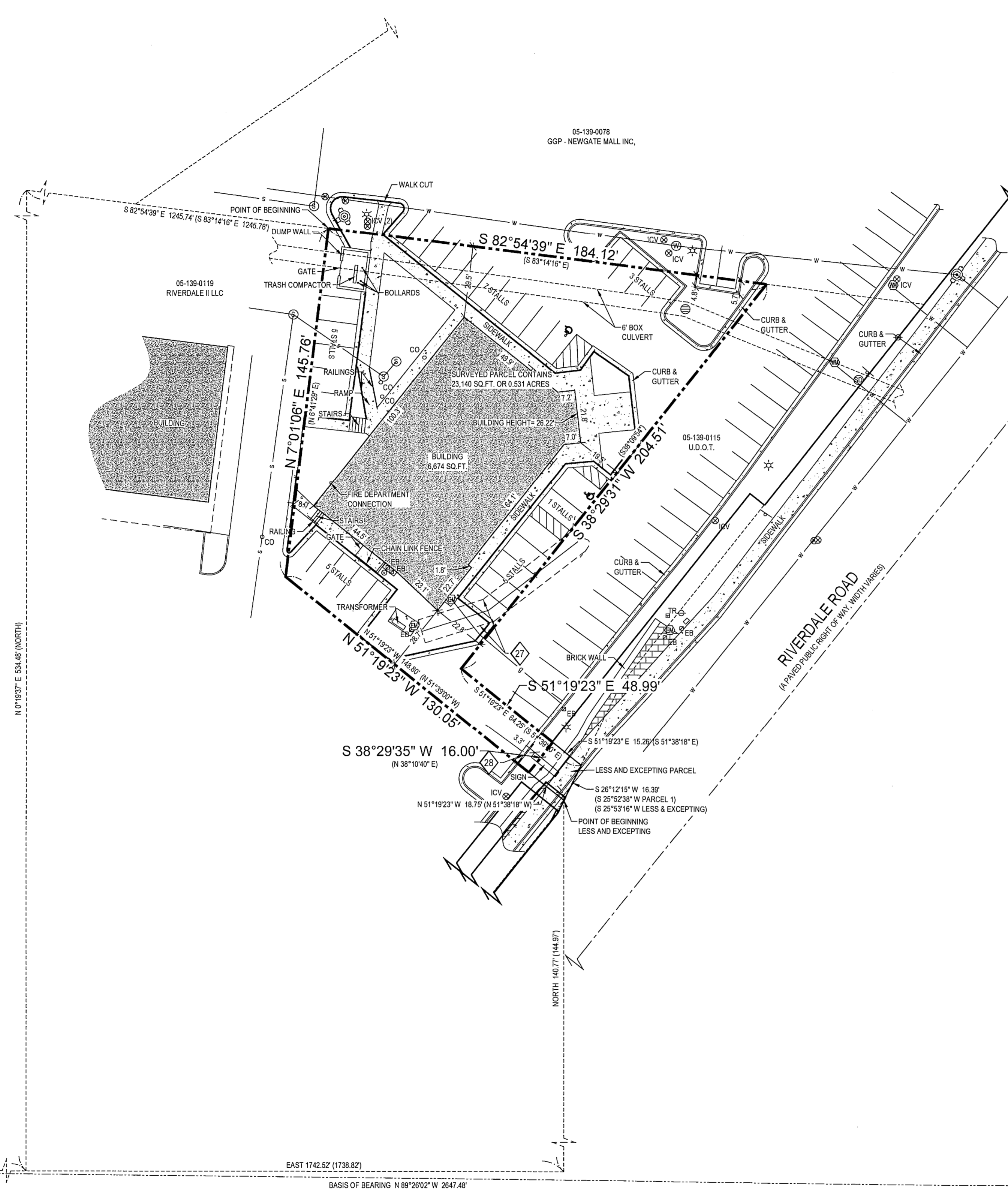
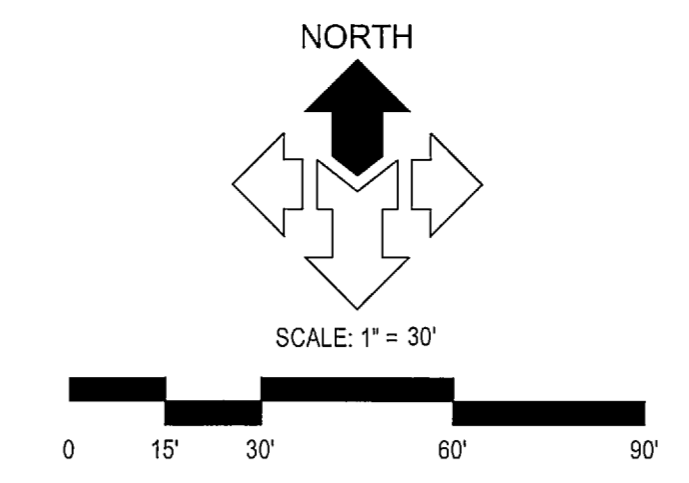
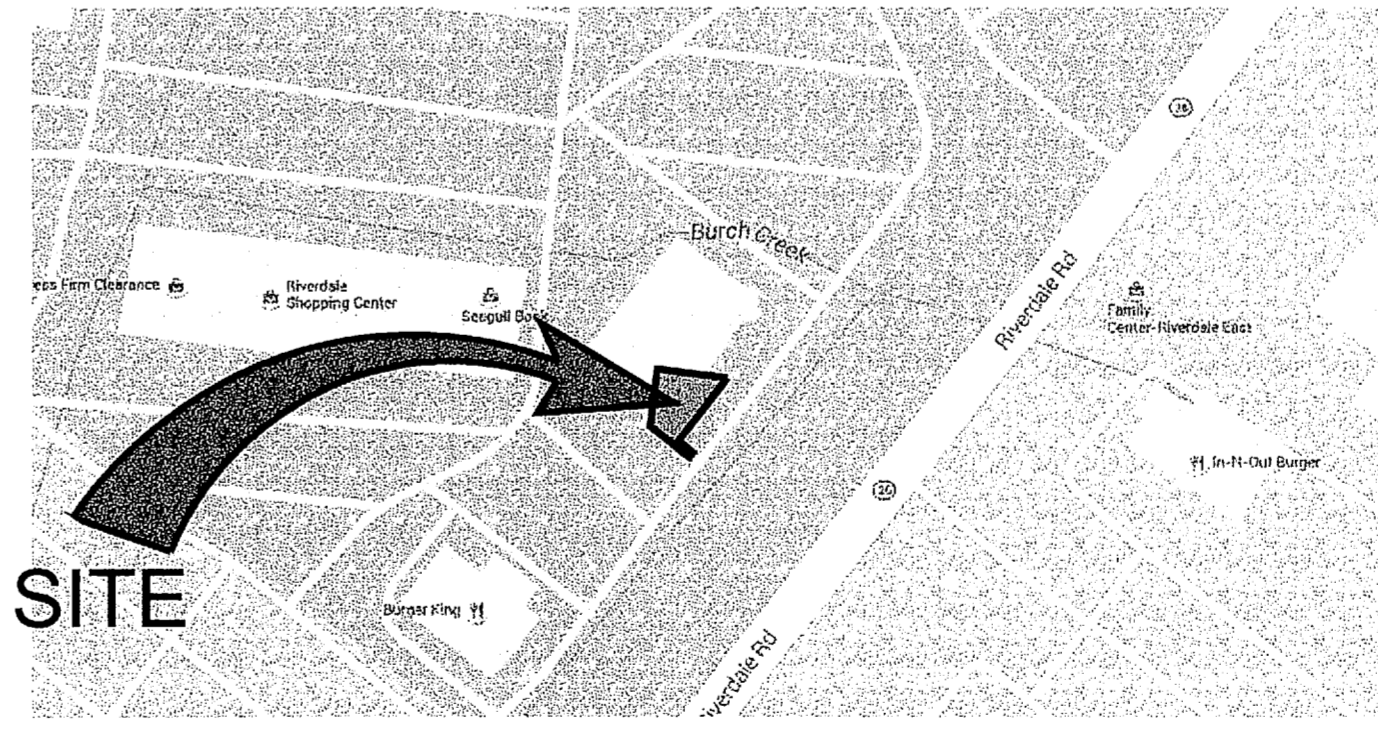


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SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. FOUND DOUBLE HEADED NAIL SET IN BACK OF CURB ON LINE & 375.00 FEET WEST OF OGDEN CITY MONUMENT IN PACIFIC AVENUE
S 85°38'32" E TO MOUNT OGDEN PEAK PER GREAT BASIN ALTA SURVEY
S 89°28'02" E 375.00' (NAIL TO MON)
REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. FOUND OGDEN CITY MONUMENT SET IN RING & LID, ON SECTION LINE AND STAMPED DISTANCE 375.00 FEET WEST TO SOUTHWEST CORNER.



SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. FOUND 5' PLAT STEEL OGDEN CITY MONUMENT AT THE END OF A CHAIN LINK FENCE LINE, 1.5' BELOW NATURAL GROUND



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSYS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°28'02" WEST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST AND SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER PRIOR RECORDS OF SURVEYS PREPARED BY CRIS FOR THE NEWGATE OFFICE PARCEL. DEEDS COMMENCING FROM THE SOUTHWEST CORNER OF THE SECTION HAVE BEEN ROTATED CLOCKWISE 0°19'37", WHICH APPEARS TO MATCH BOTH THE OCCUPATION OF SURVEYED AND ADJOINING PARCELS, AS WELL AS THE NUMEROUS FOUND PROPERTY MARKERS FOR OTHER PARCELS.

GENERAL NOTES

- 1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.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. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- 3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. 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.
- 4. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

LEGEND

--- ADJOINING PROPERTY LINE	⊗ FIRE HYDRANT
--- RIGHT OF WAY LINE	⊙ WATER MANHOLE
--- PROPERTY LINE	⊙ WATER METER
--- MONUMENT LINE	⊙ WATER VALVE
--- EASEMENT LINE	⊙ ELECTRIC BOX
g GAS LINE	⊙ ELECTRIC METER
s SEWER LINE	⊙ LIGHT POLE
p POWER LINE	⊙ POWER POLE
w WATER LINE	⊙ SANITARY SEWER CLEAN OUT
CONCRETE	⊙ SANITARY SEWER MANHOLE
BUILDING	⊙ GAS METER
ICV IRRIGATION CONTROL VALVE	⊙ STORM DRAIN MANHOLE
TR TELEPHONE RISER	
TR SIGN	

DESCRIPTION PER TITLE REPORT

PARCEL 1: PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS EAST 80.4 FEET, NORTH 53.4 FEET AND SOUTH 51°16' EAST 136.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS ON THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL E (OLD PARCEL B) IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 5, 1988 AS ENTRY NO. 1381668 IN BOOK 1789 AT PAGE 2044 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, WHEREIN HOMART DEVELOPMENT CO., A DELAWARE CORPORATION, IS GRANTOR, AND HOMART NEWCO ONE, INC., A DELAWARE CORPORATION, IS GRANTEE; AND RUNNING THENCE SOUTH 83°14'16" EAST 184.12 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 38°54'39" WEST 204.51 FEET; THENCE SOUTH 51°39'00" EAST 84.25 FEET TO THE WESTERLY LINE OF RIVERDALE ROAD; THENCE SOUTH 25°52'38" WEST 16.00 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 51°30'00" WEST 148.80 FEET; THENCE NORTH 6°41'29" EAST 145.76 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:
A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4 SW1/4 OF SECTION 5, T5N, R1W, S.L.B. & M. 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 NORTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS 178.82 FEET EAST AND 144.97 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 5, SAID INTERSECTION IS ALSO APPROXIMATELY 54.25 FEET PERPENDICULARLY DISTANT NORTH-WESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-002840 OPPOSITE ENGINEER STATION 163+51.81, AND RUNNING THENCE NORTH 51°19'23" WEST (NORTH 51°39'00" WEST BY RECORD) 18.75 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 73.00 FEET PERPENDICULARLY DISTANT NORTH-WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 38°10'40" EAST 18.00 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 51°19'23" EAST (SOUTH 51°39'00" EAST BY RECORD) 15.28 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 25°52'38" WEST (SOUTH 25°52'38" WEST BY RECORD) 16.39 FEET ALONG SAID 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.

PARCEL 2: THE PERPETUAL, NONEXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING, APPURTENANT TO PARCEL 1, ON, OVER AND ACROSS THE VEHICULAR AND PEDESTRIAN AREAS OF THE "SHOPPING CENTER" AS SET FORTH AND DEFINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (RIVERDALE SHOPPING CENTER) RECORDED OCTOBER 4, 1995 AS ENTRY NO. 1367204 IN BOOK 1774 AT PAGE 2751 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER.

SURVEYOR'S CERTIFICATE

TO: THE KINGS RESIDENTIAL LIMITED PARTNERSHIP, DEBORAH REITZ, FIRST INTERNET BANK OF INDIANA, ISAGAHATMA, COMMONWEALTH LAND TITLE INSURANCE COMPANY, FOUNDERS TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSYS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 3 2016.

DATE OF PLAT OR MAP: MAY 18, 2016



DAVID B. DRAPER
LICENSE NO. 6861599

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. 15-021012 PREPARED BY FOUNDERS TITLE COMPANY. EFFECTIVE DATE: MARCH 31, 2016, AT 12:00 AM.

SCHEDULE B-2 EXCEPTIONS

- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: W.W. WILLIAMS GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED: 11/15/1918 BOOK/PAGE: N183 (APPEARS TO AFFECT EASEMENT PARCEL, NOTHING TO PLOT)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: A.E. JOHNSON GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED: 68/06/1969 ENTRY NO. 52384 BOOK/PAGE: 922520 (APPEARS TO AFFECT EASEMENT PARCEL, EASEMENT IS SOUTHWEST OF SURVEYED PARCEL)
- ⊗ AGREEMENT BETWEEN: RIVERDALE ASSOCIATES AND WEBER CANAL WATER COMPANY DATED: 09/22/1978 RECORDED: 02/27/1978 ENTRY NO. 729586 BOOK/PAGE: 1227285 (APPEARS TO AFFECT EASEMENT PARCEL, NOTHING TO PLOT)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: RIVERDALE ASSOCIATES, KEM C. GARDNER GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED: 09/13/1978 ENTRY NO. 75441 BOOK/PAGE: 1267282 (EASEMENT IS SOUTHWEST OF SURVEYED PARCEL)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: RIVERDALE ASSOCIATES, KEM C. GARDNER GRANTEE: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED: 09/13/1978 ENTRY NO. 75441 BOOK/PAGE: 1267282 (EASEMENT IS SOUTHWEST OF SURVEYED PARCEL)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: RIVERDALE ASSOCIATES GRANTEE: UTAH POWER AND LIGHT COMPANY RECORDED: 06/21/1979 ENTRY NO. 780662 BOOK/PAGE: 1309/116 (EASEMENT IS WEST OF SURVEYED PARCEL)
- ⊗ DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENTS DATED: 11/16/1976 RECORDED: 12/19/1976 ENTRY NO. 683163 BOOK/PAGE: 1154154 (NOTING TO PLOT)
- ⊗ DECLARATION OF MUTUAL EASEMENTS DATED: 10/20/1977 RECORDED: 11/01/1977 ENTRY NO. 716653 BOOK/PAGE: 12062751 (NOTING TO PLOT)
- ⊗ DECLARATION, TERMS AND CONDITIONS EASEMENTS, COVENANTS AND RESTRICTIONS BETWEEN: RIVERDALE SHOPPING CENTER ASSOCIATES, LTD AND RC WILLEY HOME FURNISHINGS DATED: 10/04/1995 RECORDED: 10/04/1995 ENTRY NO. 1367204 BOOK/PAGE: 1774/2751
- ⊗ AMENDMENT TO SAID COVENANTS: RECORDED: 03/08/02 ENTRY NO. 1332697 BOOK/PAGE: 2215/2128 SECOND AMENDMENT TO SAID COVENANTS: RECORDED: 09/14/10 ENTRY NO. 2491461 BOOK/PAGE: NA (NOTHING TO PLOT)
- ⊗ USE RESTRICTION BETWEEN: RIVERDALE SHOPPING CENTER ASSOCIATES, LTD AND RC WILLEY HOME FURNISHINGS DATED: 10/04/1995 RECORDED: 10/04/1995 ENTRY NO. 1367204 BOOK/PAGE: 1774/2163 (NOTHING TO PLOT)
- ⊗ AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED: 11/15/1998 RECORDED: 12/20/1998 ENTRY NO. 1446386 BOOK/PAGE: 1840/973 (NOTHING TO PLOT)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: J. RUSSELL EVANS PROPERTIES LLC GRANTEE: PACIFIC CORP. AN OREGON CORP. RECORDED: 07/28/06 ENTRY NO. 2196223 BOOK/PAGE: NA (SHOWN HEREON, APPROXIMATE LOCATION AND ALIGNMENT ONLY)
- ⊗ EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: RIVERDALE TI HOLDING LLC GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION RECORDED: 04/09/09 ENTRY NO. 2403398 BOOK/PAGE: NA (SHOWN HEREON)
- ⊗ THE EFFECT OF WARRANTY DEED BETWEEN RIVERDALE TI HOLDING LLC AND UTAH DEPARTMENT OF TRANSPORTATION RECORDED 07/30/09 AS ENTRY NO. 2408387 (LESS THE FOLLOWING PARCEL)

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DENNY'S RIVERDALE
4029 SOUTH RIVERDALE ROAD
RIVERDALE, UTAH
LOCATED IN SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

REV	DATE	DESCRIPTION
1	7-5-16	ATTORNEY COMMENTS
2	7-14-16	ADDITIONAL COMMENTS

PROJECT NO: 16256
CAD FILE: 16256 ALTA
DRAWN BY: EAD
CALC BY: DKW
FIELD CHECK: SS, EAD
CHECKED BY: DBD
DATE: 5/18/2016

ALTA/NSPS LAND TITLE SURVEY

1 OF 1

RECEIVED
AUG 11 2016
BY: 5518