

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

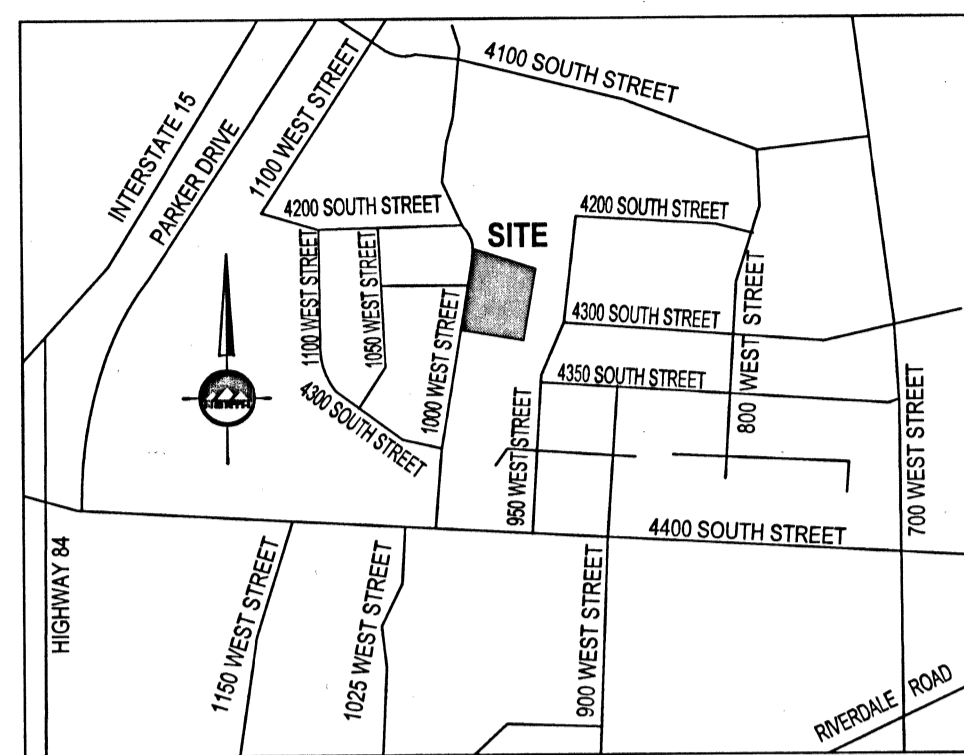
TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TROLLEY TERRACE DEVELOPMENT, LLC
4250 S 1000 W
Riverdale, UT 84405
CONTACT:
CRB, Colin Brown
PHONE: 801-390-8454



VICINITY MAP
NO SCALE
RIVERDALE, WEBER
COUNTY, UTAH

LEGEND

	SECTION CORNER		CONCRETE
	MONUMENT		BUILDING PRIMARY
	EXIST REBAR AND CAP		BUILDING SECONDARY
	SET ENSIGN REBAR AND CAP		PUBLIC DRAINAGE EASEMENT
	WATER METER		ADJACENT RIGHT OF WAY
	WATER MANHOLE		RIGHT OF WAY
	WATER VALVE		CENTERLINE
	FIRE HYDRANT		PROPERTY LINE
	SANITARY SEWER MANHOLE		ADJACENT PROPERTY LINE
	STORM DRAIN CLEAN OUT		DEED LINE
	STORM DRAIN CATCH BASIN		TANGENT LINE
	STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	STORM DRAIN CULVERT		FENCE
	SIGN		EDGE OF ASPHALT
	UTILITY MANHOLE		SANITARY SEWER
	UTILITY POLE		STORM DRAIN LINE
	TREE		EXISTING STRIPING

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, DO HEREBY REPRESENT THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5046930 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE PERIMETER BOUNDARY AND TO SHOW HOW IT RELATES TO THE EXISTING IMPROVEMENTS FOR THE MOUNTAIN VIEW APARTMENTS LOCATED AT 4250 SOUTH 1000 WEST, RIVERDALE, UT 84405.

THE BASIS OF BEARING IS AS NOTED ON THIS SURVEY BETWEEN TWO FOUND STREET MONUMENTS ALONG 4200 SOUTH STREET, BEING SOUTH 88°06'14" EAST 1000.34 FEET (MEASURED) AS SHOWN HEREON.

TO:
TROLLEY TERRACE DEVELOPMENT, INC.
HOMESTREET BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK
RIVERDALE APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
BACKMAN TITLE SERVICES LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 4, 8, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: MARCH 23, 2018.

DATE OF PLAT OF MAP: MARCH 28, 2018

MICHAEL B. HERBST
LICENSE NO. 5046930

LEGAL DESCRIPTION FROM TITLE REPORT

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING ON THE EAST LINE OF RIVERDALE CITY CORPORATION PROPERTY AT A POINT WHICH IS GIVEN AS EAST 735 FEET (741.42 FEET TO MATCH EAST LINE OF RIVERDALE CITY CORPORATION PROPERTY), NORTH 5°43' EAST 209.9 FEET, NORTH 12°13'19" EAST 58.53 FEET, NORTH 9°35'31" EAST 105.32 FEET, NORTH 86°50' WEST 10 FEET AND NORTH 9°39' EAST 115 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO GARY W. RASMUSSEN BY DEED RECORDED IN BOOK 823, AT PAGE 120 OF RECORDS, AND NORTH 9°35' EAST (NORTH 9°39' EAST) 120 FEET TO THE POINT OF BEGINNING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, SAID POINT IS NORTH 89°55' EAST 66.96 FEET AND SOUTH 9°39' WEST 112.77 FEET FROM THE SOUTHEAST CORNER OF LOT 27, WEN DALE PARK SUBDIVISION NO. 2, RUNNING THENCE NORTH 9°39' EAST 449.65 FEET ALONG SAID EAST LINE OF RIVERDALE CITY CORPORATION PROPERTY TO THE SOUTHERLY LINE OF THE F. CLAIR RASMUSSEN PROPERTY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE COURSES: SOUTH 85°22' EAST 26.28 FEET; SOUTH 71°22' EAST 169.62 FEET AND SOUTH 34°07' EAST 239.26 FEET TO THE NORTH LINE OF RIVER VALLEY SUBDIVISION NO. 1; THENCE NORTH 87°10'30" WEST 47.01 FEET TO THE NORTHWEST CORNER OF LOT 40 OF SAID SUBDIVISION; THENCE SOUTH 19°30' WEST 262.41 FEET; THENCE SOUTH 16°50'54" WEST 90 FEET, MORE OR LESS; THENCE NORTH 84°45'57" WEST 57 FEET, MORE OR LESS; THENCE NORTH 9°35' EAST 120.00 FEET; THENCE NORTH 84°45'57" WEST 200.00 FEET TO THE POINT OF BEGINNING.

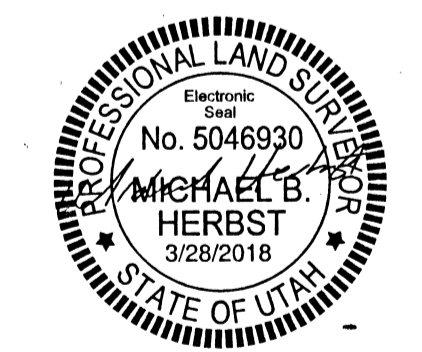
PARCEL NO.: 06-004-0026

SURVEY NOTES:

- FOR CONDITIONS OF RECORD NOT SHOWN HEREON AS WELL AS SPECIFIC REFERENCES TO ITEMS IN THE TITLE REPORT, PLEASE REFER TO A TITLE REPORTS SUPPLIED BY BACKMAN TITLE SERVICES, LTD., OF MURRAY, UTAH, 84107 UNDER: A) FILE NUMBER 6-077122 (REVISED #3), DATED EFFECTIVE FEBRUARY 1, 2018. PARCEL IDENTIFICATION NUMBER: 06-004-0026.
- SCHEDULE B-2, ITEM NO. 1 REFERS TO PROPERTY TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEMS NO. 2-3 ARE GENERAL EXCEPTIONS THAT CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 4 REFERS TO DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOTE: NO VISIBLE DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES WERE FOUND DURING THE COURSE OF THIS SURVEY.)
- SCHEDULE B-2, ITEM NO. 5 REFERS TO UNPATENTED MINING CLAIMS OR PATENTS OR CLAIMS TO WATER RIGHTS AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 6 IS A GENERAL EXCEPTION REFERRING TO ANY LIEN, OR RIGHT TO A LIEN AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 7 REFERS TO ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT (A) SOME PORTION OF LAND FORMS THE BED OR BANK OF A NAVIGABLE RIVER OR LAKE, OR LIES BELOW THE MEAN HIGH WATER MARK THEREOF; (B) THE BOUNDARY OF LAND HAS BEEN AFFECTED BY A CHANGE IN THE COURSE OF WATER LEVER OF A NAVIGABLE RIVER OR LAKE; (C) THE LAND IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER AND TO ANY LAW OR GOVERNMENTAL REGULATION PERTAINING TO WETLANDS. NOTE THERE IS NO VISIBLE EVIDENCE THAT THE PROPERTY IS LOCATED ON OR WITHIN ANY GOVERNMENTAL REGULATION TO WETLANDS AND IS NOT PLOTTED ON THIS SURVEY.
- SCHEDULE B-2, ITEM NO. 8 IS A GENERAL EXCEPTION REFERRING TO ANY LIEN, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 9 REFERS TO PROPERTY TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEMS NO. 10-13 REFERS TO GOVERNMENT AND SERVICE DISTRICTS THAT SERVICE THE PROPERTY AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 14 REFERS TO A CERTIFICATE OF CREATION ESTABLISHING THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY. RECORDED JANUARY 20, 2015 AS ENTRY NO. 2718461. BLANKET IN NATURE AND CANNOT BE PLOTTED.
- SCHEDULE B-2, ITEM NO. 15 IS A RIGHT OF WAY EASEMENT IN FAVOR OF MT. FUEL SUPPLY COMPANY. RECORDED AUGUST 16, 1973 AS ENTRY NO. 599509 IN BOOK 1033 AT PAGE 27. THE EASEMENT LOCATION IS NOT PLOTTED ON THE DRAWING AS A CORRECTIVE EASEMENT WAS RECORDED IN ITS PLACE. (SEE NOTE 13, SCHEDULE B-2, ITEM NO. 16).
- SCHEDULE B-2, ITEM NO. 16 IS A RIGHT OF WAY EASEMENT IN FAVOR OF MT. FUEL SUPPLY COMPANY. RECORDED MARCH 13, 1974 IN BOOK 1047 AT PAGE 891. THE EASEMENT LOCATION IS PLOTTED ON THE DRAWING.
- SCHEDULE B-2, ITEM NO. 17 REFERS TO AN EASEMENT AS DISCLOSED IN WARRANTY DEED AND MESNE DOCUMENTS OF RECORD, AS SHOWN ON THE DRAWING.
- SCHEDULE B-2, ITEM NO. 18 REFERS TO RIGHT OF TENANTS AND IS NOT PLOTTABLE.
- SCHEDULE B-2, ITEM NO. 19 REFERS TO ANY MATTERS DISCLOSED BY A SURVEY DATED AUGUST 21, 1995, BY GREAT BASIN ENGINEERING INC. A REVIEW OF SAID SURVEY WAS COMPLETED AND NO ADDITIONAL MATTERS WERE DISCLOSED BEYOND WHAT IS HEREBY SHOWN ON THIS SURVEY.
- SCHEDULE B-2, ITEM NO. 20 REFERS TO UNRECORDED LEASE AND THE TERMS AND CONDITIONS THEREOF AND IS NOT PLOTTABLE.
- SCHEDULE B-2, ITEM NO. 21 REFERS TO ANY ADDITIONAL DISCREPANCIES, OR CONFLICTS IN THE BOUNDARY LINES. REVIEWING ALL CURRENT VESTING DEED FOR THIS SUBJECT PROPERTY AND THE ADJACENT PROPERTY LINES. NO CONFLICTS WERE DISCOVERED. NOTE: THE PARCEL TO THE NORTH APPEARS TO HAVE AN ERRONEOUS LEGAL DESCRIPTION AND OVERLAPS SEVERAL PARCELS. TWO REBAR AND CAPS SET BY GREAT BASIN WERE FOUND ALONG THE NORTH PROPERTY LINE WHICH WERE CONSISTENT WITH THE ALTA SURVEY PERFORMED BY GREAT BASIN ENGINEERING.

MOUNTAIN VIEW APARTMENTS

**4250 S 1000 W
Riverdale, UT 84405**



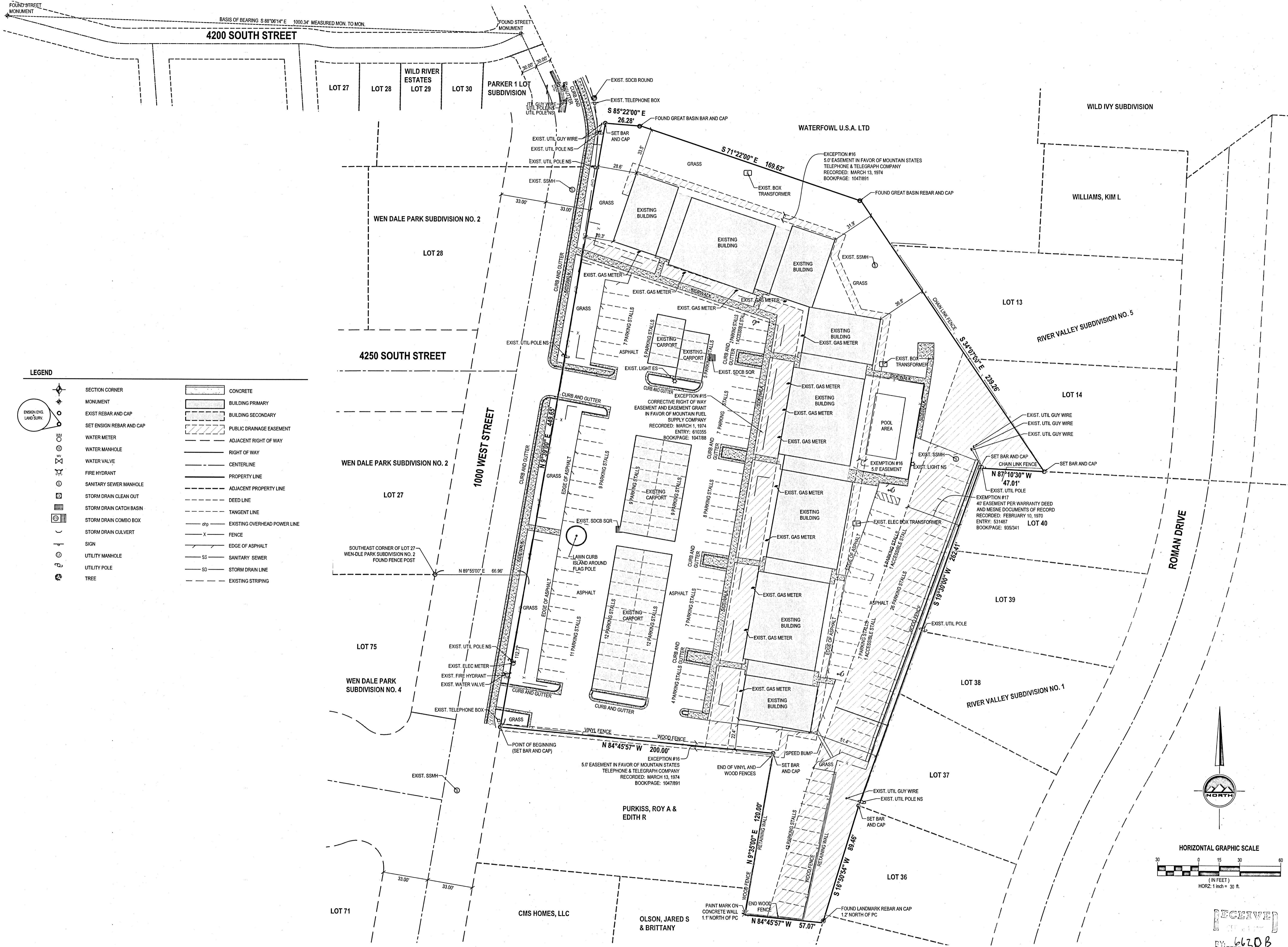
**ALTA
SURVEY**

PROJECT NUMBER: 8122
PRINT DATE: 3/30/18
DRAWN BY: A. SHELBY
CHECKED BY: K. RUSSELL

PROJECT MANAGER: M. HERBST

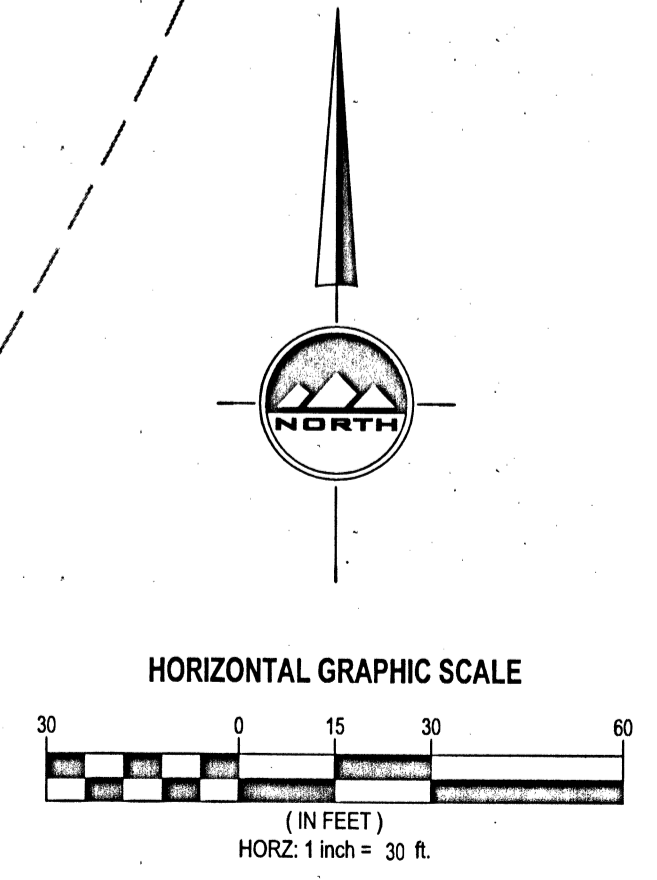
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BY: 6620



LEGEND

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	MONUMENT		BUILDING PRIMARY
	EXIST REBAR AND CAP		BUILDING SECONDARY
	SET ENSIGN REBAR AND CAP		PUBLIC DRAINAGE EASEMENT
	WATER METER		ADJACENT RIGHT OF WAY
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	STORM DRAIN CULVERT		FENCE
	SIGN		EDGE OF ASPHALT
	UTILITY MANHOLE		SANITARY SEWER
	UTILITY POLE		STORM DRAIN LINE
	TREE		EXISTING STRIPING



ENSIGN
THE STANDARD IN ENGINEERING

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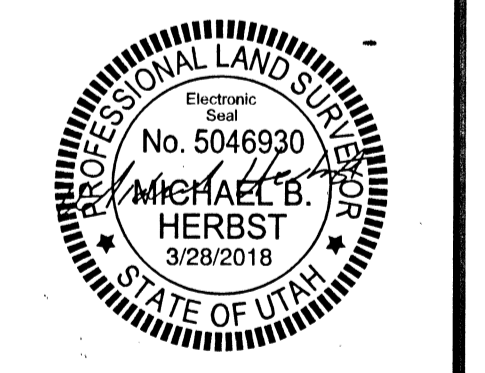
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CONTACT:
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PHONE: 801.390.8464

MOUNTAIN VIEW APARTMENTS

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Riverdale, UT 84405



ALTA SURVEY

PROJECT NUMBER: 8122 PRINT DATE: 3/30/18

DRAWN BY: A.SHELBY CHECKED BY: K.RUSSELL

PROJECT MANAGER: M.HERBST

2 of 2

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