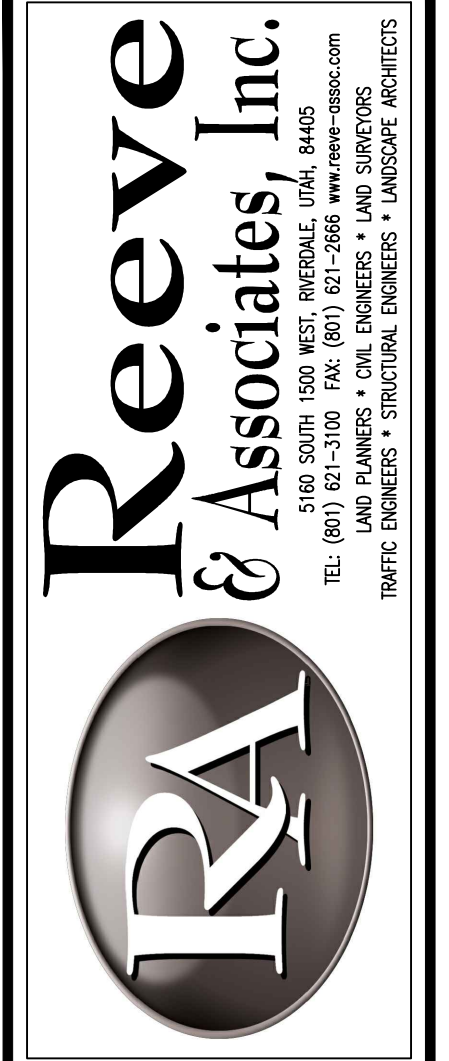


ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

RIVERDALE CITY, WEBER COUNTY, UTAH

JANUARY, 2023



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS SURVEY
 PART OF THE NORTHWEST QUARTER OF SECTION 8, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
 RIVERDALE CITY, WEBER COUNTY, UTAH
JOSEPH DANSIE TRUSTEE
 4194 SOUTH RIVERDALE ROAD, RIVERDALE, UT 84405

Project Info.	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	11-29-2022
Name:	RIVERDALE ALTA SURVEY
Scale:	1"=20'
Checked:	
Number:	8100-01

DESCRIPTION FROM TITLE REPORT

PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NO. NCS-1153836-SLC1 DATED OCTOBER 11, 2022.

LOT 201, RIVERDALE LANDING PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

EXCEPTIONS TO COVERAGE

PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NO. NCS-1153836-SLC1 DATED OCTOBER 11, 2022.

SCHEDULE B, SECTION 2 EXCEPTIONS #1-12, 14, 18, & 21-26 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #13 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTION AND MAINTAINING THEREON PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED JULY 30, 2009 AS ENTRY NO. 2427075 OF OFFICIAL RECORDS. (SURVEYOR NOTE: EASEMENT SHOWN ON SURVEY.)

EXCEPTION #15 - TERMS, CONDITIONS AND PROVISIONS, AS SET FORTH WITHIN THAT CERTAIN SPECIAL WARRANTY DEED, A RIGHT OF WAY FOR INGRESS AND EGRESS OVER SAID PROPERTY RECORDED OCTOBER 02, 2017 AS ENTRY NO. 2881874 OF OFFICIAL RECORDS. (SURVEYOR NOTE: 27' INGRESS/EGRESS EASEMENT SHOWN ON SURVEY.)

EXCEPTION #16 - EASEMENTS, PUBLIC UTILITY AND DRAINAGE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS IF ANY, CONDITIONS OF APPROVAL IF ANY, AND NOTES IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT OF RIVERDALE LANDING PHASE 2, RECORDED MARCH 04, 2021 AS ENTRY NO. 3131454 OF OFFICIAL RECORDS. (SURVEYOR NOTE: ALL EASEMENTS FROM RECORDED PLAT SHOWN ON SURVEY.)

EXCEPTION #17 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON RIVERDALE LANDING, PHASE 2 SUBDIVISION PLAT RECORDED MARCH 04, 2021 AS ENTRY NO. 3131458 IN BOOK 90 OF PLATS AT PAGE 10. (SURVEYOR NOTE: ALL EASEMENTS FROM RECORDED PLAT SHOWN ON SURVEY.)

EXCEPTION #19 - AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP ITS SUCCESSORS AND ASSIGNS, BY INSTRUMENT RECORDED OCTOBER 25, 2021 AS ENTRY NO. 3192915 OF OFFICIAL RECORDS. (SURVEYOR NOTE: ROCKY MOUNTAIN POWER EASEMENT SHOWN ON SURVEY.)

EXCEPTION #20 - GRANT OF EASEMENTS, DECLARATION OF RESTRICTIONS, AND MAINTENANCE AGREEMENT, RIVERDALE LANDING, PHASES 1 & 2 RECORDED FEBRUARY 09, 2022 AS ENTRY NO. 3216656 OF OFFICIAL RECORDS. (SURVEYOR NOTE: EASEMENT FOR SHARED DRIVE AISLE BETWEEN ALL LOTS IN SUBDIVISION DEVELOPMENT. DRIVE AISLE SHOWN ON SURVEY.)

NOTES

PARCEL 063410001

ADDRESS FOR SUBJECT PROPERTY IS 4194 SOUTH RIVERDALE ROAD, RIVERDALE, UT 84405. (SEE TABLE A, ITEM 2)

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT. (SEE TABLE A, ITEM 6)

ONE STRUCTURE LOCATED WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 7)

NO BILLBOARDS, SWIMMING POOLS, OR SUBSTANTIAL AREAS OF REFUSE ARE FOUND WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. SIGNS AND LANDSCAPE AREAS ARE LOCATED WITHIN THE BOUNDARIES OF SUBJECT PROPERTY. (SEE TABLE A, ITEM 8)

THERE WERE 29 TOTAL MARKED PARKING STALLS AND 2 A.D.A. STALLS OBSERVED ON SITE AT TIME OF SURVEY. (SEE TABLE A, ITEM 9)

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY THE CLIENT OR FROM THE VARIOUS UTILITY AGENCIES, OR MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. INFORMATION FROM THE SOURCES INDICATED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (SEE TABLE A, ITEM 11)

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SEE TABLE A, ITEM 16)

THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY JOSEPH DANSIE TRUSTEE FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND PRIOR TO DEVELOPMENT.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER, AND A REFERENCE CORNER MONUMENT TO THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°26'02" WEST BETWEEN SAID NORTH QUARTER CORNER AND REFERENCE CORNER MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 8 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR RIVERDALE LANDING PHASE 2 SUBDIVISION, PREPARED BY KEN HAWKES DATED FEBRUARY 17, 2021, AND RECORDED MAY 4, 2021.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH, MAP NO. 49057C0436F, EFFECTIVE DATE 06-02-2015. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

BENCHMARK

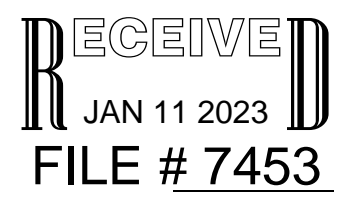
TOP OF BRASS CAP FOR THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. 4392.38' (NAVD88 ELEVATION)

ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO WVC 3279 LLC, A UTAH LIMITED LIABILITY COMPANY, RIVERDALE 4200 LLC, A UTAH LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1)(2), 8, 9, 11(A), 13, 16, 17, AND 19 OF TABLE A THEREOF.

DATE OF FIELD WORK: 11-21-2022
 DATE OF SURVEY: 11-29-2022
 DATE SIGNED: 1-11-2023
 JASON T. FELT, P.L.S.
 IDAHO NUMBER: 9239283



ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

RIVERDALE CITY, WEBER COUNTY, UTAH

JANUARY, 2023

NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED.

N89°26'02"W
375.00'

FOUND REFERENCE
CORNER MONUMENT

RIVERDALE ROAD
PUBLIC ROAD

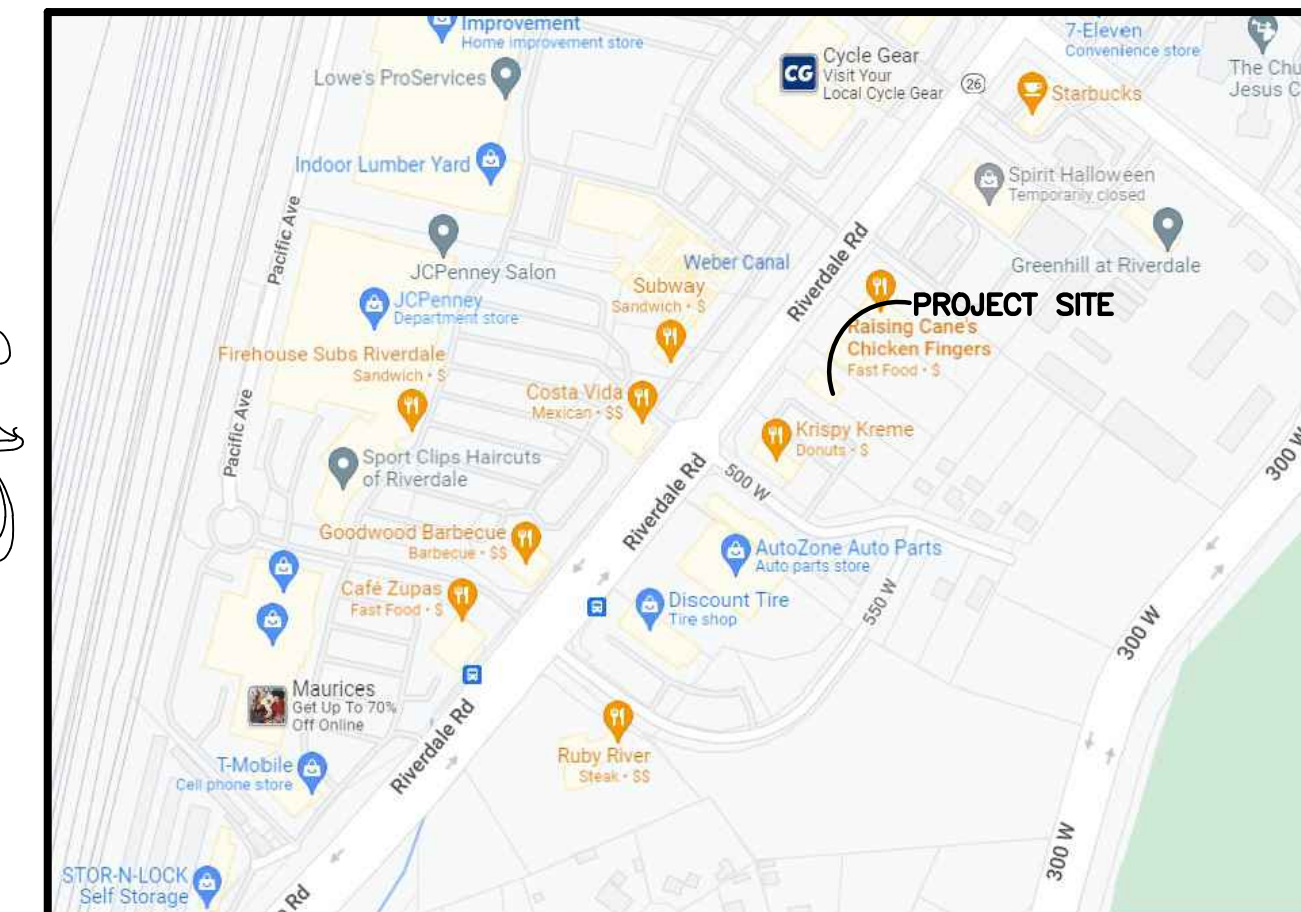
FACE OF CURB TO FACE OF CURB = 104.3'

R-9943.50'
L-21.66'
D-0°07'29"
CB-N38°26'39"E
CL-21.66'

2647.42' CALCULATED
N89°26'02"W 2647.50' (RECORD BETWEEN NORTH QUARTER CORNER AND NORTHWEST CORNER)
N89°26'02"W 2272.42' (BASIS OF BEARINGS)

1960.81'

NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND MONUMENT.



VICINITY MAP
NOT TO SCALE

S01°00'48"W 2623.71' (RECORD)

EXCEPTION 16/17
10' P.U.E.

EXCEPTION 13
UDOT EASEMENT

06-030-0045
LOT 1, RIVERDALE LANDING PHASE 1

06-341-0002
WVC 3279 LLC 85% & RIVERDALE 4200 LLC 15%
LOT 202, RIVERDALE LANDING PHASE 2 SUBDIVISION

N36°55'55"E
10.59'

EXCEPTION 15
INGRESS/EGRESS EASEMENT

06-341-0001
LOT 201, RIVERDALE LANDING PHASE 2 SUBDIVISION
32440 S.F.
0.745 ACRES

EXCEPTION 19
ROCKY MOUNTAIN
POWER EASEMENT

FOUND NAIL
AND WASHER

EXCEPTION 19
ROCKY MOUNTAIN
POWER EASEMENT

EXCEPTION 20
EASEMENT FOR
SHARED DRIVE AISLE

06-341-0004
LHM DEV RIV LLC
LOT 204, RIVERDALE LANDING PHASE 2 SUBDIVISION

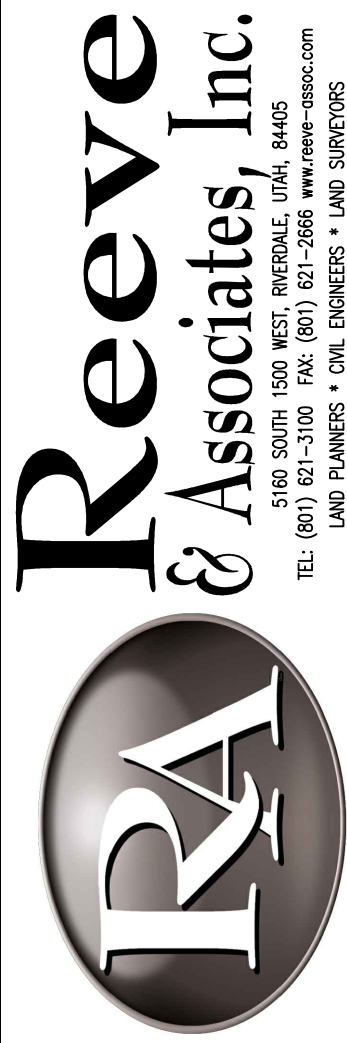
WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED.

LEGEND

- = SECTION CORNER
- = FOUND AS NOTED
- × = SET NAIL AND WASHER
- = SET 5/8" REBAR AND CAP STAMPED "REEVE AND ASSOCIATES"
- FH = FIRE HYDRANT
- PP = POWER POLE
- PB = POWER BOX
- PH = PHONE PEDESTAL
- LP = LIGHT POLE
- GM = GAS METER
- ICV = IRRIGATION CONTROL VALVE
- WV = WATER VALVE
- WMH = WATER METER
- SSCO = SANITARY SEWER CLEANOUT
- GT = SANITARY SEWER CREASE TRAP
- SSMH = SANITARY SEWER MANHOLE
- SDMH = STORM DRAIN MANHOLE
- CB = STORM DRAIN CATCH BASIN
- SN = SIGN
- B = BOLLARD
- = BOUNDARY LINE
- - - = SECTION LINE
- · - · = ROAD CENTERLINE
- · - · - · = ADJOINING PROPERTY
- x - x - x - x = EXISTING FENCE LINE
- · - · - · - · = EASEMENT LINE
- · - · - · - · - · = BURIED GAS LINE
- · - · - · - · - · - · = BURIED SANITARY SEWER LINE
- [Pattern] = EXISTING CONCRETE
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = EXISTING BUILDING

Scale: 1" = 20'

RECEIVED
JAN 11 2023
FILE # 7453



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS SURVEY
PART OF THE NORTHWEST QUARTER OF SECTION 8, T.5N., R.1W., S.13.B.&M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH

JOSEPH DANSIE TRUSTEE
4194 SOUTH RIVERDALE ROAD, RIVERDALE, UT 84405

Project Info.
 Surveyor: J. FELT
 Designer: N. ANDERSON
 Begin Date: 11-29-2022
 Name: RIVERDALE
 ALTA SURVEY
 Scale: 1"=20'
 Checked:
 Number: 8100-01