



ORIGINAL PARCEL 060020063 BOUNDARY DESCRIPTION

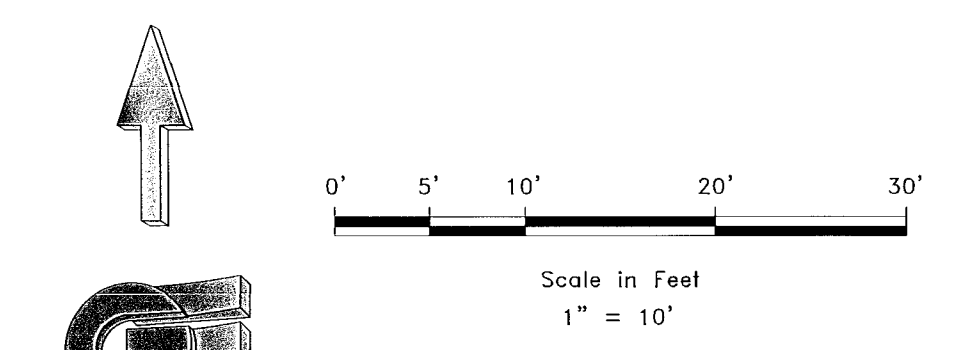
PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 89°51' EAST 196.17 FEET, MORE OR LESS, AND NORTH 0°30' EAST 201.83 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID POINT OF BEGINNING ALSO BEING ON THE NORTHWEST PROPERTY CORNER AS RECORDED IN BOOK 1216 PAGE 391 WEBER COUNTY RECORDS; RUNNING THENCE NORTH 0°30' EAST 35.12 FEET, MORE OR LESS, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF 4350 SOUTH STREET; THENCE SOUTH 87°10'30" EAST ALONG SAID PROLONGATION, 95.59 FEET; THENCE SOUTH 1°55' WEST 31.25 FEET, MORE OR LESS, TO A LINE WHICH BEARS SOUTH 89°30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89°30' WEST 94.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT SOUTH 89°51' EAST 196.17 FEET AND NORTH 0°30' EAST 124.83 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID BEGINNING POINT BEING NORTH 0°30' EAST 581.89 FEET FROM THE NORTH PROPERTY LINE OF THE OLD STATE ROAD, RUNNING THENCE SOUTH 89°30' EAST 103.98 FEET, THENCE NORTH 0°30' EAST 77 FEET, THENCE NORTH 89°30' WEST 103.98 FEET, THENCE SOUTH 0°30' WEST 77 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION THEREOF LYING WITHIN 700 WEST STREET. SUBJECT TO A BOUNDARY LINE AGREEMENT AS RECORDED E# 2303143.

COMBINED PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4350 SOUTH STREET BEING LOCATED NORTH 0°35'21" EAST 233.60 FEET ALONG THE WEST LINE OF SAID QUARTER AND NORTH 90°00'00" EAST 195.02 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 86°23'24" EAST 99.63 FEET TO THE WEST RIGHT OF WAY LINE OF 700 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 2°41'56" WEST 106.92 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE FOLLOWING TWO (2) COURSES: (1) NORTH 87°29'27" WEST 95.55 FEET; (2) NORTH 0°33'39" EAST 108.90 FEET TO THE POINT OF BEGINNING. CONTAINING 10,525 SQUARE FEET OR 0.24 ACRES MORE OR LESS.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - x EXISTING FENCE LINE

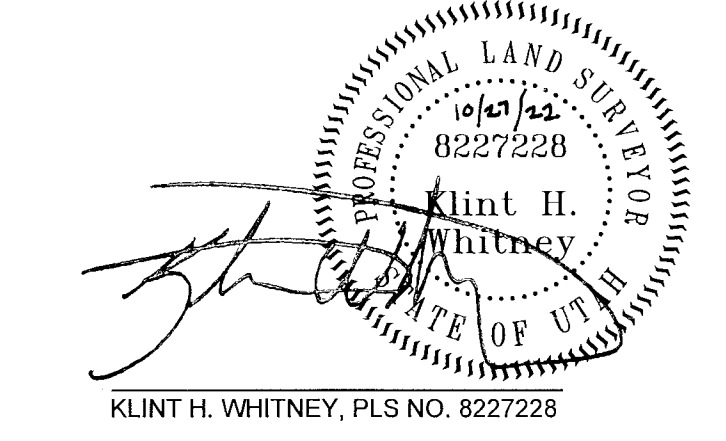
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JESUS BELTRAN. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST WHICH BEARS SOUTH 89°29'37" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3042649, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF GLENN COVE A PLANNED RESIDENTIAL UNIT DEVELOPMENT PHASE NO. 1 AND THE DEDICATION PLAT FOR 700 WEST STREET AND 4350 SOUTH STREET WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 27th DAY OF October, 2022.



RIVERDALE CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE RIVERDALE CITY CITY ADMINISTRATOR THIS 27th DAY OF October, 2022, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED AND ACCEPTED.

[Signature]
CITY ADMINISTRATOR, RIVERDALE CITY

SCALE: 1"=10' XREF	DATE: 7/1/20	DESIGN: _____	DRAWN: KHV	CHECKED: KHV
REVISIONS	DATE	DESCRIPTION		
PARCEL COMBINATION FOR JESUS BELTRAN 4357 WEST 700 WEST, RIVERDALE UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.				
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066				
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