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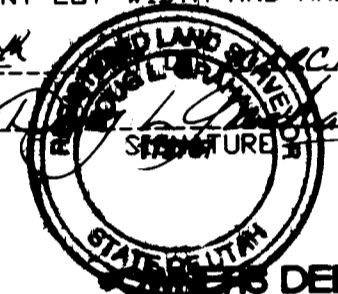
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ISAAC SPRINGS SUBDIVISION PHASE 1

A PART OF THE SOUTH HALF OF SECTION 6, T.5N., R.1W., S.L.B.&M.
RIVERDALE CITY, WEBER COUNTY, UTAH.
MARCH 1997

SURVEYORS CERTIFICATE

I, DOUG L. GRAHAM, A PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF ISAAC SPRINGS SUBD. PH-1 IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.



SIGNED THIS 18th DAY OF MARCH 1997
R.L.S. # 172757

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT ISAAC SPRINGS SUBD. PH-1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER RETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, DR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 19____

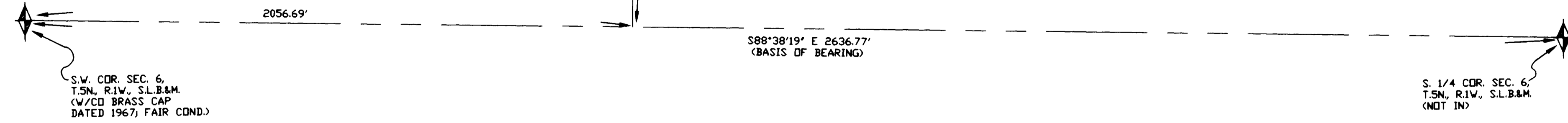
BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 88°38'19" EAST 2056.69 FEET EAST 1672.24 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 00°22'51" EAST 75.35 FEET; THENCE NORTH 44°57'40" EAST 164.55 FEET; THENCE SOUTH 51°41'51" EAST 108.18 FEET; THENCE SOUTH 57°51'38" EAST 95.99 FEET; THENCE SOUTH 79°18'07" EAST 307.18 FEET; THENCE NORTH 53°28'55" EAST 86.03 FEET; THENCE SOUTH 79°59'12" EAST 109.37 FEET; THENCE SOUTH 10°30'48" WEST 86.56 FEET; THENCE SOUTH 63°32'29" WEST 129.40 FEET; THENCE NORTH 79°18'07" WEST 639.19 FEET; THENCE NORTH 67°17'07" WEST 120.61 FEET TO THE POINT OF BEGINNING. CONTAINS 2.98 ACRES.



SCALE: 1" = 50'
O = 5/8" Ø X 24" LENGTH REBAR
W/CAP STAMPED 167594

NUMBER	DELTA	CHORD DIRECTION	RADIUS	LENGTH	CHORD
C1	67°34'00"	S 66°54'53" W	30.00	35.98	33.36
C2	67°34'00"	S 66°54'53" W	50.00	58.96	55.61
C3	98°39'28"	N 29°58'23" W	50.00	86.10	75.85
C4	73°00'08"	N 53°51'25" E	50.00	63.71	59.48
C5	04°17'57"	N 08°21'49" E	500.00	37.52	37.51
C6	04°17'57"	N 08°21'49" E	530.00	39.77	39.76
C7	03°23'37"	N 07°54'39" E	470.00	27.84	27.83
C8	00°54'20"	N 10°03'38" E	470.00	17.43	17.43



S.W. COR. SEC. 6, T.5N., R.1W., S.L.B.&M. (V/CB BRASS CAP DATED 1967) FAIR COND.)

S. 1/4 COR. SEC. 6, T.5N., R.1W., S.L.B.&M. (NET IN)

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND IN MY OPINION IS IN ACCORDANCE WITH APPLICABLE RIVERDALE STANDARDS.

SIGNED THIS _____ DAY OF _____ 19____

SIGNATURE

RIVERDALE CITY PUBLIC WORKS DIRECTOR

I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 19____

SIGNATURE

RIVERDALE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ 19____

SIGNATURE

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 19____

SIGNATURE

RIVERDALE CITY COUNCIL ACCEPTANCE

APPROVED BY THE RIVERDALE CITY COUNCIL SIGNED THIS _____ DAY OF _____ 19____

CITY RECORDER



LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
3400 CANYON AVE. SUITE 88 OGDEN, UTAH 84401
PH 801-464

CLIENT: LEON HARRERA
LOCATION: PART OF THE SO. 1/2 OF SEC. 6, T.5N., R.1W., S.L.B.&M.
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 2-26-97 TW
FILE: 1741PH1

WEBER COUNTY RECORDER
ENTRY # _____ FEE _____
FILED FOR RECORD & RECORDED
THIS _____ DAY OF _____ 19____
AT _____ IN BOOK _____ OF _____
PAGE _____
BY _____ WEBER COUNTY RECORDER
DEPUTY

RECEIVED

DEC 03 1997

Weber County Surveyor

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