

# BOUNDARY ADJUSTMENT SURVEY FOR BRANDY AFUVAI

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
RIVERDALE CITY, WEBER COUNTY, UTAH, SEPTEMBER 2020

## ADJUSTED PARCEL BOUNDARY DESCRIPTION

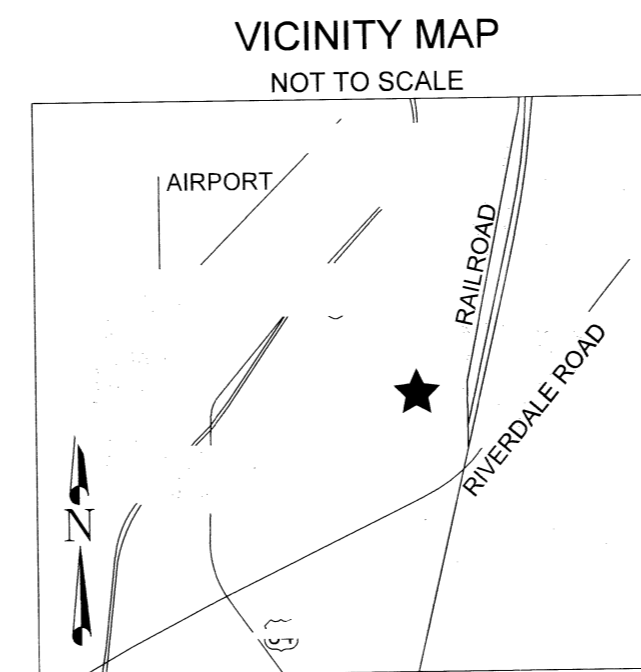
ALL OF LOT 18 RIVER VALLEY SUBDIVISION NO. 9 AND A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18 BEING ON THE EAST RIGHT-OF-WAY LINE OF 600 WEST STREET BEING LOCATED SOUTH 00°35'21" WEST 1170.41 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" EAST 676.71 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 18 AND ITS PROJECTION NORTH 79°45'58" EAST 218.37 FEET (N79°02'02" E.B.R.); THENCE SOUTH 11°46'04" EAST 83.53 FEET (S12°30'00" E.B.R.) TO THE PROJECTION OF THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE AND ITS PROJECTION SOUTH 78°13'28" WEST 218.55 FEET (S 77°30' W.B.R.) TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 11°44'00" WEST 75.19 FEET (N12°30' W.B.R.); (2) ALONG THE ARC OF A 505.21 FOOT RADIUS CURVE TO THE RIGHT 14.22 FEET, HAVING A CENTRAL ANGLE OF 01°36'45", CHORD BEARS NORTH 10°55'38" WEST 14.22 FEET TO THE POINT OF BEGINNING, CONTAINING 18,895 SQUARE FEET.

## ORIGINAL PARCEL 06-175-0001 BOUNDARY DESCRIPTION

ALL OF LOT 18, RIVER VALLEY SUBDIVISION NO. 9, RIVERDALE CITY, WEBER COUNTY, UTAH.

## ORIGINAL PARCEL 06-175-0001 BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST PROPERTY CORNER OF SAID LOT 18 OF THE RIVER VALLEY SUBDIVISION NO. 9 AND RUNNING THENCE NORTH 70°02'02" EAST 113.54 FEET; THENCE SOUTH 12°30'00" EAST 83.46 FEET; THENCE SOUTH 77°30'00" WEST 113.50 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 18 OF RIVER VALLEY SUBDIVISION NO. 9; THENCE ALONG THE EAST PROPERTY LINE OF SAID LOT 18 OF THE RIVER VALLEY SUBDIVISION NO. 9 NORTH 12°30'00" WEST 86.50 FEET TO THE POINT OF BEGINNING.



RIVERDALE CITY CORP.  
060020085

## RIVERDALE CITY ACCEPTANCE

RIVERDALE CITY HEREBY RECOGNIZES AND APPROVES THE PROPERTY LINE AND BOUNDARY LINE ADJUSTMENTS AS SHOWN ON THIS SURVEY DOCUMENT FOR THE PROPERTY LOCATED AT 4222 SOUTH 600 WEST.

SIGNED THIS 5<sup>th</sup> DAY OF October, 2020.

Michael Eggett, Community Dev. Director  
RIVERDALE CITY, PRINTED NAME/TITLE

Michael Eggett  
RIVERDALE CITY, SIGNATURE  
Shirley J. Taylor  
RIVERDALE CITY RECORDER



## RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THIS SURVEY DOCUMENT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 5<sup>th</sup> DAY OF Oct, 2020.

Shirley J. Taylor  
RIVERDALE CITY ATTORNEY

## OWNERS CONSENT TO RECORD

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

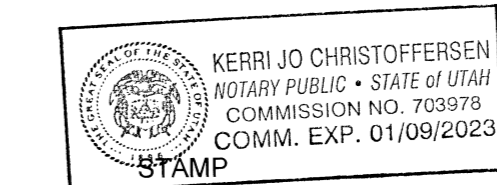
SIGNED THIS 6<sup>th</sup> DAY OF Oct, 2020.

Wendy Homes, LLC  
By: Joshua Smith, Manager  
PRINTED NAME  
SIGNATURE

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this 6<sup>th</sup> day of October, 2020, before me, Klint H. Whitney, A Notary Public, personally appeared Joshua Smith, Manager of Wendy Homes, LLC. Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

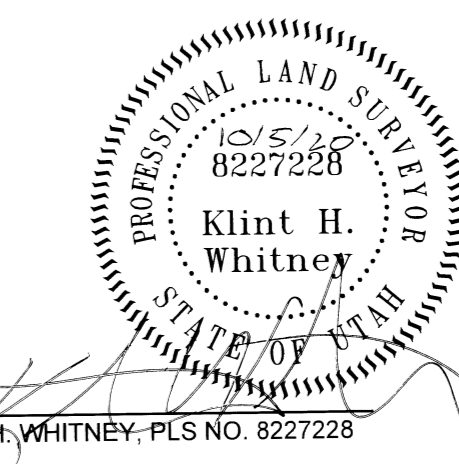


Klint H. Whitney  
NOTARY PUBLIC

## 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.

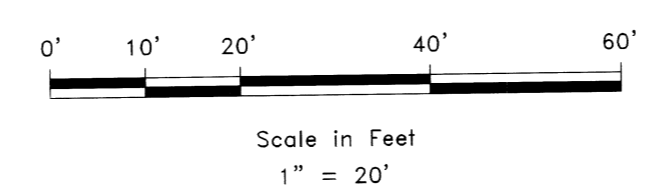
SIGNED THIS 5<sup>th</sup> DAY OF October, 2020.



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BY: 6640

## 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
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- - - EXISTING WATER METER
- - - EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- - - EXISTING WATER VALVE
- - - EXISTING STORM MANHOLE
- - - EXISTING CATCH BASIN
- - - EXISTING SEWER MANHOLE

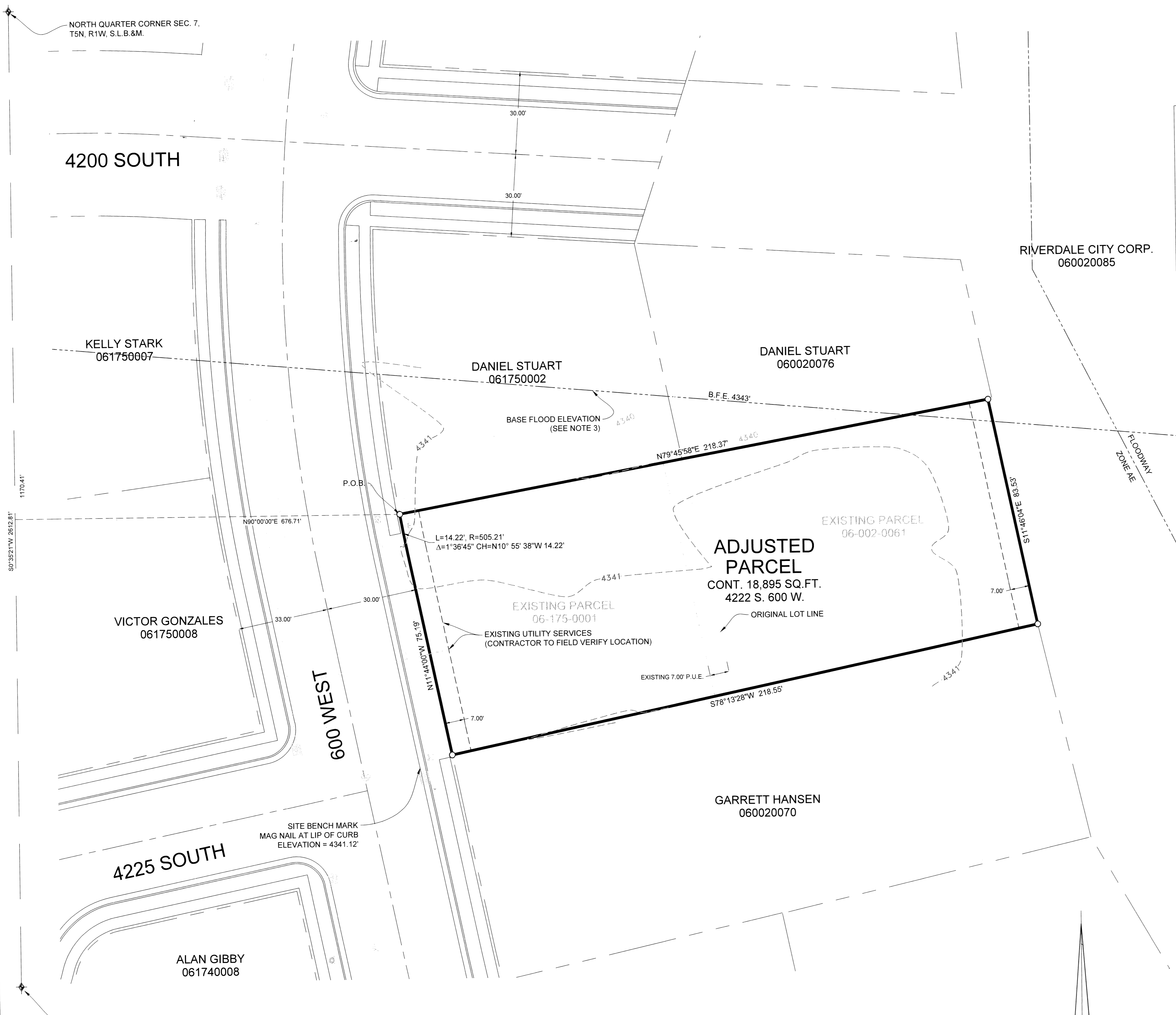


## NOTES

1. ZONE (R-1-8) CURRENT YARD SETBACKS: FRONT 30', SIDE 8' - NO LES THAN 18' COMBINED, REAR 25'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "AE" - PER FEMA MAP NO. 49057C0436F WITH AN EFFECTIVE DATE OF JUNE 2, 2055 AND 49057C0428E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. "R" DESIGNATION RESTRICTS LOTS/PARCELS TO MINIMUM FINISHED FLOOR ELEVATIONS. MINIMUM FINISHED FLOOR ELEVATION TO BE 1' ABOVE BASE FLOOD ELEVATION. THE BASE FLOOD ELEVATION FOR LOT 18R IS 4343' N.A.V.D. 1988.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOSH LYNCH. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°35'21" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



R-0228 - WOODMERE HOMES 0202 - RIVER VALLEY SUB-MONUMENT SURVEY FOR RIVER VALLEY SUB-AMENDMENT DWG

DEVELOPER: WOODMERE HOMES JOSH LYNCH 1845 W 4400 S ROY, UTAH 801-416-3252	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 975 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		