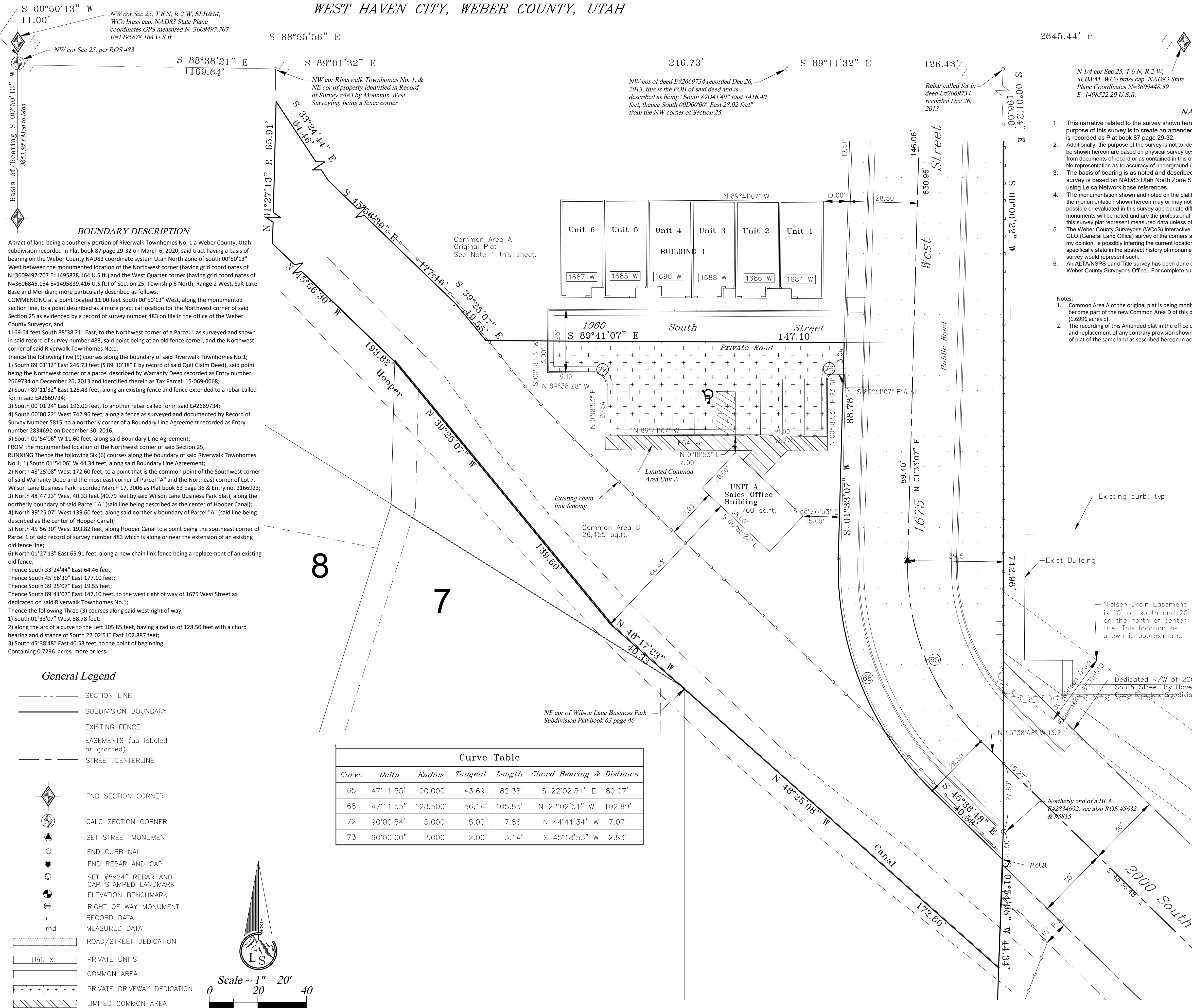


RIVERWALK TOWNHOMES No.1-1st Amendment

Also Amending a portion of WILSON LANE BUSINESS PARK subdivision, recorded Plat Book 63 page 36

PART OF THE NW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



BOUNDARY DESCRIPTION

A tract of land being a southerly portion of Riverwalk Townhomes No. 1 a Weber County, Utah subdivision recorded in Plat book 87 page 29-32 on March 6, 2020, said tract having a basis of bearing on the Weber County NAD83 coordinate system Utah North Zone of South 00°50'13" West between the monumented location of the Northwest corner (having grid coordinates of N=3609497.707 E=1495878.164 U.S.ft.) and the West Quarter corner (having grid coordinates of N=3606845.154 E=1495839.416 U.S.ft.) of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian; more particularly described as follows:
COMMENCING at a point located 11.00 feet South 00°50'13" West, along the monumented section line, to a point described as a more practical location for the Northwest corner of said Section 25 as evidenced by a record of survey number 483 on file in the office of the Weber County Surveyor, and 1169.64 feet South 88°38'21" East, to the Northwest corner of a Parcel 1 as surveyed and shown in said record of survey number 483, said point being at an old fence corner, and the Northwest corner of said Riverwalk Townhomes No.1,
thence the following Five (5) courses along the boundary of said Riverwalk Townhomes No.1;
1) South 89°01'32" East 246.73 feet (S 89°30'38" E by record of said Quit Claim Deed), said point being the Northwest corner of a parcel described by Warranty Deed recorded as Entry number 2669734 on December 26, 2013 and identified therein as Tax Parcel: 15-069-0068;
2) South 89°11'32" East 126.43 feet, along an existing fence and fence extended to a rebar called for in said E#2669734;
3) South 00°01'24" East 196.00 feet, to another rebar called for in said E#2669734;
4) South 00°00'22" West 742.96 feet, along a fence as surveyed and documented by Record of Survey Number 5815, to a northerly corner of a Boundary Line Agreement recorded as Entry number 2834692 on December 30, 2016;
5) South 01°54'06" W 11.60 feet, along said Boundary Line Agreement;
FROM the monumented location of the Northwest corner of said Section 25;
RUNNING Thence the following Six (6) courses along the boundary of said Riverwalk Townhomes No.1; 1) South 01°54'06" W 44.34 feet, along said Boundary Line Agreement;
2) North 48°25'08" West 172.60 feet, to a point that is the common point of the Southwest corner of said Warranty Deed and the most east corner of Parcel "A" and the Northeast corner of Lot 7, Wilson Lane Business Park recorded March 17, 2006 as Plat book 63 page 36 & Entry no. 2166923;
3) North 48°47'23" West 40.33 feet (40.79 feet by said Wilson Lane Business Park plat), along the northerly boundary of said Parcel "A" (said line being described as the center of Hooper Canal);
4) North 39°25'07" West 139.60 feet, along said northerly boundary of Parcel "A" (said line being described as the center of Hooper Canal);
5) North 45°56'30" West 193.82 feet, along Hooper Canal to a point being the southeast corner of Parcel 1 of said record of survey number 483 which is along or near the extension of an existing old fence line;
6) North 01°27'13" East 65.91 feet, along a new chain link fence being a replacement of an existing old fence;
Thence South 33°24'44" East 64.46 feet;
Thence South 45°56'30" East 177.10 feet;
Thence South 39°25'07" East 19.55 feet;
Thence South 89°41'07" East 147.10 feet, to the west right of way of 1675 West Street as dedicated on said Riverwalk Townhomes No.1;
Thence the following Three (3) courses along said west right of way;
1) South 01°33'07" West 88.78 feet;
2) along the arc of a curve to the left 105.85 feet, having a radius of 128.50 feet with a chord bearing and distance of South 22°02'51" East 102.89 feet;
3) South 45°38'48" East 40.53 feet, to the point of beginning.
Containing 0.7296 acres, more or less.

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to create an amended plat of the Riverwalk Townhomes No.1 subdivision plat which is recorded as Plat book 87 page 29-32.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record or as contained in this office. Said Blue Stakes markings were not ordered for this survey. No representation as to accuracy of underground utilities of 811 Locator Service markings is made herein.
- The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system as derived by GPS observations using Leica Network base references.
- The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the monumentation shown hereon may or may not represent the locations of the original federal survey. Where possible or evaluated in this survey appropriate differences as to the location(s) of section corners or other control monuments will be noted and are the professional opinion of the certifying surveyor. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
- The Weber County Surveyor's (WCS) Interactive GIS map monument tie sheet links contain notes from the original GLO (General Land Office) survey of the corners shown. This information being part of the county tie sheet record, in my opinion, is possibly inferring the current location matches the original location of the GLO corners. Only corners that specifically state in the abstract history of monument(s) identifying the point as having been a perpetuation of the GLO survey would represent such.
- An ALTA/NPS Land Title survey has been done on this property and a copy of that survey has been filed with the Weber County Surveyor's Office. For complete survey information please see that filed survey.

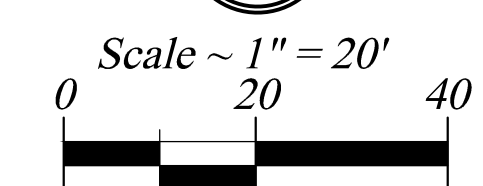
Notes:

- Common Area A of the original plat is being modified by this amendment where some of the area of the plat will become part of the new Common Area D of this plat. The old Common Area A is, by this plat, now 74,036 sq.ft. (1.6996 acres).
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or notes shown or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609.

General Legend

- SECTION LINE
- SUBDIVISION BOUNDARY
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- CALC SECTION CORNER
- SET STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- RIGHT OF WAY MONUMENT
- r RECORD DATA
- md MEASURED DATA
- ROAD/STREET DEDICATION
- Unit X PRIVATE UNITS
- COMMON AREA
- PRIVATE DRIVEWAY DEDICATION
- LIMITED COMMON AREA

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
65	47°11'55"	100.000'	43.69'	82.38'	S 22°02'51" E 80.07'
68	47°11'55"	128.500'	56.14'	105.85'	N 22°02'51" W 102.89'
72	90°00'54"	5.000'	5.00'	7.86'	N 44°41'34" W 7.07'
73	90°00'00"	2.000'	2.00'	3.14'	S 45°18'53" W 2.83'



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OCT 14 2024
FILE # 7910

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

Weber County Surveyor

CLIENT: Investors Capital Group 1 of 1

901 5th Ave #4100, Seattle, WA 98164
Phone: 206-518-6070

NW 1/4 of Section 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Amended Subdivision Record of Survey
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: October 11, 2024
	PROJ: 4437

Project Name: 4437 Investors Capital Group, Riverwalk No. 1-1st Amendment, Save Date: October 11, 2024, 2:05 PM, Sheet: 3918 Riverwalk, 1-1st Amendment, ROS, Print Date: 10/11/2024.
 This plat and associated documents are PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION AND ARE NOT FINAL. They are subject to change without a valid signature and date across the Licensed Professional's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. Therefore, if this document is unsigned, it is a preliminary document(s) and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a final product. Some Local Entities require signed and dated drawings by the Licensed Professional in charge of the survey. Final and/or amended drawings shall be submitted to the appropriate local entity for their review and approval. Final and/or amended drawings shall be submitted to the appropriate local entity for their review and approval. Final and/or amended drawings shall be submitted to the appropriate local entity for their review and approval.