

MILLER RIVERDALE AUTOMOTIVE SUBDIVISION

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

SURVEYORS CERTIFICATE

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 HEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER 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, 1326.15 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, 511.56 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 (3) COURSES: NORTH 63°00'52" EAST, 73.27 FEET AND SOUTH 02°25'18" EAST, 171.10 FEET AND SOUTH 00°03'55" WEST, 3.48 FEET TO THE NORTHERLY LINE OF VALLEY SIDE SUBDIVISION; THENCE NORTH 89°59'57" 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: EASTERLY AND SOUTHERLY LINES OF SAID LOT 1 AND LOT 1A THE FOLLOWING TWO (2) COURSES: NORTH 00°43'39" EAST, 144.22 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 310.02 FEET AND HAVING A CENTRAL ANGLE OF 28°33'50" WEST, 202.82 FEET AND NORTH 89°45'30" WEST, 399.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1500 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 1500 WEST STREET, THENCE ALONG THE EASTERLY BIGHT OF WAY LINE OF 1500 WEST STREET THE FOLLOWING FIVE (5) COURSES: NORTH 00°43'39" EAST, 144.22 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 28°33'50" WEST, 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°18'09" EAST, 186.97 FEET; THENCE NORTH 89°45'30" WEST, 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 86°47'32" EAST, 379.84 FEET AND NORTH 70°51'18" EAST, 14.23 FEET AND NORTH 102°50'45" EAST, 66.80 FEET AND NORTH 67°13'36" EAST, 123.22 FEET AND NORTH 64°42'19" EAST, 51.24 FEET AND NORTH 18°46'18" EAST, 45.16 FEET AND NORTH 18°46'18" 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 HEREIN DESCRIBED TRACT OF LAND INTO LOTS AND STREETS AS SHOWN ON THIS MAP.
THE BASIS OF BEARINGS IS SOUTH 03°36'34" WEST 2852.36 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 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 THOROUGHFARES 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 22 DAY OF JULY 2011
ALSO COMING TO BE BY ITS:
SIGNED THIS 28 DAY OF JULY 2011

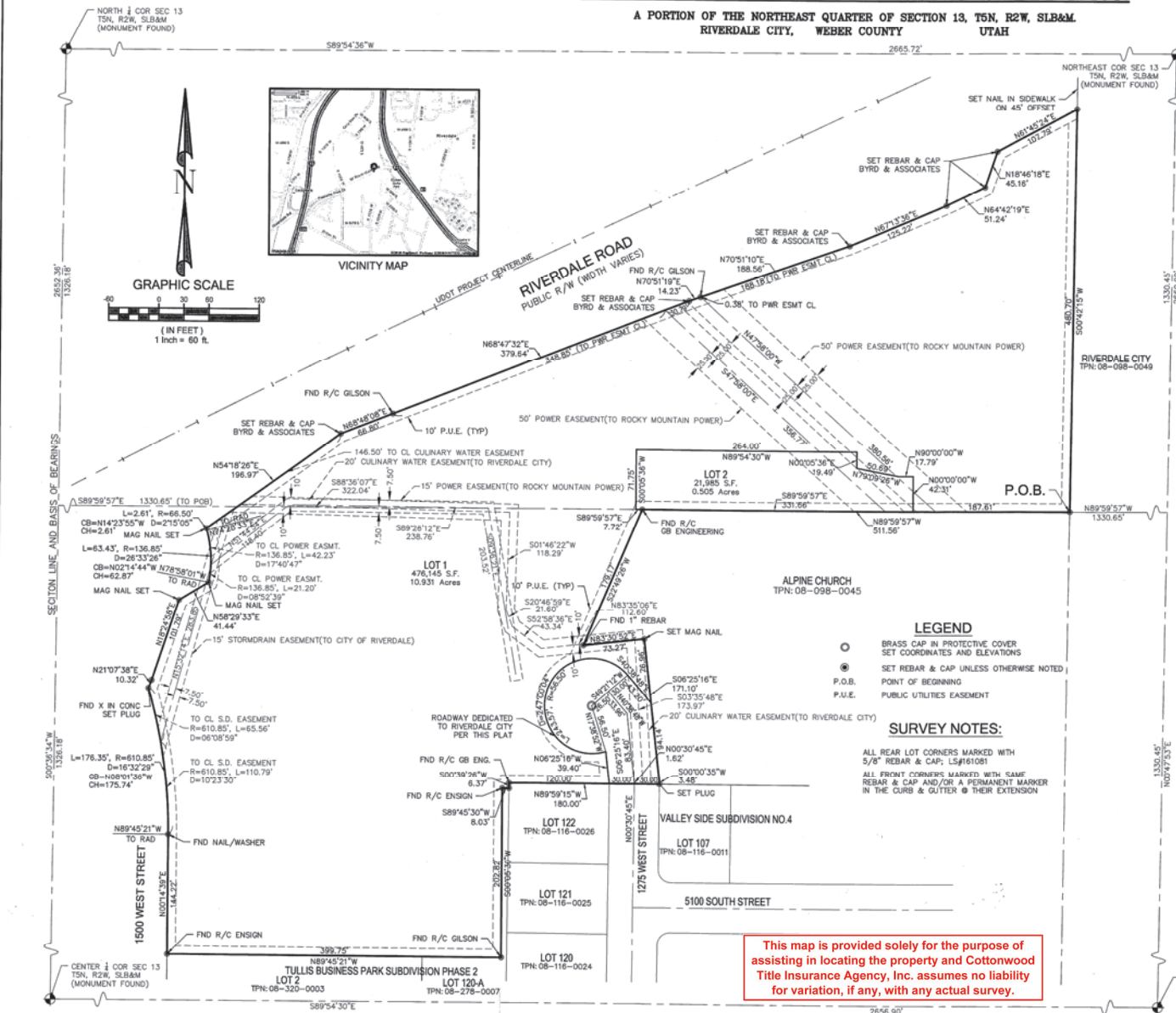
ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER
ON THE 27 DAY OF JULY 2011, I 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.

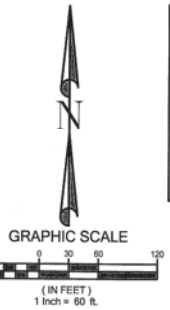
ACKNOWLEDGMENT

MY COMMISSION EXPIRES: 24-26-11 BY: [Signature] COUNTY OF WEBER
STATE OF UTAH
ON THE 28 DAY OF JULY 2011, I 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, WHO DULY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES: 11-11-11 BY: [Signature] COUNTY OF WEBER
A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, T5N, R2W, SLB&M



NORTH 1/4 COR SEC 13 T5N, R2W, SLB&M (MONUMENT FOUND)



SECTION LINE AND BASIS OF BEARINGS

CENTER 1/4 COR SEC 13 T5N, R2W, SLB&M (MONUMENT FOUND)

Byrd & Associates L.L.C.
1505 South Main Street
Bountiful, Utah 84010
Phone (801)-292-0400
Fax (801)-292-8216
Engineers & Land Surveyors

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 27 DAY OF JULY 2011 BY THE RIVERDALE CITY ATTORNEY.
RIVERDALE CITY ATTORNEY

CITY ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THIS SURVEY AND THE INFORMATION CONTAINED HEREIN IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH.
RIVERDALE CITY ENGINEER

CITY COUNCIL CERTIFICATE
PRESENTED TO THE RIVERDALE CITY COUNCIL THIS 27 DAY OF JULY 2011 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR

PLANNING COMMISSION
APPROVED THIS SURVEY FOR PLANNING COMMISSION.
CHAIRPERSON

COUNTY RECORDER
STATE OF UTAH
RECORDED AND FILED AT THE REQUEST OF MILLER FAMILY REAL ESTATE L.L.C.
FILED THIS 29 DAY OF JULY 2011 AT 11:57 AM
COUNTY RECORDER

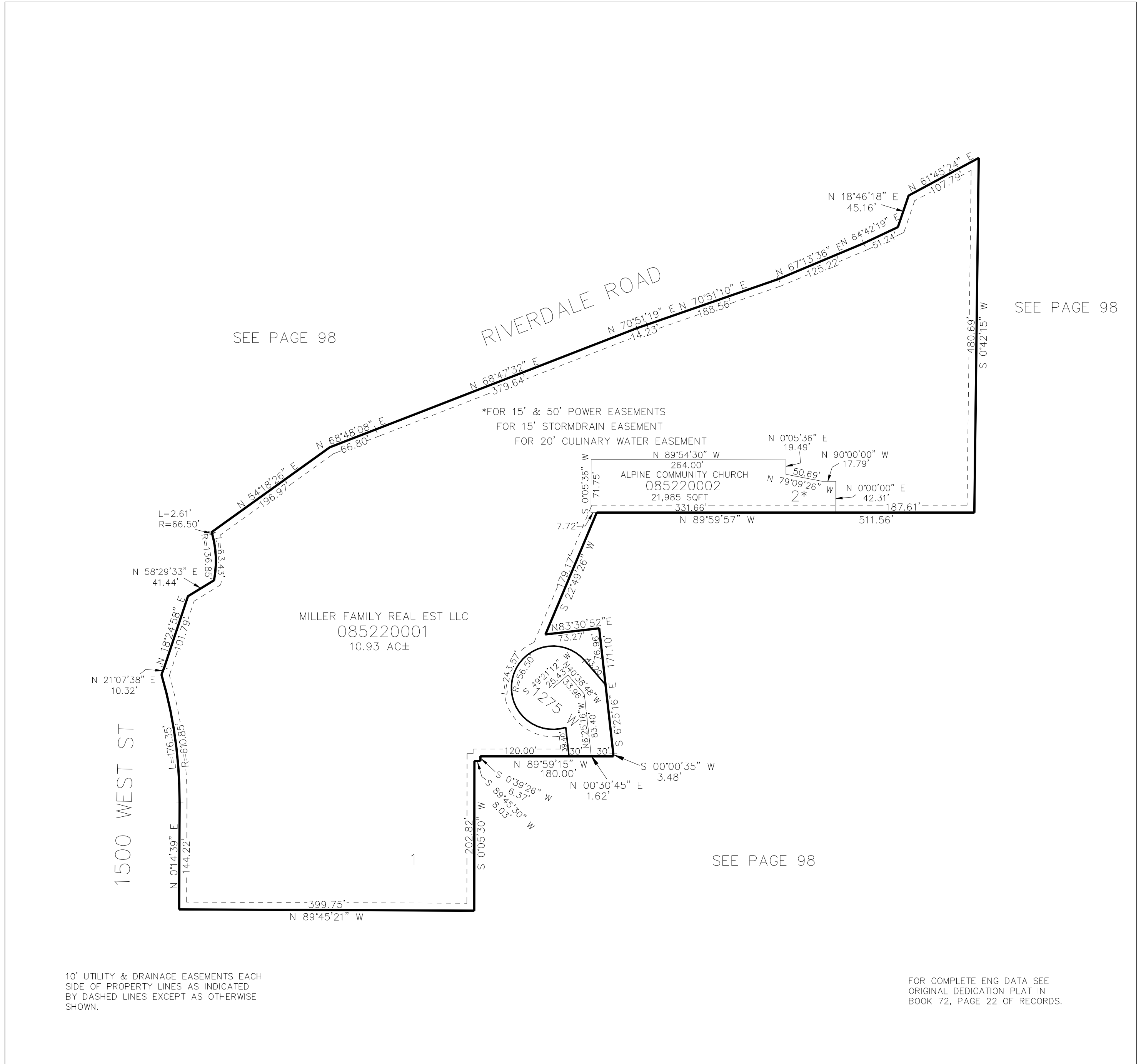
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PART OF THE NE.1/4, OF SECTION 13, T.5N., R.2W., S.L.B. & M.
MILLER RIVERDALE AUTOMOTIVE SUBDIVISION

IN RIVERDALE CITY

TAXING UNIT: 419

SCALE 1" = 100'



SEE PAGE 98

SEE PAGE 98

*FOR 15' & 50' POWER EASEMENTS
FOR 15' STORMDRAIN EASEMENT
FOR 20' CULINARY WATER EASEMENT

SEE PAGE 98

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 72, PAGE 22 OF RECORDS.