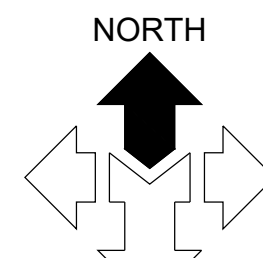
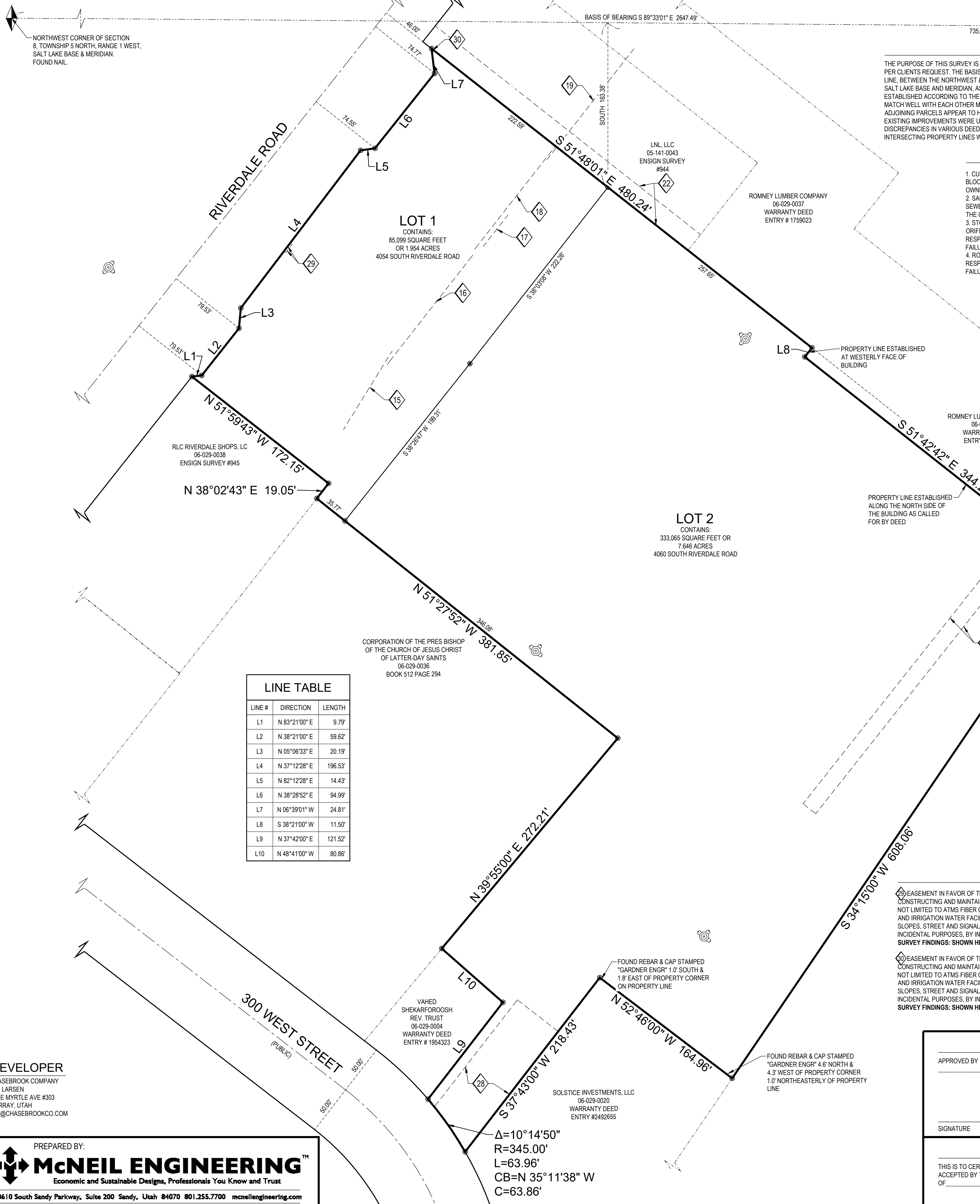


RIVERDALE SHOPKO SUBDIVISION

COMMERCIAL SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 RIVERDALE CITY, WEBER COUNTY, UTAH



SCALE: 1" = 60'



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA" MAP TO THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°26'02" EAST ALONG THE SECTION LINE, BETWEEN THE NORTHWEST & NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED ACCORDING TO THE DEEDS OF THE SURVEYED PARCEL AND ADJOINING PARCELS. SAID DEEDS ALL MATCH WELL WITH EACH OTHER MATHEMATICALLY. PREVIOUS SURVEYS OF THE SURVEYED PARCEL AND ADJOINING PARCELS APPEAR TO HAVE USED THE SAME METHOD, ALONG WASHINGTON TERRACE ROAD, THE EXISTING IMPROVEMENTS WERE USED TO ESTABLISH ITS LOCATION ON THE GROUND BECAUSE OF THE BIG DISCREPANCIES IN VARIOUS DEED LOCATIONS BEING NORTHERLY OF THE EXISTING IMPROVEMENTS, THE INTERSECTING PROPERTY LINES WE EXTENDED SOUTHERLY TO MATCH WITH THE ESTABLISHED RIGHT OF WAY.

NOTES

1. CULINARY WATER FACILITIES: ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
2. SANITARY SEWER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
3. STORM WATER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
4. ROADWAYS AND SIDEWALKS FACILITIES: ALL HARD SURFACING FACILITIES I.E., ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

EASEMENTS

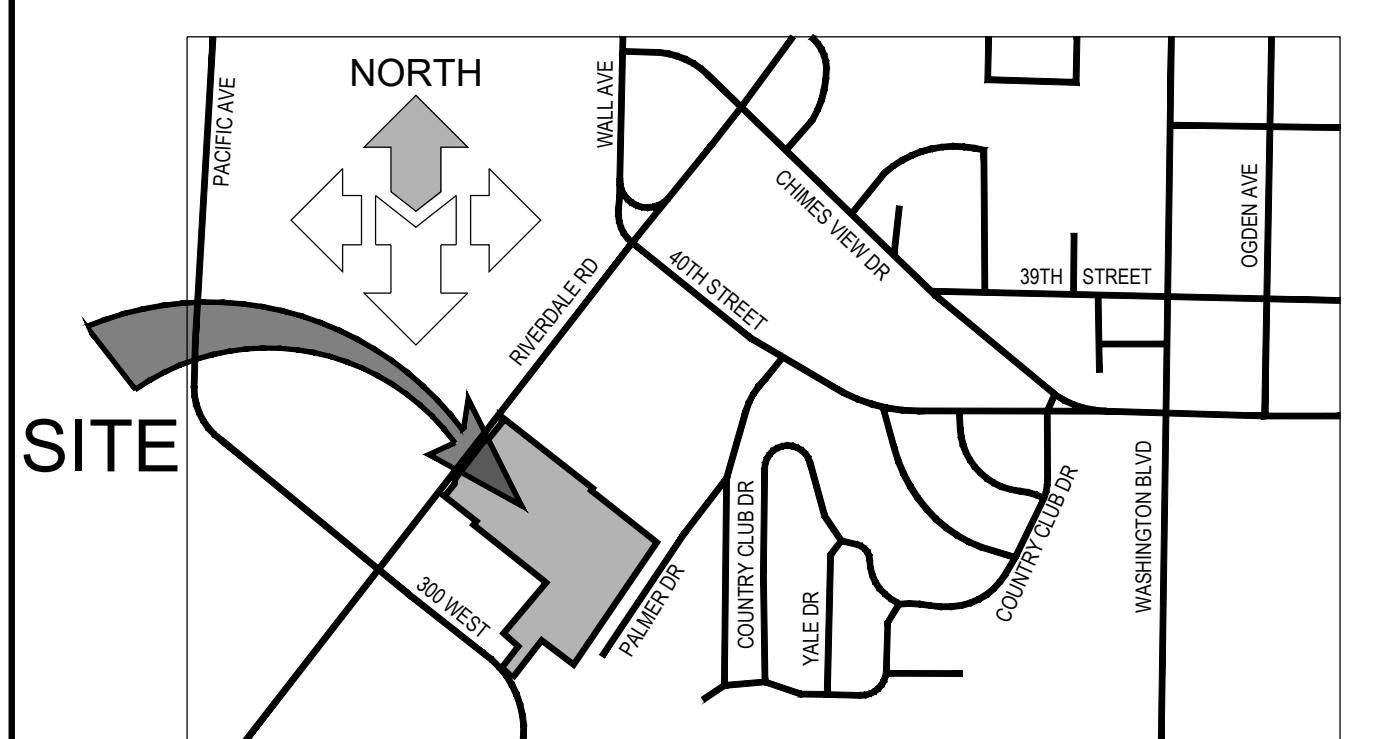
- PERPETUAL EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND USE SEWER PIPE LINES, ACCESSORIES AND APPURTENANCES IN FAVOR OF THE UNITED STATES OF AMERICA BY JUDGMENT ON DECLARATION OF TAKING, RECORDED JANUARY 25, 1947 AS ENTRY NO. 126474 IN BOOK 256 AT PAGE 351. **SURVEY FINDINGS: EASEMENTS OR AFFECTED PROPERTIES ARE NOT DESCRIBED**
- POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197478, IN BOOK 403, AT PAGE 385. **SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED**
- POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197479, IN BOOK 403, AT PAGE 386. **SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED**
- POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197480, IN BOOK 403, AT PAGE 387. **SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED**
- POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED NOVEMBER 8, 1952, AS ENTRY NO. 197481, IN BOOK 403, AT PAGE 388. **SURVEY FINDINGS: SHOWN HEREON, NO WIDTH SPECIFIED**
- POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JANUARY 29, 1954, AS ENTRY NO. 214536, IN BOOK 435, AT PAGE 494. **SURVEY FINDINGS: UNABLE TO PLOT, PROVIDED DOCUMENT IS ILLIGIBLE**
- RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED JUNE 10, 1982, AS ENTRY NO. 858902, IN BOOK 1404, AT PAGE 475. **SURVEY FINDINGS: UNABLE TO PLOT, ENTIRE DOCUMENT NOT PROVIDED**
- GRANT OF EASEMENT IN FAVOR OF W. JAY HUNT AND PEGGY D. HUNT, HIS WIFE FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, DATED DECEMBER 1, 1984 AND RECORDED FEBRUARY 21, 1985 AS ENTRY NO. 335672 IN BOOK 1462 AT PAGE 1803. **SURVEY FINDINGS: SHOWN HEREON**
- CROSS EASEMENT AGREEMENT BY AND AMONG SHOPKO STORES, INC., D/B/A UVALKO SHOPKO STORES, INC., A MINNESOTA CORPORATION, F. C. STANGL, III, D/B/A F. C. STANGL CONSTRUCTION COMPANY, A UTAH PROPRIETORSHIP, ALAN CENTER, AN INDIVIDUAL, AND TOYS "R" US, INC., A DELAWARE CORPORATION, DATED APRIL 1, 1990 AND RECORDED MAY 1, 1990 AS ENTRY NO. 1107699 IN BOOK 1579 AT PAGE 2298. FIRST AMENDMENT TO CROSS EASEMENT AGREEMENT, DATED MAY 11, 2011 AND RECORDED MAY 12, 2011 AS ENTRY NO. 2326798. **SURVEY FINDINGS: BLANKETS SURVEYED AND OTHER PARCELS**
- RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED AUGUST 29, 1990, AS ENTRY NO. 1117583, IN BOOK 1595, AT PAGE 2444. **SURVEY FINDINGS: SHOWN HEREON**
- ACCESS EASEMENT AGREEMENT BY AND BETWEEN SPIRIT SPE PORTFOLIO 2006-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PENNY CLEMENTS, DATED APRIL 24, 2009 AND RECORDED MAY 11, 2009 AS ENTRY NO. 2410395. **SURVEY FINDINGS: SHOWN HEREON**

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT

EASEMENTS

- EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE AND TRANSMISSION LINES, CULINARY AND IRRIGATION WATER FACILITIES, AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET AND SIGNAL LIGHTING FACILITIES, DIRECTIONAL AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 19, 2010, AS ENTRY NO. 2473138. **SURVEY FINDINGS: SHOWN HEREON**
- EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE AND TRANSMISSION LINES, CULINARY AND IRRIGATION WATER FACILITIES, AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET AND SIGNAL LIGHTING FACILITIES, DIRECTIONAL AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 19, 2010, AS ENTRY NO. 2473139. **SURVEY FINDINGS: SHOWN HEREON**



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

RIVERDALE SHOPKO SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 07°20'00" WEST 104.97 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 97.96 FEET THROUGH A CENTRAL ANGLE OF 29°47'55" (CHORD BEARS SOUTH 19°02'57" WEST 87.04 FEET) AND SOUTH 54°15'00" WEST 426.35 FEET (426.00 FEET BY DEED) FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 34°10'00" WEST 608.06 FEET (609.38 FEET BY DEED), THENCE NORTH 52°46'00" WEST 164.96 FEET, THENCE SOUTH 37°43'00" WEST 218.43 FEET (197.48 FEET BY DEED) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON TERRACE ROAD, AS DETERMINED PER EXISTING IMPROVEMENTS, SAID POINT BEING ON THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 63.96 FEET THROUGH A CENTRAL ANGLE OF 10°14'50" (CHORD BEARS NORTH 35°11'38" WEST 63.86 FEET), THENCE NORTH 37°42'00" EAST 121.52 FEET (119.98 FEET BY DEED), THENCE NORTH 48°41'00" WEST 80.86 FEET, THENCE NORTH 39°55'00" EAST 272.21 FEET, THENCE NORTH 51°27'52" WEST 381.85 FEET, THENCE NORTH 38°10'45" EAST 191.05 FEET, THENCE NORTH 51°59'47" WEST 172.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD, THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) NORTH 83°21'00" EAST 9.79 FEET, 2) NORTH 38°21'00" EAST 59.62 FEET, 3) NORTH 05°06'33" EAST 20.19 FEET, 4) NORTH 37°12'28" EAST 196.53 FEET, 5) NORTH 02°12'28" EAST 14.43 FEET, 6) NORTH 38°28'52" EAST 94.99 FEET, 7) NORTH 05°39'01" WEST 24.81 FEET, THENCE SOUTH 51°48'01" EAST 480.24 FEET, THENCE SOUTH 38°21'00" WEST 11.50 FEET TO AN EXISTING BUILDING LINE, THENCE SOUTH 51°42'42" EAST ALONG SAID BUILDING LINE AND ITS EXTENSION THEREOF 344.23 FEET (S 51°48'01" E 342.00 FEET BY DEED) TO THE POINT OF BEGINNING.

CONTAINS: 418,164 SQUARE FEET OR 9.600 ACRES (2 LOTS)

DAVID B. DRAPER
 L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

RIVERDALE SHOPKO SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY _____ HAVE HERETO SET _____ THIS _____ DAY OF _____, A.D., 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____, A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

DEVELOPER

CHASEBROOK COMPANY
 JAY LARSEN
 154 E MYRTLE AVE #303
 MURRAY, UTAH
 JAY@CHASEBROOKCO.COM

PREPARED BY:

McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

RIVERDALE CITY ATTORNEY

APPROVED BY THE RIVERDALE CITY ATTORNEY ON THE _____ DAY OF _____, 2021.

SIGNATURE _____

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THIS PLAN WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH THIS _____ DAY OF _____, 2021.

MAYOR _____

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAN AND IN HIS OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNATURE _____

RIVERDALE CITY PLANNING COMMISSION

APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2021.

CHAIRPERSON _____

WEBER COUNTY RECORDER

ENTRY NO. _____ AT _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____

RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY