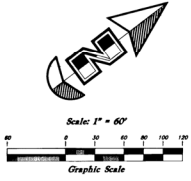


# Riverdale Center IV Subdivision

Amending Lot 4 of Riverdale Center II Subdivision and a part of the Northwest 1/4 of Section 8, and Northeast 1/4 of Section 7, Township 5 North, Range 1 West, SLB&M, U.S. Survey  
Riverdale City, Weber County, Utah



### SURVEYOR'S CERTIFICATE

I, Mark E. Bobbitt, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Riverdale Center IV Subdivision in Riverdale City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this 17<sup>th</sup> day of January, 2007.

166484  
License No.



### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract of land Riverdale Center IV Subdivision, and hereby dedicate, grant and convey to Riverdale City, 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 dedicated to Riverdale City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Riverdale City. The herein described property includes land previously known as Lot 4, Riverdale Center II Subdivision. The 15' Utility Easement shown on the Riverdale Center II Subdivision plat as affecting Lot 4, of that subdivision was never utilized for utilities and is hereby vacated in its entirety.

Signed this 17<sup>th</sup> day of January, 2007.

By Riverdale Center IV, L.C.  
By its Manager The Boyer Company

*Devon Clegh*  
Devon Clegh  
Chief Operating Officer/MANAGER

### DESCRIPTION

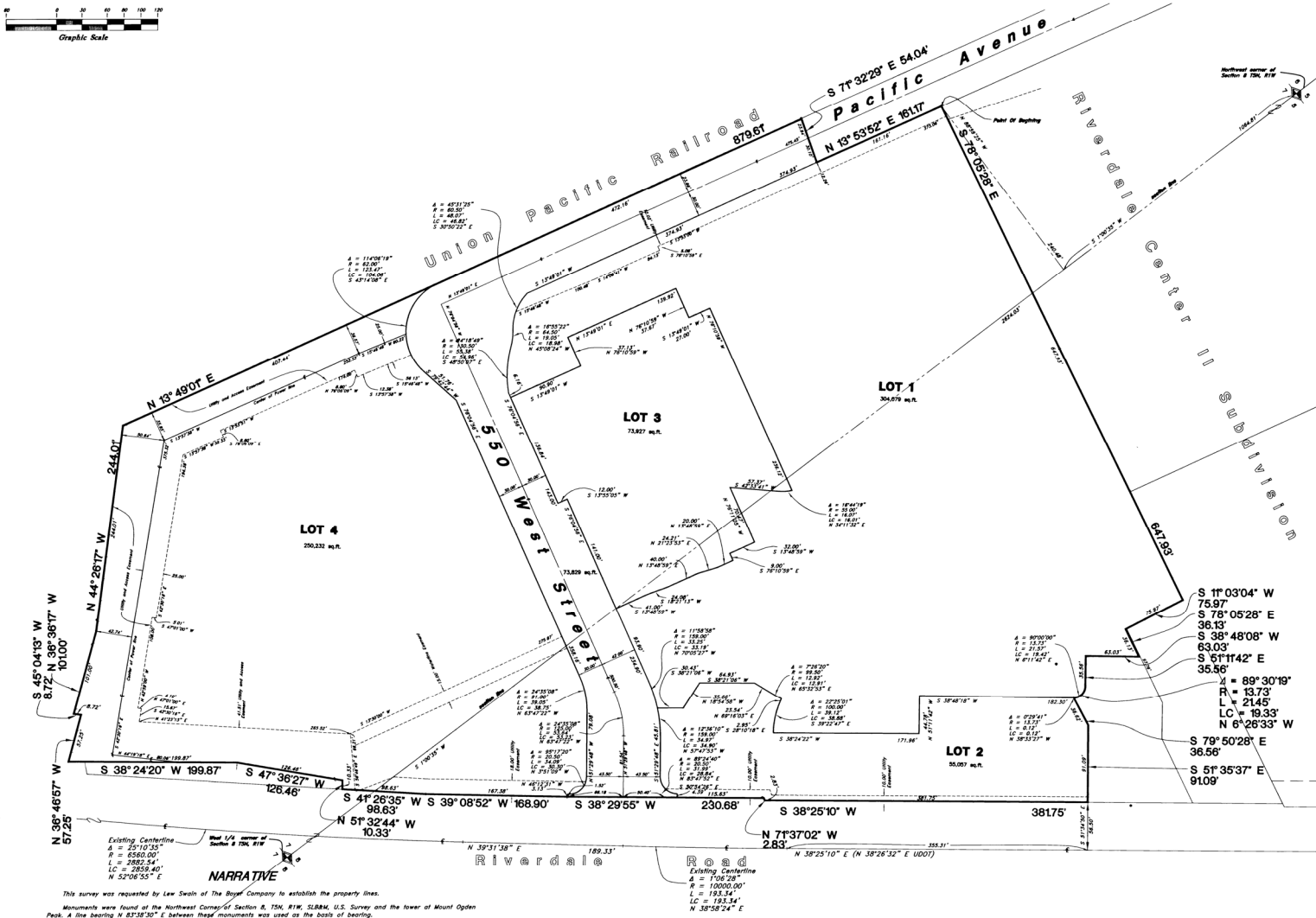
A part of the Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Northwest corner of Lot 4, Riverdale Center II Subdivision, a commercial subdivision in Riverdale City, Weber County, Utah which is 1064.81 feet South 1'00'35" West along the section line and 240.48 feet North 82°52'25" West from the Northwest corner said Section 8 and running thence South 78°03'28" East 647.83 feet along the South boundary of said subdivision thence South 11°03'04" West 75.97 feet thence South 78°03'28" East 36.13 feet thence South 38°48'08" West 83.03 feet thence South 21°11'42" East 35.56 feet to a point of curvature thence Southerly along the arc of a 13.73 foot radius curve to the right a distance of 21.45 feet (Central Angle equals 89°30'19" and Long Chord bears South 42°52'31" East 19.33 feet) thence South 29°52'01" East 36.66 feet thence South 21°32'22" East 91.09 feet to the New Westerly right-of-way line of Riverdale Road (SR-26), said point being 58.5 feet perpendicularly distant Northerly from the existing centerline of said road; thence (6) courses along said road right-of-way as follows: South 38°25'10" West 355.31 feet parallel to said centerline to UDOT Project No. SP-002640 engineering station 139+84.42; South 32°25'10" West 26.44 feet; North 71°37'02" West 2.83 feet; South 38°29'55" West 230.68 feet; South 39°08'52" West 168.90 feet; and South 41°26'35" West 98.63 feet; thence North 31°32'44" West 10.33 feet; thence South 47°32'22" West 126.46 feet; thence South 38°24'20" West 189.87 feet; thence North 32°46'51" West 52.25 feet; thence South 42°04'12" West 8.72 feet; thence North 38°38'17" West 101.00 feet; thence North 42°28'17" West 244.01 feet to the Easterly right of way line of the Union Pacific Railroad; thence North 12°59'01" East 879.51 feet along said railroad right of way line (parallel with a 50.00 foot perpendicular Easterly centerline of the mainline rail) to a point 0.632 feet South 71°32'37" East of the Southwest corner of said subdivision boundary; thence South 71°32'37" East 54.04 feet to the Southeast corner of Pacific Avenue right of way; thence North 12°52'52" East 161.17 feet along said avenue right of way to the point of beginning.

Contains 755,170 sq ft or 17.336 acres

### CERTIFICATION

State of Utah  
County of Salt Lake, ss  
On the 17<sup>th</sup> day of January, 2007, personally appeared before me *Devon Clegh*, a duly sworn official, who being by me duly sworn did say that he is the Manager of Riverdale Center IV, L.C., by its manager The Boyer Company, L.C., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and acknowledged to me that said Corporation executed the same.

Residing at Salt Lake County, Utah  
Commission Expires: 8-22-07  
*Pauline H. Nilsen*  
Pauline H. Nilsen  
Notary Public Commissioned in Utah



**NARRATIVE**  
This survey was requested by Lew Swain of The Boyer Company to establish the property lines. Monuments were found at the Northwest Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey and the lower of Mount Ogden Peak. A line bearing N 83°38'30" E between these monuments was used as the basis of bearing.

**RIVERDALE CITY ATTORNEY**  
Approved by the Riverdale City Attorney on the 14<sup>th</sup> day of January, 2007.

*Al Root*  
Signature

**RIVERDALE CITY ENGINEER**  
I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and description of the land embraced therein, and find the same to be correct and to agree with the lines and monuments shown on this office.

*Mark E. Bobbitt*  
Signature  
REGISTERED LAND SURVEYOR  
STATE OF UTAH

**RIVERDALE CITY APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this 17<sup>th</sup> day of January, 2007.

*David Romano*  
Mayor

**RIVERDALE CITY PLANNING COMMISSION**  
Approved by the Riverdale City Planning Commission on the 16<sup>th</sup> day of JAN, 2007.

*Devon Clegh*  
Chairperson

**GREAT BASIN ENGINEERING NORTH**  
4774 South 1300 West - Suite 102  
Ogden, Utah 84405  
P.O. Box 3307, Ogden, Utah 84409  
Ogden (801)284-4113 Salt Lake City (801)501-0022 Tivoli (801)202-7244

**WEBER COUNTY RECORDER**  
ENTRY NO. 2239519 - FEE PAID  
RECORDED 01-17-2007  
AT 2:28 PM IN BOOK 05 OF OFFICIAL RECORDS PAGE 877  
RECORDS FOR LAND AND TITLE CO.  
**EMMET POWLEY**  
WEBER COUNTY RECORDER  
BY: *Yvonne Kirtz*  
DEPUTY