

# Record of Survey for Parcels 1 and 2

PART OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
RIVERDALE CITY, WEBER COUNTY, UTAH - Date of Survey: April 2016

CERTIFICATE OF WRITTEN APPROVAL

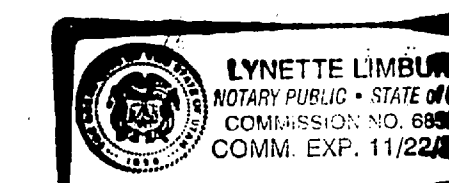
Whereas, The [ ] Minor Subdivision, [ ] Agricultural Land Division, [ ] Parcel Line Adjustment, [ ] Consolidation of Parcels complies with the allowed exemptions enumerated in Utah Code 10-9a-103 and/or applicable City Ordinances;  
Whereas, The adjoining land owner(s) have applied for, and complied with, the applicable State laws and City Ordinances relating to the approval of the above marked action(s);  
Whereas, Documents conveying title in accordance with the above marked action(s) and containing the descriptions of the Parcels as described and shown hereon, have been duly executed, acknowledged and recorded as Weber County Entry Number(s) \_\_\_\_\_ and \_\_\_\_\_;  
Whereas, In accordance with Utah Code 10-9a-605 said grantor(s) and grantee(s) along with the authorized agent of Riverdale City do hereby sign and acknowledge this Notice of Approval;  
Whereas, This Certificate of Written Approval shall be caused to be filed as a Record of Survey in the Weber County Surveyors Office as required by Utah Code 17-23-17 shall serve as evidence of the approval of the above marked action(s).

Now Therefore, As the authorized agent of Riverdale City, I, Michael Eggett do hereby approve the action as marked, noted and set forth hereon;  
Signed by Authorized Agent and Title: Michael Eggett - Community Development Director  
Now Therefore, We the undersigned owners of the properties described hereon, do hereby acknowledge this notice.

**Trust Acknowledgement**  
IN WITNESS WHEREOF, said AL & DONNA WALKER REVOCABLE FAMILY LIVING TRUST has caused this instrument to be executed by its successor trustee, Donna Lee Child Walker, hereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Donna Lee Child Walker  
Donna Lee Child Walker, successor trustee  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
On the date first above written personally appeared before me the above signer(s), residing at 876 West 4400 South, Riverdale, UT 84405, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of afore said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.  
WITNESS my hand and official stamp the date in this certificate first above written:

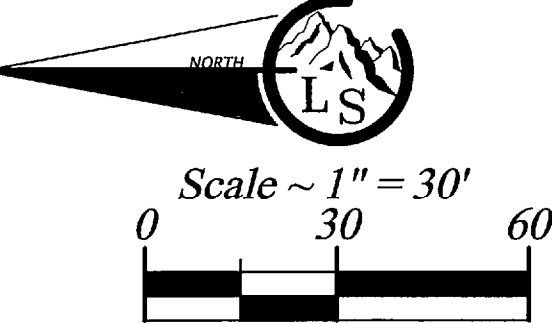
Lynette Limburg Notary Public  
Riverdale Ut Residing in:  
11-22-19  
My Commission Expires:



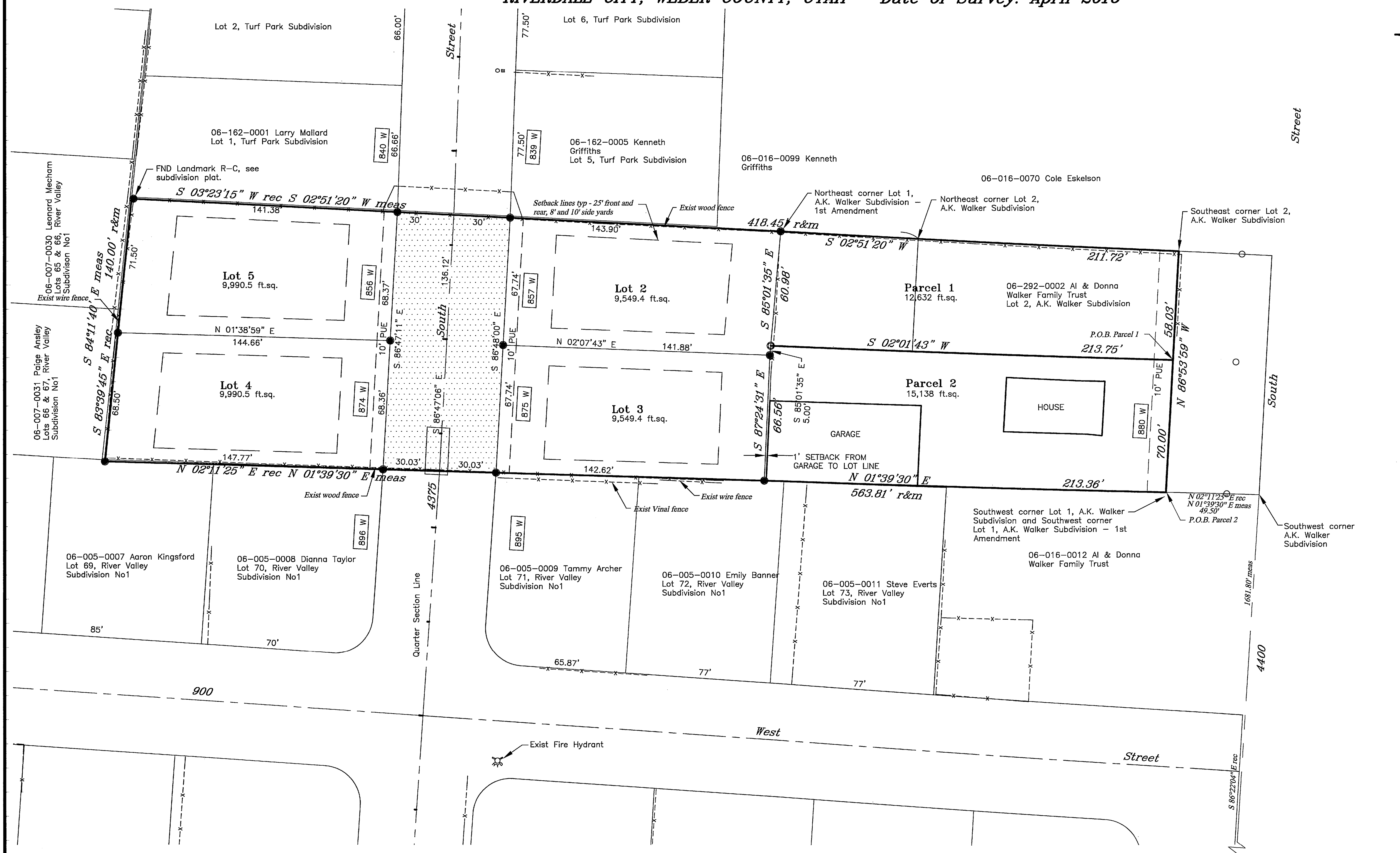
**PARCEL DESCRIPTIONS**

**PARCEL 1**  
A tract of land being part of Lot 1 (which is also part of Lot 1, A.K. Walker Subdivision - 1st Amendment recorded Plat book 79 page 38), and all of Lot 2, A.K. Walker Subdivision recorded Plat book 59 page 94 of the records of Weber County, Utah being located in the West Half of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian; said tract having a basis of bearing of South 00°47'56" West between the monumented West Quarter (said monument having Weber County Surveyor's NAD27 coordinates of X=1860780.95 Y=310199.316) and the monumented Southwest corner (said monument having Weber County Surveyor's NAD27 coordinates of X=1860743.85 Y=307539.06) of said Section 7, said tract being described as follows:  
BEGINNING at the Southwest corner of said Lot 2, A.K. Walker Subdivision said point being located by survey 352.13 feet South 00°47'56" West (South 00°47'58" West 351.80 feet record) and 1681.80 feet South 86°22'04" East to the southwest corner of said A.K. Walker Subdivision and 49.50 feet North 01°39'30" East (North 02°11'25" East 49.50 feet record) to the Southwest Corner of said Lot 1, A.K. Subdivision and 70.00 feet South 86°22'04" East to said Southwest corner of Lot 2;  
FROM the said monumented West Quarter corner of Section 7;  
RUNNING thence North 02°01'43" East 213.75 feet to the south line of Lot 2, A.K. Walker Subdivision - 1st Amendment;  
Thence South 85°01'35" East 60.98 feet along said south line to the Northeast corner of Lot 1 said A.K. Walker Subdivision;  
Thence South 02°51'20" West 211.72 feet along the east boundary of A.K. Walker Subdivision to the Southeast corner of Lot 2 said A.K. Walker Subdivision;  
Thence North 86°22'04" West 58.03 feet to the point of beginning.  
Containing 12,632 square feet, more or less.

**PARCEL 2**  
A tract of land being part of Lot 1 (which is also part of Lot 1, A.K. Walker Subdivision - 1st Amendment recorded Plat book 79 page 38), and all of Lot 2, A.K. Walker Subdivision recorded Plat book 59 page 94 of the records of Weber County, Utah being located in the West Half of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian; said tract having a basis of bearing of South 00°47'56" West between the monumented West Quarter (said monument having Weber County Surveyor's NAD27 coordinates of X=1860780.95 Y=310199.316) and the monumented Southwest corner (said monument having Weber County Surveyor's NAD27 coordinates of X=1860743.85 Y=307539.06) of said Section 7, said tract being described as follows:  
BEGINNING at the Southwest corner of said Lot 1, A.K. Walker Subdivision said point being located by survey 352.13 feet South 00°47'56" West (South 00°47'58" West 351.80 feet record) and 1681.80 feet South 86°22'04" East to the southwest corner of said A.K. Walker Subdivision and 49.50 feet North 01°39'30" East (North 02°11'25" East 49.50 feet record) to the Southwest Corner of said Lot 1, A.K. Subdivision;  
FROM the said monumented West Quarter corner of Section 7;  
RUNNING thence North 01°39'30" East 213.36 feet (North 02°11'25" East record) to the Southwest corner of Lot 3, said A. K. Walker Subdivision - 1st Amendment;  
Thence South 87°24'31" East 66.56 feet to the Southeast corner of said Lot 3;  
Thence South 85°01'35" East 5.00 feet;  
Thence South 02°01'43" West 213.75 feet along the west boundary and boundary extended of Lot 2, A. K. Walker Subdivision to the Southwest corner of said Lot 2;  
Thence North 86°53'59" West 70.00 feet (North 86°22'04" West record) to the point of beginning.  
Containing 15,138 square feet, more or less.



- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - FND SECTION CORNER
  - FND STREET MONUMENT
  - SET CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK



- NOTE:**
1. Lots 2 thru 5 shown hereon are dedicated on the A.K. Walker Subdivision - 1st Amendment plat.
  2. Parcels 1 and 2 are covering part of Lot 1 A.K. Walker Subdivision, all of Lot 1 and Lot 2 of the A.K. Walker Subdivision - 1st Amendment.

FND W 1/4 SEC 7, TSN, R1W, SLB&M, Brass Cap in conc. dated 1941 Per WCo tie sheet records. NAD27 coordinates X=1860780.95 Y=310199.316

S 00°47'58" W 351.80' AK Walker Sub Basis of Bearing see Description: S 00°47'56" W 352.13' meas 2661.19' r&m

FND SW SEC 7, TSN, R1W, SLB&M, Brass Cap in parking lot, dated 1941 Per WCo tie sheet records. NAD27 coordinates X=1860743.85 Y=307539.06

**NARRATIVE**

The purpose of the survey is to provide a survey and descriptions for a Parcel Boundary Adjustment as authorized in UCA 10-9a-103. This adjustment affects Lot 1 of the A.K. Walker Subdivision - 1st Amendment and Lot 2 of the A.K. Walker Subdivision.  
The basis of bearing is as noted in the parcel descriptions.  
The subdivision plots of the surrounding area and the A.K. Walker Subdivision and A.K. Walker Subdivision - 1st Amendment plots have been drafted and translated/rotated to fit the existing fences in the local area. There were no street monuments nor curb nails found for the Turf Park and River Valley Subdivisions. An original rebar and cap from the A.K. Walker subdivision done by Landmark was found at the NE corner of Lot 1, no other rebar's were found of the original Landmark subdivision. The other lot corners for the amended plat were found as noted.  
The found Landmark rebar for the original plot was held and the plot rotated to match the existing occupation which was the intent of the original A.K. Walker Subdivision. A small closing error in the original plot has been placed at the north line of Lot 2, of the original subdivision as shown.

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - RA-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Donna Walker**  
Address: 876 W 4400 S, Riverdale, UT 84405

W 1/2 of Section 7,  
Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: October 14, 2016
	FILE: 3671

For County Surveyor Use

**RECEIVED**  
DEC 02 2016  
BY: 5613