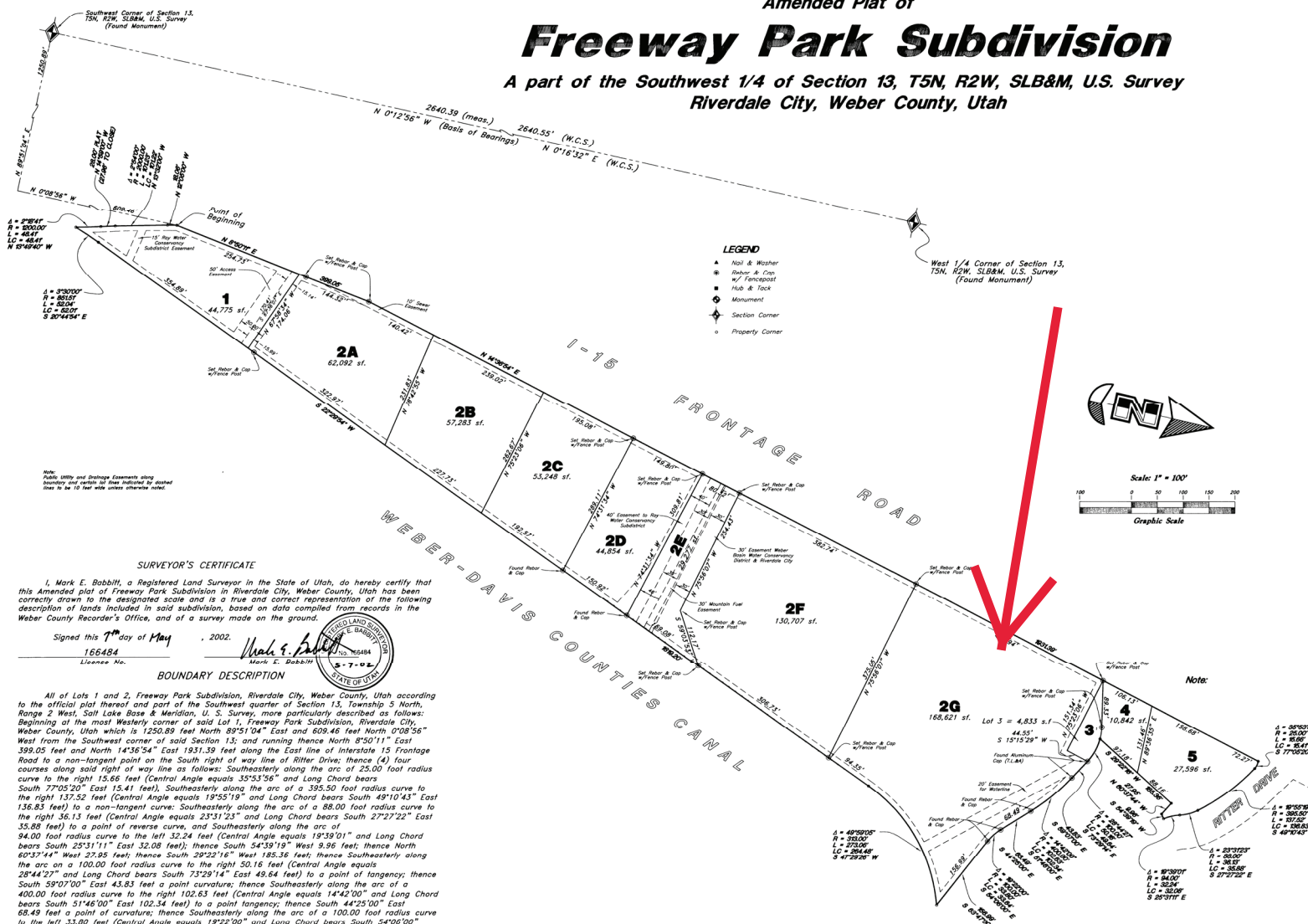


Addition to and Amended Plat of

# Freeway Park Subdivision

A part of the Southwest 1/4 of Section 13, T5N, R2W, SLB&M, U.S. Survey  
Riverdale City, Weber County, Utah



### SURVEYOR'S CERTIFICATE

I, Mark E. Babbit, a Registered Land Surveyor in the State of Utah, do hereby certify that this Amended plat of Freeway Park 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 7<sup>th</sup> day of May, 2002.

166484

License No.

### BOUNDARY DESCRIPTION

All of Lots 1 and 2, Freeway Park Subdivision, Riverdale City, Weber County, Utah according to the official plat thereof and part of the Southwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U. S. Survey, more particularly described as follows: Beginning at the most Westerly corner of said Lot 1, Freeway Park Subdivision, Riverdale City, Weber County, Utah which is 1250.89 feet North 89°51'04" East and 609.48 feet North 0°08'56" West from the Southwest corner of said Section 13; and running thence North 95°01'11" East 399.05 feet and North 14°36'54" East 1931.39 feet along the East line of Interstate 15 Frontage Road to a non-tangent point on the South right of way line of Ritter Drive; thence (4) four courses along said right of way line as follows: Southeastery along the arc of 25.00 foot radius curve to the right 15.66 feet (Central Angle equals 35°53'56" and Long Chord bears South 77°05'20" East 15.41 feet), Southeastery along the arc of a 395.50 foot radius curve to the right 137.52 feet (Central Angle equals 19°55'19" and Long Chord bears South 49°10'43" East 136.83 feet) to a non-tangent curve; Southeastery along the arc of a 88.00 foot radius curve to the right 36.13 feet (Central Angle equals 23°31'23" and Long Chord bears South 27°27'22" East 35.88 feet) to a point of reverse curve, and Southeastery along the arc of 94.00 foot radius curve to the left 32.24 feet (Central Angle equals 19°59'01" and Long Chord bears South 25°31'11" East 32.08 feet); thence South 54°39'19" West 9.96 feet; thence North 60°37'44" West 27.95 feet; thence South 29°22'16" West 185.36 feet; thence Southeastery along the arc on a 100.00 foot radius curve to the right 50.16 feet (Central Angle equals 32°42'27" and Long Chord bears South 72°24'14" East 49.64 feet) to a point of tangency; thence South 59°07'00" East 43.83 feet a point curvature; thence Southeastery along the arc of a 400.00 foot radius curve to the right 102.63 feet (Central Angle equals 14°42'00" and Long Chord bears South 51°46'00" East 102.34 feet) to a point tangency; thence South 44°25'00" East 68.49 feet a point of curvature; thence Southeastery along the arc of a 100.00 foot radius curve to the left 33.80 feet (Central Angle equals 19°22'00" and Long Chord bears South 54°00'00" East 33.84 feet); thence South 63°47'00" East 156.99 feet to a point of curvature on the Westerly right of way line Weber-Davis Counties Canal; thence (3) three courses along said Westerly line as follows: Southeastery along the arc of a 313.00 foot radius curve to the left 273.06 feet (Central Angle equals 49°59'05" and Long Chord bears South 47°29'26" West 264.48 feet) to a point of tangency; thence South 22°29'54" West 181.90 feet to a point of curvature; and Southeastery along the arc of 851.51 foot radius curve to the left 52.04' (Central Angle equals 3°50'00" and Long Chord bears South 20°44'54" West 52.01 feet) to a non-tangent curve; thence Northwesterly along the arc of 1200.00 foot radius curve to the left 48.41 feet (Central Angle equals 2°18'41" and Long Chord bears North 1°49'40" West 48.41 feet); thence North 14°59'00" West 22.96 feet to a point of curvature; thence Northwesterly along the arc of a 2000.00 foot radius curve to the right 101.23 feet (Central Angle equals 2°54'00" and Long Chord bears North 13°32'00" West 101.22 feet); thence North 12°05'00" West 18.06 feet to the point of beginning. Contains 14.557 Acres.

RIVERDALE CITY ATTORNEY  
Approved by the Riverdale City Attorney  
on the 9<sup>th</sup> day of May, 2002.

*John H. Johnson*  
Signature

### RIVERDALE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and the location of the land embraced therein, and find that the same are correct and to agree with the plat and to be true and correct.

this 7<sup>th</sup> day of May, 2002.

*Mark E. Babbit*  
Signature

### 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 7<sup>th</sup> day of May, 2002.

*Bruce Burrows*  
Mayor

### RIVERDALE CITY PLANNING COMMISSION

Approved by the Riverdale City Planning Commission  
on the 9<sup>th</sup> day of May, 2002.

*Shirley Paul*  
Chairperson

### OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Amended plat of Freeway Park 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 or 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.

Signed this day of May, 2002.

Utah Transit Authority, a Public Transit District  
*John M. English* General Manager  
Boyer Freeway Park, L.C., by its Managing Member The Boyer Company, LLC a Utah Limited Liability Company  
*John M. English* Managing Member  
Argonaut Holdings, Inc.  
*Jeffrey K. Wetzel* President  
D & E Gallery Real Estate, LLC  
*Clayton B. English* President  
Weber Basin Water Conservancy District a Utah Body Public  
*John M. English* General Manager

### ACKNOWLEDGMENTS

State of Utah  
County of DEKALB  
On the 9<sup>th</sup> day of May, 2002, personally appeared before me Toge I. Flint, who being by me duly sworn did say that he is General Manager of Weber Basin Water Conservancy, a Utah Body Public, and that said instrument was signed in behalf of said Body by a resolution of its Board of Trustees and Toge I. Flint acknowledged to me that said Body executed the same.

NOTARY PUBLIC  
*Barbara E. Barnes*  
Notary Public Commissioned in Utah  
My Comm. Expires August 18, 2004  
August 18, 2004  
*Barbara E. Barnes*

On the 8<sup>th</sup> day of May, 2002, personally appeared before me Jeffrey K. Wetzel, who being by me duly sworn did say that he is President of Argonaut Holdings, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Jeffrey K. Wetzel acknowledged to me that said Corporation executed the same.

Residing At: SAINT LAKE COUNTY  
Notary Public Commissioned in Utah  
*John M. English*

On the 6<sup>th</sup> day of May, 2002, personally appeared before me Kenneth D. Montague, Jr., who being by me duly sworn did say that he is Treasurer of Utah Transit Authority, a Public Transit District, and that said instrument was signed in behalf of said Authority by a resolution of its Board of Directors and Kenneth D. Montague, Jr. acknowledged to me that said Authority executed the same.

Residing At: SAINT LAKE COUNTY  
Notary Public Commissioned in Utah  
*John M. English*

On the 6<sup>th</sup> day of May, 2002, personally appeared before me John M. English, who being by me duly sworn did say that he is General Manager of Utah Transit Authority, a Public Transit District, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John M. English acknowledged to me that said Corporation executed the same.

Residing At: SAINT LAKE COUNTY  
Notary Public Commissioned in Utah  
*John M. English*

On the 9<sup>th</sup> day of May, 2002, personally appeared before me Barbara L. Clary, who being by me duly sworn did say that she is Manager of Boyer Freeway Park, L.C., by its Managing Member The Boyer Company, LLC a Utah Limited Liability Company and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Barbara L. Clary acknowledged to me that said Corporation executed the same.

Residing At: SALT LAKE COUNTY  
Notary Public Commissioned in Utah  
*Barbara L. Clary*

On the 9<sup>th</sup> day of May, 2002, personally appeared before me STEVEN B. EDLER, who being by me duly sworn did say that he is Manager of Boyer Freeway Park, L.C., by its Managing Member The Boyer Company, LLC a Utah Limited Liability Company and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and STEVEN B. EDLER acknowledged to me that said Corporation executed the same.

Residing At: SALT LAKE COUNTY  
Notary Public Commissioned in Utah  
*Barbara L. Clary*

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.

GREAT BASIN ENGINEERING NORTH  
1244 SOUTH 2000 WEST  
SALT LAKE CITY, UTAH 84119  
PHONE: 378-1111 FAX: 378-1112

RECORDING INFORMATION  
127 SOUTH 900 EAST #100  
SALT LAKE CITY, UTAH 84102  
10 Commission Expires Aug. 1, 2004

WEBER COUNTY RECORDER  
ENTRY NO. 124613 - FEE PAID \$1400 - FEE FOR RECORD AND RECORDED - DE-MAY-2002 - AT 1:55 PM IN BOOK 53 - OFFICIAL RECORDS, PAGE 31 - RECORDED FOR - CARL COOK  
DOUG CREATES WEBER COUNTY RECORDER BY: JANEEN SMITH DEPUTY