

CENTER QUARTER CORNER SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (WEBER COUNTY BRASS CAP MONUMENT)

RIVERDALE ROAD

L=29.06', R=6633.86'
A=0°15'03" CH=N64°28'13"E 29.06'

**EXISTING PARCEL # 060120005
RECORD BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89D30'01" EAST 536.75 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DUE NORTH 865.06 FEET AND NORTH 0D07'50" WEST 80.0 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE NORTH 0D07'50" WEST 128.92 FEET; THENCE NORTH 11D38'20" EAST 325.66 FEET; THENCE SOUTH 64D15' WEST 137.34 FEET, MORE OR LESS; THENCE SOUTH 0D56'19" WEST 388.74 FEET; THENCE NORTH 89D27' EAST 122.49 FEET TO POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO RIGHT-OF-WAYS (1425-690), 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 EASTERLY RIGHT-OF-WAY LINE OF THE CITY STREET KNOWN AS 700 WEST AND THE SOUTHEASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 26 AT A POINT 18.288M (60 FEET) PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 3+199.710, WHICH POINT IS 6395.776M (21000 FEET) SOUTH AND 119.634M (392.5 FEET) SOUTH 87D EAST FROM THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 7; AND RUNNING THENCE NORTH 64D15' EAST 41.861M (137.34 FEET) ALONG SAID SOUTHEASTERLY EXISTING RIGHT-OF-WAY LINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 1D38'50" WEST 4.165M (13.66 FEET) ALONG SAID EASTERLY BOUNDARY LINE TO A POINT ON CURVE WITH A 2022.00M RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 8.857M (29.06 FEET) TO THE POINT OF CURVE TO A POINT 22.000M (72.18 FEET) PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 3+230.790 (NOTE: CHORD TO SAID CURVE BEARS SOUTH 64D07'29" WEST FOR A DISTANCE OF 8.857M) ALONG ARC OF SAID CURVE; THENCE SOUTH 64D15' WEST 32.956M (108.12 FEET) TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 0D56'15" EAST 4.165M (13.66 FEET) ALONG SAID EASTERLY 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. (E#1473570 BOOK 1863 PAGE 238) ALSO, EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 SOUTHEAST 1/4 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 SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26 AND THE EASTERLY RIGHT-OF-WAY LINE OF 700 WEST STREET AT A POINT 425.01 FEET SOUTH 89D30'01" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 7, AND 1324.21 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7, SAID POINT IS ALSO APPROXIMATELY 72.91 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026 (400 OPPOSITE ENGINEER STATION 106+20.03 AND RUNNING THENCE NORTH 64D27'59" EAST (NORTH 64D15'00" EAST BY RECORD) 83.28 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT 72.93 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 107+03.31; THENCE SOUTH 60D27'48" WEST 22.56 FEET TO A POINT 74.50 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 106+80.81 THENCE SOUTH 64D27'07" WEST 28.39 FEET TO A POINT 74.50 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 106+52.42 THENCE SOUTH 45D09'30" WEST 42.70 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; SAID POINT IS 88.84 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 106+12.12 THENCE NORTH 01D08'12" EAST (NORTH 0D56'15" EAST BY RECORD) 17.81 ALONG SAID EASTERLY 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, THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 349 SQUARE FEET IN AREA OF 0.008 ACRE, MORE OR LESS. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00D16'28" CLOCKWISE TO MATCH HIGHWAY BEARINGS.) TOGETHER WITH AND ALL ABUTTERS RIGHTS OF UNDERLYING FEE TO THE CENTER OF THE EXISTING RIGHT-OF-WAY APPURTENANT TO THIS CONVEYANCE. (E# 2374154)

**EXISTING PARCEL # 060120012
RECORD BOUNDARY DESCRIPTION**

BEGINNING AT A POINT SOUTH 89D30'01" EAST 536.75 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CITY OF RIVERDALE, UTAH, AND DUE NORTH 865.06 FEET AND NORTH 0D07'50" WEST 173.13 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 7 TO TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 89D35'05" EAST 205.00 FEET, THENCE SOUTH 0D24'55" EAST 93.12 FEET, MORE OR LESS, TO THE NORTH LINE OF A PROPOSED 80 FOOT ROAD, THENCE SOUTH 89D27' WEST ALONG SAID ROAD 205.46 FEET, MORE OR LESS, TO A POINT SOUTH 0D07'50" EAST OF BEGINNING, THENCE NORTH 0D07'50" WEST 93.13 FEET, MORE OR LESS, TO BEGINNING, EXCEPT THAT PORTION THEREOF NOW OWNED BY CRABTREE AUTO COMPANY BY DEED OF RECORD, IF ANY, TOGETHER WITH AND SUBJECT TO RIGHT OF WAY (1425-690).

**NEW PARCEL # 060120005
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 EASTERLY RIGHT-OF-WAY LINE OF 700 WEST STREET BEING LOCATED SOUTH 0°52'35" WEST 1746.22 FEET AND NORTH 90°00'00" EAST 406.56 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 1°16'59" EAST 123.48 FEET FROM THE CENTER QUARTER OF SECTION 7 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 1°17'05" EAST 245.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 45°14'14" EAST 42.70 FEET; (2) NORTH 64°34'51" EAST 28.39 FEET; (3) NORTH 60°35'32" EAST 22.56 FEET; (4) NORTH 64°35'44" EAST 24.84 FEET; (5) ALONG THE ARC OF A CURVE HAVING A RADIUS OF 8633.86 FEET AND A CENTRAL ANGLE OF 0°15'03", WHICH CHORD BEARS NORTH 64°28'13" EAST 29.06 FEET; THENCE SOUTH 1°59'03" WEST 312.00 FEET, THENCE SOUTH 2°46'03" WEST 10.70 FEET, THENCE NORTH 89°33'40" WEST 118.46 FEET TO THE POINT OF BEGINNING. CONTAINING: 34,874 SQ FT OR .80 AC MORE OR LESS.

**NEW PARCEL # 060120012
BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 700 WEST STREET BEING LOCATED SOUTH 0°52'35" WEST 1746.22 FEET, NORTH 90°00'00" EAST 406.56 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE FROM THE CENTER QUARTER OF SECTION 7 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 1°16'59" EAST 123.48 FEET; THENCE SOUTH 89°33'40" EAST 118.46 FEET; THENCE SOUTH 0°50'39" EAST 25.46 FEET; THENCE NORTH 89°55'18" EAST 205.00 FEET; THENCE SOUTH 0°04'42" EAST 96.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°58'03" WEST 326.73 FEET TO THE POINT OF BEGINNING. CONTAINING: 34,658 SQ FT OR .80 AC MORE OR LESS.

OWNER'S AFFIDAVIT

I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE ADJUSTED IN RIVERDALE CITY.

SIGNED THIS 21 DAY OF FEBRUARY, 2018.

BY: *Michael Eggert*

RIVERDALE CITY REVIEW STATEMENT

THIS IS TO CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT WAS REVIEWED BY RIVERDALE CITY ON THIS 21 DAY OF FEBRUARY, 2018.

SIGNED: *Michael Eggert* NAME/TITLE: Michael Eggert / Community Development Director

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

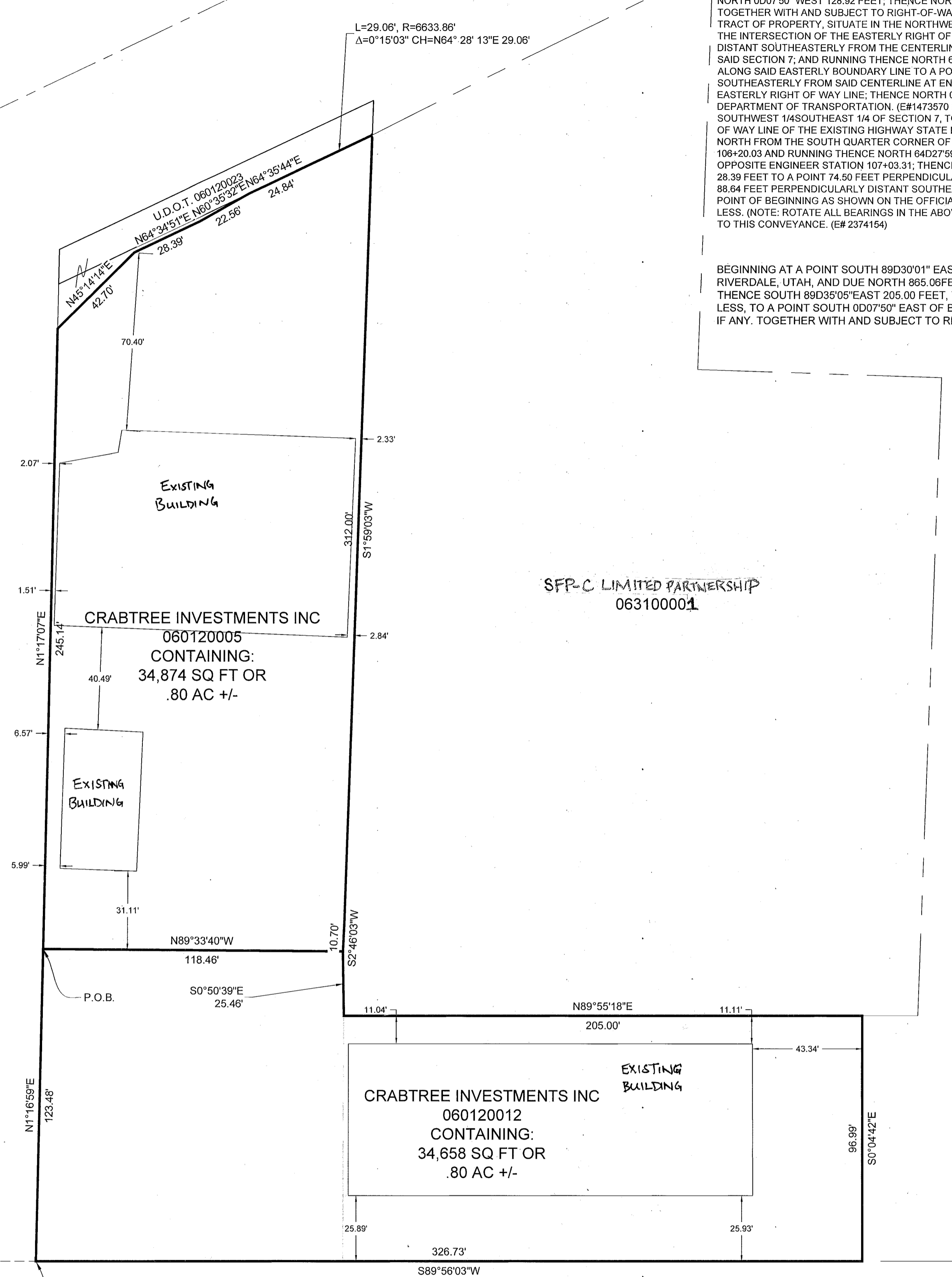
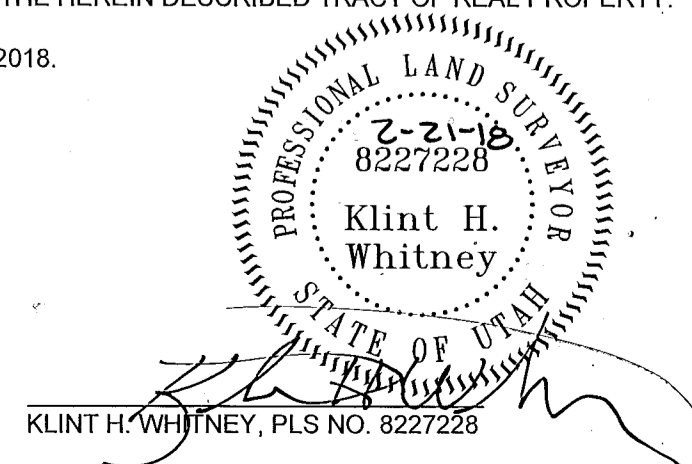
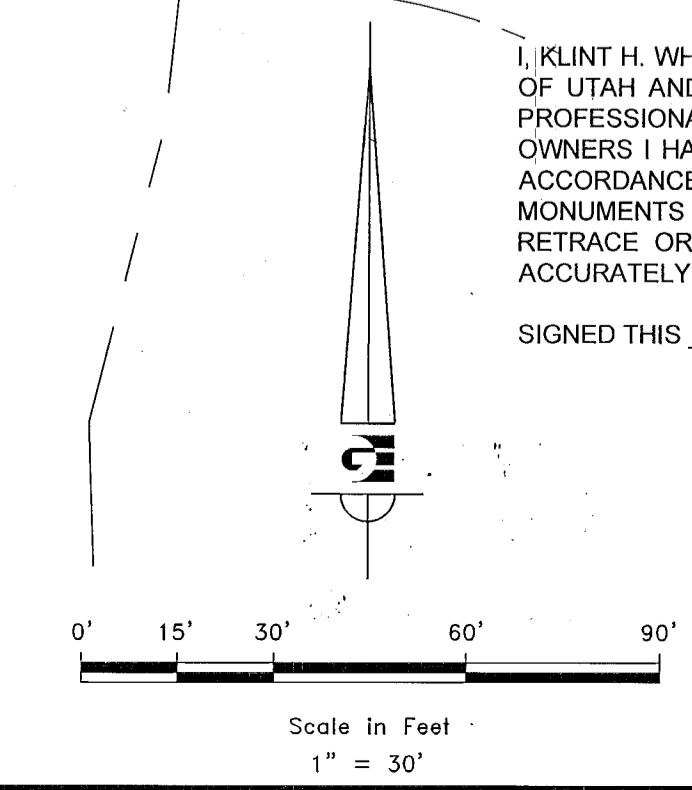
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF WEBER COUNTY PARCELS 060120005 AND 060120012 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RYAN CRABTREE. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE S.L.B.&M. WHICH BEARS NORTH 0°52'35" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE LES SCHWAB RIVERDALE SUBDIVISION WAS USED TO DETERMINE PROPERTY LINES ADJOINING THE SUBJECT PROPERTIES. THE RIGHT-OF-WAY LINE OF RIVERDALE ROAD WAS DETERMINED BY WARRANTY DEED PREPARED BY U.D.O.T. FOR THE WIDENING OF SAID RIVERDALE ROAD. THE NORTH RIGHT-OF-WAY LINE OF 4600 SOUTH STREET WAS DETERMINED BY EXTENDING SAID RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF SAID LES SCHWAB RIVERDALE SUBDIVISION. VESTING DEEDS RECORDED AS ENTRY #1780712 AND ENTRY #1780713 WERE ROTATED TO STATE PLANE BEARINGS AS MENTIONED ABOVE.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

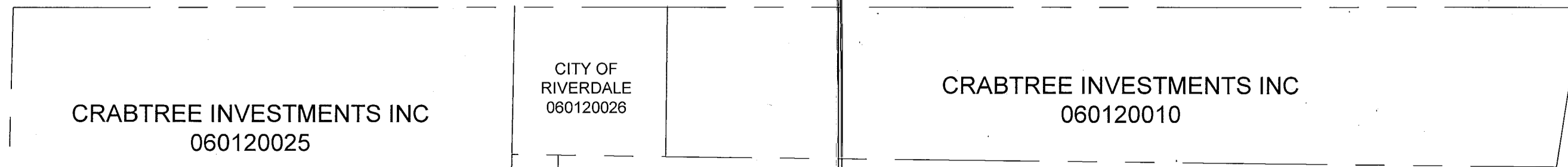
SIGNED THIS 21 DAY OF FEBRUARY, 2018.



DIVINO PROPERTIES LLC
060120030

700 WEST STREET

4600 SOUTH STREET



WITNESS CORNER TO THE SOUTH QUARTER CORNER SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (WEBER COUNTY BRASS CAP MONUMENT)

SOUTH QUARTER CORNER SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (CALCULATED POSITION FROM WITNESS CORNER)

DATE	DESCRIPTION

SCALE: 1/30" X REF
DATE: 4/16/15
DESIGN:
DRAWN: KHW
CHECKED: KHW
DWG.: R2008 - RISC - SURVEY 01811 - RYAN CRABTREE SURVEYING AND CONSULTING, INC.

BOUNDARY ADJUSTMENT PLAT FOR CRABTREE INVESTMENTS INC.
697 WEST RIVERDALE ROAD/4598 SOUTH 700 WEST, RIVERDALE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL, LAND PLANNING
MUNICIPAL, LAND SURVEYING
5150 SOUTH 375 EAST, OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0858

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