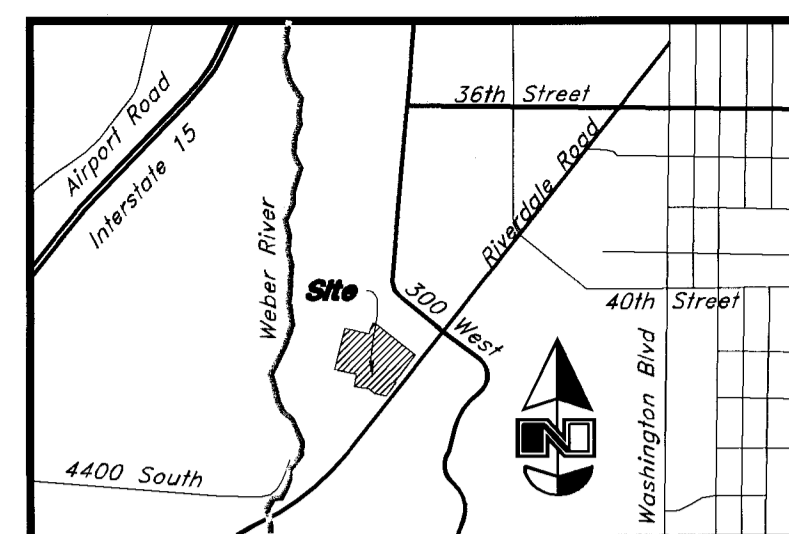
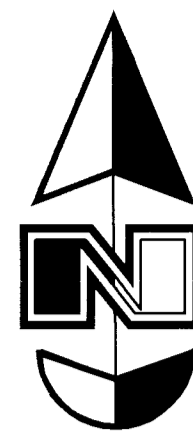


Scale: 1" = 40'



Vicinity Map
Not to Scale

Narrative

This Survey was requested by CCA prerequisite to the Subdivision of this property.

This Survey retraces the Underlying Plat of the Riverdale Center II Subdivision and adjacent subdivisions.

A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 8 was assigned the VRS bearing of South 89°26'02" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah North Zone State Plane datum.

A 5/8" rebar with Plastic cap or Nail with brass tag stamped AWA will be placed at all Lot Corners with the Subdivision plat.

Dedication Parcel 2A fits entirely within the area described by Parcel 2B.

Record Descriptions

Parcel 1:
All of Lot 2, Riverdale Center II Subdivision filed in Book 52 of Plats at Page 52 of the Official Records of Weber County,

Parcel 2:
A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1111.12 feet South 1°00'35" West, Utah State Plane Grid bearing along the Section line, 72.91' South 78°05'28" East and 330.13 Feet South 78°05'25" East from the Northwest corner of said Northwest Quarter, and running thence South 78°05'28" East 271.84 feet to a point described in previous instruments of record as the westerly line of Riverdale Road (State Highway 26); thence South 38°24'20" West 106.31 feet along said line; thence North 78°05'28" West 87.20 feet; thence North 51°29'55" West 42.85 feet; thence North 68°22'35" West 16.93 feet; thence North 89°41'28" West 14.21 feet; thence North 78°05'28" West 67.15 feet; thence North 11°03'04" East 75.97 feet to the point of beginning.

Excepting therefrom two tracts of land conveyed to the Utah Department of Transportation (UDOT) identified as follows:

Parcel 2A
UDOT Parcel No 0026:55, described in the certain Warranty Deed recorded February 1, 2007 as Entry No. 2239498 of Official records of the Weber County Recorder.

Parcel 2B
A parcel of land in fee, being a part of an entire tract of property, situate in the NW1/4NW1/4 of Section 8, T.5N, R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Northerly boundary line of said entire tract and the Northwesterly Right-of-Way line of the existing highway State Route 26, said intersection is 1110.53 feet (1111.12 feet by record) S. 01°00'35" W. and 674.24 feet (674.88 feet by record) S. 78°05'28" E. from the Northwest corner of the Northwest Quarter of said Section 8, said intersection is also approximately 53.35 feet perpendicularly distant Northwesterly from the control line of said project SP-0026(4)0 opposite engineer station 145+82.26, and running thence S. 38°27'50" W. 106.21 feet (S. 38°24'20" W. 106.31 feet by record) along said Right-of-Way line to the Southerly boundary line of said entire tract; thence N. 78°05'28" W. 10.16 feet along said Southerly boundary line to a point 62.61 radial distant Northwesterly from said control line opposite engineer station 145+05.96; thence N. 38°14'17" E. 71.63 feet to the Northerly boundary line of said entire tract at a point 62.87 feet perpendicularly distant northwesterly from said control line; thence S. 78°03'43" E. (S. 78°05'28" E. by record) 10.63 feet along said Northerly boundary 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 988 square feet in area of 0.023 acre, more or less. (Note: rotate all bearings in the above description 00°00'27" Clockwise to match highway bearings.)

As-Surveyed Description

All of Lot 2, Riverdale Center II Subdivision filed in Book 52 of Plats at Page 52 of the Official Records of Weber County, along with more land, being a part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah, more particularly described as follows:

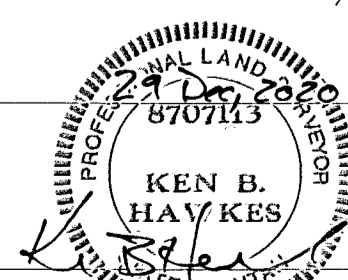
Beginning at a Southeasterly Corner of Lot 1 of said Subdivision, located 1111.11 feet (1111.12 feet record) South 1°00'35" West along the Section Line to a point on the North Line of Lot 4 of said Subdivision; and 261.52 feet South 78°05'28" East along the North Line of Lot 4 and the South Line of said Subdivision from a Nail found marking the Northwest Corner of said Section 8; thence along the Eastern and Southerly Lines of said Lot 1 the following six courses: North 13°35'10" East 268.96 feet; South 76°24'50" East 158.53 feet; North 13°35'10" East 36.33 feet; North 25°21'26" East 38.51 feet; South 66°49'12" East 41.48 feet; and South 51°31'42" North 302.38 feet to the Northwesterly Line of Riverdale Road as dedicated on the Plat of said Subdivision; thence along said Northwesterly Line as dedicated the following two courses: South 38°24'20" West 217.51 feet to the Southwest Corner of said Road Dedication on the Southerly Line of said Subdivision; and South 78°05'28" East 12.27 feet along an extension of said Southerly Line to the Northwesterly Line of said Riverdale Road as dedicated per Entry No. 2416280 of the Official Records of Weber County; thence along said Northwesterly Line as dedicated the following two courses: South 38°10'47" West 71.73 feet (71.63 feet record); and South 38°10'36" West 34.37 feet; thence North 78°05'28" West 77.04 feet; thence North 51°29'55" West 42.85 feet; thence North 68°22'35" West 16.93 feet; thence North 89°41'28" West 14.21 feet; thence North 78°05'28" West 67.15 feet; thence North 11°03'04" East 75.97 feet to a point on said Southerly Line of Subdivision; thence North 78°05'28" West 141.52 feet along said Southerly Line to said Southeasterly Corner of Lot 1 and the point of beginning.

Certification

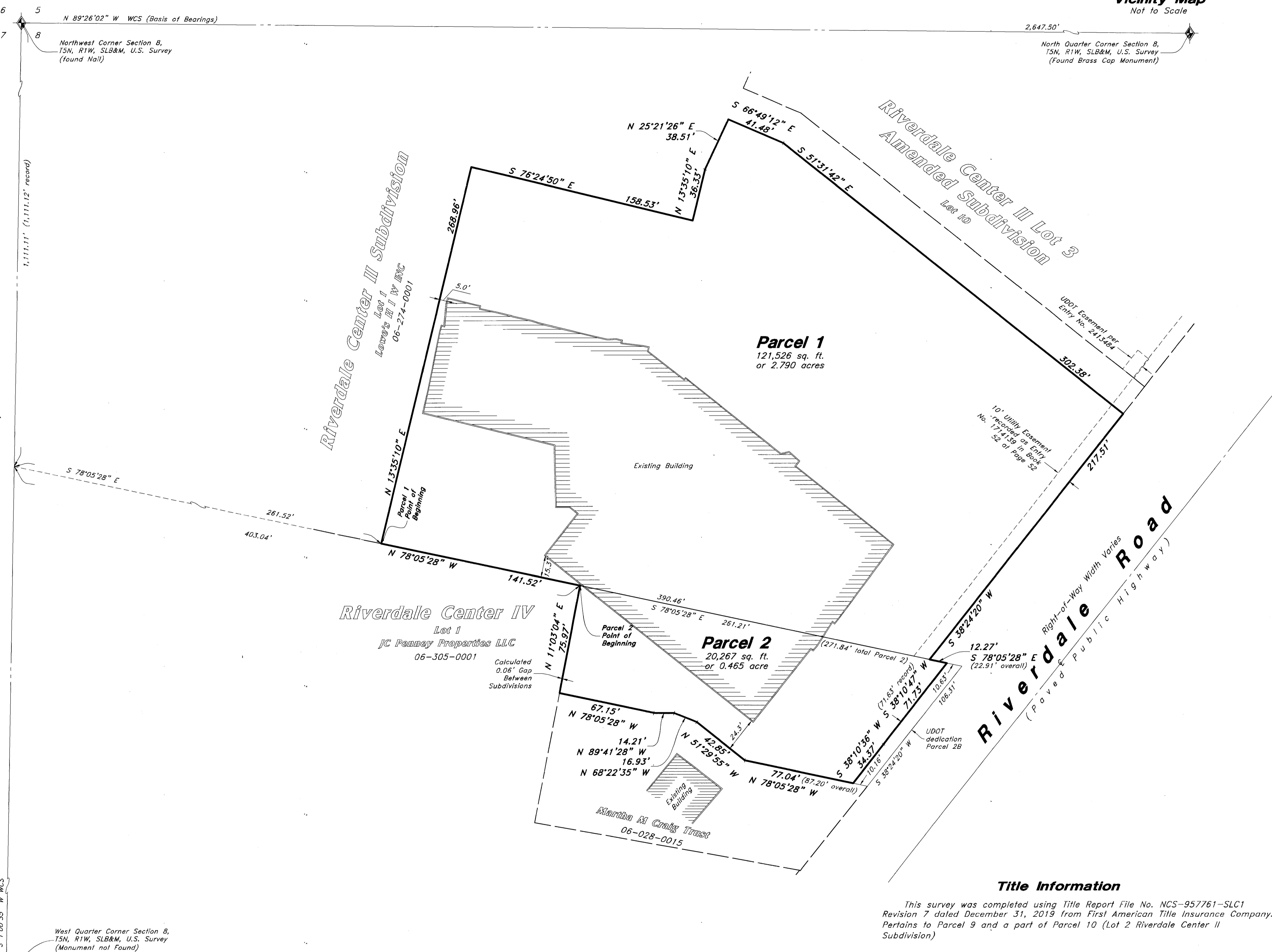
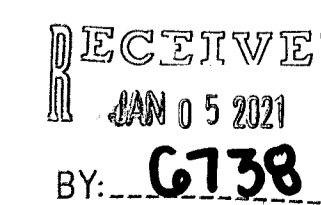
I Ken B. Hawkes a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of Anderson Wahlen & Associates; that this Boundary Survey in the City of Riverdale, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date:

Contains 141,793 sq. ft.
Or 3.255 acres



Ken B. Hawkes
Utah PLS No. 8707113



Anderson Wahlen & Associates
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWEngineering.net

Boundary Survey
Riverdale Center VI
Riverdale Road
Riverdale, Weber County, Utah
A Part of the Northwest Quarter of Section 8, T.5N, R.1W, S.L.B.&M, U.S. Survey

11 Dec, 2020
SHEET NO. 1