## RECORD OF SURVEY FOR MILLER RIVERDALE AUTOMOTIVE SUBDIVISION SURVEYORS CERTIFICATE NORTH $\frac{1}{4}$ COR SEC 13 A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, T5N, R2W, SLB&M. I, MARK A. BYRD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING T5N, R2W, SLB&M CERTIFICATE NO. 160206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER RIVERDALE CITY, WEBER COUNTY (MONUMENT FOUND) UTAH CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS MILLER RIVERDALE AUTOMOTIVE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS NORTHEAST COR SEC 13. T5N, R2W, SLB&M (MONUMENT FOUND) SET NAIL IN SIDEWALK -MARK A ON 45' OFFSET **BOUNDARY DESCRIPTION** SET REBAR & CAP BYRD & ASSOCIATES N18°46'18"E BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. CITY OF RIVERDALE, WEBER COUNTY, UTAH AND BEING DESCRIBED COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13 N64°42'19"E THENCE SOUTH 00°36'34" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1326.18 FEET 51.24 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID WEST LINE SOUTH 89°59'57" EAST, ALONG THE SOUTH LINE OF SET REBAR & CAP RIVERDALEROAD SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1330.65 FEET TO THE SOUTHEAST CORNER BYRD & ASSOCIATES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, SAID CORNER 511.56 FEET; THENCE SOUTH 22°49'26" WEST, 179.17 FEET TO THE NORTHERLY LINE OF THE CITY OF VICINITY MAP 188.56 FND R/C GILSON RIVERDALE PROPERTY; THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID CITY OF RIVERDALE PROPERTY THE FOLLOWING THREE (3) COURSES: NORTH 83°30'52"EAST, 73.27 FEET AND **GRAPHIC SCALE** SOUTH 06°2516" EAST, 171.10 FEET AND SOUTH 0°00'35" WEST, 3.48 FEET TO THE NORTHERLY LINE OF VALLEY SIDE SUBDIVISION; THENCE NORTH 89°59'15" WEST, ALONG SAID NORTHERLY LINE, 180.00 FEET SET REBAR & CAP TO PWR ESMT CL THENCE SOUTH 00°39'26" WEST, 6.37 FEET; THENCE SOUTH 89°45'30" WEST, 8.03 FEET TO THE BYRD & ASSOCIATES EASTERLY CORNER OF LOT 1 OF TULLIS BUSINESS PARK SUBDIVISION PHASE 2; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1 AND LOT 1A THE FOLLOWING TWO (2) COURSES SOUTH 00°05'30" WEST. 202.82 FEET AND NORTH 89°45'21" WEST, 399.75 FEET TO THE EASTERLY (IN FEET RIGHT OF WAY LINE OF 1500 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF $1 \ln ch = 60 \text{ ft.}$ N68°47'32" -50' POWER EASEMENT(TO ROCKY MOUNTAIN POWER) 1500 WEST STREET THE FOLLOWING FIVE (5) COURSES: NORTH 001439"EAST, 144.22 FEET TO THE 379.64 RIVERDALE CITY BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 610.85 FEET AND TPN: 08-098-0049 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 176.35 FEET THROUGH A CENTRAL ANGLE OF 16°32'29" AND NORTH 21°07'38" EAST, 10.32 FEET AND NORTH 18°24'58" EAST, 101.79 FEET AND NORTI 58°29'33"EAST, 41.44 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY LINE OF THE STATE ROAD COMMISSION PROPERTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 136.85 FEET, THE RADIUS BEARS AT SAID POINT (NORTH 78°58'01" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 63.43 FEET THROUGH A CENTRAL ANGLE OF 26°33'26" TO A POINT OF REVERSE CURVATURE CONCAVE EASTERLY AND 50' POWER EASEMENT(TO ROCKY MOUNTAIN POWER)-SET REBAR & CAP HAVING A RADIUS OF 66.50 FEET. THE RADIUS BEARS AT SAID POINT (NORTH 74°28'33"EAST): BYRD & ASSOCIATES THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 2.61 FEET THROUGH A CENTRAL ANGLÉ OF 02°15'05"; THENCE NORTH 54°18'26" EAST, 196.97 FEET; THENCE NORTH 68°48'08" EAST, 66.80 FEET N90°00'00"W TO THE SOUTHERLY LINE OF RIVERDALE ROAD; THENCE ALONG THE SOUTHERLY LINE OF RIVERDALE - 146.50' TO CL CULINARY WATER EASEMENT N89°54'30"W 17.79 ROAD, BEING A NON-ACCESS LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 68°47'32" EAST, -20' CULINARY WATER EASEMENT(TO RIVERDALE CITY) N54°18'26"E 379.64 FEET AND NORTH 70°5119" EAST, 14.23 FEET AND NORTH 70°5110" EAST, 188.56 FEET AND NORTH 67°13'36" EAST, 125.22 FEET AND NORTH 64°42'19" EAST, 51.24 FEET AND NORTH 18°46'18" N00°00'00"W 21,985 S.F. EAST, 45.16 FEET AND NORTH 61°45'24" EAST, 107.79 FEET TO THE EASTERLY LINE OF THE -15' POWER EASEMENT(TO ROCKY MOUNTAIN POWER) P.O.B. 0.505 Acres *─* 322.04' NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID S89°59'57"E SOUTHERLY LINE SOUTH 00°42"15" WEST, ALONG SAID EASTERLY LINE, 480,70 FEET TO THE POINT OF 331.66 S89°59'57"E 1330.65' (TO POB) L=2.61', R=66.50' S89°59'57"E 1330.65 THIS PARCEL CONTAINS 11.435 ACRES OR 498,129.57 SQUARE FEET MORE OR LESS. N89°59'57"W FND R/C CB=N14°23'55"W D=2°15'05" 7.72 S89'26'12"E-511.56 GB ENGINEERING NARRATIVE MAG NAIL SET 238.76 S01°46'22"W TO CL POWER EASMI L=63.43', R=136.85' 118.29 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE HEREON DESCRIBED TRACT OF LAND INTO LOTS -R=136.85', L=42.23' D=26'33'26" AND STREETS AS SHOWN ON THIS MAP. $D=17^{\circ}40'47''$ CB=N02°14'44"W N78°5s CH = 62.87THE BASIS OF BEARINGS IS SOUTH 0°36'34" WEST 2652.36 FEET BETWEEN MONUMENTS FOUND AT TO CL POWER EASMT. 10.931 Acres 10' P.U.E. (TYP) -R=136.85', L=21.20'TPN: 08-098-0045 THE NORTH 1 CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT MAG NAIL SET D=08°52'39" LAKE BASE AND MERIDIAN. - MAG NAIL SET 21.60 **OWNERS DEDICATION** N58°29'33"E FND 1" REBAR **LEGEND** 41.44' - SET MAG NAIL KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED -15' STORMDRAIN EASEMENT(TO CITY OF RIVERDALE) BRASS CAP IN PROTECTIVE COVER TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER KNOWN AS MILLER RIVERDALE AUTOMOTIVE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY SET COORDINATES AND ELEVATIONS TO THE CITY OF RIVERDALE, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT SET REBAR & CAP UNLESS OTHERWISE NOTED OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER N21°07'38"E AND ALSO DEDICATE TO THE CITY OF RIVERDALE THOSE STRIPS AS EASEMENTS FOR PUBLIC UTILITY S06°25'16"E POINT OF BEGINNING 10.32 AND DRAINAGE PURPOSE AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, 171.10' MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE PUBLIC UTILITIES EASEMENT \_\_\_ S03°35'48"E AUTHORIZED BY THE CITY OF RIVERDALE. 173.97 FND X IN CONC --20' CULINARY WATER EASEMENT(TO RIVERDALE CITY) SET PLUG ROADWAY DEDICATED TO CL S.D. EASEMENT SURVEY NOTES: TO RIVERDALE CITY −R=610.85', L=65.56' PER THIS PLAT MILLER FAMILY REAL ESTATE L.L.C. BY GREGORY S. MILLER, ITS COOPERATING MANAGER AND D=06°08'59" SECRETARY. の N00'30'45"E ALL REAR LOT CORNERS MARKED WITH N06°25'16"W 1.62' L=176.35', R=610.85' 5/8" REBAR & CAP; LS#161081 FND R/C GB ENG. -SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, TO CL S.D. EASEMENT D=16°32'29" 39.40' S00°00'35"W -R=610.85', L=110.79' ALL FRONT CORNERS MARKED WITH SAME S00°39'26"W CB=N08°01'36"W 3.48 D=10°23'30" REBAR & CAP AND/OR A PERMANENT MARKER ALPINE COMMUNITY CHURCH BY ITS: CH=175.74' IN THE CURB & GUTTER @ THEIR EXTENSION - SET PLUG N89°59'15"W FND R/C ENSIGN -SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_ 180.00 S89°45'30"W ACKNOWLEDGMENT VALLEY SIDE SUBDIVISION NO.4 LOT 122 N89°45'21"W TPN: 08-116-0026 STATE OF UTAH TO RAD LOT 107 COUNTY OF WEBER - FND NAIL/WASHER TPN: 08-116-0011 ON THE \_\_\_\_\_ DAY OF \_\_\_\_ \_\_\_\_, 20\_\_\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGE TO ME 1275 THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED LOT 121 5100 SOUTH STREET TPN: 08-116-0025 MY COMMISSION EXPIRES: \_\_ JUL 0 1 2011 **ACKNOWLEDGMENT** 004568 500 - FND R/C ENSIGN STATE OF UTAH COUNTY OF WEBER FND R/C GILSON -ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE ON THE \_\_\_\_\_ DAY OF \_\_\_\_ LOT 120 N89'45'21"W TPN: 08-116-0024 - CENTER $\frac{1}{4}$ COR SEC 13 SIGNERS OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED TULLIS BUSINESS PARK SUBDIVISION PHASE 2 T5N, R2W, SLB&M LOT 2 (MONUMENT FOUND) T5N, R2W, SLB&M TPN: 08-320-0003 TPN: 08-278-0007 (MONUMENT FOUND) MY COMMISSION EXPIRES: \_\_\_\_\_ S89°54'30"E A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, T5N, R2W, SLB&M. APPROVAL AS TO FORM CITY ENGINEERS CERTIFICATE CITY COUNCIL CERTIFICATE PLANNING COMMISSION COUNTY RECORDER 505 South Main Street HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED PRESENTED TO THE RIVERDALE CITY COUNCIL THIS \_\_\_\_\_ DAY APPROVED THIS \_\_\_\_\_ DAY OF . STATE OF UTAH COUNTY OF WEBER APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF BY THIS OFFICE AND THAT IT IS CORRECT AND IN ACCORDANCE \_\_\_, 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION Bountiful, Utah 84010 RECORDED AND FILED AT THE REQUEST OF .... 20\_\_\_\_, BY THE RIVERDALE CITY PLANNING \_\_, 20\_\_\_, BY THE RIVERDALE CITY WITH INFORMATION ON FILE IN THIS OFFICE. /rd & Associates L.L.C. Phone (801)-292-0400 WAS APPROVED AND ACCEPTED. COMMISSION. ENTRY NO. \_\_\_\_\_ BOOK NO. \_\_\_\_ PAGE NO.\_\_ FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , 20\_\_ , AT\_\_\_\_ PM Fax (801)-292-8216 Engineers & Land Surveyors RIVERDALE CITY ATTORNEY RIVERDALE CITY ENGINEER ATTEST: DATE MAYOR **CHAIRPERSON**

COUNTY RECORDER