

RECORD OF SURVEY FOR MILLER RIVERDALE AUTOMOTIVE SUBDIVISION

SURVEYORS CERTIFICATE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, T5N, R2W, SLB&M
RIVERDALE CITY, WEBER COUNTY UTAH

I, MARK A. BYRD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 160206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER 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 PLAT.



BOUNDARY DESCRIPTION

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 AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°36'34" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1326.18 FEET 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 SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°59'57" WEST, ALONG SAID SOUTH LINE, 511.56 FEET; THENCE SOUTH 22°49'26" WEST, 179.17 FEET TO THE NORTHERLY LINE OF THE CITY OF 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 SOUTH 06°25'16" 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; THENCE SOUTH 00°39'26" WEST, 6.37 FEET; THENCE SOUTH 89°45'30" WEST, 8.03 FEET TO THE 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 RIGHT OF WAY LINE OF 1500 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 1500 WEST STREET THE FOLLOWING FIVE (5) COURSES: NORTH 00°14'39" EAST, 144.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 610.85 FEET AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 176.35 FEET THROUGH A CENTRAL ANGLE OF 16°32'29" AND NORTH 21°07'58" EAST, 10.32 FEET AND NORTH 18°24'58" EAST, 101.79 FEET AND NORTH 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 HAVING A RADIUS OF 66.50 FEET, THE RADIUS BEARS AT SAID POINT (NORTH 74°28'33" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 2.61 FEET THROUGH A CENTRAL ANGLE OF 02°15'05"; THENCE NORTH 54°18'26" EAST, 196.97 FEET; THENCE NORTH 68°48'08" EAST, 66.80 FEET TO THE SOUTHERLY LINE OF RIVERDALE ROAD; THENCE ALONG THE SOUTHERLY LINE OF RIVERDALE ROAD, BEING A NON-ACCESS LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 68°47'32" EAST, 379.64 FEET AND NORTH 70°51'19" EAST, 14.23 FEET AND NORTH 70°51'10" 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" EAST, 45.16 FEET AND NORTH 61°45'24" EAST, 107.79 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00°42'15" WEST, ALONG SAID EASTERLY LINE, 480.70 FEET TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 11.435 ACRES OR 498,129.57 SQUARE FEET MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE HEREON DESCRIBED TRACT OF LAND INTO LOTS AND STREETS AS SHOWN ON THIS MAP.
THE BASIS OF BEARINGS IS SOUTH 0°36'34" WEST 2652.36 FEET BETWEEN MONUMENTS FOUND AT THE NORTH 1/4 CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED 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 TO THE CITY OF RIVERDALE, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER AND ALSO DEDICATE TO THE CITY OF RIVERDALE THOSE STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSE AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY THE CITY OF RIVERDALE.

MILLER FAMILY REAL ESTATE L.L.C. BY GREGORY S. MILLER, ITS COOPERATING MANAGER AND SECRETARY.

SIGNED THIS _____ DAY OF _____

ALPINE COMMUNITY CHURCH BY ITS: _____

SIGNED THIS _____ DAY OF _____

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

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 THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED

MY COMMISSION EXPIRES: _____ BY: _____

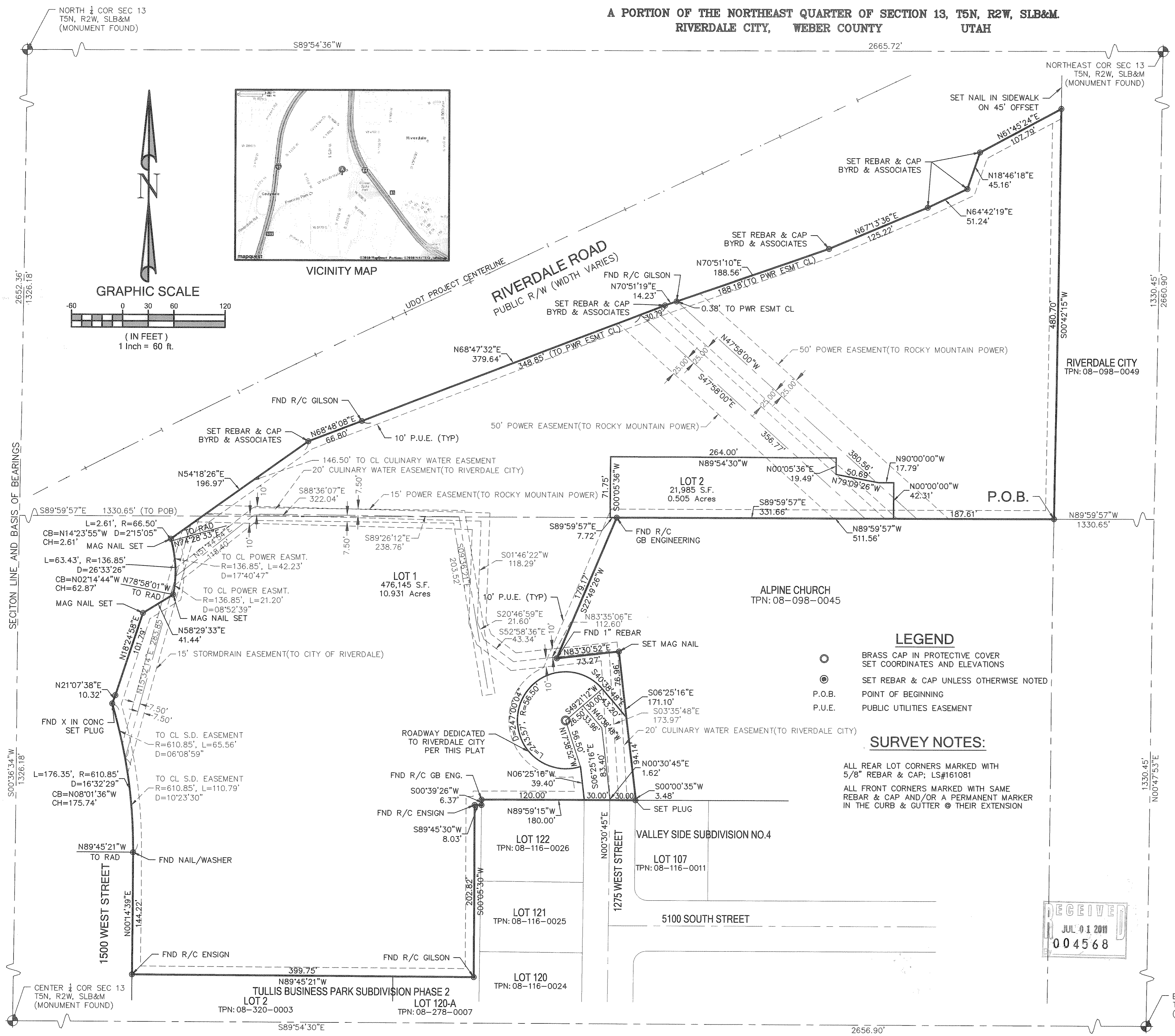
ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

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 THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED

MY COMMISSION EXPIRES: _____ BY: _____

A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, T5N, R2W, SLB&M

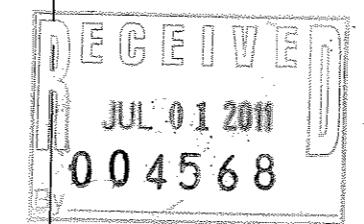


LEGEND

- BRASS CAP IN PROTECTIVE COVER SET COORDINATES AND ELEVATIONS
- SET REBAR & CAP UNLESS OTHERWISE NOTED
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITIES EASEMENT

SURVEY NOTES:

ALL REAR LOT CORNERS MARKED WITH 5/8" REBAR & CAP; LS#161081
ALL FRONT CORNERS MARKED WITH SAME REBAR & CAP AND/OR A PERMANENT MARKER IN THE CURB & GUTTER @ THEIR EXTENSION



Byrd & Associates L.L.C.
Engineers & Land Surveyors
505 South Main Street
Bountiful, Utah 84010
Phone (801)-292-0400
Fax (801)-292-8216

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____, BY THE RIVERDALE CITY ATTORNEY.
RIVERDALE CITY ATTORNEY

CITY ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
RIVERDALE CITY ENGINEER DATE

CITY COUNCIL CERTIFICATE
PRESENTED TO THE RIVERDALE CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: MAYOR

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____, BY THE RIVERDALE CITY PLANNING COMMISSION.
CHAIRPERSON

COUNTY RECORDER
STATE OF UTAH COUNTY OF WEBER
RECORDED AND FILED AT THE REQUEST OF _____
ENTRY NO. _____ BOOK NO. _____ PAGE NO. _____
FILED THIS _____ DAY OF _____, 20____, AT _____ PM
COUNTY RECORDER