

**Surveyor's Certificate**

I, NATHAN B. WEBER, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152762. I FURTHER CERTIFY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

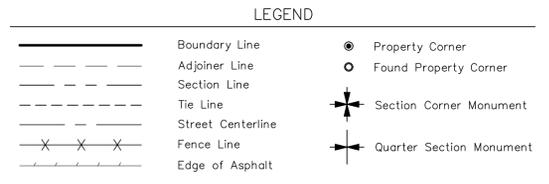
PARCEL 1 (06-016-0141)  
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING ON THE NORTH LINE OF RIVERDALE ROAD, SAID POINT BEING 26.95 FEET SOUTH 018°31' WEST AND 1168.0 FEET NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C. P. PINGREE BY WARRANTY DEED IN BOOK 402 OF RECORDS PAGE 507, RUNNING THENCE NORTH 64°15' EAST 438.65 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD TO THE WEST LINE OF 900 WEST STREET, THENCE TWO COURSES ALONG SAID WEST LINE AS FOLLOWS: NORTH 0°38'20" EAST 340.34 FEET, AND NORTH 2°33'12" EAST 264.69 FEET TO THE SOUTH LINE OF AN EXISTING STREET, BEING 4600 SOUTH STREET, THENCE NORTH 89°22'30" WEST 378.40 FEET ALONG SAID SOUTH LINE OF SAID EXISTING STREET, BEING 4600 SOUTH STREET, THENCE SOUTH 87°25'22" WEST 383.85 FEET TO THE POINT OF BEGINNING, RESERVING UNTO THE GRANTOR OVER AND ACROSS THE ABOVE-DESCRIBED TRACT AN EASEMENT AND RIGHT OF WAY 1 ROD IN WIDTH, EXTENDED 16.5 FEET TO THE EAST OF THE WEST BANK OF THE NOW EXISTING IRRIGATION DITCH, WHICH EXTENDS IN A GENERALLY NORTH SOUTH DIRECTION ALONG THE WEST LINE OF SAID TRACT, FOR THE MAINTENANCE AND USE OF SAID IRRIGATION DITCH AS IT SERVES GRANTOR'S PREMISES TO THE NORTH OF THE CONVEYED PREMISES, SUBJECT TO PERPETUAL 16 1/2 FOOT EASEMENT AND RIGHT OF WAY (1469-477), EXCEPTING ANY PART OF THE FOLLOWING: PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS 26.93 FEET (26.95 FEET BY RECORD) SOUTH 018°31' WEST AND 912.51 FEET NORTH 64°15' EAST (912.70 FEET NORTH 64°15' EAST BY RECORD) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID INTERSECTION IS ALSO APPROXIMATELY 59.94 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4) OPPOSITE ENGINEER STATION 81+83.92 AND RUNNING THENCE NORTH 02°28'19" WEST 12.58 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, THENCE NORTH 64°14'15" EAST 200.39 FEET ALONG A LINE PARALLEL WITH AND 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 83+95.29, THENCE NORTH 68°02'59" EAST 120.42 FEET TO A POINT 63.49 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 85+15.44, THENCE NORTH 65°23'00" EAST 184.69 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE AT A POINT 59.80 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 87+00.09; THENCE SOUTH 64°15'12" WEST (SOUTH 64°15'00" WEST BY 510.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (# 2365586)

PARCEL 2 (06-016-0029)  
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROAD (RIVERDALE ROAD) 27.20 FEET SOUTH 02°20' WEST (26.95 FEET SOUTH 019°57' WEST ALONG THE SECTION LINE) AND NORTH 64°15' EAST (NORTH 64°15'49" EAST ALONG THE NORTH LINE OF RIVERDALE ROAD) 912.70 FEET AND NORTH 2°25' WEST 389.05 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION, THENCE NORTH 10°13'09" EAST 26.34 FEET TO THE SOUTHWEST CORNER OF A METAL BUILDING, AND THENCE NORTH 0°28'12" EAST 169.05 FEET ALONG THE WEST WALL OF SAID METAL BUILDING AND THE EXTENSION OF SAID WEST WALL, THENCE NORTH 53°26'14" EAST 116.80 FEET, THENCE SOUTH 89°15'45" EAST 175.53 FEET TO THE WEST PROPERTY LINE OF PETERSON INVESTMENT II, THENCE (3) THREE COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTH 0°44'15" WEST 387.18 FEET, NORTH 89°32' WEST 22.74 FEET, THENCE NORTH 4.85 FEET, THENCE NORTH 64°30' WEST 273.97 FEET TO BEGINNING, SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE TWENTY FIVE (25) FOOT ACCESS OPENING ON THE MUTUALLY SHARED EAST/WEST PROPERTY BORDER LINE FOR INGRESS AND EGRESS OF CUSTOMERS AND INVITEES OF THE TWO CONTRACTING PARTIES; SAID ACCESS SHALL BE LOCATED TO-WIT: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 4600 SOUTH STREET AND RUNNING THENCE SOUTH 0°31' WEST (SOUTH 0°44'15" WEST) 260.00 FEET AND LOCATED WITHIN THE FIRST 50' OF A LINE RUNNING NORTH 89°15'45" WEST 175.00 FEET; SAID ACCESS IS ON THE SOUTH LINE OF THE PROPERTY CONVEYED IN DEED RECORDED IN BOOK, PAGE: (BOOK 1632 PAGE 986) SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE TWENTY-FIVE (25) FOOT ACCESS ON THE MUTUALLY SHARED EAST/WEST PROPERTY BORDER LINE FOR INGRESS AND EGRESS LOCATED TO WIT: PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROAD 27.20 FEET, SOUTH 0°20' WEST AND NORTH 64°15' EAST 912.50 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF PROPERTY CONVEYED IN DEED RECORDED IN BOOK 402 AT PAGE 507, THENCE NORTH 2°25' WEST 364 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE 2°25' WEST ALONG SAID EAST/WEST PROPERTY BORDER LINE 25 FEET.

PARCEL 3 (06-016-0140)  
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF THE STATE ROAD 19.05 FEET SOUTH 02°20' WEST AND 912.70 FEET NORTH 64°15' EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 2°25' WEST 389.05 FEET, MORE OR LESS, TO AN OLD FENCE LINE, THENCE SOUTH 64°39' EAST 273.87 FEET, THENCE SOUTH 0°28' WEST 153.23 FEET TO THE NORTH LINE OF SAID ROAD, THENCE SOUTH 64°15' WEST 255.3 FEET TO THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY (BOOK 1589 PAGE 2196 AND BOOK 1648 PAGE 2112), EXCEPTING: PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS 26.93 FEET (26.95 FEET BY RECORD) SOUTH 018°31' WEST AND 912.51 FEET NORTH 64°15' EAST (912.70 FEET NORTH 64°15' EAST BY RECORD) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO A POINT 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE, THENCE NORTH 64°14'15" EAST 200.39 FEET ALONG A LINE PARALLEL WITH AND 71.50 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE TO A POINT OPPOSITE ENGINEER STATION 83+95.29, THENCE NORTH 68°02'59" EAST 120.42 FEET TO A POINT 63.49 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 85+15.44, THENCE NORTH 65°23'00" EAST 184.69 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE AT A POINT 59.80 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 87+00.09; THENCE SOUTH 64°15'12" WEST (SOUTH 64°15'00" WEST BY 510.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. (# 2365586)

PARCEL 4 (06-016-0026)  
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 018°31' WEST 26.95 FEET, NORTH 64°15' EAST 1181.69 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD, NORTH 0°30' EAST 180.95 FEET, SOUTH 66°30' EAST 11.41 FEET AND NORTH 0°44'15" EAST 879.84 FEET ALONG AN OLD EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0°44'15" EAST 220.07 FEET ALONG SAID FENCE, THENCE SOUTH 87°26'48" EAST 393.47 FEET TO THE WEST LINE OF 900 WEST STREET, THENCE SOUTH 2°23'12" WEST 219.93 FEET ALONG SAID STREET, THENCE NORTH 87°26'48" WEST 393.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT & RIGHT-OF-WAY, (1469-477).

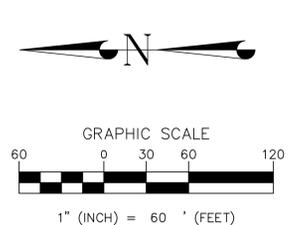
PARCEL 5 (06-016-0120)  
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING ON THE WEST LINE OF 900 WEST STREET, SAID POINT BEING 26.95 FEET SOUTH 018°31' WEST 1455.14 FEET, NORTH 64°15' EAST ALONG THE NORTH LINE OF RIVERDALE ROAD 41.60 FEET, NORTH 87°00' WEST 197.64 FEET, NORTH 64°15' EAST TO THE SAID WEST LINE OF 900 WEST STREET 318.00 FEET, NORTH 0°38'20" EAST ALONG SAID WEST LINE AND 324.72 FEET NORTH 2°33'12" EAST ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 89°22'30" WEST 378.19 FEET ALONG THE NORTH LINE OF 4600 SOUTH STREET, THENCE NORTH 0°44'15" EAST 202.67 FEET, MORE OR LESS, THENCE SOUTH 2°23'12" WEST 189.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO A PERPETUAL 16 1/2 FOOT EASEMENT AND RIGHT OF WAY. (ORDER BOOK 1469 PAGE 477).



**Narrative:**

The basis of bearing is South 019°57' West between the found brass cap monuments at the Southwest Corner of Section 7 and the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian as shown. The basis of bearing matches the first call in the Description of parcel 3 and is the basis of bearing used on other surveys of the same property and surveys of adjoining properties. Parcels 1, 3, 4 and 5 were rotated to match the basis of bearing of this survey.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.



**RECEIVED**  
SEPT 29 2023  
FILE # 7653

NO.	DATE	REVISIONS

DRAWN BY: MGO SURVEY DATE: 2/27/2019



**DIAMOND LAND SURVEYING, LLC**

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Boundary Surveys  
Topographic Surveys  
Subdivisions  
Construction Staking  
ALTA & A.C.S.M. Surveys

**BOUNDARY SURVEY**  
1000 WEST RIVERDALE ROAD  
AND 4500 SOUTH 900 WEST  
RIVERDALE, UTAH

**KIMLEY-HORN**

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DATE PLOTTED 2/28/19  
JOB No. 19-031  
SHEET 1 OF 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN