

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD 717 CHAINS SOUTH 834 FEET SOUTH 87° EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 87° EAST ALONG THE SOUTH LINE OF ROAD 61750 FEET, THENCE SOUTH 20°30' WEST TO THE NORTH LINE OF THE STATE HIGHWAY RIGHT-OF-WAY, THENCE SOUTH 59°49'10" WEST ALONG THE NORTH LINE OF STATE ROAD RIGHT-OF-WAY TO A POINT 400 FEET, MORE OR LESS, SOUTH OF BEGINNING, THENCE NORTH 400 FEET, MORE OR LESS, TO BEGINNING.

TOGETHER WITH A RIGHT OF WAY, ENTRY 1470047 BODK 1860 PAGE 2327, EXCEPT THE FOLLOWING A PARCEL OF LAND IN FEE FOR THE BRIDGE REPLACEMENT OF THE EXISTING HIGHWAY STATE ROUTE 26, KNOWN AS PROJECT NO. 0026, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26, WHICH POINT IS 144.27M (473.22 FEET) SOUTH 87° EAST AND 121.90M (400 FEET) SOUTH FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 7, AND RUNNING THENCE NORTH 2°19' (7.28 FEET) ALONG SAID WESTERLY BOUNDARY LINE TO A POINT ON CURVE WITH A 197.600M RADIUS CURVE TO THE LEFT TO A POINT 24M (78.74 FEET) RADIIALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE AT ENGINEER STATION 3+455.449 (NOTE: CHORD TO SAID CURVE BEARS NORTH 59°49'10" EAST 54.26 FEET, CHORD BEARS SOUTH 1°54'24" WEST 154.27 FEET), THENCE NORTH 1°54'24" WEST 154.27 FEET, THENCE SOUTH 87° EAST 440 FEET TO THE CENTERLINE OF SAID STREET, THENCE NORTH 410 FEET ALONG CENTERLINE OF SAID STREET TO THE POINT OF BEGINNING. (E#1494187 BODK 1882 PAGE 353) 06-015-0060

PARCEL 2 (06-015-0060)  
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF 4400 SOUTH STREET AND AT THE CENTERLINE OF AN EXISTING PRIVATE STREET 717 CHAINS SOUTH AND 814.0 FEET SOUTH 87° EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 87° EAST 2000 FEET ALONG SAID SOUTH LINE OF 4400 SOUTH TO EAST EDGE OF EXISTING PRIVATE STREET, THENCE SOUTH ALONG THE CENTERLINE OF EXISTING STREET 400 FEET TO THE NORTH LINE OF STATE HIGHWAY, THENCE SOUTH 59°49'10" WEST ALONG THE NORTH LINE OF HIGHWAY 22 FEET TO THE CENTERLINE OF EXISTING PRIVATE STREET, THENCE NORTH 410 FEET ALONG CENTERLINE OF SAID STREET TO THE POINT OF BEGINNING. (E#1494187 BODK 1882 PAGE 353) 06-015-0060

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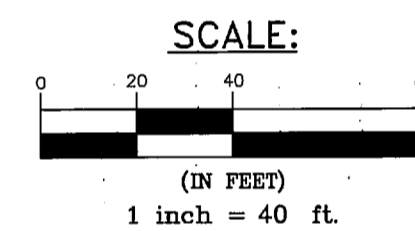
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PARCEL 4 (06-015-0050)  
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD 717 CHAINS SOUTH 834 FEET SOUTH 87° EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 87° EAST ALONG THE SOUTH LINE OF ROAD 61750 FEET, THENCE SOUTH 20°30' WEST TO THE NORTH LINE OF THE STATE HIGHWAY RIGHT-OF-WAY, THENCE SOUTH 59°49'10" WEST ALONG THE NORTH LINE OF STATE ROAD RIGHT-OF-WAY TO A POINT 400 FEET, MORE OR LESS, SOUTH OF BEGINNING, THENCE NORTH 400 FEET, MORE OR LESS, TO BEGINNING.

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PARCEL 5 (06-015-0052)  
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD 717 CHAINS SOUTH 834 FEET SOUTH 87° EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 87° EAST ALONG THE SOUTH LINE OF ROAD 61750 FEET, THENCE SOUTH 20°30' WEST TO THE NORTH LINE OF THE STATE HIGHWAY RIGHT-OF-WAY, THENCE SOUTH 59°49'10" WEST ALONG THE NORTH LINE OF STATE ROAD RIGHT-OF-WAY TO A POINT 400 FEET, MORE OR LESS, SOUTH OF BEGINNING, THENCE NORTH 400 FEET, MORE OR LESS, TO BEGINNING.

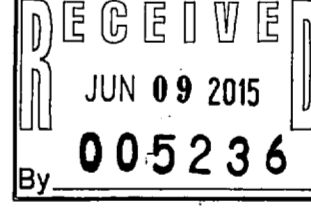
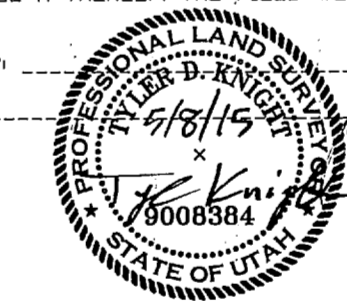
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5/8" x 24" LENGTH REBAR WITH CAP STAMPED LANDMARK SURVEYING  
FOUND REBAR

**SURVEYOR CERTIFICATION**

TO GARFF AUTOMOTIVE GROUP LLC, ZIONS BANK, AND FOUNDERS TITLE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSA, AND INCLUDES ITEMS 2, 3, 4, 6(B), 8, 9, 10(A), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2014.  
DATE OF PLAT OR MAP: 02/01/14  
(SIGNED) [Signature]



**SPECIAL EXCEPTIONS**

- THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF THE BOUNDARIES OF RIVERDALE CITY, WEBER COUNTY, WEBER COUNTY SCHOOLS, THE WEBER BRANCH WATER, CENTRAL WEBER SEWER, AND WEBER AREA DISPATCH SUI & EMERGENCY SERVICES, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
- SUBJECT TO ALL EXISTING ROADS, TRAILS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF.
- ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "LESLEY'S MOBILE HOME PARK" DATED NOVEMBER 05, 2012, PREPARED BY LANDMARK SURVEYING INC, UNDER JOB NO. 389-1002.
- STORM DRAIN LINE & MANHOLES ALONG THE NORTHWESTERLY PORTION OVERHEAD POWER AND UTILITY LINES AS SHOWN FLOOD PLANE, ZONES AE & X AS SHOWN
- NOTICE OF CLAIM OF INTEREST BY REAGAN OUTDOOR ADVERTISING PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT WITH A TERM COMMENCING ON JULY 1, 1998, SAID NOTICE RECORDED SEPTEMBER 10, 2004 AS ENTRY NO. 0055776. AFFECTS PARCEL 1.
- AMENDMENT TO NOTICE OF CLAIM OF INTEREST RECORDED MARCH 26, 2014 AS ENTRY NO. 2679997.
- EASEMENT AND CONDITIONS CONTAINED THEREIN GRANTOR ELMO DAVID LESLEY AND LEANDRE S. LESLEY GRANTEE, CITY OF RIVERDALE DATED JANUARY 25, 1989 RECORDED FEBRUARY 26, 1989 ENTRY NO. 93149 BODK/PAGE 1463/64
- TERMS & CONDITIONS OF EASEMENT FOR INGRESS AND EGRESS AS A ROADWAY FOR ACCESS TO THE ADJUNCT PROPERTY AS SHOWN IN EASEMENT RECORDED MAY 07, 1997 AS ENTRY NO. 1470047 IN BODK/PAGE 1860/2267.

**RIVERDALE CITY ZONE: RMH-1**  
RIVERDALE CITY RMH-1 ZONING ORDINANCE

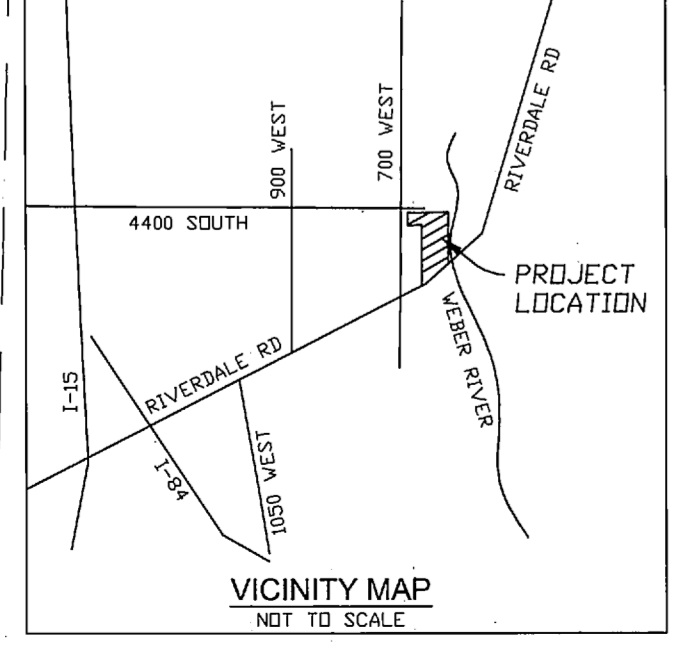
SPACE BETWEEN EACH MOBILE HOME, CABANA OR OTHER ADD-ON SPACE SHALL BE PROVIDED AS FOLLOWS:  
a. BETWEEN A MOBILE HOME TO MOBILE HOME ON THE OPPOSITE SIDE OF THE ACCESS ROAD: FORTY FEET (40') MINIMUM.  
b. BETWEEN A MOBILE HOME AND COMMON PARKING AREA, OR ACCESS ROAD: TEN FEET (10') MINIMUM.  
c. BETWEEN A MOBILE HOME AND PUBLIC STREET: THIRTY FEET (30') MINIMUM. BETWEEN THE SIDE OF ANY MOBILE HOME AND THE BOUNDARY OF A MOBILE HOME PARK: FIFTEEN FEET (15') AND FENCING IS REQUIRED.  
d. YARD SPACE BETWEEN THE END OF MOBILE AND THE BOUNDARY LINE: FIFTEEN FEET (15') MINIMUM WHERE DUE TO THE SHAPE OF THE MOBILE HOME SPACE IT IS DESIRABLE TO LOCATE THE MOBILE HOME CLOSER TO THE BOUNDARY LINE. THE PLANNING COMMISSION MAY AUTHORIZE A REDUCTION TO ALLOW THE CORNER OR END OF A MOBILE HOME TO BE NOT LESS THAN FIVE FEET (5') FROM THE PARK BOUNDARY.  
MOBILE HOMES SHALL BE LOCATED SO THAT THEY ARE SPACED NOT LESS THAN FIFTEEN FEET (15') APART FROM SIDE TO SIDE THE ENTIRE LENGTH OF THE MOBILE HOME. CARPORT COVERS, PATIO COVERS, DECKS, AND AWNINGS SHALL BE NOT LESS THAN SIX FEET (6') TO ANY ADJUNCT CARPORT COVER, BECK, AWNING, PATIO COVER OR MOBILE HOME. THIS SIX FEET (6') AREA RUNS PARALLEL FROM FRONT TO REAR OF A MOBILE HOME OR RECREATIONAL VEHICLE. MOBILE HOMES SHALL BE NOT LESS THAN TEN FEET (10') APART FROM END TO END.

**ALTA/ACSM 2011 TABLE A NOTES:**

- ITEM 2: ADDRESS: 671 W. 4400 S. RIVERDALE, UT. 84405
- 5.283 ACRES
- FLOOD ZONE: AE & X
- SEE ZONING NOTE
- NO PERMANENT STRUCTURES ON PROPERTY
- NO SUBSTANTIAL FEATURES WERE OBSERVED AT TIME OF FIELD SURVEY.
- NO PARKING STALLS OR ADA STALLS OBSERVED AT TIME OF FIELD SURVEY.
- NO OBSERVED EVIDENCE AS SHOWN ON PLAT.
- NO OBSERVED EARTH MOVING EQUIP. OR ANY BUILDING CONSTRUCTION AT TIME OF FIELD SURVEY.
- NO OBSERVED EVIDENCE OF NEW STREET OR SIDEWALK CONSTRUCTION AT TIME OF FIELD SURVEY.
- NO OBSERVED EVIDENCE OF SOLID WASTE DUMP, SUNP LANDFILL AT TIME OF FIELD SURVEY.

**ZONING NOTE:**

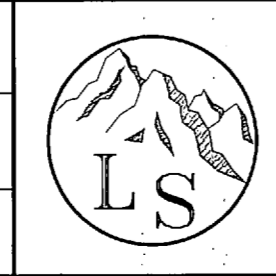
PROPERTY IS IN ZONES AE AND X AS DETERMINED FROM FLOOD INSURANCE RATE MAP RIVERDALE, WEBER COUNTY, UTAH MAP NUMBER 49057C04366 EFFECTIVE DATE: DECEMBER 16, 2005



REVISIONS	
1.)	5.)
2.)	6.)
3.)	7.)
4.)	8.)

DRAWN BY: T.K.  
CHECKED BY: E.D.R.  
JOB NO. 2406ALTA-2015

DATE: 05-05-2015  
SCALE: AS SHOWN



**LANDMARK SURVEYING, INC.**  
A COMPLETE LANDSURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075 FAX 801-731-8506  
LANDMARKSURVEYUTAH.COM

**ALTA/ACSM LAND TITLE SURVEY**  
TITLE COMMITMENT: F-D51789 FOR: GARFF AUTOMOTIVE GROUP LLC.  
SITE ADDRESS: 671 W. 4400 S., RIVERDALE, UTAH

**LESLEY'S MOBILE HOME PARK**  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7, T.5N., R.1W., S.L.B.&M.  
671 W. 4400 S., RIVERDALE, WEBER COUNTY, UTAH

SHEET 1 OF 1 SHEETS