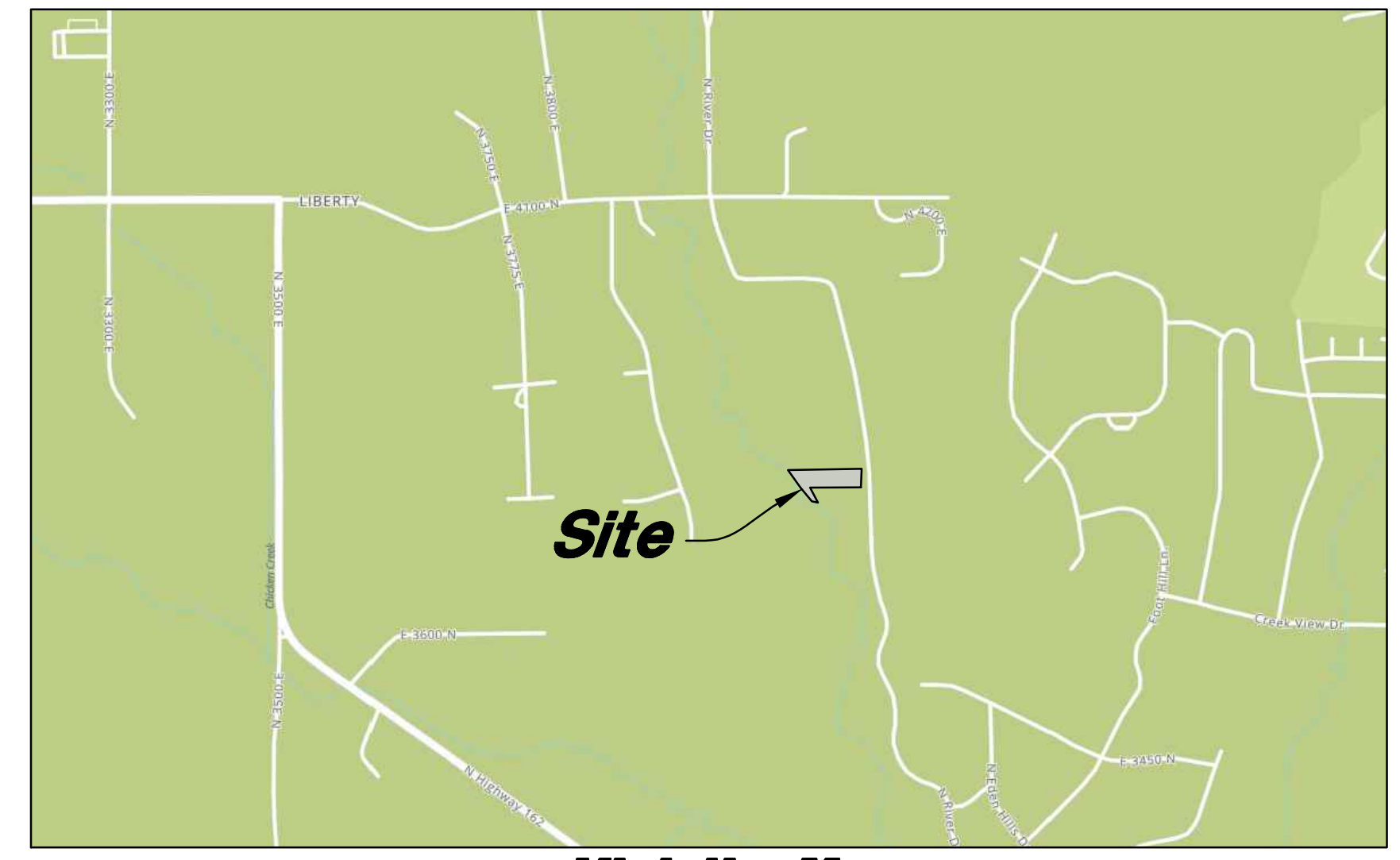
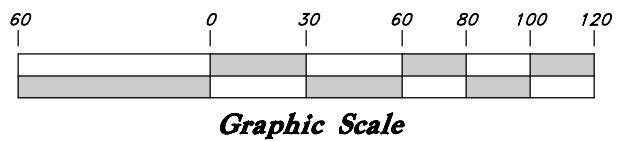


Legend

(Note: All items may not appear on drawing)

- | | | | |
|-------------------------|--------|-----------------------------|-----|
| Sanitary Sewer | -S- | Existing Water Manhole | WM |
| Culinary Water | -W- | Existing Cleanout Box | CB |
| Gas Line | -G- | Existing Irrigation Box | IB |
| Irrigation Line | -I- | Existing Electrical Box | EB |
| Storm Drain | -SD- | Existing Electrical Cabinet | EC |
| Telephone Line | -T- | Existing Diversion Box | EDB |
| Secondary Waterline | -SW- | Existing Light Pole | LP |
| Over Head Power | -OHP- | Existing Fire Hydrant | FH |
| Under-Ground Power | -UOP- | Existing Telephone Manhole | TM |
| Under-Ground Telephone | -UGT- | Existing Gas Manhole | GM |
| Fiber Optic | -FO- | | |
| Power pole w/guy | -PPG- | | |
| Light Pole | -LP- | | |
| Fence | -F- | | |
| Ditch | -D- | | |
| Centerline Record | CL | Existing Asphalt | AS |
| Existing Inlet Box | IB | Existing Concrete | CON |
| Existing Valve | V | Existing Gravel | GRA |
| Existing Catch Basin | CB | Existing Building | B |
| Existing Post | P | Coniferous Tree | CT |
| Existing Water Meter | WM | Deciduous Tree | DT |
| Existing Gas Meter | GM | | |
| Existing Telephone Box | TB | | |
| Existing Sewer Manhole | SM | | |
| Existing Drain Manhole | DM | | |
| Public Utility Easement | P.U.E. | | |
| Drainage Easement | D.E. | | |

Scale: 1" = 60'



Site

Vicinity Map

(Not to Scale)

NARRATIVE

This Lot Line Adjustment Survey was requested by Rochelle FINDER for the purpose of retracing the boundaries of these two parcels and adjusting the common boundary between them in to these configurations.
 The Basis of Bearings is South 00°15'06" West from the Found Brass Cap Monument on the West Quarter and the Southwest Corner of Section 21, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.
 The boundary of this parcel was determined by utilizing the record deed (Entry #3233897 Weber County Recorder) and the found rebar.
 The West Boundary of the property retraced and established along the Eastern Boundary of the River's Edge Cluster Subdivision, (book 65 page 062)
 The East Boundary was retraced and Established along the West Right of Way line of River Drive, as retraced from Right of Way Map for River Drive, through Sections 20, 21 & 28, approved by the Weber County Surveyor on 11-8-1977.
 The North line was retraced and was established along the South Boundary line of River Valley Drive Estates No. 2 (book 41 page 027).
 The Southern Boundary was established using deed information and fit well with the existing occupation, but did not agree with a couple of found rebar, with Gardner caps, with no record of survey being found for these markers, deed information was held.
 A prior survey from Hansen and Associates (ROS 5155) was also checked and verified against 3 found rebar which fit well with the existing occupation and record information.
 Property corners were set as depicted on this plat.

RECORD DESCRIPTIONS

Part of the Southwest Quarter of Section 21, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at a point which is North 00°05'39" East 767.65 feet along the Section line, South 89°55'48" East 493.08 feet, South 18°58' East 348.15 feet, South 58°00' East 205.00 feet, South 17°06' East 240 feet and South 12°10' West 217.49 feet from the West Quarter Corner of said Section 21 and running thence South 89°55'48" East 1073.70 to the West line of River Drive, thence two courses along said West line as follows: Southerly along the arc of a 2838.18 feet radius curve to the right 61.07 feet (Long chord bears South 11°44'12" East) and South 7°50'48" East 90.47 feet, thence North 89°55'48" West 728.29 feet, thence South 11°33' East 228.50 feet thence South 56°48' East 112.0 feet, thence South 26°48' East 94.50 feet, thence South 70°43' East 141.90 feet, thence South 10°07' East 237.50 feet, thence North 85°12' East 156.00 feet, thence South 59°03' East 104.40 feet, thence South 297.70 feet to a point which is North 1237.50 feet along the Section line, and South 89°36'44" East 1789.72 feet from the Southwest Corner of said Section 21, thence North 89°36'44" West 210.00 feet, thence North 13°35' West 390.00 feet, North 41°15' West 515.00 feet, North 69°58' West 170.00 feet, North 41°14' West 330.00 feet and North 12°10' East 182.52 feet to the point of beginning.
 Excepting therefrom: Part of the Southwest 1/4 of Section 21, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is North 00°05'39" East 767.65 feet along the Section line, South 89°55'48" East 493.08 feet, South 18°58' East 348.15 feet, South 58°00' East 205.00 feet, South 17°06' East 240.00 feet, South 12°10' West 217.49 feet, South 89°55'48" East 1073.70 feet to the West line of River Drive, two courses along said West line as follows: Southerly along the arc of a 2838.18 feet radius curve to the right 61.07 feet (Long chord bears South 11°44'12" East) and South 7°50'48" East 90.47 feet North 89°55'48" West 728.29 feet South 11°33' East 228.50 feet, South 56°48' East 112.0 feet, South 26°48' East 94.50 feet, and South 70°43' East 141.90 feet, thence North 85°12' East 156.00 feet, thence South 59°03' East 104.40 feet, thence South 297.70 feet to a point which is North 1237.50 feet along the Section line, and South 89°36'44" West 210 feet, thence North 13°35' West 390.00 feet, North 41°15' West 234 feet, more or less, to a point South 19°41'7" West from the point of beginning, thence North 19°41'7" 160 feet, more or less to the point of beginning. (E# 2234820)
 Parcel Number 22-015-0074

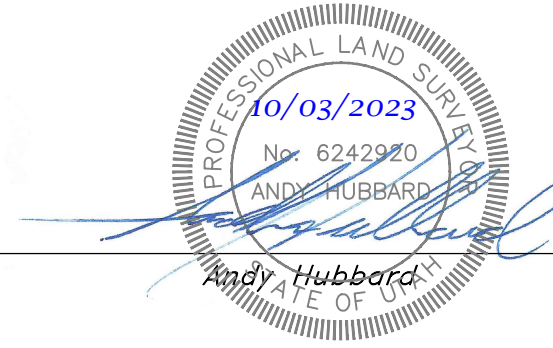
UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing utility map received from the respective utility companies. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

RECEIVED
 OCT 3 2023
 FILE # 7665



DALTON, DAVID M & WF
 PAMELA KRAMER DALTON

Parcel # 22-126-0003

JOHNSON, BRENT A &
 TERRI L JOHNSON

TRUSTEES
 Parcel #22-015-0067

POHMER, KEVIN & WF
 SARAH POHMER

Parcel #22-015-0068

ALLEN, GARY
 D & WF
 KATHY R
 ALLEN

Parcel #22-015-0079

Rivers Edge Cluster
 Subdivision
 Common Parcel
 RIVERS EDGE CLUSTER
 SUBDIVISION LOT OWNERS
 ASSOCIATION

Parcel # 27-21-401-057-0000

West Corner of Section
 21, T7N, R1E, SLB&M
 (Found Brass Cap
 Monument)

2578.71' Meas. (2578.75' Calc.)
 112.82'

2465.89'

S 00°15'06" W (Basis of Bearing)

S 89°20'02" E Meas. (S 89°19'56" E Calc.)

Southwest Corner of
 Section 21, T7N, R1E,
 SLB&M (Found Brass Cap
 Monument)

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4455 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey
Finder Trust
 3839 North River Drive
 Eden City, Weber County, Utah
 A part of Section 21, T7N, R1E, SLB&M, U.S. Survey