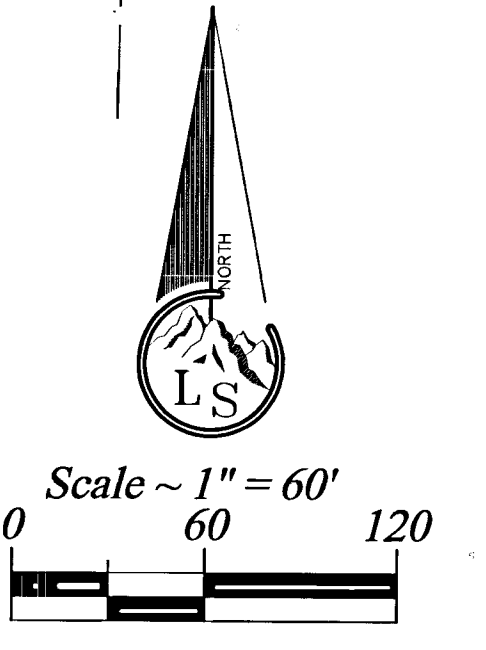


RIVERWALK TOWNHOMES No.2

PART OF THE SW 1/4 OF SECTION 24, and the NW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
also being an amendment of a portion of Riverwalk Townhomes No.1, West Haven City, Weber County, Utah

BOUNDARY DESCRIPTION
A tract of land being all of a parcel described in Warranty Deed Entry number 3068884 recorded July 15, 2020, and a portion of a parcel described in Warranty Deed Entry number 3055110 recorded May 18, 2020, and a portion of a parcel described in Warranty Deed Entry number 2669734 recorded on December 26, 2013, and a portion of a parcel described in Warranty Deed Entry number 1268368 Book 1698 Page 669 recorded January 11, 1994, and amending a portion of Riverwalk Townhomes No.1 recorded as Plat book 87 page 29, all being a part of the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25, of Township 6 North, Range 2 West, Salt Lake Base and Meridian.

said tract having a basis of bearing on the Weber County NAD83 coordinate system Utah: North Zone of South 09°50'13" West between the monumented location of the Northwest corner (having grid coordinates of N=3609497.707 E=1495878.164 U.S.F.) and the West Quarter corner (having grid coordinates of N=3606845.154 E=1495839.416 U.S.F.) of said Section 25, more particularly described by survey as follows: COMMENCING at a point located 704.85 feet South 88°55'56" East, along the monumented south Section line of said Section 24, and 15.06 feet South 16°25'55" East, to a rebar and cap, FROM said Southwest corner of Section 24;
RUNNING thence North 16°25'55" West 136.72 feet, along or near an existing fence line, to a rebar and cap;
Thence North 10°39'08" West 74.06 feet, along or near an existing fence line, to a rebar and cap;
Thence South 89°42'10" East 230.49 feet, along the south boundary of a parcel described in Special Warranty Deed Entry number 3047886 recorded on April 15, 2020, to a rebar and cap;
Thence North 04°07'18" West 125.02 feet, along the east boundary of said parcel Entry number 3047886, to a rebar and cap;
Thence North 04°10'30" West 449.19 feet, along or near a fence line to a fence corner;
Thence North 04°06'15" West 69.64 feet, along an existing fence line and passing through a CLS rebar and cap at a distance of 41.9 feet (see record of survey no 3224), being the west boundary of a parcel described in said parcel Entry number 1268368;
Thence North 04°10'38" West 22.37 feet, along said west boundary;
Thence South 89°46'53" East 371.54 feet;
Thence South 03°43'30" East 170.16 feet;
Thence North 70°51'47" West 8.42 feet;
Thence South 01°06'45" East 23.87 feet;
Thence along the arc of a curve to the Right 225.40 feet, having a radius of 821.50 feet with a chord bearing and distance of South 06°44'52" West 224.70 feet;
Thence South 14°36'30" West 50.10 feet;
Thence along the arc of a curve to the Left 89.76 feet, having a radius of 615.135 feet with a chord bearing and distance of South 10°25'40" West 89.68 feet, to a point of non-tangency;
Thence South 03°36'43" East 49.05 feet;
Thence South 89°41'07" East 326.05 feet;
Thence along the arc of a non-tangent curve to the Left 8.29 feet, having a radius of 18.00 feet with a chord bearing and distance of North 13°31'1" East 8.22 feet;
Thence North 00°18'53" East 33.00 feet;
Thence South 89°41'07" East 55.01 feet;
Thence South 00°18'53" West 33.00 feet;
Thence along the arc of a curve to the Left 28.27 feet, having a radius of 18.00 feet with a chord bearing and distance of South 04°41'07" East 25.46 feet;
Thence South 89°41'07" East 7.59 feet;
Thence South 01°06'53" East 48.01 feet;
Thence North 89°41'38" West 8.50 feet;
Thence along the arc of a curve to the Left 27.38 feet, having a radius of 18.00 feet with a chord bearing and distance of South 46°43'46" West 24.82 feet, to a point of non-tangency;
Thence South 89°57'24" West 6.04 feet;
Thence South 86°51'03" West 57.58 feet, to the west right-of-way of 1675 West Street;
Thence North 00°02'27" West 2.63 feet, along said right-of-way;
Thence along the arc of a curve to the Left 26.70 feet, having a radius of 17.00 feet with a chord bearing and distance of South 54°03'03" West 1.87 feet, to a point of non-tangency;
Thence North 01°27'13" East 24.10 feet, along or near an existing fence line being the common boundary of said Entry number 3055110 and the west boundary of Riverwalk Townhomes No.1, to the northwest corner of said Riverwalk Townhomes No. 1 being a rebar and cap;
Thence North 89°30'38" West 268.17 feet, along or near an existing fence line being the common boundary of said Entry number 3055110 and said Entry number 3068884, to a rebar and cap;
Thence North 89°30'38" West 192.66 feet, along or near an existing fence line being the common boundary of said Entry number 3055110 and said Entry number 3068884, to the point of beginning.
Containing 8.2497 acres, more or less.

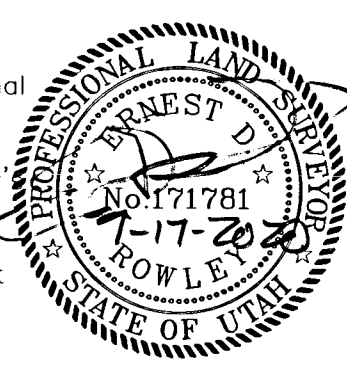


- General Legend**
- SECTION LINE
 - SUBDIVISION BOUNDARY
 - EXISTING FENCE
 - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - FND SECTION CORNER
 - FUTURE DEV. See note
 - CALC SECTION CORNER
 - SET STREET MONUMENT
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - RECORD DATA
 - MEASURED DATA
 - ROAD/STREET DEDICATION

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	15°43'15"	821.50'	113.41'	225.40'	S 06°44'52" W 224.70'
2	08°21'39"	615.135'	44.96'	89.76'	S 10°25'40" W 89.68'
3	26°23'16"	18.00'	4.22'	8.29'	N 13°30'31" E 8.22'
4	90°00'00"	18.00'	18.00'	28.27'	S 44°41'07" E 25.46'
5	87°10'14"	18.00'	17.13'	27.38'	S 46°43'46" W 24.82'
6	90°00'00"	17.00'	17.00'	26.70'	N 44°41'07" W 24.04'
7	06°18'23"	17.00'	0.94'	1.87'	S 54°03'03" W 1.87'
8	88°40'08"	31.00'	30.29'	47.97'	S 45°26'49" E 43.33'
9	91°06'45"	7.00'	7.14'	11.13'	S 44°26'38" W 10.00'
10	12°31'44"	770.50'	84.58'	168.48'	S 05°09'07" W 168.15'
11	104°36'30"	7.00'	9.06'	12.78'	S 37°41'45" E 11.08'
12	05°10'50"	667.635'	30.20'	60.37'	S 12°01'05" W 60.35'
13	00°32'15"	652.635'	3.06'	6.12'	S 09°09'42" W 6.12'
14	81°37'35"	7.00'	6.04'	9.97'	S 40°42'23" W 9.15'
15	93°37'34"	7.00'	7.46'	11.44'	S 42°40'03" E 10.21'
16	05°15'29"	660.635'	30.34'	60.63'	S 01°31'00" W 60.61'
17	15°43'15"	800.00'	110.44'	219.50'	S 06°44'52" W 218.82'
18	15°43'15"	636.635'	87.89'	174.68'	S 06°44'52" W 174.13'
19	90°21'18"	17.00'	17.11'	26.81'	N 45°08'14" E 24.12'
20	90°00'00"	17.00'	17.00'	26.70'	N 44°41'07" W 24.04'
21	24°18'57"	17.00'	3.66'	7.22'	S 12°28'21" W 7.16'
22	08°21'10"	614.135'	44.84'	89.53'	N 10°25'55" E 89.45'
23	15°43'15"	822.50'	113.55'	225.68'	N 06°44'52" E 224.97'

SURVEYOR'S CERTIFICATE
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



NARRATIVE

- The purpose of the survey is to provide a plat for public street dedication of 1700 South Street, 1800 South Street, and 1735 West Street as shown hereon. This will create a Parcel A which will be amended at a later date for the purpose of development in accordance with West Haven City ordinances and approvals.
- The basis of bearing of bearing is as described in the description and shown on this plat.
- The property boundaries have been established using deeds and other records of survey. Some of the other lines are new divisions of existing properties specifically the East right of way of 1735 West Street (excepting the northern end as discussed later), the north boundary of 1700 South Street, and the boundaries around 1800 South Street.
- The south boundary of 1800 South Street follows the dedicated boundary as reflected on Riverwalk Townhomes No.1 plat except for the west end where additional dedication is needed to provide access to the Hooper parcel to the south.
- The most westerly boundary (the first four courses) was found to be surveyed and monumented by HAI in ROS 6401. The third course (230.49') is a new division line created by the HAI survey and is held to the rebar and caps as set by that survey.
- The first and second courses along Fence 1 have also been held at the rebar and caps as set by the HAI survey and were found to conform to an existing fence line. Comparison was made with the fence and rebar location to several deeds. Lyle D. Farrer acquired a parcel by Book 806 page 540 which is a tract that encompassed part of Parcel A which is west of the southerly extension of Fence 2, the Garner-Hill property, and a part of the Hooper Canal Company property.
- Hooper Canal obtained an addition to their holdings from Lyle Farrer, by Book 1008 page 768 in 1972. This appears to be the original division of the line creating the first two courses and is identified by Fence 1.
- Fence 2 appears to have been built on the east boundary of the Farrer parcel Book 806 page 540 and is being held as such. The HAI survey also held this fence line as the property line.
- The north boundary is a new boundary originating with this subdivision as is most of the east boundary. A portion of the east boundary that is coincident with Fence 5 is the common boundary line between the Laughlers and Harbertsons. This fence was identified as the boundary in ROS 1070 and is held in this survey as the property line as well. The southeast corner of the Laughlers property is identified by a fence corner post where Fence 4 and Fence 5 meet. This location was held as the corner of the properties in this survey as well as ROS 1070.
- The south boundary of the property is evidenced by Fence 3. See the narrative for Riverwalk Townhomes No.1 for a discussion on the section line and surveys that have been conducted in the area.

NW cor Sec 25, T 6 N, R 2 W, SLB&M, WCo brass cap, NAD83 State Plane coordinates GPS measured N=3609497.707 E=1495878.164 U.S.F.
S 88°55'56" E
S 00°50'13" W 11.00'

NW cor Sec 25, per ROS 483
NOTE:
1. In addition to corners that have been shown by legend, symbol as having been set all Lot corner have or will be set after road construction.
2. Lower Valley Coordinate system is NAD1983 U.S.F. expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on independent GPS observations using Leica Network and used as the basis of bearing for this project.
3. The values observed were compared with the published values of the Weber County Surveyor's Office and the following differences are noted: From county record bearing sheet N 00°49'33.3" E, from GPS NGS RT1 coordinates; N 00°49'55" E.
4. The recording of this plat in the office of the County Recorder acts as a statutory vocation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609.

W 1/4 cor Sec 25, T 6 N, R 2 W, SLB&M, WCo brass cap, NAD83 State Plane Coordinates GPS measured N=3606845.154 E=1495839.416 U.S.F.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3300 West - #A-3
West Haven, UT 84401
801-731-4075

Weber County Surveyor

DEVELOPER: Psion Homes
Address: 377 N Marshall Way, Layton, UT 84041
Phone: 801-923-2055

Subdivision Record of Survey

NW 1/4 of Sec 25 & SW 1/4 of Sec 24, Township 6 North, Range 2 West, SLB&M.

Revisions: DRAWN BY: EDR
CHECKED BY: ...
DATE: August 8, 2020
PROJ: 4006

1 of 1

RECEIVED
AUG 12 2020
BY: GG98

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.