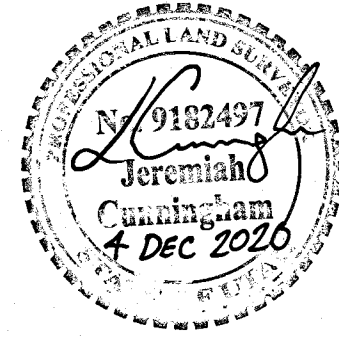


CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CLARIFY ERRORS ON THE DEDICATION PLAT FOR AND IN DEVELOPMENT OF PANUNZIO FARMS PRUD SUBDIVISION (ENTRY #3089223, WEBER COUNTY RECORDER; SEE BELOW). THE BASIS OF BEARING WAS SET BETWEEN THE SECTION CORNER MONUMENTS, AS SHOWN. POINTS SHOWN HEREON WERE SET AS PART OF THE DEVELOPMENT PROCESS AND ACCURATELY REFLECT THE LOCATION AND DIMENSIONS OF THE LOTS. CORNERS FRONTING STREETS WERE MARKED AT AN OFFSET USING MAG NAILS SET IN THE CURB LINE ON AN EXTENSION OF THE LOT LINE (DISTANCES SHOWN HEREON).

AS STATED IN THE PLAT NARRATIVE FOR PANUNZIO FARMS, THE PLAT WAS PREPARED BASED ON A GARDNER ENGINEERING SURVEY ON THE SAME PROPERTY (SURVEY FILE #5467). THE PATENT ERROR IS THE LENGTH OF THE TIE FROM THE SECTION LINE, WHICH IS LABELED ON THE PLAT AS "118.43 FEET", BUT IS LABELED ON THE GARDNER SURVEY AS "1663.85 FEET". THE GARDNER SURVEY TIE IS THE CORRECT TIE. NOTWITHSTANDING THE ERROR, THE DEDICATION PLAT CORRECTLY POSITIONS THE PROPERTY (BETWEEN 4400 SOUTH STREET AND 4450 SOUTH STREET), AND THE ADJOINING PARCELS ARE LABELED WITH THE APPROPRIATE TAX PARCEL NUMBERS. AFTER CONVERSING WITH THE CITY PLANNING DEPARTMENT, THEY REQUESTED THAT I FILE THIS SURVEY AND RECORD AN AFFIDAVIT TO CLARIFY AND CORRECT THIS ERROR.

AN ADDITIONAL ERROR WAS DISCOVERED DURING DEVELOPMENT OF THE SUBDIVISION WHERE THE DEVELOPMENT DRAWINGS PLACED ROAD IMPROVEMENTS AT THE END OF THE CUL-DE-SAC ABOUT 3.5 FEET TOO FAR TO THE SOUTH. THIS CREATED A SITUATION WHERE A PORTION OF THE SIDEWALK ENCROACHES INTO LOTS 7-10. THE MAXIMUM ENCROACHMENT OF THE SIDEWALK IS ABOUT 2.4 FEET AT THE APEX OF THE CUL-DE-SAC. THE ENCROACHMENT INTO LOT 7 AND LOT 10 IS ONLY ABOUT 1.0 FOOT. NONETHELESS, A 3-FOOT EASEMENT DESCRIPTION HAS BEEN PREPARED FOR PUBLIC ACCESS ALONG THE SIDEWALK.

A CHANGE WAS MADE TO THE LOCATION OF THE CENTERLINE MONUMENT AT THE INTERSECTION OF 4400 SOUTH STREET AND 850 WEST STREET SUCH THAT THE MONUMENT SHALL BE SET AT THE SOUTHERLY RIGHT-OF-WAY LINE INSTEAD OF THE CENTERLINE INTERSECTION. THIS CHANGE IS WARRANTED BECAUSE THE DEVELOPED PORTION OF THE ROADWAY IS ONLY ON THE SOUTH SIDE OF THE RIGHT OF WAY. THE CENTER LINE INTERSECTION FALLS IN THE MIDDLE OF WEST-BOUND TRAFFIC. THE ADJUSTED POSITION OF THE MONUMENT WILL PROTECT IT WHEN FUTURE DEVELOPMENT EXPANDS THE ROADWAY.

FINALLY, A 6.0-FOOT STRIP IN THE NORTHEAST CORNER OF THE WHOLE PARCEL WAS SOLD TO THE NEIGHBOR. A CORRECTED STRIP DESCRIPTION HAS BEEN PREPARED FOR A CORRECTIVE DEED.

DESCRIPTIONS

CORRECTED PLAT DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4450 SOUTH STREET, BEING LOCATED SOUTH 89°09'48" EAST 1771.89 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 1663.85 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND NORTH 01°00'29" EAST 511.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4400 SOUTH STREET; THENCE SOUTH 86°22'27" EAST 303.23 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°55'53" WEST 200.81 FEET; THENCE SOUTH 89°30'00" EAST 6.50 FEET; THENCE SOUTH 00°56'19" WEST 310.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 4450 SOUTH STREET; THENCE NORTH 86°29'49" WEST 310.35 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 3.607 ACRES.

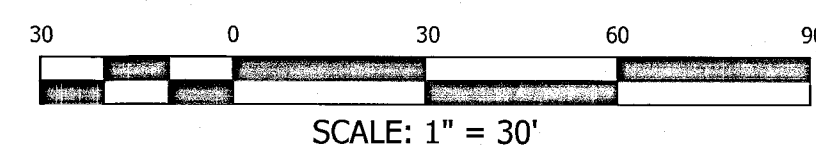
3-FOOT PUBLIC SIDEWALK & ACCESS EASEMENT DESCRIPTION
AN EASEMENT FOR A PUBLIC SIDEWALK AND ACCESS OVER THE FRONT 3.0 FEET OF LOT 7, LOT 8, LOT 9, LOT 10, AND PARCEL "C", PANUNZIO FARMS P.R.U.D. SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, WEBER COUNTY, UTAH, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 7, SAID POINT BEING LOCATED SOUTH 89°09'48" EAST 1771.89 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 1663.85 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND NORTH 01°00'29" EAST 511.78 FEET ALONG THE WEST SUBDIVISION LINE TO THE NORTHWEST CORNER OF SAID LOT 7 AND SOUTH 89°30'00" EAST 103.76 FEET ALONG THE NORTH LINE OF SAID LOT 7 FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE WESTERLY LINE OF 850 WEST STREET AND RUNNING THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG SAID STREET 208.97 FEET ALONG A NON-TANGENT, 55.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 217°41'12", CHORD BEARS SOUTH 86°30'37" EAST 104.10 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTH 89°30'00" EAST 3.11 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO A POINT ON A NON-TANGENT, 58.00-FOOT RADIUS CURVE TO THE RIGHT THAT IS 3.0 FEET DISTANT FROM AND COINCIDENT WITH THE CUL-DE-SAC OF 850 WEST STREET; THENCE SOUTHERLY, WESTERLY, AND NORTHERLY 218.32 FEET ALONG SAID COINCIDENT CURVE LINE THROUGH A CENTRAL ANGLE OF 215°39'52", CHORD BEARS NORTH 86°40'54" WEST 110.43 FEET, TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°30'00" EAST 3.22 FEET ALONG SAID NORTH LINE TO THE NORTHEASTERLY CORNER OF SAID LOT 7 AND TO THE POINT OF BEGINNING.

CORRECTED STRIP DESCRIPTION
A PARCEL, APPROXIMATELY 6.5 FEET WIDE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF THE PANUNZIO FARMS P.R.U.D., SAID CORNER BEING ON THE EAST LINE OF THE GRANTOR'S PROPERTY AND BEING LOCATED SOUTH 89°09'48" EAST 1771.89 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 1663.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 4450 SOUTH STREET AND SOUTH 86°29'49" EAST 310.35 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE GRANTOR'S SOUTHEAST CORNER AND NORTH 00°56'19" EAST 310.68 FEET ALONG THE GRANTOR'S EAST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH 89°30'00" WEST 6.50 FEET; THENCE NORTH 00°55'53" EAST 200.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4400 SOUTH STREET; THENCE SOUTH 86°22'27" EAST 6.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE GRANTOR'S NORTHEAST CORNER; THENCE SOUTH 00°56'19" WEST 200.46 FEET ALONG THE GRANTOR'S EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.030 ACRES.



LEGEND

PROPERTY LINE	—————
INTERNAL LOT LINE	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
CONCRETE CURB & GUTTER	—————
FUTURE STREET MONUMENT	●
SET 5/8" REBAR WITH "ENTELLUS" CAP AT CORNER (UNLESS OTHERWISE NOTED)	○

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°30'00" E	6.50'
L2	N 89°30'00" W	24.85'
L3	N 54°56'47" E	13.00'
L4	N 00°07'12" W	52.53'
L5	S 86°29'49" E	6.00'
L6	N 00°07'12" W	52.84'
L7	S 47°06'39" E	11.71'

CURVE TABLE

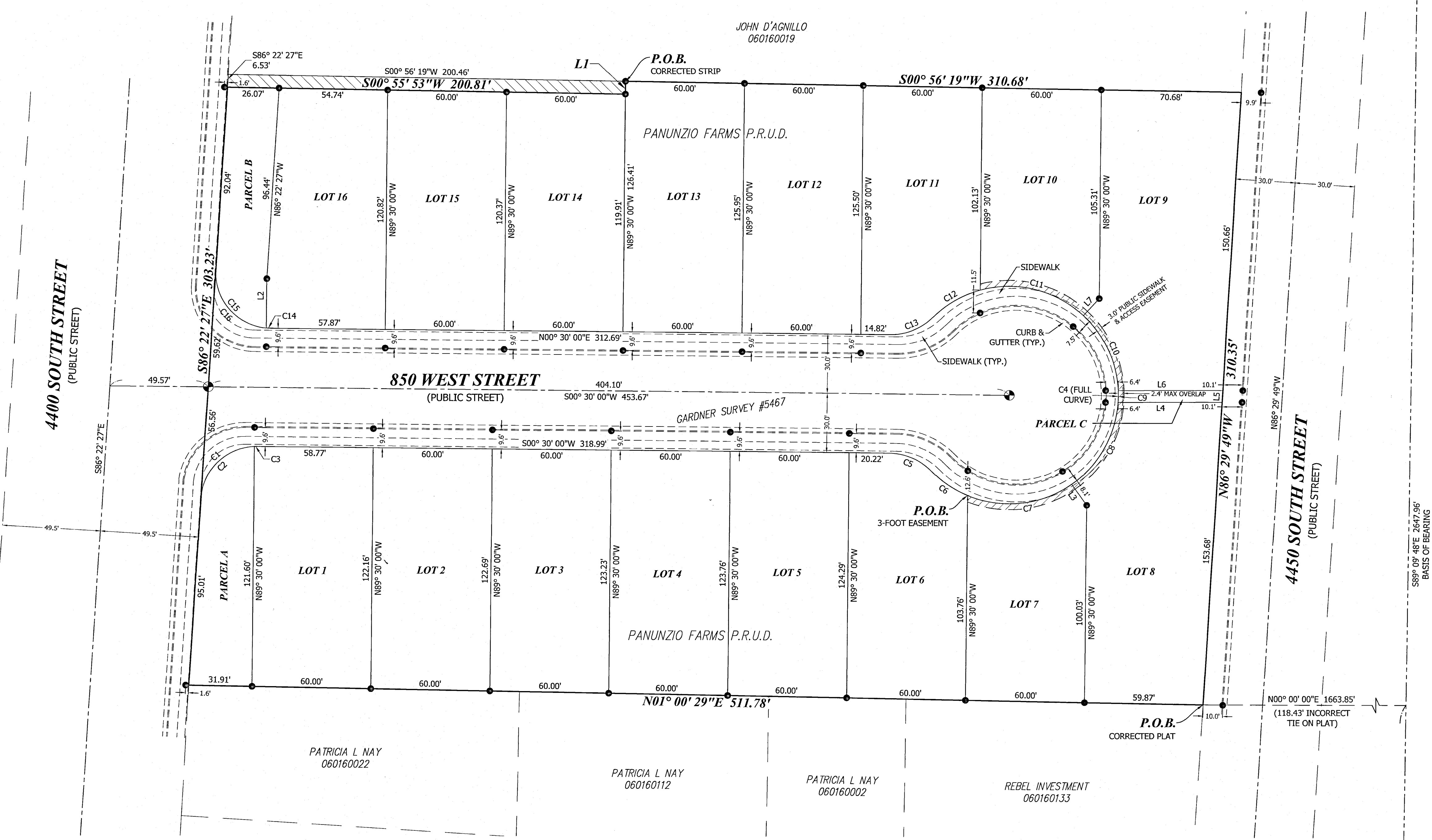
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	42.45'	28.00'	086°52'26"	S 42°56'13" E	38.50'
C2	41.23'	28.00'	084°21'32"	S 44°11'40" E	37.60'
C3	1.23'	28.00'	002°30'54"	S 00°45'27" E	1.23'
C4	259.37'	55.00'	270°11'54"	S 89°29'50" E	77.65'
C5	23.62'	30.00'	045°06'07"	S 23°03'04" W	23.01'
C6	22.34'	55.00'	023°16'08"	S 33°58'04" W	22.18'
C7	55.09'	55.00'	057°23'13"	S 06°21'37" E	52.81'
C8	49.28'	55.00'	051°19'58"	S 60°43'12" E	47.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C9	6.00'	55.00'	006°15'14"	S 89°30'48" E	6.00'
C10	42.69'	55.00'	044°28'32"	N 65°07'28" E	41.63'
C11	55.91'	55.00'	058°14'34"	N 13°46'04" E	53.53'
C12	28.07'	55.00'	029°14'34"	N 29°58'30" W	27.77'
C13	23.61'	30.00'	045°05'46"	N 22°02'53" W	23.01'
C14	2.14'	28.00'	004°22'14"	N 02°41'07" E	2.14'
C15	43.37'	28.00'	088°45'19"	N 49°14'54" E	39.17'
C16	45.51'	28.00'	093°07'34"	N 47°03'47" E	40.66'

RECEIVED
DEC 04 2020
BY: 6706

SW CORNER, SEC. 7, T.5N., R.1W., S.L.B.&M., FOUND WEBER COUNTY 2" BRASS CAP MONUMENT IN RING AND LID, SET IN 1941

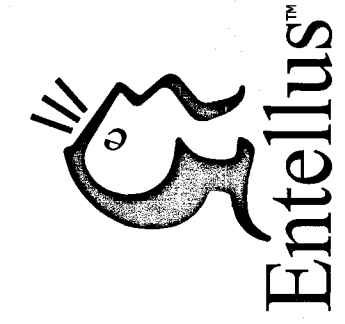


S 1/4 CORNER, SEC. 7, T.5N., R.1W., S.L.B.&M., FOUND 3" WEBER COUNTY BRASS CAP MONUMENT FLUSH WITH CONCRETE, SET IN 2005

S89° 09' 48" E 2647.96' BASIS OF BEARING

1771.89'

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



PANUNZIO FARMS PRUD
THE INTERSECTION OF 4400 SOUTH STREET AND 850 WEST STREET
PANUNZIO FARMS PRUD
LOCATED IN THE SW 1/4 OF SECTION 7, T.5N., R.1W., S.L.B.&M.
RIVERDALE CITY, WEBER COUNTY, UTAH

DRAWN: SMB 11/17/2020
APPROVED: JRC 11/23/2020
PROJECT #: 1064005
PLAT REV 1064005.dwg

C201
BOUNDARY SURVEY