

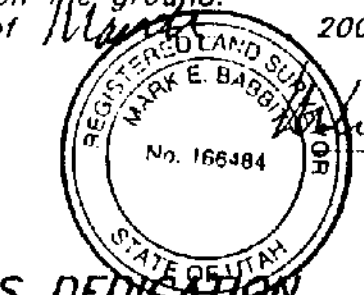
Carter's Farm Subdivision Plat "C" - Phase No. 4

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

SURVEYOR'S CERTIFICATE 003268

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. 4, 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

OWNER'S DEDICATION

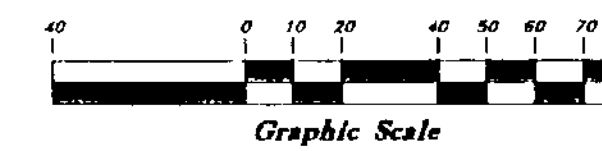
I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Carter's Farm Subdivision Plat "C" - Phase No. 4, and hereby dedicate, grant and convey to Riverdale City, Weber County, Utah, all those 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 17th day of March, 2003.

Sanders Homes Inc.
Bruce C. Sanders - Vice-President



Scale: 1" = 40'



NARRATIVE:

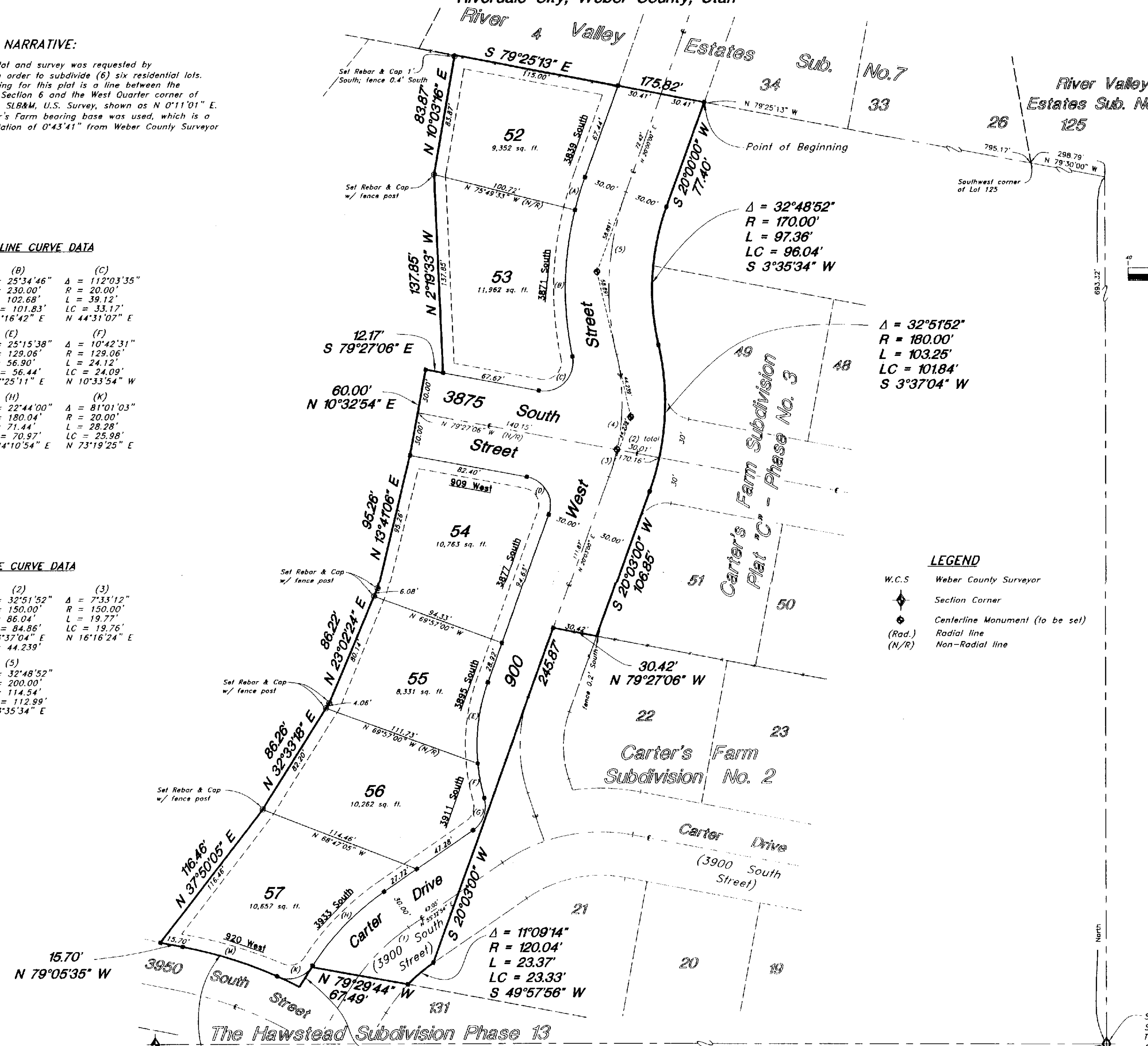
This Subdivision plat and survey was requested by Mr. Bruce Sanders in order to subdivide (6) six residential lots. The basis of bearing for this plat is a line between the Southwest corner of Section 6 and the West Quarter corner of Section 7, T5N, R1W, SLB&M, U.S. Survey, shown as N 0°11'01" E. The 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)
Δ = 5°55'54"	Δ = 25°34'46"	Δ = 112°03'35"
R = 230.00'	R = 230.00'	R = 20.00'
L = 23.81'	L = 102.68'	L = 39.12'
LC = 23.80'	LC = 101.83'	LC = 33.17'
N 17°02'03" E	N 1°16'42" E	N 44°31'07" E
(D)	(E)	(F)
Δ = 99°30'06"	Δ = 25°15'38"	Δ = 10°42'31"
R = 20.00'	R = 129.06'	R = 129.06'
L = 34.73'	L = 56.90'	L = 24.12'
LC = 30.53'	LC = 56.44'	LC = 24.09'
N 29°42'03" W	N 7°25'11" E	N 10°33'54" W
(G)	(H)	(K)
Δ = 71°28'04"	Δ = 22°44'00"	Δ = 81°01'03"
R = 20.00'	R = 180.04'	R = 20.00'
L = 24.95'	L = 71.44'	L = 28.28'
LC = 23.36'	LC = 70.97'	LC = 25.98'
N 19°48'52" E	N 44°10'54" E	N 73°19'25" E
(M)		
Δ = 12°55'32"		
R = 305.00'		
L = 68.81'		
LC = 68.66'		
N 72°37'49" W		

CENTERLINE CURVE DATA

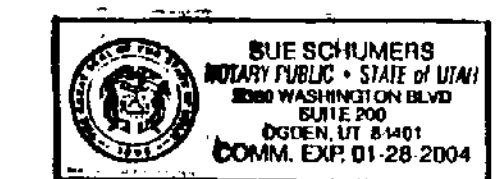
(1)	(2)	(3)
Δ = 18°33'14"	Δ = 32°51'52"	Δ = 7°33'12"
R = 150.04'	R = 150.00'	R = 150.00'
L = 48.59'	L = 86.04'	L = 19.77'
LC = 48.38'	LC = 84.86'	LC = 19.76'
N 46°16'17" E	N 3°37'04" E	N 16°16'24" E
T = 44.239'		
(4)	(5)	
Δ = 25°18'40"	Δ = 32°48'52"	
R = 150.00'	R = 200.00'	
L = 66.27'	L = 114.54'	
LC = 65.73'	LC = 112.99'	
N 0°09'32" W	N 3°35'34" E	



LEGEND
W.C.S. Weber County Surveyor
◆ Section Corner
◆ Centerline Monument (to be set)
(Rad.) Radial line
(N/R) Non-Radial line

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: _____



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 the Southwest corner of Lot 34, River Valley Estates Sub. No. 7, 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 and 795.17 feet North 79°25'13" West along the Southerly boundary line of said River Valley Estates Sub. No. 7 from the Southeast corner of said Quarter Section; and running thence South 20°00'00" West 77.40 feet to a point of curvature; thence Southwesterly along an arc of a 170.00 foot radius curve to the left a distance of 97.36 feet (Central Angle equals 32°48'52" and Long Chord bears South 3°35'34" West 96.04 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 180.00 foot radius curve to the right a distance of 103.25 feet (Central Angle equals 32°51'52" and Long Chord bears South 3°37'04" West 101.84 feet) to a point of tangency; thence South 20°03'00" West 106.85 feet to the Northwest corner Lot 22, Carter's Farm Subdivision No. 2, in Riverdale City, Weber County, Utah; thence North 79°27'06" West 30.42 feet and South 20°03'00" West 245.87 feet along the Northerly and Westerly boundary line of said Carter's Farm Subdivision No. 2 to the Southerly Right of Way line of Carter Drive (3900 South Street); thence Southwesterly along the arc of a 120.04 foot radius curve to the left a distance of 23.37 feet (Central Angle equals 11°09'14" and Long Chord bears South 49°57'56" West 23.33 feet) along said Southeastly Right of Way line to the Northerly boundary line of The Hawstead Subdivision Phase 13, in Riverdale City, Weber County, Utah; thence North 79°29'44" West 67.49 feet along said Northerly boundary line; thence South 32°41'41" West 16.03' to the Northerly Right of Way line of 3950 South Street; thence Northwesterly along the arc of a 305.00 foot radius curve to the left a distance of 85.87 feet (Central Angle equals 16°07'50" and Long Chord bears North 71°01'40" West 85.58 feet) to a point of tangency and North 79°05'35" West 15.70 feet along said Northerly Right of Way line; thence North 37°50'05" East 116.46 feet; thence North 32°33'18" East 86.26 feet; thence North 23°02'24" East 86.22 feet; thence North 13°41'06" East 86.26 feet; thence North 10°32'54" East 60.00 feet; thence South 79°27'06" East 12.17 feet; thence North 2°19'33" West 137.85 feet; thence North 10°03'16" East 83.87 feet to the Southerly boundary line of said River Valley Estates Sub. No. 7; thence South 79°25'13" East 175.82 feet to the point of beginning.
Contains 99,936 sq. ft. or 2,294 acres

RECEIVED
JUN 10 04
Weber County Survey

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

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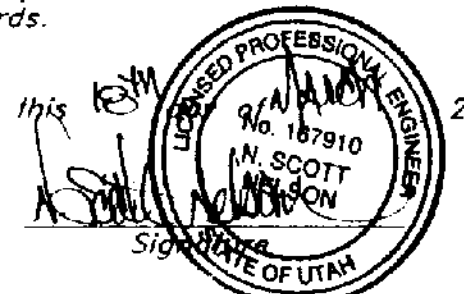
GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7244

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

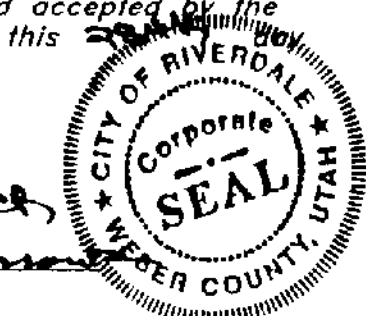
RIVERDALE CITY PLANNING COMMISSION
Approved by the Riverdale City Planning Commission on the _____ day of _____, 2003.

[Signature]
City Planner

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 _____ day of _____, 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 _____ day of _____, 2003.
Attest: *[Signature]*
Title: *[Signature]*
Mayor



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.

[Signature]
Attorney

WEBER COUNTY RECORDER
ENTRY NO. 1931192 - FEE PAID
RECORDED - 17 APR 2003 - AT 3:48 P.M. IN BOOK 51 OF OFFICIAL RECORDS, PAGE 15 - RECORDED FOR HOME ABSTRACT
DOUG CROFTS
WEBER COUNTY RECORDER
BY: *[Signature]*
DEPUTY

99N419AP4