BOUNDARY LINE AGREEMENT (ENTRY #2199433)

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, SAID POINT BEING NORTH 00°47'56" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 2201.06 FEET AND SOUTH 89°12'04" EAST 1196.19 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING: THENCE SOUTH 11°38'01" WEST 8.94 FEET; THENCE SOUTH 4°05'34" WEST 40.82 FEET; THENCE SOUTH 3°39'44" WEST 52.48 FEET (SOUTH 2°39'44" WEST IN RECORD OF SURVEY #4110); THENCE SOUTH 86°49'59" EAST 4.71 FEET; THENCE SOUTH 3°49'53" WEST 104.02 FEET, MORE OR LESS, TO THE NORTH LINE OF PULLUM SUBDIVISION

RECORD DESCRIPTION (ENTRY #2085270)

A PART OF THE SOUTHWEST QUARTER OS SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 26.95 FEET SOUTH 0°49' WEST, (STATE PLANE GRID) 1181.69 FEET NORTH 64°45'29" EAST, (ALONG THE NORTH LINE OF RIVERDALE ROAD) 180.95 FEET NORTH 1°00'29" EAST, 11.41 FEET SOUTH 65°59'31" EAST TO AN OLD EXISTING FENCE, 1165.28 FEET NORTH 1°14'44" EAST ALONG SAID FENCE, 165.81 FEET NORTH 1°50'29" EAST ALONG AN EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 1°50'29" EAST 39.94 FEET; THENCE SOUTH 86°22'04" EAST 92.15 FEET; THENCE NORTH 3°37'21" EAST 166.76 FEET TO THE SOUTH LINE OF 4400 SOUTH STREET; THENCE SOUTH 86°22'04" EAST 217.00 FEET; THENCE SOUTH 3°37'56" 196.76 FEET; THENCE NORTH 86°22'04" WEST 198.00 FEET; THENCE SOUTH 3°37'56" WEST 10.00 FEET; THENCE NORTH 86°19'41" WEST 109.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A 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 26.95 FEET SOUTH 0°49'00" WEST TO THE NORTH RIGHT OF WAY LINE OF RIVERDALE ROAD 1181.69 FEET, NORTH 64°45'29" EAST ALONG SAID NORTH LINE 180.95 FEET, NORTH 1°00'29" EAST 11.41 FEET, SOUTH 65°59'31" EAST TO AN EXISTING FENCE 1165.28 FEET, NORTH 1°14'44" EAST ALONG SAID FENCE AND 165.81 FEET NORTH 1°50'29" EAST ALONG AN EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 1°50'29" EAST 39.94 FEET, THENCE SOUTH 86°22'08" EAST 92.12 FEET, THENCE NORTH 3°37'56" EAST 166.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, THENCE SOUTH 86°22'04" EAST 19.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 3°37'56" WEST 206.76 FEET, THENCE NORTH 86°19'41" WEST 109.87 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF THE PARCEL SHOWN HEREON PRIOR TO POSSIBLE FUTURE DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°47'56" WEST 2661.25 FEET CALCULATED BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. NOT ADDITIONAL MARKERS WERE SET AS PART OF THIS SURVEY.

THE WEST BOUNDARY WAS RETRACED FROM THE BOUNDARY LINE AGREEMENT AND RECORD OF SURVEY 4110. THE SOUTH AND EAST LINES WERE RETRACED ALONG PULLUM SUBDIVISION. AND THE NORTH LINE WAS RETRACED ALONG THE SOUTH LINE OF 4400 SOUTH STREET. SEE NOTES FOR ADDITIONAL INFORMATION.

UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4400 SOUTH STREET, A 99 FOOT RIGHT OF WAY, AS DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 2199433 AT THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 00°47'56" EAST 2200.65 FEET (2201.06' BY RECORD) ALONG QUARTER SECTION LINE AND SOUTH 89°12'04" EAST 1195.78 FEET (1196.19 BY RECORD) FROM THE SOUTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTHERLY ALONG SAID BOUNDARY LINE AGREEMENT AS WITNESSED BY AN EXISTING CHAIN LINK FENCE AND SURVEY MARKERS THE FOLLOWING (5) COURSES: (1) SOUTH 11°38'01" WEST 8.94 FEET, (2) SOUTH 04°05'34" WEST 40.82 FEET, (3) SOUTH 02°39'44" WEST 52.48 FEET (SEE RECORD OF SURVEY #4110), (4) SOUTH 86°49'59" EAST 4.71 FEET, AND (5) SOUTH 03°49'53" WEST 104.62 FEET (104.02 FEET BY RECORD) TO THE NORTH LINE OF PULLUM SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE, LOCATED ON THE GROUND WITH RESPECT TO 900 WEST AND 4400 SOUTH STREETS; THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (8) COURSES: (1) SOUTH 86°21'40" EAST 4.59 FEET, (2) NORTH 03°35'57" EAST 10.00 FEET, (3) NORTH 46°56'45" EAST 26.25 FEET, (4) NORTH 03°35'57" EAST 18.00 FEET, (5) SOUTH 86°24'03" EAST 169.98 FEET, (6) NORTH 03°35'57" EAST 70.40 FEET, (7) SOUTH 86°24'03" EAST 10.00 FEET, AND (8) NORTH 03°35'57" EAST 89.27 FEET TO THE SOUTH LINE OF SAID 4400 SOUTH STREET; AND THENCE NORTH 86°24'29" WEST 206.13 FEET TO THE POINT OF BEGINNING.

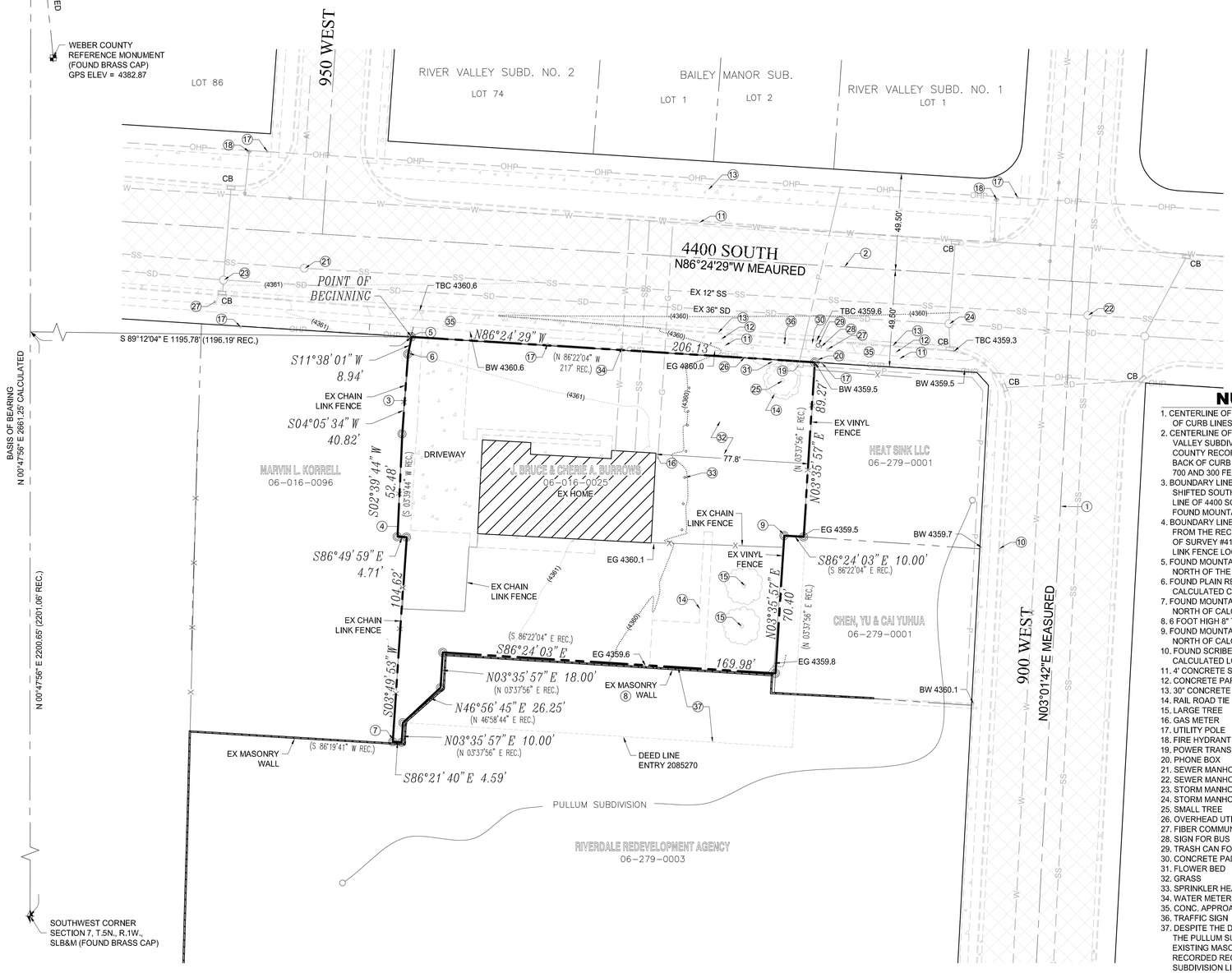
CONTAINING: 32,818 SQ.FT. (0.75 ARES)

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

Stephen Bott 11-12-2025

STEPHEN P. BOTT
LICENSE NO. 343593-2201



NUMBERED NOTES

1. CENTERLINE OF 900 WEST CALCULATED BY AVERAGING THE TOP BACK OF CURB LINES FOR 800 FEET.
2. CENTERLINE OF 4400 NORTH WAS CALCULATED BY FROM RIVER VALLEY SUBDIVISION NO. 1, A PLAT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE, TOGETHER WITH THE AVERAGE TOP BACK OF CURB LINES FROM 900 WEST AND 4350 SOUTH STREETS FOR 700 AND 300 FEET RESPECTIVELY
3. BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 2199433 WAS SHIFTED SOUTH AND WEST TO ALIGN WITH THE CALCULATED SOUTH LINE OF 4400 SOUTH STREET, THE EXISTING CHAIN LINK FENCE, AND FOUND MOUNTAIN WEST SURVEY MARKERS.
4. BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 2199433 DIFFERS FROM THE RECORD OF SURVEY #4110. THE BEARING FROM RECORD OF SURVEY #4110 WAS USED BECAUSE IS FIT THE EXISTING CHAIN LINK FENCE LOCATION.
5. FOUND MOUNTAIN WEST REBAR & CAP 0.2 FEET EAST AND 0.5 FEET NORTH OF THE POINT OF BEGINNING.
6. FOUND PLAIN REBAR 0.4 FEET EAST AND 0.5 FEET NORTH OF CALCULATED CORNER.
7. FOUND MOUNTAIN WEST REBAR & CAP 0.1 FEET EAST AND 1.1 FEET NORTH OF CALCULATED CORNER.
8. 6 FOOT HIGH 8" THICK CONCRETE MASONRY UNIT (CMU) WALL.
9. FOUND MOUNTAIN WEST REBAR & CAP 0.1 FEET WEST AND 0.6 FEET NORTH OF CALCULATED CORNER.
10. FOUND SCRIBE MARK ON TOP OF CURB 0.6 FEET NORTH OF CALCULATED LOT LINE.
11. 4' CONCRETE SIDEWALK
12. CONCRETE PARKSTRIP
13. 30" CONCRETE CURB & GUTTER
14. RAIL ROAD TIE LANDSCAPE BORDER
15. LARGE TREE
16. GAS METER
17. UTILITY POLE
18. FIRE HYDRANT
19. POWER TRANSFORMER
20. PHONE BOX
21. SEWER MANHOLE RIM=4361.5 FL=4352.2
22. SEWER MANHOLE RIM=4359.9 FL=4350.7
23. STORM MANHOLE RIM=4361.2 FL=4355.8
24. STORM MANHOLE RIM=4359.8 FL=4355.3
25. SMALL TREE
26. OVERHEAD UTILITY LINES
27. FIBER COMMUNICATIONS BOX
28. SIGN FOR BUS STOP
29. TRASH CAN FOR BUS STOP
30. CONCRETE PAD FOR BUS STOP
31. FLOWER BED
32. GRASS
33. SPRINKLER HEAD - TYPICAL
34. WATER METER
35. CONC. APPROACH
36. TRAFFIC SIGN
37. DESPITE THE DEED OVERLAP THE ACCEPTED BOUNDARY LINE ALONG THE PULLUM SUBDIVISION LINE APPEARS CLEAR BASED UPON THE EXISTING MASONRY AND VINYL FENCE LINES AND THE PREVIOUSLY RECORDED RECORDS OF SURVEY WHICH HELD TO THE PULLUM SUBDIVISION LINE, TOGETHER WITH EXISTING FOUND SURVEY MARKERS.

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NORTH

0 30 60 120
SCALE: 1"=30'

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX IRRIGATION LINE
- EX LAND DRAIN ALINE
- EX OVERHEAD POWER
- EX STORM DRAIN
- EX SANITARY SEWER
- EX SECONDARY WATER
- EX TELEPHONE LINE
- EX GAS LINE
- EX CULINARY WATER
- EX FENCE
- C&G — CURB & GUTTER
- EX — EXISTING
- FH — FIRE HYDRANT
- IV — IRRIGATION VALVE
- RCP — REINFORCED CONCRETE PIPE
- SDCB — STORM DRAIN CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SD BOX — STORM DRAIN BOX
- SSMH — SANITARY SEWER MANHOLE
- UP — UTILITY POLE
- WV — WATER VALVE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4246.11 — EX. SPOT ELEVATION
- (4250) — EG CONTOUR LINE
- PARCEL CORNER
- EXISTING ASPHALT

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BOUNDARY TOPOGRAPHIC & UTILITY SURVEY
FOR: BRUCE & CHERIE BURROWS
937 WEST 440 SOUTH
RIVERDALE, UTAH
PROJECT #25-028

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