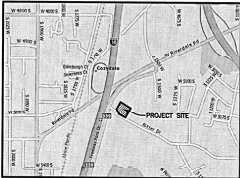


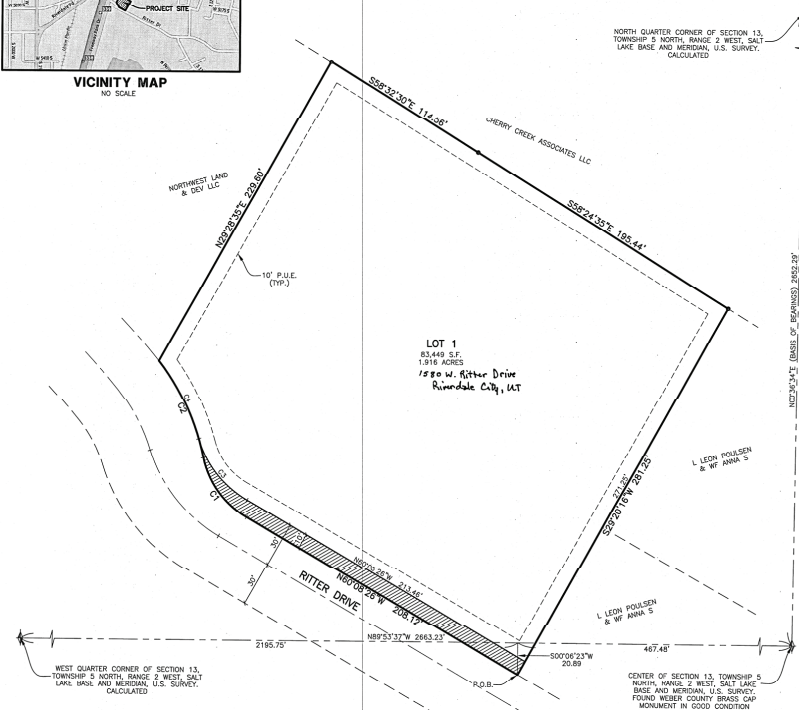
Reeve & Associates, Inc. - Solutions You Can Build On.

RIVERDALE LIVING, LLC

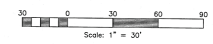
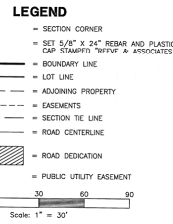
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
MAY, 2017



VICINITY MAP
NO SCALE



NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED



CURVE TABLE

CURVE	RADIUS	LENGTH	CHD. LEN.	CHORD	CH. BEING	BEING
01	160.00	101.11	101.11	101.11	101.11	101.11
02	124.00	77.43	70.79	120.00	120.00	120.00
03	100.00	63.94	57.71	100.00	100.00	100.00
04	1184.00	68.68	64.31	107.22	107.22	107.22

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE WEBER COUNTY STATE PLANE COORDINATE SYSTEM AS SHOWN ON THE BEARING SHEET FOR SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN AS N025°30'14" W 2952.29'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION OF THE BELOW DESCRIBED PARCEL OF LAND ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "RDXK & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT LIES N89°53'37"W ALONG THE 1/4 SECTION LINE 467.48 FEET AND S00°06'23"W 20.88 FEET FROM THE CENTER OF SECTION 13, THENCE THE FOLLOWING THREE (3) COURSES: (1) THENCE N02°06'56"W 208.12 FEET, (2) ALONG A REVERSE CURVE BEARING OF 49.12 FEET, AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.43 FEET, A RADIUS OF 124.00 FEET, A CHORD BEARING OF N22°06'05"W AND A CHORD LENGTH OF 70.79 FEET, THENCE N07°28'32"W 229.60 FEET; THENCE S58°32'30"E 114.56 FEET; THENCE S82°42'35"E 102.44 FEET; THENCE S29°02'15"W 281.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 85858 SQUARE FEET AND 1.971 ACRES

Surveyor's Certificate
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERDALE LIVING, LLC IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I REPRESENTATION OF THE FUTURE RECORDS WHICH RELY UPON SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM SAID SURVEY MADE BY ME OR THE SURVEYOR. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 13th DAY OF June, 2017.
TREVOR J. HATCH
UTAH LICENSE NUMBER 8031945

Owners Dedication And Certification
WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED TRACTS OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND MAKE PART OF THE PUBLIC HIGHWAYS AND OPEN SPACE OF RIVERDALE CITY, UTAH. ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND CONVEY TO SAID TRACT OF LAND DESIGNATED AS COMMON AREAS (OPEN SPACE) TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO RIVERDALE CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PROTECTION, PRESERVATION OF WATER CHANNELS OF NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

Acknowledgment
STATE OF UTAH,)
COUNTY OF WYUMLING,)
I, TREVOR J. HATCH,)
Surveyor,)
DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERDALE LIVING, LLC IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I REPRESENTATION OF THE FUTURE RECORDS WHICH RELY UPON SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM SAID SURVEY MADE BY ME OR THE SURVEYOR. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
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TREVOR J. HATCH
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Acknowledgment
STATE OF UTAH,)
COUNTY OF WYUMLING,)
I, TREVOR J. HATCH,)
Surveyor,)
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SIGNED THIS 13th DAY OF June, 2017.
TREVOR J. HATCH
UTAH LICENSE NUMBER 8031945

Project Info
Surveyor: TREVOR J. HATCH
Designer: ANDERSON
Maple Date: 5-23-2017
Name: RIVERDALE LIVING, LLC
Address: 1580 W. RITLER DRIVE
RIVERDALE CITY, UTAH 84403
Number: 5721-52
Division:

Reeve & Associates, Inc.
180 S. 1000 W. RIVERDALE, UTAH 84403
(801) 891-1000 FAX (801) 891-1000 www.reeveassoc.com

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.

Riverdale City Planning Commission
APPROVED THIS 13th DAY OF June, 2017 BY THE RIVERDALE CITY PLANNING COMMISSION.
CHAIRMAN: RIVERDALE CITY PLANNING COMMISSION

Riverdale City Engineer
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
RIVERDALE CITY ENGINEER

Riverdale City Council
PRESENTED TO THE RIVERDALE CITY COUNCIL THIS 13th DAY OF June, 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
RIVERDALE CITY CLERK

Riverdale City Attorney
APPROVED BY THE RIVERDALE CITY ATTORNEY THIS 13th DAY OF June, 2017.
RIVERDALE CITY ATTORNEY

Webster County Recorder
I, JENNIFER H. YATES, COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT OF RIVERDALE LIVING, LLC IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I REPRESENTATION OF THE FUTURE RECORDS WHICH RELY UPON SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM SAID SURVEY MADE BY ME OR THE SURVEYOR. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 13th DAY OF June, 2017.
JENNIFER H. YATES
COUNTY RECORDER