

LEGEND			
- - - - -	ADJOINING PROPERTY LINE	⊙	FIRE HYDRANT
- - - - -	LOT LINE	⊗	WATER MANHOLE
- - - - -	PROPERTY LINE	⊙	WATER VALVE
- - - - -	MONUMENT LINE	⊕	ELECTRIC BOX
- - - - -	EASEMENT LINE	EM	ELECTRIC METER
- - - - -	EXISTING FENCE	X	GUY WIRE
- - - - -	POWER LINE	LP	LIGHT POLE
- - - - -	TELEPHONE LINE	PP	POWER POLE
- - - - -	WATER LINE	W	TRANSFORMER
- - - - -	SANITARY SEWER LINE	SSCO	SANITARY SEWER CLEAN OUT
- - - - -	STORM DRAIN LINE	SD	SANITARY SEWER MANHOLE
- - - - -	GAS LINE	GD	GAS MANHOLE
- - - - -	CONCRETE	RD	ROOF DRAIN
■	BUILDING	EB	STORM DRAIN CATCH BASIN
- - - - -	ADJOINING PROPERTY LINE	TR	STORM DRAIN MANHOLE
- - - - -	ADJOINING PROPERTY LINE	IRR	TELEPHONE RISER
- - - - -	ADJOINING PROPERTY LINE	IRR	SIGN
- - - - -	ADJOINING PROPERTY LINE	IRR	IRRIGATION BOX

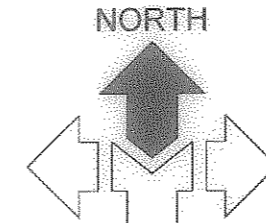
**RIVERDALE CENTER II SUBDIVISION**

**LOT 3**  
RIVERDALE CENTER  
OWNER, L.C.  
06-274-0007

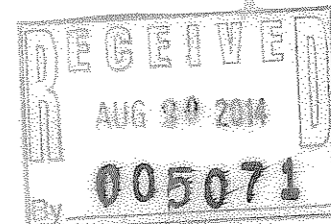
N 36°58'21" E 23.92'

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' (R&M)

NORTH QUARTER OF SECTION 8,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN FOUND  
WEBER COUNTY BRASS CAP MONUMENT

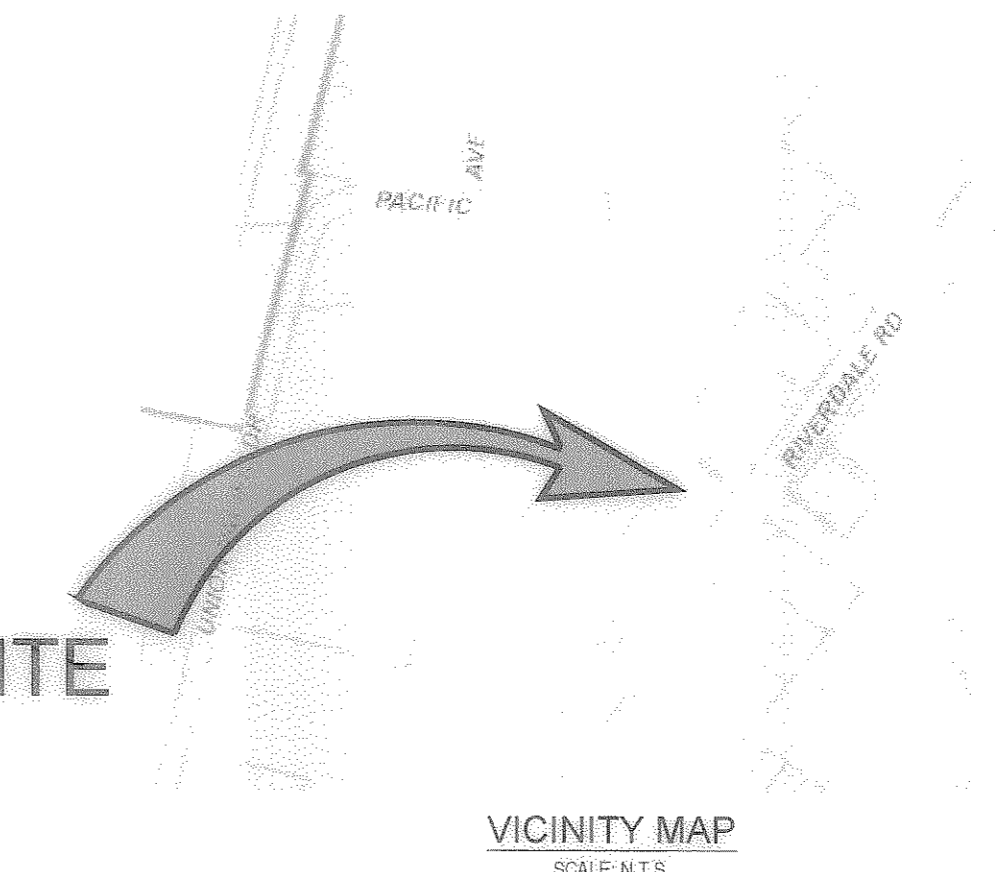


NORTH  
SCALE: 1" = 20'



**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 COURSE 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 PANEL NO. 4905700428E DATED 12-16-2005.



**SITE**

**VICINITY MAP**  
SCALE: N.T.S.

**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. 123943, IN BOOK 1674, AT 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 RIGHT-OF-WAY LINE OF SAID RIVERDALE ROAD AND SOUTH 38°24'20" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 882.88 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 112.79 FEET TO THE WESTERN LINE OF THE CHRISTENSEN LAND MANAGEMENT, L.C. PARCEL AS CONVEYED BY QUIT CLAIM DEED ENTRY NO. 1891477, IN BOOK 2050, ON PAGE 2298 OF THE OFFICIAL RECORDS, THENCE NORTH 38°24'20" EAST ALONG THE WESTERN LINE OF SAID CHRISTENSEN LAND MANAGEMENT, L.C. PARCEL 23.32 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. 145869, IN BOOK 1894, ON PAGE 803 OF THE OFFICIAL RECORDS; THENCE NORTH 51°16'02" 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 155.54 FEET TO THE SOUTH LINE OF THE RIVERDALE CITY CORPORATION PARCEL AS CONVEYED BY QUIT CLAIM DEED AS ENTRY NO. 748619, IN BOOK 1254, AT 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 02°26'42" WEST ALONG SAID WEST LINE 35.80 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF PROJECT NO. STP 99999906 ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

CONTAINS: 0.66 ACRES

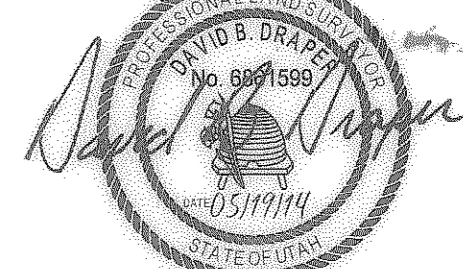
BASIS OF BEARING IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE BETWEEN THE NORTH-WEST CORNER AND THE NORTH QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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. 2411574 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 1.5205 FEET (1612.27 FEET PER RECORD) SOUTH 78°26'02" EAST ALONG THE SECTION LINE AND 1.01558 FEET SOUTH 38°28'41" WEST (SOUTH 38°24'20" WEST BY RECORD) ALONG SAID RIGHT-OF-WAY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 8, SAID INTERSECTION IS ALSO APPROXIMATELY 53.06 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0028/40 OPPOSITE ENGINEER STATION 151+41.52 AND RUNNING THENCE NORTH 51°16'02" WEST 1.81 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 60.94 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE; THENCE NORTH 37°18'37" EAST 141.47 FEET TO A POINT 63.75 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 152+06.81; THENCE SOUTH 51°16'02" EAST 8.12 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THENCE SOUTH 02°26'42" WEST 34.81 FEET BY RECORD (36.00 FEET BY SAID UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY LINE), THENCE SOUTH 38°28'41" WEST 128.71 FEET (SOUTH 38°24'20" WEST BY RECORD) ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

**SURVEYOR'S CERTIFICATE**

TO MARY KATHERINE W. YOUNKER, FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 PLAT 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 664210-SLCT 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 DECEMBER 28, 1990 AS ENTRY NO. 1861479 IN BOOK 2050 AT PAGE 2304 OF OFFICIAL RECORDS, (AFFECTS SUBJECT PARCEL AS SHOWN HEREON).
  2. PARTIAL TERMINATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 1, 2007 AS ENTRY NO. 2259475 OF OFFICIAL RECORDS.
  3. ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANTING OF EASEMENTS RECORDED APRIL 26, 2009 AS ENTRY NO. 1333364 IN BOOK 2297 AT PAGE 599 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERE TO, 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 USC 3606(i).
  4. FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANTING OF EASEMENTS RECORDED JULY 23, 2009 AS ENTRY NO. 1959161 IN BOOK 2409 AT PAGE 1549 OF OFFICIAL RECORDS.
  5. SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GRANTING OF EASEMENTS RECORDED AUGUST 29, 2013 AS ENTRY NO. 1959629 OF OFFICIAL RECORDS. (ALL AFFECT SUBJECT PARCEL NOTHING TO PLOT)
  6. 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 NOTHING TO PLOT)
  7. 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)
  8. 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 CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THIS PROPERTY LINES WERE ESTABLISHED ACCORDING TO TWO PREVIOUS MCNEIL ENGINEERING SURVEYS BOTH ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS 2913 & 3249.

RIVERDALE CENTER II SUBDIVISION  
LOT 3

**McNEIL ENGINEERING**  
Economic and Sustainable Design. Professionals You Know and Trust  
8010 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.555.7700 mcneiling.com

**PANDA EXPRESS**  
**4115 RIVERDALE ROAD**  
RIVERDALE, UTAH  
NORTHWEST QUARTER SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

REV	DATE	DESCRIPTION

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

**ALTA/ACSM LAND TITLE SURVEY**

**1 OF 1**