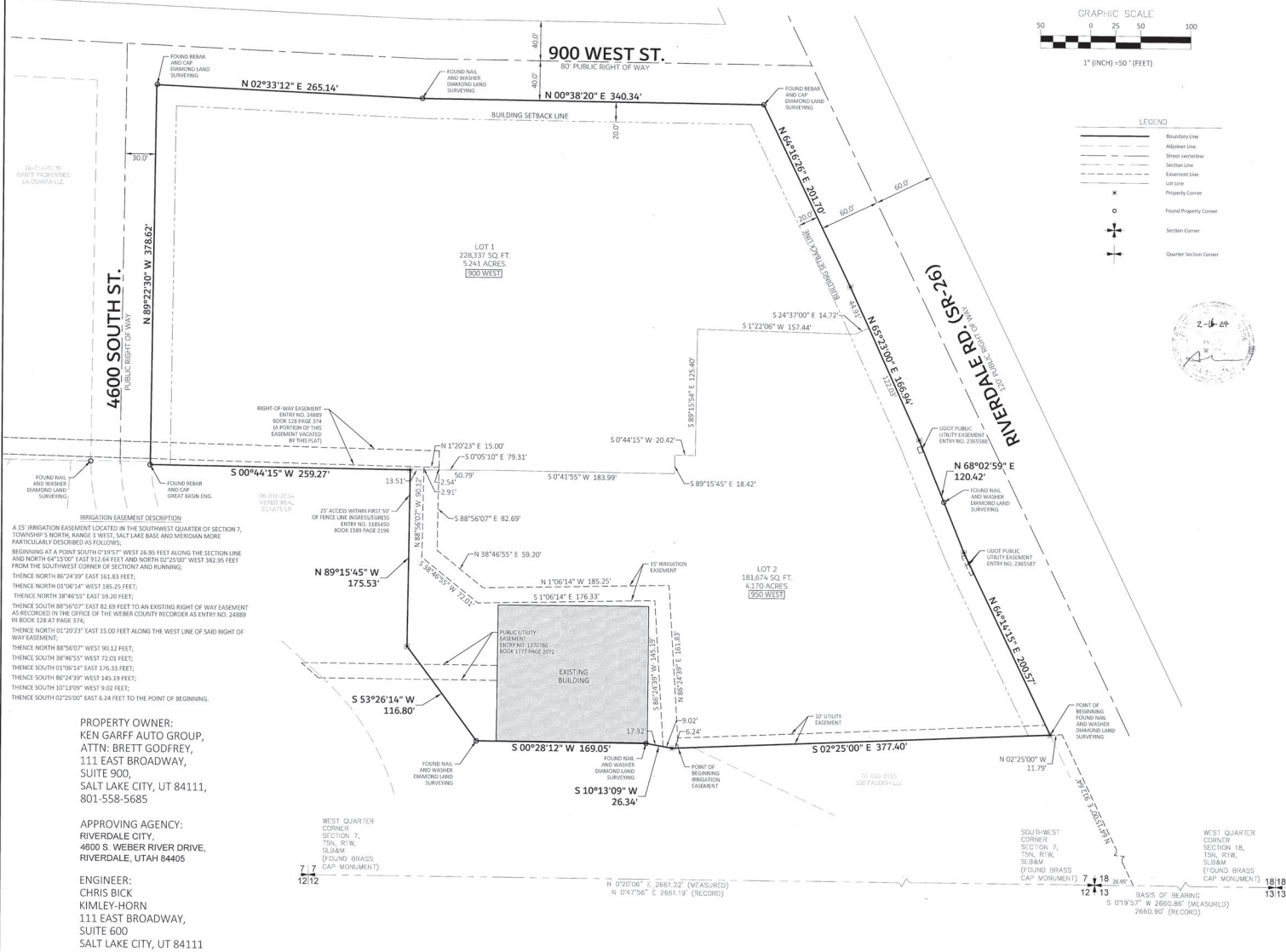


**KEN GARFF RIVERDALE SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
950 WEST RIVERDALE ROAD, RIVERDALE, UT  
FEBRUARY 2024



PROPERTY OWNER:  
KEN GARFF AUTO GROUP,  
ATTN: BRETT GODFREY,  
111 EAST BROADWAY,  
SUITE 900,  
SALT LAKE CITY, UT 84111,  
801-558-5685

APPROVING AGENCY:  
RIVERDALE CITY,  
4800 S. WEBER RIVER DRIVE,  
RIVERDALE, UTAH 84405

ENGINEER:  
CHRIS BICK  
KIMLEY-HORN  
111 EAST BROADWAY,  
SUITE 600  
SALT LAKE CITY, UT 84111

**SURVEYOR'S CERTIFICATE**

I, AMOS R. WILSON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 12600749. IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT.

AMOS R. WILSON-RS  
2-16-24  
DATE

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING ON THE NORTH RIGHT OF WAY LINE OF RIVERDALE ROAD, SAID POINT BEING SOUTH 0°15'57" WEST 26.95 FEET ALONG THE SECTION LINE AND NORTH 64°13'00" EAST 912.64 FEET AND NORTH 02°25'00" WEST 11.79 FEET FROM THE SOUTHWEST CORNER OF SECTION 7 AND RUNNING:  
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RIVERDALE ROAD THE FOLLOWING FOUR(4) COURSES: NORTH 64°14'15" EAST 200.57 FEET; THENCE NORTH 68°02'59" EAST 120.42 FEET; THENCE NORTH 65°23'00" EAST 166.94 FEET; THENCE NORTH 64°10'00" EAST 201.70 FEET TO THE WEST RIGHT OF WAY LINE 900 WEST STREET;  
THENCE ALONG THE WEST RIGHT OF WAY LINE OF 900 WEST STREET THE FOLLOWING TWO (2) COURSES: NORTH 0°38'20" EAST 340.34 FEET; THENCE NORTH 02°33'12" EAST 265.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4600 SOUTH STREET;  
THENCE NORTH 89°22'30" WEST 378.62 FEET ALONG THE SOUTH RIGHT OF WAY LINE 4600 SOUTH STREET;  
THENCE SOUTH 0°44'15" WEST 259.27 FEET;  
THENCE NORTH 89°15'45" WEST 175.53 FEET;  
THENCE SOUTH 53°26'14" WEST 116.80 FEET;  
THENCE SOUTH 0°28'12" WEST 169.05 FEET;  
THENCE SOUTH 02°25'00" WEST 26.34 FEET;  
THENCE SOUTH 02°25'00" EAST 377.40 FEET TO THE NORTH RIGHT OF WAY LINE OF RIVERDALE ROAD AND THE POINT OF BEGINNING.

PARCEL CONTAINS 410,011 SQ. FT. 9.412 ACRES.

**OWNER'S DEDICATION**

KNOW BY ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HERON, HAVE CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS

**KEN GARFF RIVERDALE SUBDIVISION**

AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION AND CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF HAVE HEREUNTO SET MY HANDS THIS 20<sup>th</sup> DAY OF February 2024

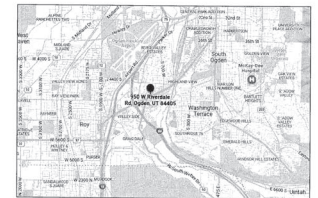
*Brett Godfrey*

**ACKNOWLEDGMENT**

STATE OF UTAH | Salt Lake | SS  
COUNTY OF WEBER |  
ON THE 20<sup>th</sup> DAY OF February 2024 PERSONALLY  
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DO EXECUTE THE SAME. Brett Godfrey is the Senior member of Facilities for Ken Garff Properties - Le Quipco, LLC, a Utah Limited Liability Company  
I, Tina Bourgeois  
December 29, 2024  
MY COMMISSION EXPIRES 7-15-37  
NOTARY PUBLIC COMMISSIONED IN UTAH

**UTILITIES APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FOLLOWING UTILITY COMPANIES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**KEN GARFF RIVERDALE SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, RIVERDALE, UT FEBRUARY 2024

**WEBER COUNTY RECORDER**

ENTRY NO. 234919  
FEE PAID \$21.00 FILED FOR RECORD AND RECORDED 28 FEB 24 AT 2:29 PM  
IN BOOK 45 PAGE 165 OF OFFICIAL RECORD.  
RECORDED FOR: KEN GARFF PROP. - SALT LAKE UT  
LEARN H. KIRK  
WEBER COUNTY RECORDER  
97-25

**RIVERDALE CITY PLANNING COMMISSION**

PRESENTED TO THE RIVERDALE CITY PLANNING COMMISSION THIS 21<sup>st</sup> DAY OF Feb 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Amos R. Wilson*  
PLANNING COMMISSION CHAIR

**RIVERDALE CITY COUNCIL**

PRESENTED TO THE RIVERDALE CITY COUNCIL THIS 21<sup>st</sup> DAY OF February 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Brett Godfrey*  
RIVERDALE CITY MAYOR  
*Michelle Morgan*  
RIVERDALE CITY RECORDER

**RIVERDALE CITY ENGINEER**

I HEREBY REPRESENT THE OFFICE OF THE CITY ENGINEER AND THE ENGINEER HAS REVIEWED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLETES THE CITY ENGINEER'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF RIVERDALE, UTAH.

*Chris Bick*  
RIVERDALE CITY ENGINEER  
2/26/2024  
DATE

**RIVERDALE CITY ATTORNEY**

APPROVED AS TO FORM THIS 21<sup>st</sup> DAY OF Feb 2024.

*Amos R. Wilson*  
RIVERDALE CITY ATTORNEY

**AEGIS LAND SURVEYING**  
*Amos R. Wilson*  
PLANNING COMMISSION CHAIR