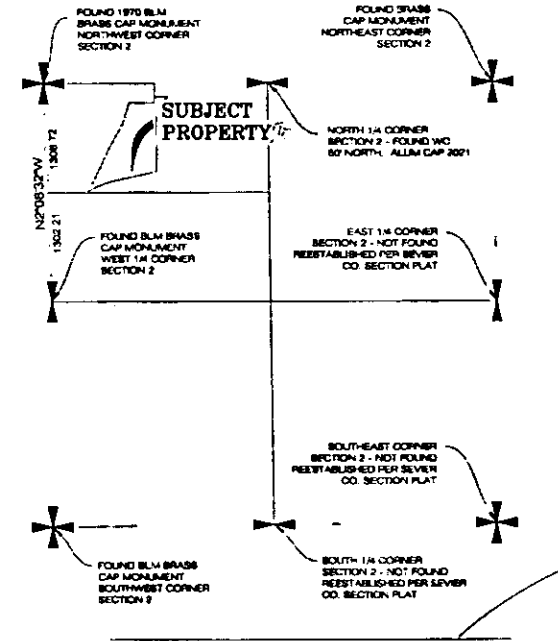
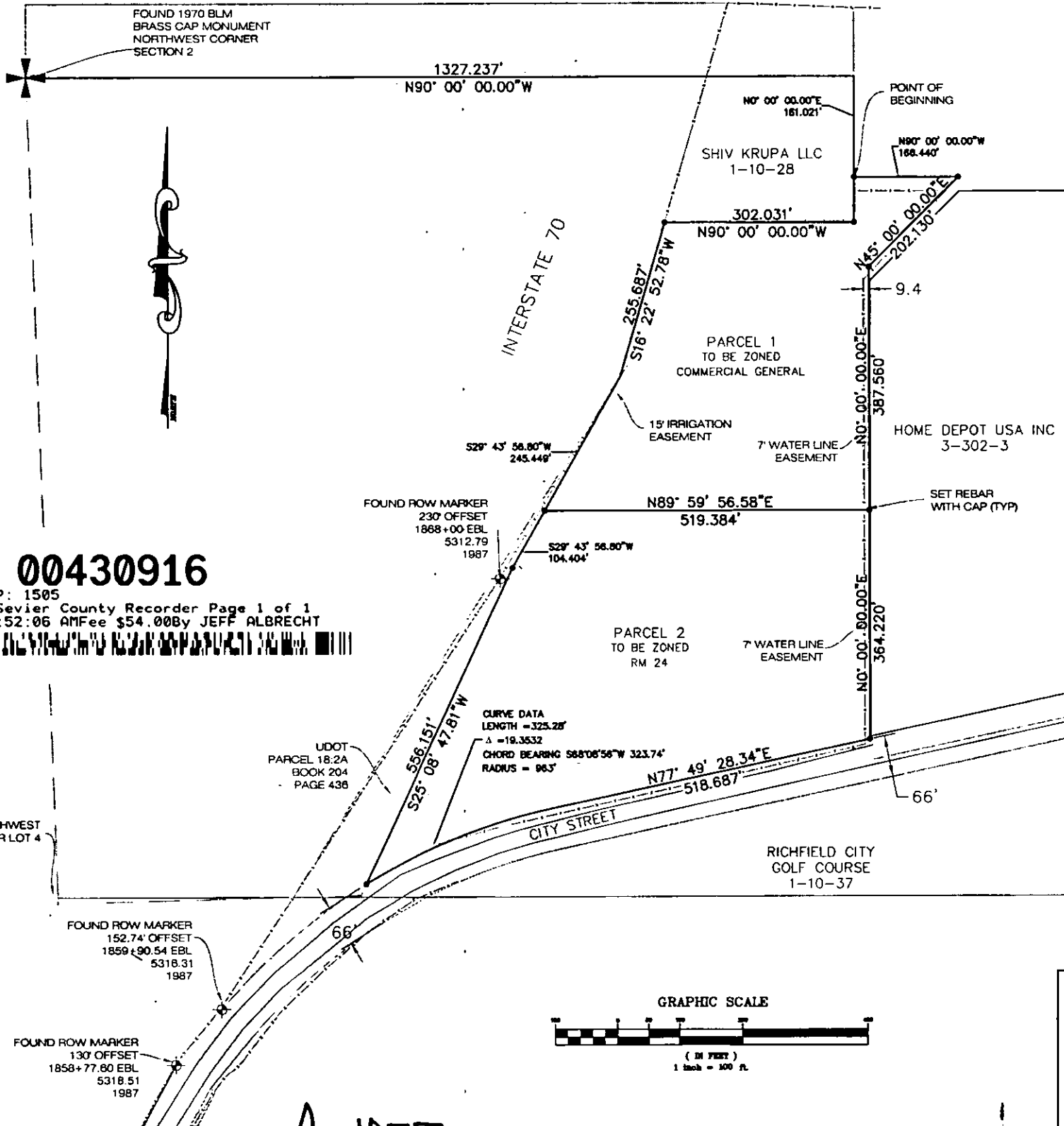


# TRIPLE J SUBDIVISION

RICHFIELD CITY, SEVIER COUNTY, UTAH  
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,  
 TOWNSHIP 24 SOUTH, RANGE 3 WEST,  
 SALT LAKE BASE & MERIDIAN



### LEGEND

- ANNEXATION BOUNDARY
- SECTION LINE
- DEED LINE
- EXISTING CITY LIMITS
- RIGHT OF WAY MARKER
- SECTION MONUMENT (AS NOTED)
- SET REBAR AND CAP PLS 1548233

### NOTES:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO PARCELS SO THE NORTH PARCEL CAN BE ZONED COMMERCIAL GENERAL, AND THE SOUTH PARCEL RM 24.

THE DEED CALL TO THE POINT OF BEGINNING WAS FOUND TO BE INCORRECT AND THE DEED WAS ADJUSTED TO MATCH THE SOUTHEAST CORNER OF TAX PARCEL 1-10-28 IN ACCORDANCE WITH RECORD OF SURVEY PLAT FOR MARK GREENWOOD PROPERTY.

### REFERENCED DOCUMENTS:

- RECORD OF SURVEY PLAT FOR MARK GREENWOOD.
- RECORD OF SURVEY PLAT FOR HOME DEPOT
- 1-70 RIGHT OF WAY PLAT - PN 1-70-1(26)31

### BASIS OF BEARINGS

BASIS OF BEARINGS AS SHOWN ON THIS PLAT IS BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, NAD 83, UTAH CENTRAL ZONE, N89°49'09"E BETWEEN THE NORTHWEST CORNER AND NORTH 1/4 CORNER OF SECTION 2, T24S, R3W, S18&M

BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" WEST 1327.24 FEET AND SOUTH 161.02 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T 24 S., R 3 W., S 18 B. & M., AND RUNNING THENCE NORTH 90°00'00" EAST 168.44 FEET, THENCE S45°00'00" W 202.13 FEET, THENCE SOUTH 00°00'00" EAST 751.79 FEET TO THE NORTH LINE OF COUNTY ROAD, THENCE SOUTH 77°49'31" WEST 518.89 FEET, TO A 983 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING SOUTH 67°54'20" WEST A DISTANCE OF 315.88 FEET TO THE EAST BOUNDARY LINE OF LIOTI PARCEL 18.2A, THENCE NORTH 25°08'48" WEST A DISTANCE OF 566.15 FEET, THENCE NORTH 29°43'57" A DISTANCE OF 348.85 FEET TO THE EAST LINE OF INTERSTATE 70, THENCE NORTH 18°22'58" WEST ALONG INTERSTATE 70 LINE A DISTANCE OF 255.69 FEET TO THE SOUTH LINE OF TAX PARCEL 1-10-28, THENCE NORTH 90°00'00" EAST ALONG SOUTH PARCEL LINE 302.03 FEET, THENCE NORTH 00°00'00" A LONG EAST LINE OF SAID PARCEL A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING, CONTAINING 11.13 ACRES MORE OR LESS.

### PARCEL 1 - COMMERCIAL GENERAL

BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1327.24 FEET AND SOUTH 161.02 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T 24 S., R 3 W., S 18 B. & M., AND RUNNING THENCE NORTH 90°00'00" EAST 168.44 FEET, THENCE S45°00'00" W 202.13 FEET, THENCE SOUTH 00°00'00" EAST 307.81 FEET, THENCE SOUTH 70°00'00" WEST 519.38 FEET TO THE EAST LINE OF INTERSTATE 70, THENCE NORTH 18°22'58" EAST A DISTANCE OF 255.69 FEET TO THE EAST LINE OF INTERSTATE 70, THENCE NORTH 18°22'58" EAST ALONG INTERSTATE 70 LINE A DISTANCE OF 255.69 FEET TO THE SOUTH LINE OF TAX PARCEL 1-10-28, THENCE NORTH 90°00'00" EAST ALONG SOUTH PARCEL LINE 302.03 FEET, THENCE NORTH 00°00'00" EAST A LONG EAST LINE OF SAID PARCEL A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES MORE OR LESS.

### PARCEL 2 RM 24

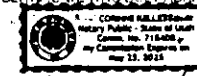
BEGINNING AT A POINT WHICH IS LOCATED NORTH 90°00'00" EAST 1327.24 FEET AND SOUTH 161.02 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T 24 S., R 3 W., S 18 B. & M., AND RUNNING THENCE SOUTH 00°00'00" EAST 304.22 FEET TO THE NORTH LINE OF COUNTY ROAD, THENCE SOUTH 77°49'31" WEST 518.89 FEET, TO A 983 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING SOUTH 67°54'20" WEST A DISTANCE OF 323.74 FEET TO THE EAST BOUNDARY LINE OF LIOTI PARCEL 18.2A, THENCE NORTH 25°08'48" EAST A DISTANCE OF 566.15 FEET, THENCE NORTH 29°43'57" EAST A DISTANCE OF 104.41 FEET, THENCE NORTH 90°00'00" EAST A LONG EAST A DISTANCE OF 519.38 FEET TO THE POINT OF BEGINNING, CONTAINING 6.58 ACRES MORE OR LESS.

TRIPLE J HOLDINGS, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS AS SHOWN BY THE PLAT AND CERTIFICATE HERETO ANNEXED, THE HEREON DESCRIBED SUBDIVISION LOCATED IN \_\_\_\_\_ CITY, \_\_\_\_\_ COUNTY, STATE OF UTAH

THEY ALSO DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, A TRACT OF LAND TO BE USED FOR CITY STREETS AND BUT CLAIM ANY INTEREST IN SAID TRACT OF LAND, MORE PARTICULARLY DESCRIBED BY THE HEREON ROADWAY DESCRIPTIONS AND SHOWN ON THIS PLAT.

STATE OF UTAH } s.s.  
 COUNTY OF SEVIER }

ON THE 15 DAY OF August A.D. 2022 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING OWNERS CERTIFICATE WHO IN MY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.



5-25-25  
 MY COMMISSION EXPIRES NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE PLAT OF THE SUBDIVISION, WAS APPROVED BY RESOLUTION OF THE COUNCIL OF RICHFIELD, UTAH AT A REGULAR MEETING ON THE 15 DAY OF May, A.D. 2022.

MAYOR  
 COUNCIL MEMBER  
 COUNCIL MEMBER  
 COUNCIL MEMBER

ATTEST: \_\_\_\_\_  
 CITY RECORDER

\_\_\_\_\_ PLANNING COMMISSION CHAIRMAN  
 \_\_\_\_\_ RICHFIELD CITY ATTORNEY  
 \_\_\_\_\_ RICHFIELD CITY ENGINEER



ATTEST: \_\_\_\_\_  
 RICHFIELD CITY RECORDER

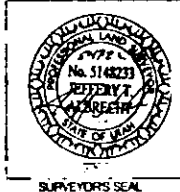
## TRIPLE J SUBDIVISION

DESERT LANDS ENGINEERING  
 1248 WEST 1650 SOUTH  
 RICHFIELD, UT 84701

I, JEFFERY T ALBRECHT A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5148233, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE TRIPLE J SUBDIVISION.

\_\_\_\_\_  
 JEFFERY T ALBRECHT, PLS 5148233

5/17/22  
 DATE



A-1077

DOC # 00430916

Plat B: 0809 P: 1505  
 Jason Monroe Sevier County Recorder Page 1 of 1  
 08/26/2022 09:52:06 AM Fee \$54.00 By JEFF ALBRECHT