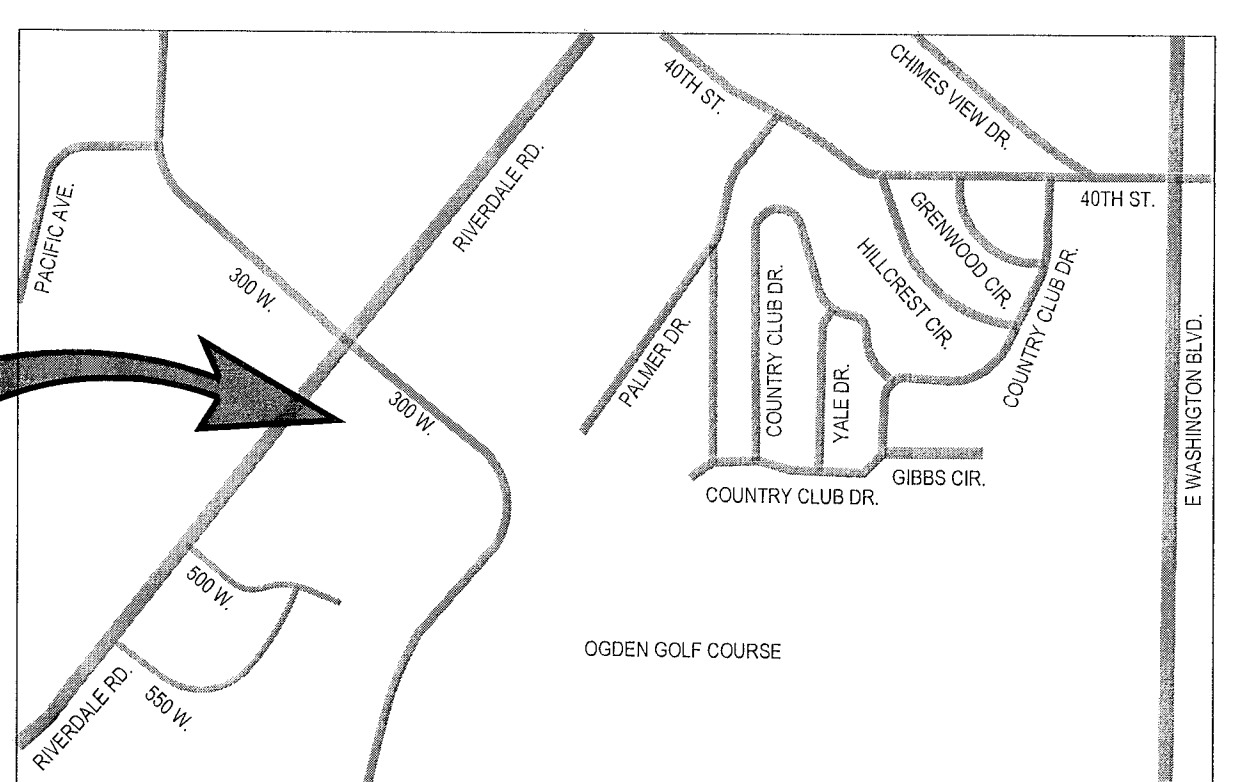


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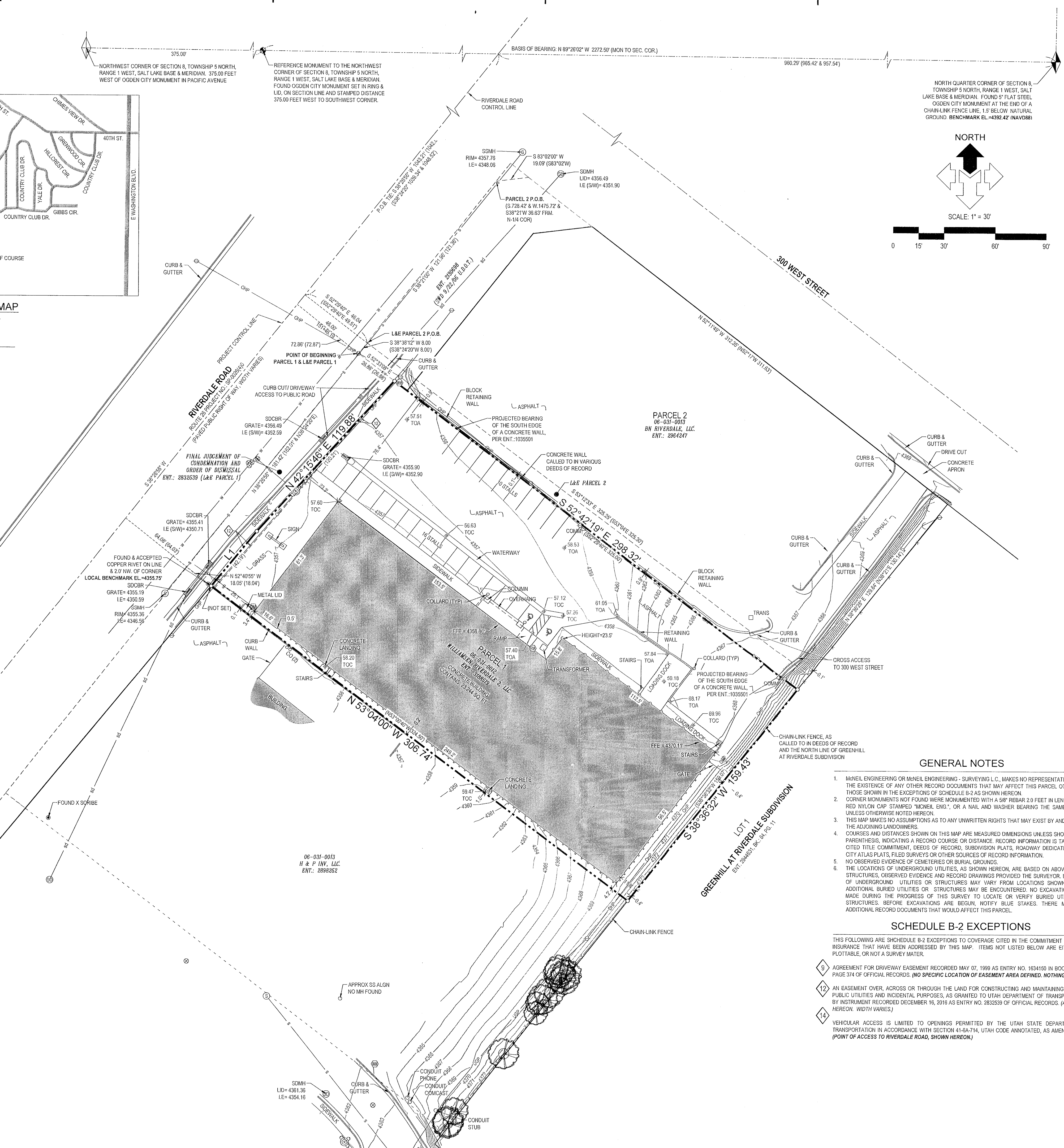
VICINITY MAP  
SCALE: N.T.S.

LEGEND

- RIGHT OF WAY SUBDIVISION LINE
SUBJECT PROPERTY LINE
CENTERLINE/CONTROL LINE
SECTION LINE
EASEMENT LINE
FENCE
OVERHEAD POWER
UNDERGROUND POWER
COMMUNICATION LINE
WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
NATURAL GAS LINE
MAJOR CONTOUR
MINOR CONTOUR
BUILDING
CONIFEROUS TREE
FIRE HYDRANT
WATER METER
WATER VALVE
ELECTRICAL METER
GUY WIRE
LIGHT POLE
UTILITY POLE
CLEAN OUT
SANITARY SEWER MANHOLE
NATURAL GAS METER
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
COMMUNICATIONS BOX
BOLLARD
PROPERTY CORNER
DECIDUOUS TREE

TABLE "A" ITEMS

- THE FOLLOWING NOTES PERTAIN TO OPTIONAL TABLE "A" ITEMS CITED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS
1. MONUMENT WERE FOUND OR SET, PER GENERAL NOTE 2
2. THE ADDRESS OF THE SUBJECT PARCEL IS: 4132 SOUTH RIVERDALE ROAD, RIVERDALE, UTAH, AS DISCLOSED BY COUNTY RECORDS
3. THE SUBJECT PARCEL IS SITUATE WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, PER FEMA MAP NO.: 49570X02B, WITH AN EFFECTIVE DATE OF 12/16/2005.
4. THE GROSS LAND AREA IS: 48,620 SQ. FT., OR 1.116 ACRES
CONTOURS ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD83 DATUM. SEE BENCHMARK INFORMATION IN SURVEY NARRATIVE
7(a)- EXTERIOR DIMENSIONS OF ALL BUILDING SHOWN HEREON AND BASED AT GROUND LEVEL.
7(b)- BUILDING SQUARE FOOTAGE SHOWN HEREON, PER ABOVE REFERENCED MEASUREMENTS
7(c)- BUILDING HEIGHT SHOWN HEREON AND MEASURED AT THE LOCATION INDICATED.
8. SUBSTANTIAL IMPROVEMENTS OBSERVED, SHOWN HEREON.
9. THERE ARE 26 REGULAR PARKING STALLS AND 2 HANDICAP STALLS, TOTALING 28 STALLS IN ALL. UNDERGROUND UTILITIES SHOWN HEREON, PER GENERAL NOTE 6
10. NAMES OF ADJOINING OWNERS SHOWN HEREON.
11. AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.



SURVEYOR'S CERTIFICATE
TO WILLIAMSB RIVERDALE 2 LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AMERICAN BREAD COMPANY LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 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, 5, 7(b), 7(c), 7(d), 8, 9, 11, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 30, 2021.
DATE OF PLAT OR MAP: NOVEMBER 10, 2022
DENNIS K. WITHERS
LICENSE NO. 8135190

DESCRIPTION PER ENT.: 3188519
A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING 965.42 FEET (957.54 ORIGINAL DEED) NORTH 89°26'02" WEST (STATE PLANS) ALONG THE SECTION LINE, 1039.34 FEET (1048.52 ORIGINAL DEED) SOUTH 38°24'20" WEST ALONG THE CENTERLINE OF RIVERDALE ROAD, 49.51 FEET (49.52 ORIGINAL DEED) SOUTH 52°29'40" EAST AND 8.00 FEET SOUTH 38°24'20" WEST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 52°29'40" EAST 225.00 FEET TO A FENCE; THENCE SOUTH 38°38'32" WEST 159.07 FEET ALONG SAID FENCE TO THE LOCATION OF A FENCE IN 1972; THENCE NORTH 53°04'00" WEST 324.50 FEET ALONG SAID FENCE AS LOCATED IN 1972 TO THE EASTERLY LINE OF RIVERDALE ROAD; THENCE NORTH 38°24'20" EAST 162.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THAT PORTION OF LAND AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 16, 2016 AS ENTRY NO. 2832539 OF OFFICIAL RECORDS.
A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, 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 SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26; SAID INTERSECTION IS 994.45 FEET (965.42 FEET BY RECORD) NORTH 89°26'02" WEST ALONG THE SECTION LINE AND 1042.88 FEET SOUTH 38°26'56" WEST (1039.34 FEET SOUTH 38°24'20" WEST BY RECORD) AND 49.51 FEET SOUTH 52°29'40" EAST AND 8.00 FEET SOUTH 38°29'59" WEST (SOUTH 38°24'20" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 52°29'40" EAST 225.00 FEET TO A POINT 64.88 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 151+46.19, AND RUNNING THENCE SOUTH 52°33'08" EAST (SOUTH 52°29'40" EAST BY RECORD) 26.88 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 72.81 FEET PERPENDICULARLY SOUTHEASTERLY FROM SAID CONTROL LINE, THENCE SOUTH 42°19'49" WEST 102.31 FEET TO A POINT 64.88 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 15+26.72, THENCE SOUTH 38°39'42" WEST 42.19 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 64.03 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE, THENCE NORTH 53°04'00" WEST (NORTH 53°04'00" WEST BY RECORD) 18.04 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, THENCE NORTH 38°26'56" EAST (NORTH 38°24'20" EAST BY RECORD) 162.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIBED "90°24" COUNTERCLOCKWISE TO OBTAIN HIGHWAY BEARINGS)
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS, EGRESS OVER AND ACROSS AS DISCLOSED IN AGREEMENT FOR DRIVEWAY EASEMENT RECORDED MAY 07, 1999 AS ENTRY NO. 1634150 IN BOOK 2010 AT PAGE 374 OF OFFICIAL RECORDS IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY LINE OF A 99 FOOT ROAD (RIVERDALE ROAD), SAID POINT BEING ALSO SOUTH 728.42 FEET AND WEST 1475.72 FEET AND SOUTH 38°21' WEST 36.63 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, RUNNING THENCE SOUTH 38°21' WEST 121.39 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 99 FOOT ROAD; THENCE SOUTH 53°04' EAST 325.30 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 38°21' EAST 130.14 FEET ALONG AN EXISTING FENCE LINE TO THE SOUTHEASTERLY LINE OF SAID 100 FOOT ROAD; THENCE SOUTH 89°02' WEST 193.89 FEET TO THE POINT OF BEGINNING.
ALSO 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 ON THE EASTERLY LINE OF RIVERDALE ROAD, SAID POINT BEING 997.54 FEET NORTH 89°26' WEST ALONG THE SECTION LINE, 1048.52 FEET SOUTH 38°21' WEST ALONG THE CENTERLINE OF RIVERDALE ROAD AND 49.51 FEET SOUTH 53°04' EAST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 53°04' EAST 325.30 FEET TO AN EXISTING 6 FOOT CHAIN LINK FENCE; THENCE SOUTH 38°21' WEST 163.00 FEET ALONG SAID FENCE TO A POINT IN LINE WITH THE SOUTHWEST CORNER OF AN EXISTING CONCRETE WALL, THENCE NORTH 53°13' WEST 325.34 FEET ALONG THE SOUTHWEST CORNER OF SAID WALL AND WALL EXTENDED TO THE EASTERLY LINE OF RIVERDALE ROAD, THENCE NORTH 38°21' EAST 8.0 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SURVEY NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF THE CHASEBROOK COMPANY, FOR THE PURPOSES OF RETRACKING THE HEREON DESCRIBED PARCEL OF LAND AN EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°26'02" WEST, ALONG THE NORTH LINE OF OF THE NORTHWEST QUARTER OF SECTION 08, BETWEEN WEBER COUNTY MONUMENT FOUND MARKING THE NORTH QUARTER CORNER AND THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 08, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

DEEDS OF RECORD CONTAIN MANY AMBIGUOUS TIES FROM THE NORTH QUARTER CORNER. HOWEVER, THE INTENT SEEMS TO BE ALONG THE SECTION LINE, TO A POINT OF INTERSECTION WITH THE CENTER OF RIVERDALE ROAD. THIS SURVEY USES THE RIVERDALE ROAD CONTROL LINE, DEPICTED IN UDOT RIGHT OF WAY PLANS UNDER PROJECT NO.: SP-002649, MEASURED TIES TO THE POINT OF BEGINNING ARE SHOWN HEREON.

THE NORTHERLY LINE WAS ESTABLISHED ALONG THE MEASURED BEARING OF THE SOUTH EDGE OF A CONCRETE WALL, PER OPERATIVE LANGUAGE WITHIN DEEDS OF RECORD, WHICH LANGUAGE WAS OMITTED FROM MORE RECENT VESTING DEEDS OF THE NORTHERLY ADJOINING PARCEL. SEE OUT-CLAIM DEED RECORDED JANUARY 11, 1988, BETWEEN EARL F. HILL (PREDECESSOR IN TITLE TO THE SUBJECT PARCEL) AND WAR KING, INC., RECORDED AS ENTRY NO. 1035501. THE SUBJECT PARCEL IS ADJUNCT TO THE PARCEL ADJOINING TO THE NORTHEAST, WITH THE CONCRETE WALL AND PROJECTED BEARING BEING THE LINE OF ORIGINAL CONVEYANCE.

THE EASTERLY LINE OF THE SUBJECT PARCEL WAS HELD ALONG THE WESTERLY LINE OF THE GREENHILL AT RIVERDALE SUBDIVISION, RECORDED AS ENTRY NO. 294631, IN BOOK 84, AT PAGE 11, WHICH RECORD LINE MATCHES AN EXISTING CHAIN-LINK FENCE LINE, AS REFERENCED VARIOUS DEEDS OF RECORD IN THE AREA.

A COPPER RIVET SET IN THE CONCRETE SIDEWALK WAS FOUND AND ACCEPTED AS MARKING THE SOUTHERLY LINE OF THE SUBJECT PARCEL. FROM THIS POINT A RECORD BEARING OF SOUTH 53°04'00" EAST, WAS PROJECTED TO THE NORTHEASTERLY LINE OF THE GREENHILL AT RIVERDALE SUBDIVISION AND SHORTENED TO MATCH THE SOUTHEASTERLY LINE AS DESCRIBED IN THAT CERTAIN FINAL JUDGEMENT OF CONDEMNATION AND ORDER OF DISMISSAL, RECORD AS ENTRY NO.: 2832539.

THE WESTERLY LINE OF THE SUBJECT PARCEL WAS HELD COINCIDENT WITH THE EASTERLY LINE OF RIVERDALE ROAD, PER UDOT, RIGHT-OF-WAY PLAN AND THE ABOVE REFERENCED JUDGEMENT OF CONDEMNATION AND ORDER OF DISMISSAL, RECORD AS ENTRY NO.: 2832539.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 083-612116 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 31, 2021, AT 2:50 PM.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

GENERAL NOTES

- 1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR 2.0 FEET IN LENGTH AND A RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION, UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF GENETIC OR BURIAL GROUNDS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BULB STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

SCHEDULE B-2 EXCEPTIONS

- THIS FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE THAT HAVE BEEN ADDRESSED BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.
9. AGREEMENT FOR DRIVEWAY EASEMENT RECORDED MAY 07, 1999 AS ENTRY NO. 1634150 IN BOOK 2010 AT PAGE 374 OF OFFICIAL RECORDS. (NO SPECIFIC LOCATION OF EASEMENT AREA DEFINED, NOTHING SHOWN)
12. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONSTRUCTING AND MAINTAINING THEREON PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED DECEMBER 16, 2016 AS ENTRY NO. 2832539 OF OFFICIAL RECORDS. (AS SHOWN HEREON, WIDTH VARIES)
14. VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005. (POINT OF ACCESS TO RIVERDALE ROAD, SHOWN HEREON.)

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RIVERDALE SUBDIVISION
4130 RIVERDALE RD.
OGDEN, UTAH
LOCATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS
PROJECT NO: 21812
CAD FILE: 21812 ALTA
DRAWN BY: HMW
CALC BY: DKW
FIELD CREW: FIELD CREW
CHECKED BY: CHECKED
DATE: 10/04/2022
ALTA/NSPS LAND TITLE SURVEY
1 OF 1