



NOTE:

- In addition to corners that have been shown by legend symbol as having been set all lot corners have or will be set after road construction.
- Lower Valley Coordinate system is NAD1983 U.S.F.T. 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.
- 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" E, from GPS NGS RT1 coordinates; N 00°49'55" E.
- The recording of this plot in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plot or portion of plot of the same land as described hereon in accordance with UCA 10-9a-609.

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 plot was prepared from the field notes of this survey and from documents and records as noted hereon.

ERNEST D. ROWLEY
No. 171781
8-31-2022
STATE OF UTAH

BOUNDARY DESCRIPTION

All of Parcel A, Riverwalk Townhomes No. 2, as recorded Plat book 89 page 46 on December 2, 2020 being a part of the Southwest Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian; AND

A part of a tract of land being all of a parcel described in Warranty Deed Entry number 3165328 recorded July 1, 2021, being a part of the Northwest Quarter of Section 25, of Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows:

A tract of land being a portion of a parcel described by a Warranty Deed recorded as Entry number 3055110 on May 18, 2020, said tract having a basis of bearing on the Weber County NAD83 coordinate system Utah North Zone of South 00°01'31" West between the monumented location of the Northwest corner (having grid coordinates of N=3602497.707 E=1495878.164 U.S.F.T.) and the West Quarter corner (having grid coordinates of N=3606845.154 E=1495839.416 U.S.F.T.) of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian; more particularly described as follows:

BEGINNING at the Northwest corner of Riverwalk Townhomes No. 1, recorded Plat book 87 page 29 on March 6, 2020 as Entry number 3039533, (said Northwest corner being located 11.00 feet South 00°50'13" West, along the monumented section line, to a point described as a more practical location for the Northwest corner of said Section 25 as evidenced by a record of survey number 483 on file in the office of the Weber County Surveyor, and 1169.64 feet South 88°38'21" East, to the Northwest corner of a Parcel 1 as surveyed and shown in said record of survey number 483, said point being at an old fence corner, from the monumented location of the Northwest corner of said Section 25);

RUNNING thence South 01°27'13" West 41.53 feet, along the west boundary of said Riverwalk Townhomes No. 1;

Thence South 88°53'15" West 52.76 feet;

Thence North 01°06'45" West 43.01 feet, to the south boundary of Riverwalk Townhomes No. 2, recorded Plat book 89 page 46 on December 2, 2020 as Entry number 3106432;

Thence South 89°30'38" East 55.64 feet, along said south boundary, to the point of beginning.

Containing 2,269 square feet, more or less.

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NARRATIVE

- The purpose of the survey is to provide an amended plat for Parcel A, Riverwalk Townhomes No. 2 as shown hereon and to subdivide the parcel as shown.
- The basis of bearing of this plot is as described in the description and shown on this plot.
- For additional section information see recorded plat of Riverwalk Townhomes No. 1 and Riverwalk Townhomes No. 2.

RIVERWALK TOWNHOMES No. 2-1st Amendment

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

 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	1 of 1 Subdivision-Amending Parcel A, Riverwalk Townhomes No. 2, etc.	
DEVELOPER: Psion Homes & Scadden Family Investments Address: 377 N. Marshall Way, Layton, UT 84041. Phone: 801-923-2055		DRAWN BY: EDR CHECKED BY: ... DATE: August 31, 2021 PROF: 4006
SW 1/4 of Sec 24, Township 6 North, Range 2 West, SLB&M.		Revisions:
This plot 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.		

Project Name: 4006 Riverwalk Ph. 2 Amended Plat-Eng Save Date: August 31, 2021 3:49 PM Sheet: ###