

EXISTING PARCEL DESCRIPTIONS

Parcel 1: (06-016-0135)

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point of record described as being East 16.06 chains, North 0°30'00" East 9.26 chains and South 87°00'00" East 9.61 chains from the Southwest corner of said Quarter section, running thence North 0°30'00" East 98.00 feet, more or less, to the South right of way line of Riverdale Road, thence Southwesterly 209.14, more or less, along said South line to a point North 87°00'00" West of beginning, thence South 87°00'00" East 189.08 feet, more or less, to the point of beginning.

Less and Excepting therefrom that portion deeded to Rocky Mountain Real Estate, LLC by Quit Claim Deed recorded September 7, 2001 as Entry No. 1794065, in Book 2166, Page 529 of Official Records.

Less and Excepting therefrom that portion deeded to the Utah Department of Transportation by Warranty Deed recorded September 11, 2008 as Entry No. 2364327 of Official Records.

Parcel 2: (06-016-0136)

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point which is North 89°09'48" West 911.71 feet and North 0°28'05" East 393.54 feet from the South Quarter corner of said Section 7, said point also being a property corner as established by that certain Boundary Line Agreement recorded August 6, 2001 as Entry No. 1787087, in Book 2158, Page 1360 and running thence North 87° West 155.26 feet along said boundary line to the East line of 900 West Street, thence North 02°04'50" East along said East line 23.58 feet to a point of a 331.30 foot radius curve to the left, the chord of which bears North 11°24'59" West, thence Northwesterly along said East line and said curve to the left through a central angle of 26°59'38" a distance of 156.09 feet, thence North 24°54'48" West along said East line 21.41 feet to the South line of Riverdale Road, thence North 65°05'12" East along said South line 7.80 feet, thence South 87° East 189.08 feet, thence South 0°28'05" West 196.12 feet to the point of beginning.

Less and Excepting therefrom that portion deeded to Rocky Mountain Real Estate, LLC by Quit Claim Deed recorded September 7, 2001 as Entry No. 1794065, in Book 2166, Page 529 of Official Records.

Less and Excepting therefrom that portion deeded to the Utah Department of Transportation by Warranty Deed recorded September 11, 2008 as Entry No. 2364327 of Official Records.

Parcel 3: (06-016-0039)

Beginning at a point 567.6 feet North and North 88°34' West 662 feet from the Southeast corner of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, running thence North 88°34' West 77.2 feet, thence North 87°10' West 187.4 feet, thence North 0°30' East 125.44 feet to the South line of State Road, thence North 64°15' East along South line of said State Road to a point North of the point of beginning, thence South 248.84 feet, more or less, to the point of beginning.

Parcel 4: (06-016-0090)

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 567.6 feet North and North 88°34' West 420.84 feet from the Southeast corner of said Southwest Quarter, running thence North 88°34' West 241.16 feet, thence North 248.84 feet, more or less (228.47 feet) to the Southerly line of State Road (Riverdale Road), thence North 64°15' East 115.05 feet along the South line of said State Road, thence South 25°47'18" East 315.95 feet to the point of beginning.

Parcel 5: (06-016-0060)

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 567.6 feet North and North 88°34' West 420.84 feet from the Southeast corner of said Southwest Quarter, running thence North 25°47'18" East 315.95 feet, to the Southerly line of a State Road (Riverdale Road), thence North 64°15' East 454.95 feet, more or less, along the Southerly line of said State Road, to the West line of property described by that Judgment and Quiet Title Decree recorded January 18, 1994 as Entry No. 1269338, in Book 1698, Page 2567, thence South 0°58'54" West 345.20 feet, thence North 89°01'06" West 16.13 feet, thence South 0°46'22" West to a point South 88°34' East of beginning, thence North 88°34' West to the point of beginning.

Parcel 6: (06-016-0040)

Part of the Southwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point North 89°09'48" West 183.64 feet and North 00°50'12" East 311.97 feet from the South Quarter corner of said Section 7, said point being the Northeast corner of River Park Drive Wal-Mart Subdivision and a property corner as established by that certain Boundary Line Agreement recorded August 6, 2001 as Entry No. 1787087, in Book 2158, Page 1360, running thence along said boundary line North 87°43'48" West 353.45 feet, South 00°47'34" West 1.39 feet, North 86°33'05" West 377.76 and North 00°28'05" East 56.91 feet, continuing thence North 00°28'05" East 193.78 feet, more or less, to the South line of parcel 06-016-0039, thence South 87°10' East 171.19 feet, thence South 88°34' East 542.0 feet, more or less to the West line of property described by that Judgment and Quiet Title Decree recorded January 18, 1994 as Entry No. 1269338, in Book 1698, Page 2567 and running thence South 0°46'22" West 245 feet, more or less to a point, thence South 89°31'06" East 1.23 feet, thence South 00°28'54" West along said property to a point South 87°43'48" East of beginning, thence North 87°43'48" West the point of beginning.

EXISTING PARCEL DESCRIPTIONS

Proposed Parcel 1 (06-016-0135)

Beginning at a point on the East right of way line of 900 West Street as widened by UDOT, said point being 1584.76 feet South 89°09'48" East along the Section line and 435.02 feet North 0°50'12" East from the Southwest corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian, being the beginning of a curve of which the radius point lies North 85°32'37" West; and running thence five (5) courses along said East right of way line as follows: (1) Northerly along the arc of a 235.60 foot radius curve to the left a distance of 67.25 feet (Delta Angle equals 16°21'14", and Long Chord bears North 3°43'15" West 67.02 feet); (2) North 13°00'05" West 4.36 feet; (3) North 78°20'44" East 2.00 feet; (4) North 11°43'32" West 76.76 feet; and (5) North 19°44'26" East 30.36 feet to the South right of way line of Riverdale Road (SR-26 based on Right of way maps for project SP-0026(4)0, Sheets 22 & 23); thence North 64°44'34" East 210.06 feet along said South right of way line; thence South 25°17'15" East 206.10 feet to the point of a non tangent curve, of which the radius point lies South 64°42'32" West; thence Southerly along the arc of a 50.00 foot radius curve to the right a distance of 76.61 feet (Delta Angle equals 87°47'02" and Long Chord bears South 18°36'03" West 69.33 feet); thence South 62°29'20" West 83.00 feet; thence North 86°09'13" West 15.81 feet; thence North 25°17'15" West 15.81 feet; thence North 86°09'13" West 83.54 feet to the Point of Beginning. Containing 59,033 square feet or 1.3552 acres, more or less.

Proposed Parcel 2 (06-016-0136)

Beginning at a point on the East right of way line of 900 West Street as widened by UDOT, said point being 1583.39 feet South 89°09'48" East along the Section line and 415.17 feet North 0°50'12" East from the Southwest corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence South 86°09'13" East 23.16 feet; thence South 81°56'04" East 108.00 feet; thence South 86°05'13" East 47.02 feet to a point of curvature; thence Easterly along the arc of a 25.00 foot radius curve to the left a distance of 14.76 feet (Delta Angle equals 33°49'33" and Long Chord bears North 77°00'01" East 14.55 feet); thence North 60°05'15" East 16.18 feet to a point of curvature; thence Easterly along the arc of a 45.00 foot radius curve to the right a distance of 26.07 feet (Delta Angle equals 33°11'15" and Long Chord bears North 76°40'52" East 25.70 feet); thence South 86°43'30" East 93.27 feet; thence South 03°16'30" West 83.09 feet to the North line of River Park Drive Wal-Mart Subdivision, in Riverdale City, Weber County, Utah; thence three (3) courses along said North line as follows: (1) North 86°33'05" West 169.78 feet; (2) North 00°28'05" East 56.91 feet; and (3) North 87°00'00" West 151.03 feet; to said East right of way line; thence North 04°40'37" East 15.97 feet along said East right of way line to the Point of Beginning. Containing 14,839 square feet or 0.3407 acres, more or less.

Proposed Parcel 3 (06-016-0039)

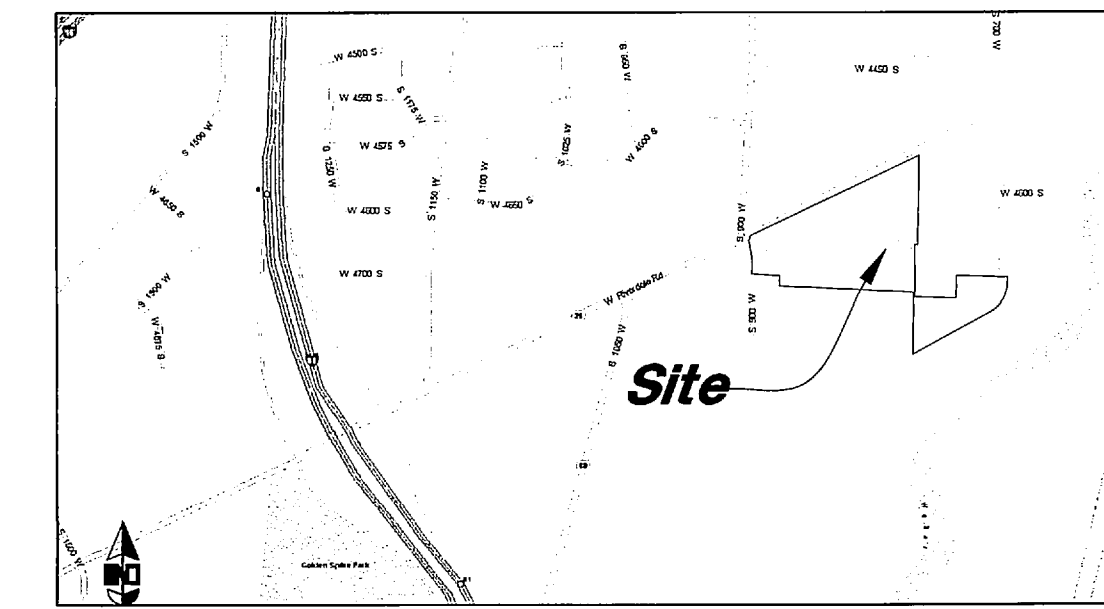
Beginning at a point on the South right of way line of Riverdale Road (SR-26 based on Right of way maps for project SP-0026(4)0, Sheets 22 & 23), said point being 1761.94 feet South 89°09'48" East along the Section line and 702.43 feet North 0°50'12" East from the Southwest corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 64°44'34" East 563.75 feet along said South right of way line; thence South 25°20'34" East 410.36 feet; thence North 86°43'30" West 251.62 feet; thence North 02°22'12" East 82.08 feet; thence North 25°15'26" West 22.45 feet to a point of curvature; thence Northerly along the arc of a 3.00 foot radius curve to the right a distance of 4.71 feet (Delta Angle equals 90°00'00" and Long Chord bears North 19°44'34" East 4.24 feet); thence North 64°44'34" East 24.00 feet; thence North 25°15'26" West 42.00 feet; thence South 64°44'34" West 408.29 feet; thence North 25°17'15" West 150.00 feet to the Point of Beginning. Containing 123,707 square feet or 2.8399 acres, more or less.

Proposed Parcel 4 (06-016-0060)

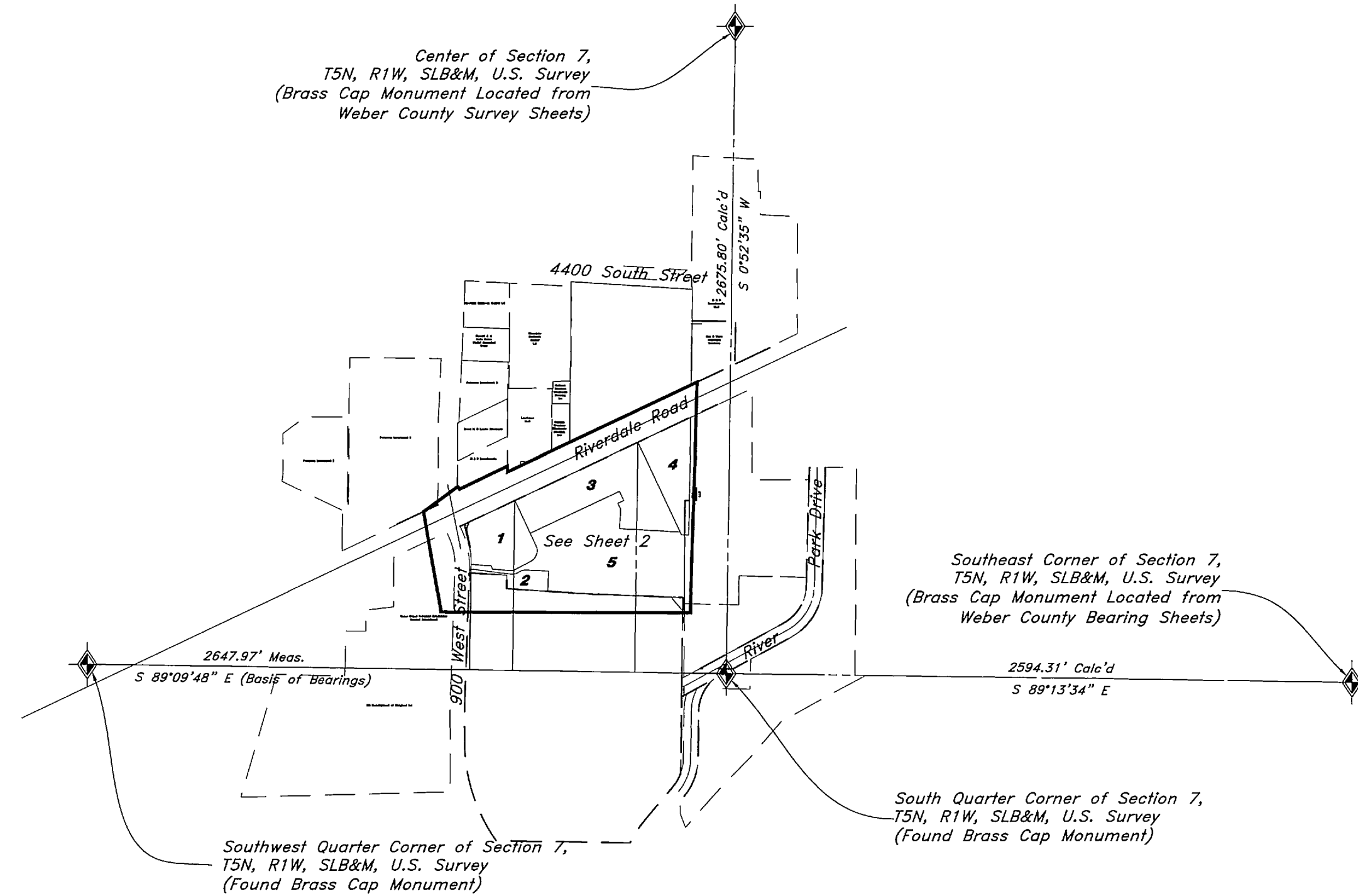
Beginning at a point on the South right of way line of Riverdale Road (SR-26 based on Right of way maps for project SP-0026(4)0, Sheets 22 & 23), said point being 2268.43 feet South 89°09'48" East along the Section line and 950.49 feet North 0°50'12" East from the Southwest corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 64°44'34" East 242.41 feet along said South right of way line to the West line of property described by that Judgment and Quiet Title Decree recorded January 18, 1994 as Entry No. 1269338, in Book 1698, Page 2567; thence two (2) courses along said West line as follows: (1) South 01°00'35" West 486.44 feet; and (2) North 88°03'25" West 29.80 feet; thence North 25°20'34" West 422.59 feet to the Point of Beginning. Containing 58,467 square feet or 1.3422 acres, more or less.

Proposed Parcel 5 (06-016-0040)

Beginning at a point on the East right of way line of 900 West Street as widened by UDOT, said point being 1583.39 feet South 89°09'48" East along the Section line and 415.17 feet North 0°50'12" East from the Southwest corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base & Meridian; and running thence South 86°09'13" East 83.54 feet; thence South 25°17'15" East 15.81 feet; thence South 86°09'13" East 83.66 feet; thence North 62°29'20" East 83.00 feet to the point of a non tangent curve, of which the radius point lies North 27°30'26" West; thence Northerly along the arc of a 50.00 foot radius curve to the left a distance of 76.61 feet (Delta Angle equals 87°47'02" and Long Chord bears North 18°36'03" East 69.33 feet); thence North 25°17'15" West 56.10 feet; thence North 64°44'34" East 408.29 feet; thence South 25°15'26" East 42.00 feet; thence South 64°44'34" West 24.00 feet to a point of curvature; thence Southerly along the arc of a 3.00 foot radius curve to the left a distance of 4.71 feet (Delta Angle equals 90°00'00" and Long Chord bears South 19°44'34" West 4.24 feet); thence South 25°15'26" East 22.45 feet; thence South 02°22'12" West 82.08 feet; thence South 86°43'30" East 251.62 feet; thence South 25°20'34" East 12.23 feet; thence South 88°03'25" East 14.17 feet to the West line of property described by that Judgment and Quiet Title Decree recorded January 18, 1994 as Entry No. 1269338, in Book 1698, Page 2567; thence South 00°30'47" West 259.20 feet along said West line to the North line Extended of River Park Drive Wal-Mart Subdivision, in Riverdale City, Weber County, Utah; thence three (3) courses along said North line extended and said North line as follows: (1) North 87°43'30" West 359.63 feet; (2) South 00°47'34" West 1.39 feet; and (3) North 86°33'05" West 207.98 feet; (4) North 03°16'30" East 83.09 feet; (5) North 86°43'30" West 93.27 feet to a point of curvature; thence Westerly along the arc of a 45.00 foot radius curve to the left a distance of 26.07 feet (Delta Angle equals 33°11'15" and Long Chord bears South 76°40'52" West 25.70 feet); thence South 60°05'15" West 16.18 feet to a point of curvature; thence Westerly along the arc of a 25.00 foot radius curve to the right a distance of 14.76 feet (Delta Angle equals 33°49'33" and Long Chord bears South 77°00'01" West 14.55 feet); thence North 86°05'13" West 47.02 feet; thence North 81°56'04" West 108.00 feet; thence North 86°09'13" West 23.16 feet to the East right of way line of 900 West Street as widened by UDOT; thence two (2) courses along said East right of way line as follows: (1) North 04°40'37" East 14.61 feet to the point of a non tangent curve, of which the radius point lies North 84°15'28" West; and (2) Northerly along the arc of a 235.60 foot radius curve to the left a distance of 5.29 feet (Delta Angle equals 01°17'09" and Long Chord bears North 05°05'57" East 5.29 feet) to the Point of Beginning. Containing 193,485 square feet or 4.4418 acres, more or less.



**Vicinity Map
Not to Scale**



**Section Corner Information
1" = 500'**

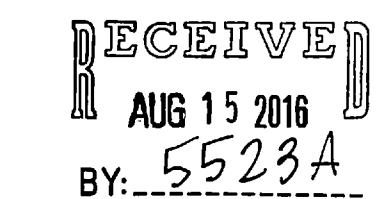
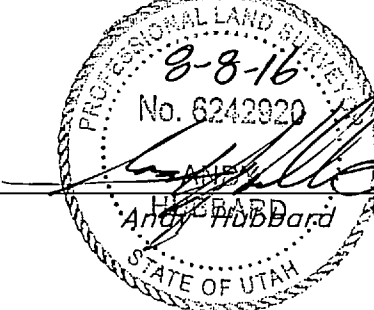
Narrative

This Survey update was requested by Mr. James Rumpso of Cutrubus for the purpose of Re-aligning the boundaries of the parcels and combining 6 parcels into 5 parcels.
A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 7 was assigned the bearing of S 89°09'48" East as the Basis of Bearings.

Property Corners were set as depicted on this Survey.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



REV	DATE	DESCRIPTION
1	31 Dec 2015	Updated Title Report

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 399-1515 S.L.C. (801) 521-0222 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

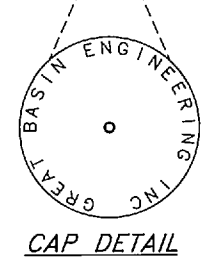
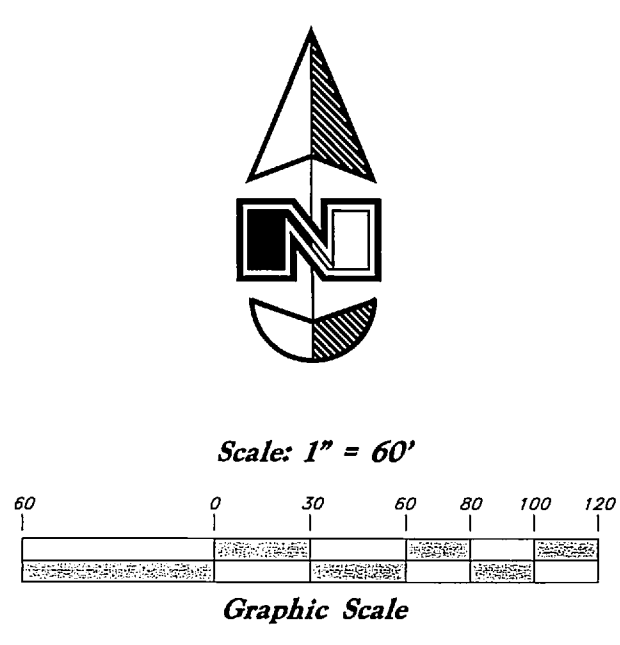
Lot Line Adjustment
Cutrubus - Riverdale
 Approx. 850 West Riverdale Road
 Riverdale City, Weber County, Utah
 A part of Section 7, T5N, R1W, SLB&M, U.S. Survey

12 May, 2016

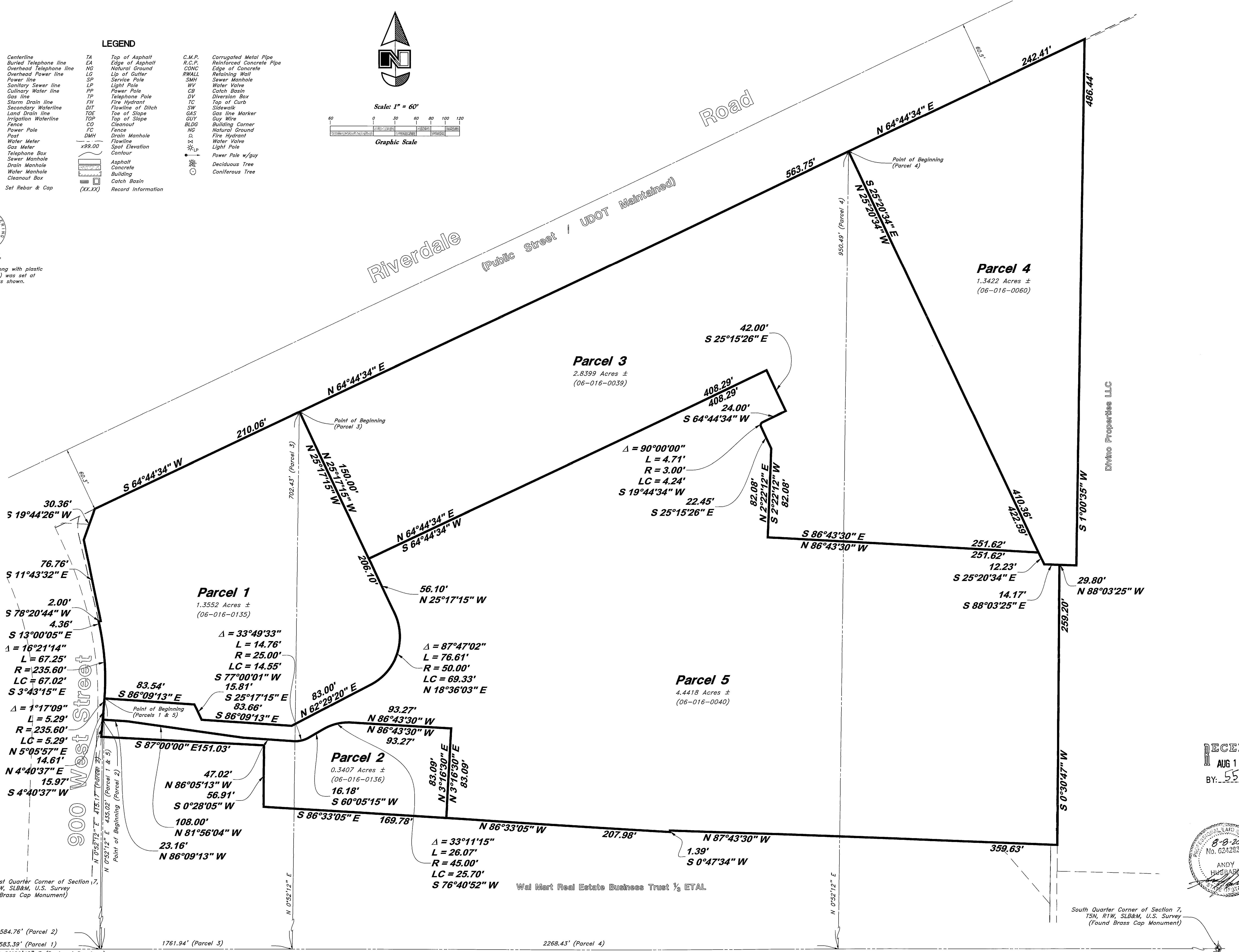
SHEET NO. **1** of 2

15N234

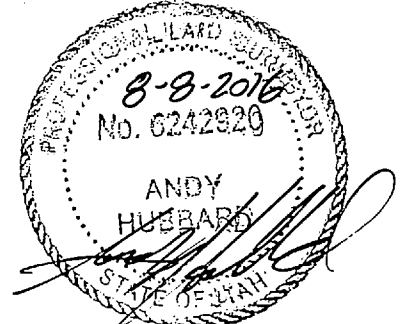
LEGEND					
—C—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
-UGT-	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
-OHT-	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
-OHP-	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
-UP-	Power line	SP	Service Pole	SMH	Sewer Manhole
-S-	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
-W-	Culinary Water line	PP	Power Pole	CB	Catch Basin
-G-	Gas line	TP	Telephone Pole	DV	Diversion Box
-SD-	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
-SW-	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
-LD-	Land Drain line	TOS	Toe of Slope	GAS	Gas line Marker
-IW-	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
X-X-X	Fence	CO	Cleanout	BLDG	Building Corner
●	Power Pole	FC	Flowline	NG	Natural Ground
○	Past	DMH	Drain Manhole	NG	Natural Ground
○	Water Meter	FE	Flowline	NG	Natural Ground
○	Gas Meter	SE	Spot Elevation	NG	Natural Ground
○	Telephone Box	XX.XX	Record Information	○	Power Pole w/guy
○	Sewer Manhole			○	Deciduous Tree
○	Drain Manhole			○	Coniferous Tree
○	Water Manhole				
○	Cleanout Bar				
○	Set Rebar & Cap				



A 5/8" x 24" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.



RECEIVED
AUG 15 2016
BY: 5523 B



South Quarter Corner of Section 7, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

GREAT BASIN	
SOUTH QUARTER CORNER OF SECTION 7, T5N, R1W, SLB&M, U.S. SURVEY	
5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM	
Lot Line Adjustment	
Cutrubus - Riverdale	
Approx. 850 West Riverdale Road Riverdale City, Weber County, Utah A part of Section 7, T5N, R1W, SLB&M, U.S. Survey	
12 May, 2016	
SHEET NO. 2 of 2	
15N234	