

# Carter's Farm Subdivision Plat "C" - Phase No. 3

A part of the Southwest 1/4 of Section 6, T5N, R1W, U.S. Survey  
Riverdale City, Weber County, Utah

### NARRATIVE:

This Subdivision plat and survey was requested by Mr. Bruce Sanders in order to subdivide (4) four residential lots. The basis of bearing for this plat is a line between the Southwest corner of Section 6 and the West Quarter corner of Section 7, T5N, R1W, SLB&M, U.S. Survey, shown as N 0°11'01" E. The original Carter's Farm bearing base was used, which is a counter clockwise rotation of 0°43'41" from Weber County Surveyor Position Map.

### PROPERTY LINE CURVE DATA

(A)	(B)	(C)
$\Delta = 18^{\circ}40'36''$	$\Delta = 10^{\circ}23'21''$	$\Delta = 77^{\circ}01'35''$
$R = 170.00'$	$R = 180.00'$	$R = 20.00'$
$L = 55.42'$	$L = 32.64'$	$L = 26.89'$
$LC = 55.17'$	$LC = 32.59'$	$LC = 24.91'$
$N 3^{\circ}28'34'' W$	$N 7^{\circ}37'11'' W$	$N 40^{\circ}56'18'' W$
(D)	(E)	(F)
$\Delta = 14^{\circ}35'49''$	$\Delta = 7^{\circ}52'41''$	$\Delta = 80^{\circ}29'54''$
$R = 180.00'$	$R = 180.00'$	$R = 20.00'$
$L = 45.86'$	$L = 24.75'$	$L = 28.10'$
$LC = 45.74'$	$LC = 24.73'$	$LC = 25.85'$
$N 4^{\circ}52'24'' E$	$N 16^{\circ}06'39'' E$	$S 60^{\circ}17'57'' W$

$\Delta = 18^{\circ}40'36''$   
 $R = 170.00'$   
 $L = 55.42'$   
 $LC = 55.17'$   
 $N 3^{\circ}28'34'' W$

$\Delta = 32^{\circ}51'52''$   
 $R = 180.00'$   
 $L = 103.25'$   
 $LC = 101.84'$   
 $N 3^{\circ}37'04'' E$

Southwest corner of Section 6, T5N, R1W, SLB&M, U.S. Survey. (Found 3" Brass Cap, dated 1967, flush with ground)

West 1/4 corner of Section 7, T5N, R1W, SLB&M, U.S. Survey. (Found GLO Brass Cap, dated 1941)

**RIVERDALE CITY ENGINEER**  
 I hereby certify that this plat has been reviewed and in my opinion is in accordance with Riverdale City standards.  
 Signed this 15th day of March, 2003.

**RIVERDALE CITY APPROVAL**  
 This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this 15th day of March, 2003.  
 Attest: *Michelle M. Douglas*  
 Title: *Deputy City Clerk*  
*Bruce Sanders*  
 Mayor

**RIVERDALE CITY PLANNING COMMISSION**  
 Approved by the Riverdale City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

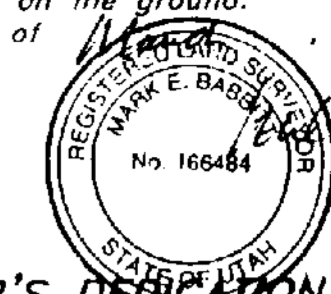
**RIVERDALE CITY ATTORNEY**  
 I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the Riverdale City Ordinance applicable thereto and now in force and effect.  
 Signed this 25th day of March, 2003.

**WEBER COUNTY RECORDER**  
 ENTRY NO. 193191  
 \$24.00 FILED FOR RECORD AND RECORDED AT 3:41 PM IN BOOK 57 OF OFFICIAL RECORDS, PAGE 074, RECORDED FOR HOME ABSTRACT  
 DOUG CRAFTS  
 WEBER COUNTY RECORDER  
 BY: *J. Smith*  
 DEPUTY

SURVEYOR'S CERTIFICATE 003267

I, Mark E. Babbitt a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Carter's Farm Subdivision Plat "C" - Phase No. 3, in Weber County, Utah has been correctly drawn to the designated 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 Recorder's Office and from a survey made on the ground.  
Signed this 10th day of March, 2003.

166484  
License No.



*Mark E. Babbitt*  
Mark E. Babbitt

### OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Carter's Farm Subdivision Plat "C" - Phase No. 3, and hereby dedicate, grant and convey to Riverdale City, Weber County, 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 dedicate to Riverdale City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Riverdale City.

Signed this 21 day of March, 2003.

*Bruce C. Sanders*  
Bruce C. Sanders - Vice-President

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_ }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2003, personally appeared before me, Bruce C. Sanders who being by me duly sworn did say that he is Vice-President of Sanders Homes Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Bruce C. Sanders acknowledged to me that said Corporation executed the same.  
Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Notary Name: \_\_\_\_\_



### BOUNDARY DESCRIPTION

A part of the Southwest 1/4 of Section 6, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point on the Westerly boundary line of Carter's Farm Subdivision Plat "C" - Phase No. 2, in Riverdale City, Weber County, Utah, which is 693.32 feet North; 298.79 feet North 79°30'00" West to the Southwest corner of Lot 125, River Valley Estates Sub. No. 6, in Riverdale City, Weber County, Utah; 592.18 feet North 79°25'13" West along the Southerly boundary line of River Valley Estates Sub. No. 7, in Riverdale City, Weber County, Utah, and 118.04 feet South 10°32'54" West along said Westerly boundary line of Carter's Farm Subdivision Plat "C" - Phase No. 2 from the Southeast corner of said quarter section; and running thence three (3) courses along said Westerly boundary line as follows:  
South 10°32'54" West 160.00 feet; North 79°27'06" West 17.27 feet and South 10°32'54" West 100.00 feet to the Northerly boundary line of Carter's Farm Subdivision No. 2, in Riverdale City, Weber County, Utah; thence North 79°27'06" West 192.15 feet along said Northerly boundary line to the Northwest corner of Lot 22, of said Carter's Farm Subdivision No. 2; thence North 20°03'00" East 106.85 feet to a point of curvature; thence Northeasterly along the arc of 180.00 foot radius curve to the left a distance of 103.25 feet (Central Angle equals 32°51'52" and Long Chord bears North 3°37'04" East 101.84 feet) to a point of reverse curvature; thence Northwesterly along the arc of 170.00 foot radius curve to the right a distance of 55.42 feet (Central Angle equals 18°40'36" and Long Chord bears North 3°28'34" West 55.17 feet); thence South 79°27'06" East 217.44 feet to the point of beginning.  
Contains 50,285 sq. ft. or 1.154 acres

### LEGEND

- Set as of 2-25-03
- Set 5/8" x (24" long) Rebar & Cap
- Set Hub & Tack
- W.C.S. Weber County Surveyor
- Section Corner
- Centerline Monument (to be set)
- (Rad.) Radial line
- (N/R) Non-Radial line

NOTE:  
10' Public Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown.

RECEIVED  
JUN 10 04  
Weber County Surveyor

003267