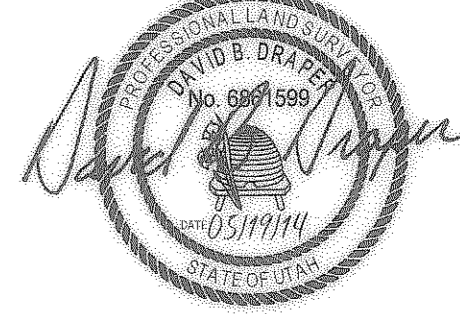
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS 1,630.45 FEET (1630.45 FEET BY RECORD) SOUTH 89°26'02\"/>

SURVEYOR'S CERTIFICATE

TO MARY KATHERINE W. YOUNKER, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 18, 2014.

DATE OF PLAN OR MAP: MAY 15, 2015



TITLE INFORMATION

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. NCS-902026-SL1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 28, 2014, AT 7:30 AM.

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT:

1. THE TERMS, COVENANTS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN CHRISTENSEN LAND MANAGEMENT, L.C. A UTAH LIMITED LIABILITY COMPANY AND RIVERDALE CENTER II, L.C. RECORDED AS ENTRY NO. 1684 AS ENTRY NO. 1581475 IN BOOK 2050 AT PAGE 2304 OF OFFICIAL RECORDS. (AFFECTS PARCEL AS SHOWN HEREON)

PARTIAL TERMINATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 1, 2007 AS ENTRY NO. 228475 OF OFFICIAL RECORDS.

2. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANT OF EASEMENTS RECORDED APRIL 26, 2009 AS ENTRY NO. 1933046 IN BOOK 2287 AT PAGE 955 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 U.S.C. 3604(c).

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANT OF EASEMENTS RECORDED JULY 23, 2008 AS ENTRY NO. 1959181 IN BOOK 2408 AT PAGE 1949 OF OFFICIAL RECORDS.

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANT OF EASEMENTS RECORDED AUGUST 28, 2013 AS ENTRY NO. 1969828 OF OFFICIAL RECORDS. (ALL AFFECT SUBJECT PARCEL NOTHING TO FLOT)

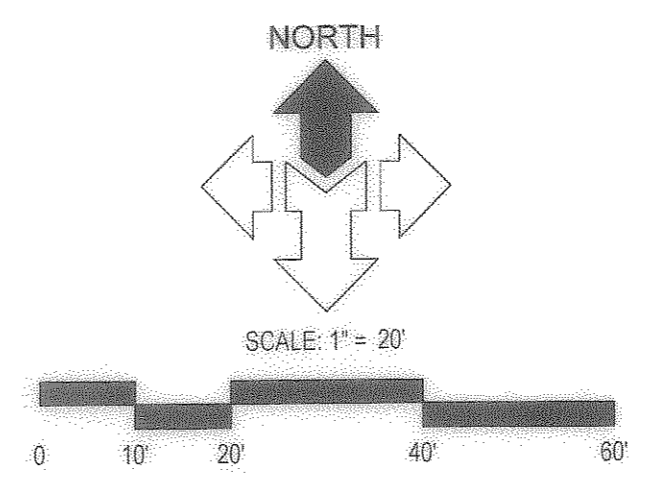
3. EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION, AS SET FORTH IN THAT CERTAIN EASEMENT RECORDED MAY 14, 2009 AS ENTRY NO. 2411573 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

4. EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION, AS SET FORTH IN THAT CERTAIN EASEMENT RECORDED MAY 14, 2009 AS ENTRY NO. 2411574 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

5. EASEMENTS AND INCIDENTAL PURPOSES, IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION, AS SET FORTH IN THAT CERTAIN EASEMENT RECORDED MAY 14, 2009 AS ENTRY NO. 2411575 OF OFFICIAL RECORDS. (AFFECTS SUBJECT PARCEL AS SHOWN HEREON)

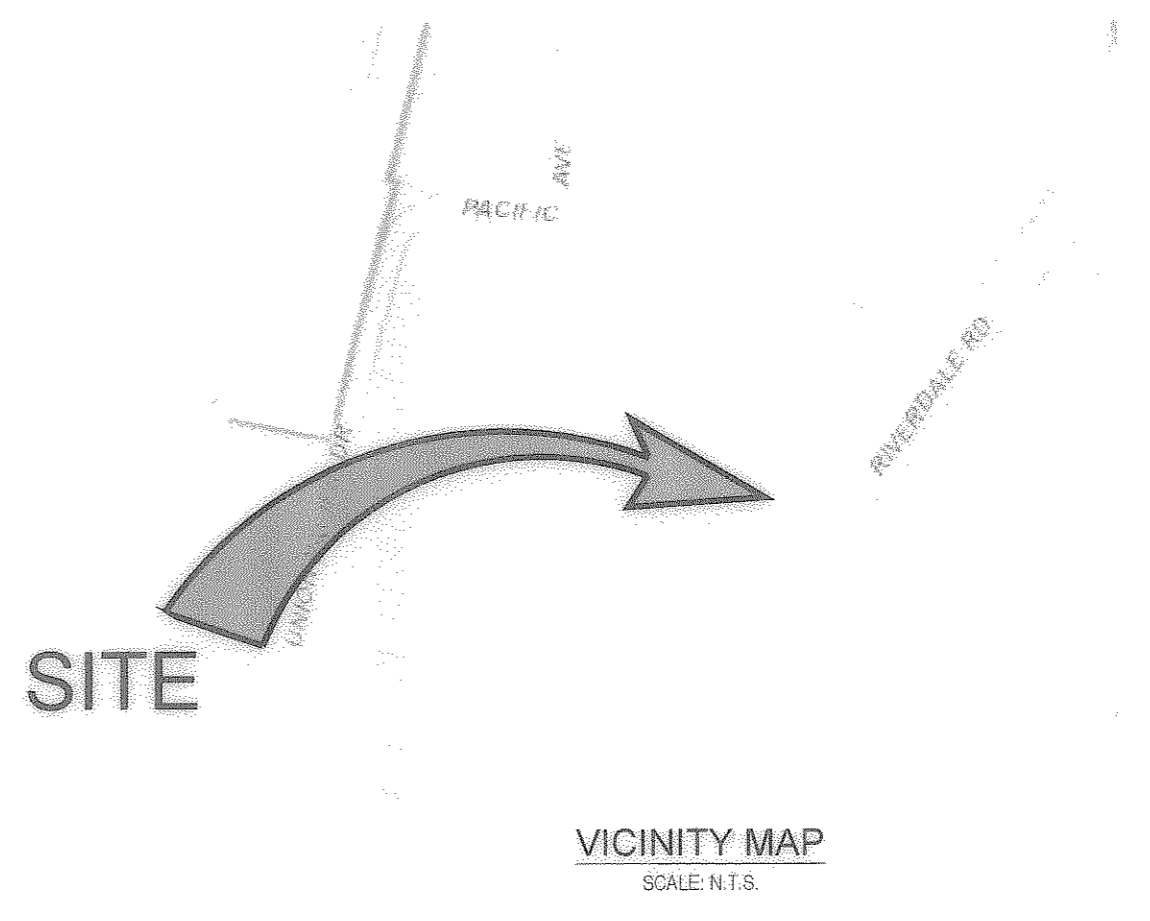
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ACSM LAND TITLE SURVEY ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°26'02\"/>



GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., 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.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED AS NOTED HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. 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 UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
5. COURSES AND DISTANCES SHOWN ON THIS MAP MAY BE MEASURED OR RECORD DIMENSIONS. WHEN MEASURED DIMENSIONS SHOWN HEREON DIFFER FROM RECORD, RECORD DIMENSIONS ARE SHOWN WITHIN PARENTHESES. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE X PER PARCEL NO. 400570282 DATED 12-16-2005.



LEGEND

--- ADJOINING PROPERTY LINE	⊙ FIRE HYDRANT
--- LOT LINE	⊙ WATER MAN-HOLE
--- PROPERTY LINE	⊙ WATER VALVE
--- MONUMENT LINE	⊠ EB ELECTRIC BOX
--- EASEMENT LINE	EM ELECTRIC METER
--- EXISTING FENCE	--- GUY WIRE
--- POWER LINE	--- LIGHT POLE
--- TELEPHONE LINE	--- POWER POLE
--- WATER LINE	--- TRANSFORMER
--- SANITARY SEWER LINE	--- SSSCO
--- STORM DRAIN LINE	⊙ SANITARY SEWER CLEAN OUT
--- GAS LINE	⊙ SANITARY SEWER MANHOLE
--- CONCRETE	⊙ GAS MANHOLE
--- BUILDING	⊙ ROOF DRAIN
	⊙ STORM DRAIN CATCH BASIN
	⊙ STORM DRAIN MANHOLE
	⊙ TELEPHONE RISER
	⊙ SIGN
	⊙ IRRIGATION BOX

RIVERDALE CENTER II SUBDIVISION
LOT 3

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PANDA EXPRESS

4115 RIVERDALE ROAD
RIVERDALE, UTAH
NORTHWEST QUARTER SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REV	DATE	DESCRIPTION

PROJECT NO: 14257
CAD FILE: 14257ALT
DRAWN BY: KSL/KEs
CALC BY: DBD
FIELD CREW: JW/KW
CHECKED BY: DBD
DATE: 5-19-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1