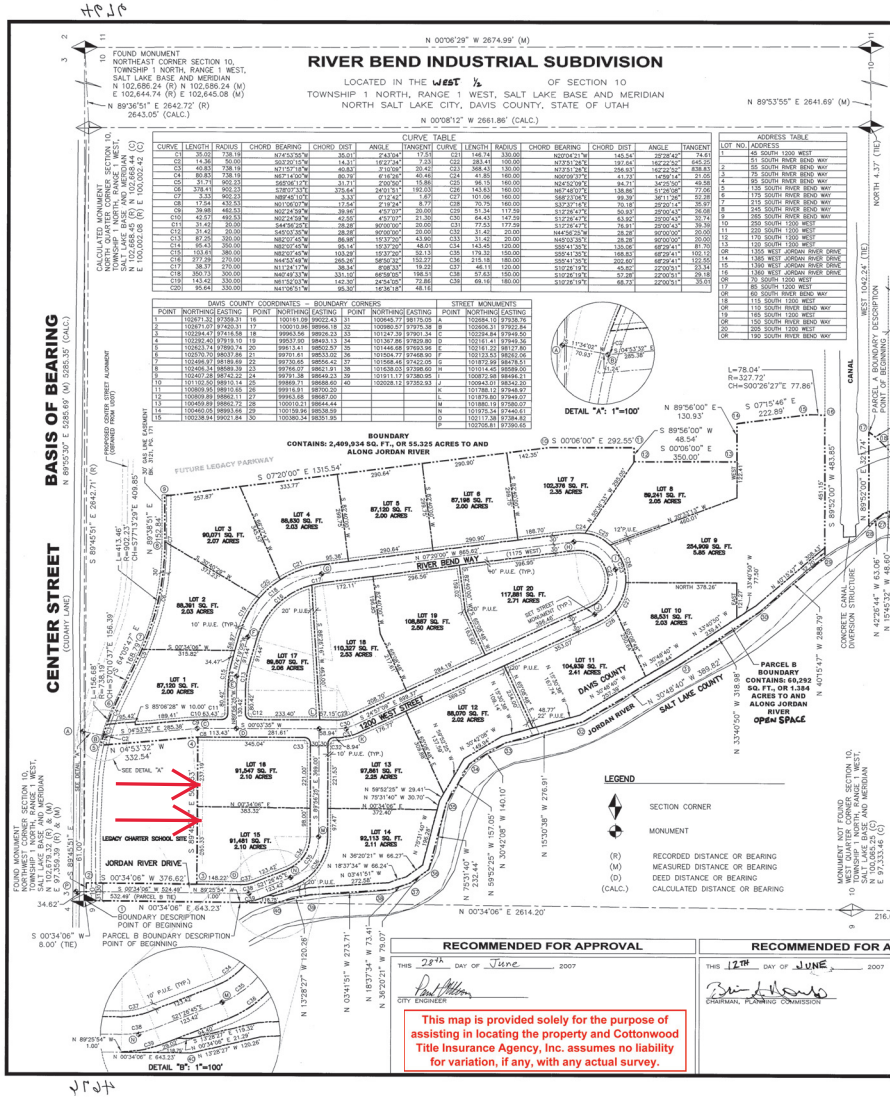
4676

RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST ½ OF SECTION 10
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, STATE OF UTAH



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST	ANGLE	TANGENT
C1	35.02	738.19	N74°53'35"W	35.01'	2°43'04"	17.51'
C2	14.36	50.00	S03°20'15"W	14.31'	16°27'34"	7.23'
C3	40.83	738.19	N71°57'18"W	40.83'	3°10'09"	20.42'
C4	80.83	738.19	N67°43'06"W	80.79'	6°16'34"	40.46'
C5	31.79	902.23	S60°06'12"E	31.71'	2°00'50"	15.86'
C6	378.41	902.23	S78°07'37"E	375.64'	24°01'31"	192.03'
C7	3.33	902.23	N88°45'10"E	3.33'	0°12'43"	1.67'
C8	17.54	450.53	N01°06'07"W	17.54'	2°13'24"	8.77'
C9	39.98	460.53	N02°24'39"W	39.96'	4°57'03"	20.00'
C10	42.57	462.53	N02°24'39"W	42.55'	4°57'03"	21.30'
C11	31.42	20.00	S44°56'25"E	28.28'	90°00'00"	20.00'
C12	31.42	20.00	S45°03'35"W	28.28'	90°00'00"	20.00'
C13	87.25	320.00	N82°07'45"W	86.98'	15°37'20"	43.90'
C14	95.43	350.00	N82°07'45"W	95.14'	15°37'20"	48.01'
C15	103.61	380.00	N82°07'45"W	103.29'	15°37'20"	52.13'
C16	317.29	270.00	N64°53'40"W	299.26'	56°06'32"	172.27'
C17	38.37	270.00	N11°28'17"W	38.34'	8°08'33"	19.23'
C18	350.73	300.00	N46°48'31"W	331.10'	66°58'05"	198.51'
C19	143.42	330.00	N61°52'03"W	142.30'	24°54'35"	72.86'
C20	95.64	330.00	N47°06'51"W	95.30'	16°36'18"	48.16'
C21	146.74	330.00	N20°04'21"W	145.54'	25°28'42"	74.61'
C22	283.41	130.00	N73°51'28"E	191.64'	162°22'52"	645.20'
C23	368.43	130.00	N73°51'28"E	256.93'	162°22'52"	838.83'
C24	41.85	160.00	N60°09'37"E	41.73'	14°58'14"	21.05'
C25	96.15	160.00	N24°52'09"E	94.71'	34°25'50"	49.58'
C26	143.63	160.00	N67°48'07"E	138.86'	51°28'08"	77.06'
C27	101.06	160.00	S68°23'06"E	99.39'	36°11'28"	52.28'
C28	70.75	160.00	S37°37'16"E	70.18'	25°20'14"	35.97'
C29	54.34	147.59	S12°26'47"E	50.93'	20°00'43"	26.08'
C30	54.43	147.59	S32°26'47"E	53.92'	20°00'43"	27.74'
C31	77.53	177.59	S12°26'47"E	76.91'	25°00'43"	39.50'
C32	31.42	20.00	N44°56'25"W	28.28'	90°00'00"	20.00'
C33	31.42	20.00	N45°03'35"E	28.28'	90°00'00"	20.00'
C34	143.45	120.00	S50°41'35"E	135.06'	68°29'41"	81.70'
C35	179.32	150.00	S50°41'35"E	168.83'	68°29'41"	102.12'
C36	215.18	180.00	S50°41'35"E	202.60'	68°29'41"	122.50'
C37	46.16	120.00	S12°28'19"E	45.82'	22°00'31"	23.34'
C38	57.63	150.00	S12°28'19"E	57.28'	22°00'31"	29.18'
C39	69.16	180.00	S12°28'19"E	68.73'	22°00'31"	35.00'

DAVIS COUNTY COORDINATES – BOUNDARY CORNERS											
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	102871.32	97358.31	16	100161.89	99022.43	31	100945.77	98175.05	A	101538.76	97938.76
2	102871.07	97420.31	17	100010.86	98996.18	32	100980.57	97975.38	B	102606.31	97922.84
3	102284.22	97416.58	18	99993.56	98929.23	33	101247.39	97901.34	C	102334.84	97949.50
4	102282.40	97919.10	19	99537.90	98493.13	34	101367.86	97829.80	D	102161.41	97949.36
5	102523.74	97950.74	20	99513.41	98502.57	35	101446.68	97693.98	E	102161.23	98127.80
6	102570.70	98037.86	21	99701.41	98533.02	36	101504.77	97468.90	F	102123.53	98292.06
7	102496.97	98186.89	22	99730.65	98856.42	37	101568.46	97422.05	G	102139.96	98478.51
8	102406.34	98589.39	23	99766.07	98621.81	38	101638.03	97398.60	H	101014.45	98589.00
9	102407.28	98742.22	24	99791.38	98649.23	39	101911.17	97380.95	I	100872.98	98494.21
10	101110.50	98910.14	25	99869.71	98688.60	40	102028.12	97352.93	J	100943.01	98342.30
11	100809.95	98910.05	26	99916.91	99700.20				K	101788.12	97948.97
12	100809.89	98862.11	27	99963.68	99687.00				L	101879.80	97949.07
13	100459.89	98862.72	28	100010.21	99844.44				M	101886.19	97590.07
14	100460.05	98993.66	29	100159.96	99538.59				N	101975.34	97440.61
15	100238.94	99021.84	30	100360.34	99351.95				O	102117.38	97384.82
									P	102705.81	97390.65

STREET MONUMENTS		
POINT	NORTHING	EASTING
A	100906.77	98175.05
B	100906.31	97922.84
C	102334.84	97949.50
D	102161.41	97949.36
E	102161.23	98127.80
F	102123.53	98292.06
G	102139.96	98478.51
H	101014.45	98589.00
I	100872.98	98494.21
J	100943.01	98342.30
K	101788.12	97948.97
L	101879.80	97949.07
M	101886.19	97590.07
N	101975.34	97440.61
O	102117.38	97384.82
P	102705.81	97390.65

BOUNDARY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN NORTH SALT LAKE, DAVIS COUNTY, UTAH:

BEGINNING ON THE SOUTH LINE OF A ROAD, 8.00 FEET SOUTH 0°34'06" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF NORTH SALT LAKE; AND RUNNING THENCE SOUTH 89°45'51 EAST 61.00 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 00°34'06" WEST 376.62 FEET; THENCE SOUTH 89°45'51" EAST 502.53 FEET; THENCE NORTH 04°53'32" WEST 332.54 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF A FREEWAY KNOWN AS PROJECT NO. 0067 (LEGACY PARKWAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) THENCE ALONG THE ARC OF A 738.19 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 156.68 FEET (CHORD BEARS S. 70°10'37" E 156.39 FEET); (2) THENCE SOUTH 64°05'47" EAST 168.79 FEET; (3) THENCE ALONG A 902.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.46 FEET (CHORD BEARS S 77°13'29" E 409.85 FEET); (4) THENCE NORTH 89°38'51" EAST 152.84 FEET; (5) THENCE SOUTH 07°20'00" EAST 1315.54 FEET ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF THE NORTH REDWOOD INDUSTRIAL PARK PLAT "A"; THENCE ALONG SAID NORTH REDWOOD INDUSTRIAL PARK PLAT "A" THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°06'00" EAST 292.55 FEET; (2) THENCE SOUTH 89°56'00" WEST 48.54 FEET; (3) THENCE SOUTH 00°06'00" EAST 350.00 FEET; (4) THENCE NORTH 89°56'00" EAST 130.93 FEET, MORE OR LESS, TO A POINT ON THE RIGHT-OF-WAY LINE OF A FREEWAY KNOWN AS PROJECT NO. 0067 (LEGACY PARKWAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 07°15'46" EAST 222.89 FEET; (2) THENCE ALONG A 327.72 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.84 FEET (CHORD BEARS S 00°26'27" E 77.66 FEET), MORE OR LESS, TO THE NORTH LINE OF CANAL, PROPERTY DESCRIBED IN BOOK 1-G, PAGE 573 OF OFFICIAL RECORDS; THENCE ALONG SAID CANAL PROPERTY SOUTH 89°52'00" WEST 483.85 FEET, MORE OR LESS, TO THE EAST BANK OF THE JORDAN RIVER; THENCE ALONG SAID EAST BANK OF THE JORDAN RIVER THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE NORTH 40°15'47" WEST 288.79 FEET; (2) THENCE NORTH 33°40'50" WEST 318.98 FEET; (3) THENCE NORTH 30°48'40" WEST 389.82 FEET; (4) THENCE NORTH 19°30'38" WEST 276.91 FEET; (5) THENCE NORTH 30°42'08" WEST 140.10 FEET; (6) THENCE NORTH 59°52'25" WEST 157.05 FEET; (7) THENCE NORTH 79°31'40" WEST 232.44 FEET; (8) THENCE NORTH 36°20'21" WEST 79.07 FEET; (9) THENCE NORTH 18°37'34" WEST 73.41 FEET; (10) THENCE NORTH 03°41'51" WEST 273.71 FEET; (11) THENCE NORTH 13°28'27" WEST 120.26 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SECTION 10, THENCE ALONG SAID SECTION LINE NORTH 00°34'06" EAST 118.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,409,934 SQ. FT., OR 55.325 ACRES, MORE OR LESS, AS DESCRIBED.

PARCEL A BOUNDARY DESCRIPTION:

A PART OF ~~THE NORTHWEST AND~~ THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN NORTH SALT LAKE, DAVIS COUNTY, UTAH:

BEGINNING AT A POINT ON THE RIGHT-OF-WAY LINE OF A FREEWAY KNOWN AS PROJECT NO. 0067 (LEGACY PARKWAY), SAID POINT BEING NORTH 4.37' FEET AND WEST 1042.24 FEET FROM THE CENTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°55'30" EAST BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF SAID SECTION 10) AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) THENCE ALONG A 327.72 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 62.08 FEET (CHORD BEARS S 40°07'30" W 61.99 FEET); (2) THENCE SOUTH 49°23'47" WEST 607.26 FEET, MORE OR LESS, TO THE EAST BANK OF THE JORDAN RIVER; THENCE ALONG SAID EAST BANK OF THE JORDAN RIVER THE FOLLOWING NINE (9) COURSES: (1) NORTH 07°07'29" EAST 76.10 FEET; (2) THENCE NORTH 19°02'37" EAST 93.31 FEET; (3) THENCE NORTH 38°51'46" EAST 37.30 FEET; (4) NORTH 61°35'26" EAST 74.46 FEET; (5) THENCE NORTH 47°11'35" EAST 37.24 FEET; (6) THENCE NORTH 24°40'54" EAST 87.67 FEET; (7) THENCE NORTH 13°48'54" EAST 48.60 FEET; (8) THENCE NORTH 15°45'32" WEST 48.60 FEET; (9) THENCE NORTH 42°26'44" WEST 63.06 FEET, MORE OR LESS, TO THE SOUTH LINE OF CANAL, PROPERTY DESCRIBED IN BOOK 1-G, PAGE 573 OF OFFICIAL RECORDS; THENCE ALONG SAID CANAL PROPERTY NORTH 89°52'00" EAST 321.74 FEET TO THE POINT OF BEGINNING.

CONTAINS: 61,770 SQ. FT., OR 1.418 ACRES, MORE OR LESS, AS DESCRIBED.

PARCEL B BOUNDARY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN NORTH SALT LAKE, DAVIS COUNTY, UTAH:

BEGINNING AT A POINT SOUTH 00°34'06" WEST ALONG SECTION LINE 532.49 FEET FROM THE CENTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 89°55'30" EAST BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF SAID SECTION 10) AND RUNNING THENCE SOUTH 89°25'54" EAST 1.00 FEET; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 69.16 FEET (CHORD BEARS S 10°26'19" E 68.73 FEET); THENCE SOUTH 21°26'45" EAST 29.02 FEET; THENCE SOUTH 00°34'06" WEST 21.29 FEET; THENCE SOUTH 13°28'27" EAST 119.32 FEET; THENCE SOUTH 03°41'51" EAST 272.58 FEET; THENCE SOUTH 18°37'34" EAST 86.24 FEET; THENCE SOUTH 36°20'21" EAST 66.27 FEET; THENCE SOUTH 79°31'40" EAST 226.97 FEET; THENCE SOUTH 59°52'25" EAST 166.99 FEET; THENCE SOUTH 30°42'08" EAST 149.94 FEET; THENCE SOUTH 19°30'38" EAST 276.88 FEET; THENCE SOUTH 30°48'40" EAST 385.84 FEET; THENCE SOUTH 33°40'50" EAST 316.91 FEET; THENCE SOUTH 40°15'47" EAST 308.43 FEET, MORE OR LESS, TO THE NORTH LINE OF CANAL PROPERTY DESCRIBED IN BOOK 1-G, PAGE 573 OF OFFICIAL RECORDS; THENCE ALONG SAID CANAL PROPERTY SOUTH 89°52'00" WEST 32.70 FEET, MORE OR LESS, TO THE EAST BANK OF THE JORDAN RIVER; THENCE ALONG SAID EAST BANK OF THE JORDAN RIVER THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE NORTH 40°15'47" WEST 288.79 FEET; (2) THENCE NORTH 33°40'50" WEST 318.98 FEET; (3) THENCE NORTH 30°48'40" WEST 389.82 FEET; (4) THENCE NORTH 19°30'38" WEST 276.91 FEET; (5) THENCE NORTH 30°42'08" WEST 140.10 FEET; (6) THENCE NORTH 59°52'25" WEST 157.05 FEET; (7) THENCE NORTH 79°31'40" WEST 232.44 FEET; (8) THENCE NORTH 36°20'21" WEST 79.07 FEET; (9) THENCE NORTH 18°37'34" WEST 73.41 FEET; (10) THENCE NORTH 03°41'51" WEST 273.71 FEET; (11) THENCE NORTH 13°28'27" WEST 120.26 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SECTION 10, THENCE ALONG SAID SECTION LINE NORTH 00°34'06" EAST 118.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 60,292 SQ. FT., OR 1.384 ACRES, MORE OR LESS, AS DESCRIBED.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

"RIVER BEND INDUSTRIAL SUBDIVISION"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENT AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY AND OTHER SERVICES. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF June 2007.

RIVERBEND COMMERCIAL INC. RICHARD G. CARTER, PRESIDENT

President

ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

ON THIS 26TH DAY OF JUNE 2007, PERSONALLY APPEARED BEFORE ME, MICHAEL G. CARTER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS President and that said document was signed by him in behalf of said corporation by authority of its bylaws or a resolution of its board of directors, and said President acknowledged to me that said corporation executed the same.

NOTARY PUBLIC FOR THE STATE OF Utah
MY COMMISSION EXPIRES 12-12-09
Notary: Lily A. Nelson

Notary Public
LILY A. NELSON
3095 West California Ave., Suite A
Salt Lake City, Utah 84104
My Commission Expires
December 12, 2009
State of Utah

NOTES:

(1) LOT CORNERS WILL BE LOCATED AND MARKED ON THE GROUND WITH REBAR & CAP.

(2) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE TO FEET WIDE UNLESS OTHERWISE NOTED.

(3) APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.

(4) THE MINIMUM FINISHED FLOOR ELEVATION OF ANY BUILDING SHALL BE 4219 (NAVD88) OR 1 FOOT ABOVE THE NEAREST TOP BACK OF CURB, WHICHEVER IS GREATER.

(5) PARCEL A ~~IS A~~ NON-CONFORMING LOT WHICH SHALL BE CONVEYED TO ~~THE~~ CITY AS OPEN SPACE. NO RESIDENCE SHALL BE CONSTRUCTED ON THE LOT ~~UPON RECORDATION OF THIS PLAT.~~ AND ARE NORTH SALT LAKE

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 155641 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE 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 'RIVER BEND INDUSTRIAL SUBDIVISION' AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: JUNE 26, 2007

RICHARD W. MILLER, L.S. NO. 155641

LICENSED LAND SURVEYOR No. 155641 RICHARD W. MILLER STATE OF UTAH

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

PREPARED BY:

MILLER ASSOCIATES INC.
3225 WEST CALIFORNIA AVENUE, SUITE 101
SALT LAKE CITY, UTAH 84104
PHONE: 801-975-1083
FAX: 801-975-1081

NORTH SALT LAKE CORPORATION Seal DAVIS COUNTY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS 19TH DAY OF JUNE, 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: CITY RECORDER

RECOMMENDED FOR APPROVAL

THIS 26th DAY OF June 2007

CITY ENGINEER

RECOMMENDED FOR APPROVAL

THIS 12TH DAY OF JUNE, 2007

CHAIRMAN, PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

THIS 5TH DAY OF July 2007

CITY ATTORNEY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DAVIS COUNTY RECORDER

ENTRY NO. 2293242 FEE PAID $48.00

FILED FOR RECORD AND RECORDED THIS 31st DAY OF July 2007 AT 1:04pm IN BOOK 4335 OF OFFICIAL RECORDS AT PAGE 1041

COUNTY RECORDER

BY:
DEPUTY RECORDER