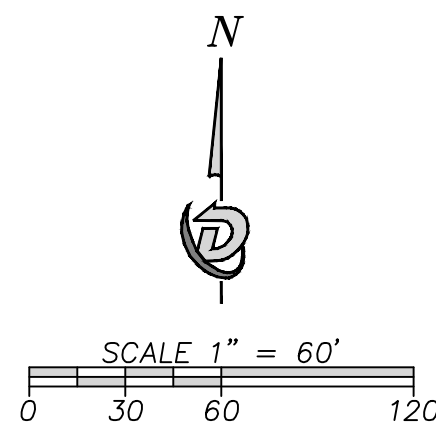


BEING A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, TOGETHER WITH THAT PORTION OF 4800 STREET AS VACATED PER ORDINANCE NO. 955, RECORDED OCTOBER 28, 2022 IN DOCUMENT NO. 3261323, OFFICIAL RECORDS WEBER COUNTY



A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, TOGETHER WITH THAT PORTION OF 4800 STREET AS VACATED PER ORDINANCE NO. 955, RECORDED OCTOBER 28, 2022 IN DOCUMENT NO. 3261323, OFFICIAL RECORDS WEBER COUNTY, THE BOUNDARIES OF SAID TRACT ARE DESCRIBED AS FOLLOWS:

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°07'40" EAST, 32.75 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89° 53' 46" EAST, 39.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, THROUGH  
CENTRAL ANGLE OF 28° 55' 09", AN ARC LENGTH OF 55.27 FEET, (CHORD BEARS NORTH 52°46'38" EAST, 54.68  
FEET)

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00° 04' 23" WEST, 432.86 FEET TO THE BEGINNING OF A CURVE;

THENCE DEPARTING SID WESTERLY RIGHT OF WAY LINE, NORTH 87° 55' 08" WEST, 557.53 FEET TO THE EASTERL  
RIGHT OF WAY LINE OF INTERSTATE 15;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 06° 03' 32" EAST, 306.33 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROCKY MOUNTAIN POWER COMPANY;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, SOUTH 83° 53' 55" EAST, 209.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT, NORTH 06° 06' 11" EAST, 235.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.44 ACRES MORE OR LESS.

Curve Table						
Curve #	Radius	Delta	Length	Tangent	CH. Bearing	CH. Length
C1	109.50'	28°55'09"	55.27'	28.24'	N52°46'38"E	54.68
C2	1687.02'	4°39'30"	137.16'	68.62'	S2°15'21"E	137.12

<b>LEGEND</b>	
_____	CENTERLINE
=====	SUBJECT PROPERTY
-----	RIGHT-OF-WAY LINE
.....	SECTION LINE
-----	ONE QUARTER SECTION LINE
.....	1/16, 1/64 AND 1/256 SECTION LINE
-----	ADJOINING PROPERTY
●	SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED DIAMONDBACK LS PLS 57905532-2201
(XXX)	DEED
(C)	CALCULATED
R/W	RIGHT OF WAY
<XXX>	DIMENSIONS PER BROOKHAVEN AMENDED PLAT 82-082

THIS SURVEY WAS REQUESTED BY 6S DEVELOPMENT LLC FOR THE  
PURPOSE OF MEMORIALIZING THE DESCRIBED PARCEL OF LAND.

THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTS AS SHOWN AND NOTED HEREON, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH WHICH BEARS NORTH 89°52'20" EAST. UTAH STATE PLANE; NAD83 DATUM. NORTH ZONE, US FOOT.

DAVIS AND WEBER COUNTY I-15 RIGHT OF WAY SURVEY INTERSTATE I-15  
PROJECT F-115-7(328)332 PIN NUMBER 13822, RECORDED IN FILE 7315  
WAS RETRACED AND USED TO ESTABLISH THE EASTERLY I-15 RIGHT OF  
WAY LINE. NO UDOT MONUMENTS WERE FOUND AT THE TIME OF SURVEY.  
AS NOTED ON THE SURVEY, THIS CREATED AN OVERLAP WITH PREVIOUS  
SURVEYS ON FILE.

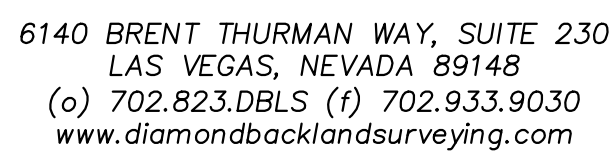
THE 1500 WEST STREET ALIGNMENT WAS ESTABLISHED USING FILE 7648, FILE 3987, 3984, THE UNRECORDED ALTA SURVEY PREPARED BY AWA ON AUGUST 18, 2023 AND COZY DALE DRIVE VACATION PLAT RECORDED AS ENTRY NO. 3261325 IN BOOK 94 AT PAGES 48-52.

THE NORTH LINE ABUTTING 4800 SOUTH STREET WAS ESTABLISHED BY HOLDING THE CENTERLINE OF 4800 SOUTH STREET AND NOT THE SECTION LINE. THE UNRECORDED ALTA SURVEY PREPARED BY AWA ON AUGUST 18, 2023, FILE 7648, AND COZY DALE DRIVE VACATION PLAT RECORDED AS ENTRY NO. 3261325 IN BOOK 94 AT PAGES 48-52 REFLECT THE SECTION LINE AND CENTERLINE OF 4800 SOUTH STREET AS NOT BEING COINCIDENT.

I, TRENT J. KEENAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 5790532-2201 AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF 6ST RIVERDALE UT LLC, ON BEHALF OF DIAMONDBACK LAND SURVEYING ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

STATE OF UTAH  
LANDS & MINES  
NO. 5790532-22015  
TRENT J. KEENAN

FOR  
6ST RIVERDALE UT LLC  
LYING WITHIN SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.,  
RIVERDALE CITY, WEBER COUNTY, UTAH



**REFERENCES:**

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RECORD OF SURVEY 3122  
RECORD OF SURVEY 3987  
RECORD OF SURVEY 7315  
BROOKHAVEN AMENDED PLAT 82-082  
COZY DALE DRIVE VACATION PLAT BOOK 94, PAGES 48-52