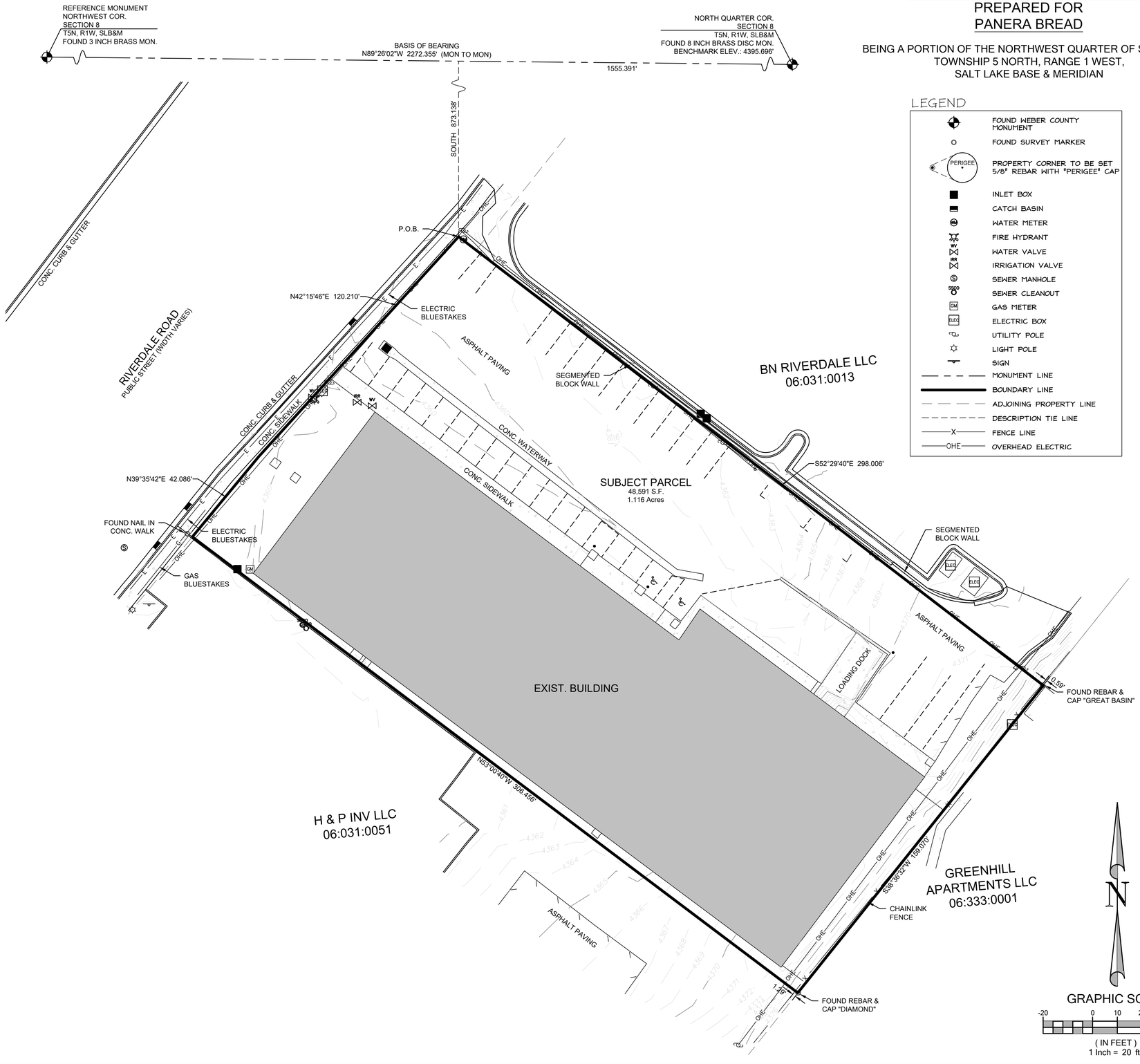
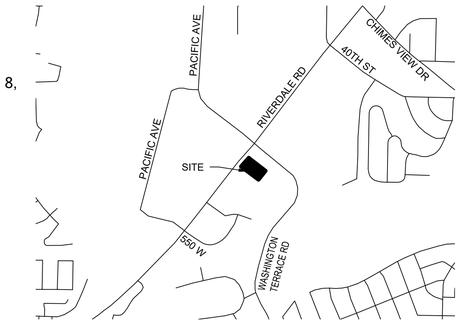
BOUNDARY/TOPOGRAPHY SURVEY
PREPARED FOR
PANERA BREAD

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN



LEGEND

- FOUND WEBER COUNTY MONUMENT
- FOUND SURVEY MARKER
- PROPERTY CORNER TO BE SET 5/8" REBAR WITH "PERIGEE" CAP
- INLET BOX
- CATCH BASIN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- GAS METER
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- SIGN
- MONUMENT LINE
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- DESCRIPTION TIE LINE
- FENCE LINE
- OVERHEAD ELECTRIC



VICINITY MAP
N.T.S.

AS-PROVIDED DESCRIPTION

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 PLANE) 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 NORTHEAST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE SOUTH 52°29'40" EAST 325.00 FEET TO A FENCE; THENCE SOUTH 38°36'32" WEST 159.07 FEET ALONG SAID FENCE TO THE LOCATION OF A FENCE IN 1977; THENCE NORTH 53°00'40" WEST 324.50 FEET ALONG SAID FENCE AS LOCATED IN 1977 TO THE EASTERLY LINE OF RIVERDALE ROAD; THENCE NORTH 38°2420" 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 964.45 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°2420" WEST BY RECORD) AND 49.51 FEET SOUTH 52029140" EAST AND 8.00 FEET SOUTH 38°2656" WEST (SOUTH 38°2420" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID INTERSECTION IS ALSO 46.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4)0 OPPOSITE APPROXIMATE ENGINEER 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 72.87 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE; THENCE SOUTH 42°15'46" WEST 120.21 FEET TO A POINT 64.88 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 150+26.72; THENCE SOUTH 39°35'42" 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 52°4035" WEST (NORTH 53°00'40" 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°2420" EAST BY RECORD) 162.01 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°0024" COUNTERCLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

RECEIVED
OCT 18 2023
FILE # 7679

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH ON THE GROUND THE HEREON DESCRIBED TRACT OF LAND FOR FUTURE CONSTRUCTION.

BASIS OF BEARINGS IS NORTH 89°26'02" WEST 2272.355 FEET BETWEEN THE NORTH QUARTER CORNER AND THE REFERENCE MONUMENT TO THE NORTHWEST CORNER OF SECTION 8, T5N, R1W, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, Eric D. Robins, depose and say that I am a Professional Land Surveyor as prescribed by Utah State Law and that I hold certificate no. 5152671. I further state that the property described above was surveyed under my direct supervision and the results of that survey are depicted hereon.

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 Inch = 20 ft.

PROFESSIONAL LAND SURVEYOR 5152671 ERIC D. ROBINS 10/02/23 STATE OF UTAH

ERIC D. ROBINS P.L.S. 5152671
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

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WEST JORDAN, UT 84088
WWW.PERIGEECONL.COM

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: MB
DWN BY:
CKD BY:
SUBMITTED BY:
FILE NAME:
SIZE: ANSI D
DATE:
SOLICITATION NO:
CONTRACT NO:
PLOTTED BY:
PLOT DATE:
REV:

BOUNDARY/TOPOGRAPHY SURVEY PREPARED FOR PANERA BREAD

SHEET NUMBER
1 OF 1

DRAWING NAME
SURVEY

N:\00909 Panera Riverdale\Survey\dwg\00909 Panera Riverdale Boundary Topo WES.dwg, 10/2/2023 12:13:15 PM, DWG To PDF.pc3