

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.

MCKENZIE PARK ESTATES SUBDIVISION

LOCATED IN SW 1/4 OF SECTION 29, T3S, R1W, SLB&M

RIVERTON, UTAH
12299 SOUTH 4000 WEST

RODNEY K. PETERSEN ET. AL.

TEMPORARY 120' HAMMERHEAD TURNAROUND
(PER DRAWING 51-9 RIVERTON CITY ENGINEERING)

SURVEYOR'S CERTIFICATE

I, FRANCIS D. EICKBUSH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 317443 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°57'17"E 40.00 FEET FROM THE WEST 1/4 SECTION CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M; THENCE S89°57'17"E ALONG THE EAST-WEST CENTER LINE OF SECTION 29 457.09 FEET TO THE WEST RIGHT-OF-WAY OF BANGERTER HIGHWAY, THENCE ALONG SAID RIGHT-OF-WAY S00°03'56"W 669.25 FEET, THENCE N89°56'54"W 494.47 FEET TO THE SECTION LINE, THENCE ALONG SECTION LINE N00°09'32"W 669.20 FEET TO THE WEST 1/4 SECTION CORNER OF SECTION 29, THENCE S89°57'17"E 40.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N00°09'32"W ALONG THE SECTION LINE.

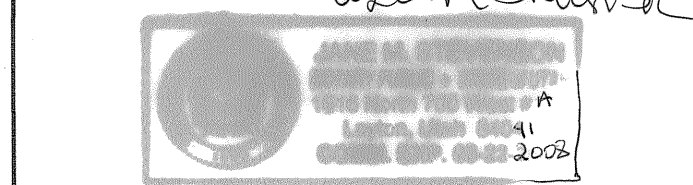
Francis D. Eickbush
SURVEYOR
AUGUST 8, 2007
DATE

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 16th DAY OF October, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, One (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE ABOVE OWNER'S DEDICATION, AND THAT THE SIGNERS HAVE FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES
NOTARY PUBLIC *[Signature]*



OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 29th DAY OF October, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, Two (2) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE ABOVE OWNER'S DEDICATION, AND THAT THE SIGNERS HAVE FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-8-08
NOTARY PUBLIC *[Signature]*



QUEST APPROVED THIS 6th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

UTAH POWER AND LIGHT APPROVED THIS 6th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

COMCAST APPROVED THIS 6th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

QUESTAR APPROVED THIS 7th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

QUESTAR APPROVED THIS 7th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

QUESTAR APPROVED THIS 7th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

QUESTAR APPROVED THIS 7th DAY OF November, 2007, BY THE IMPROVEMENT DISTRICT.

RIVERTON CITY COUNCIL PRESENTED TO THE CITY COUNCIL OF WEST VALLEY CITY THIS DAY OF November, 2007, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER
27-29-31 27-29-300-029, 018, 019, 050, 052, 053, 054

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE ALL (LYMAN W DUTSON; TOUCAN PROPERTIES INC; BERNHARD W AND AZORA DUTSON, TRUSTEES OF THE DUTSON FAMILY TRUST; MICHAEL AND LUCIA WEIS, JT; AND RIVERTON CITY) OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE HEREBY KNOWN AS MCKENZIE PARK ESTATES SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF October, A.D. 2007.

MCKENZIE PARK ESTATES SUBDIVISION

Bernhard W. Dutson Trustee
AZORA DUTSON (TRUSTEE)
Lyman W. Dutson
Michael Weis, JT
Lucia Weis, JT

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 26th DAY OF October, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, Two (2) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE ABOVE OWNER'S DEDICATION, AND THAT THE SIGNERS HAVE FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-8-08
NOTARY PUBLIC *[Signature]*

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 19th DAY OF February, 2008, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, One (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE ABOVE OWNER'S DEDICATION, AND THAT THE SIGNER HAS FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES June 1, 2010
NOTARY PUBLIC *[Signature]*

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS 23rd DAY OF October, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, One (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY OF THE ABOVE OWNER'S DEDICATION, AND THAT THE SIGNER HAS FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 7-8-08
NOTARY PUBLIC *[Signature]*

LLC ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, AD, 2007, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF THE _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID _____ BY AUTHORITY OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

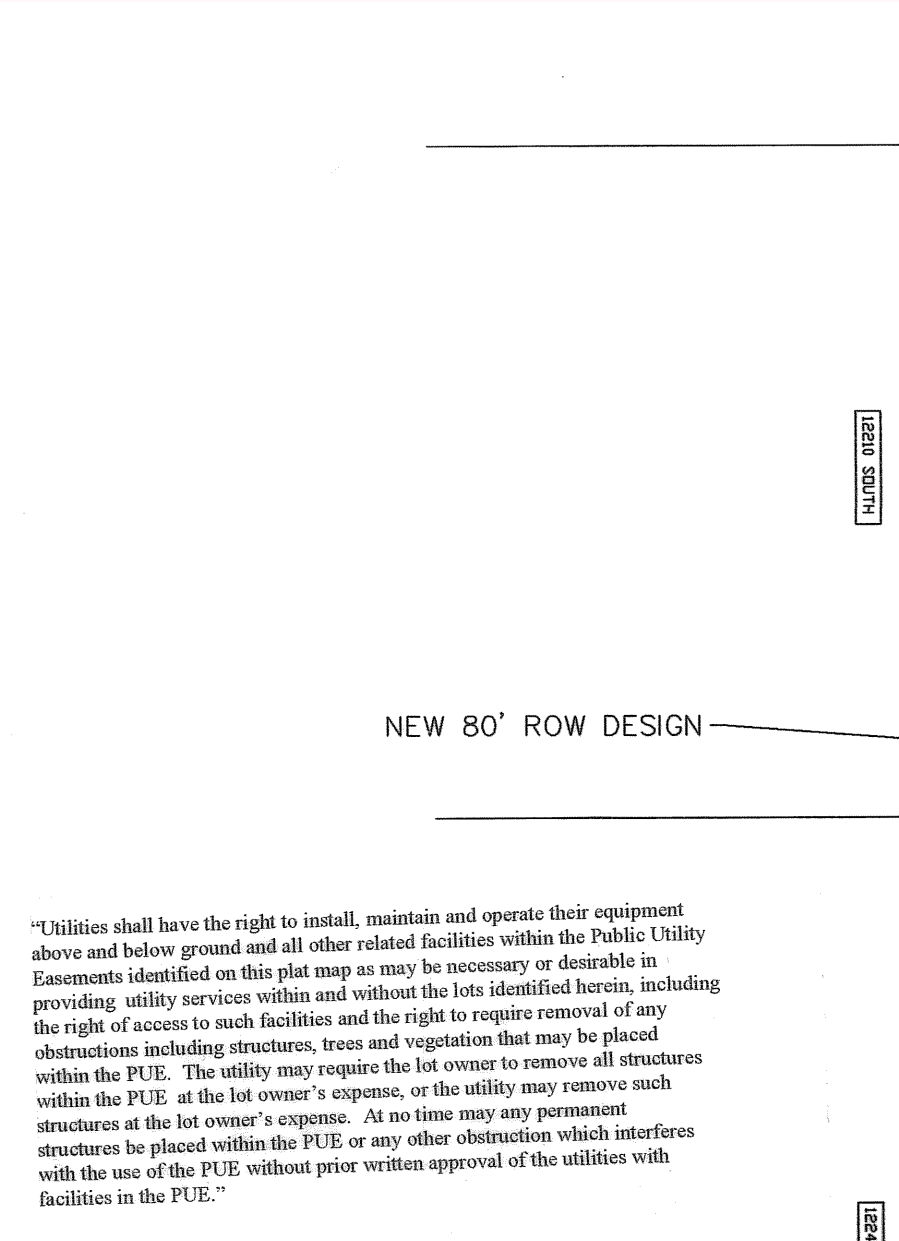
OAK HILLS SURVEYING
329 NORTH 930 EAST LINDON, UT
(801)796-3828
OAKHILLSURVEY@AOL.COM

PLAT "A" MCKENZIE PARK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M RIVERTON, UTAH

RECORDED # 103529110
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF RIVERTON CITY

DATE 2-21-08 TIME 11:33 AM BOOK 2008 PAGE 92
FEE \$
SALT LAKE COUNTY RECORDER

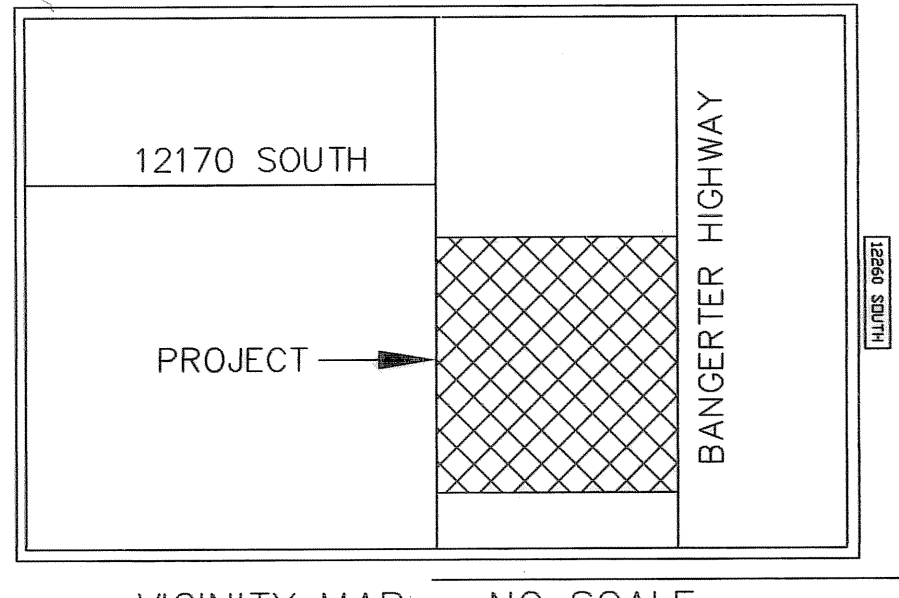


LEGEND

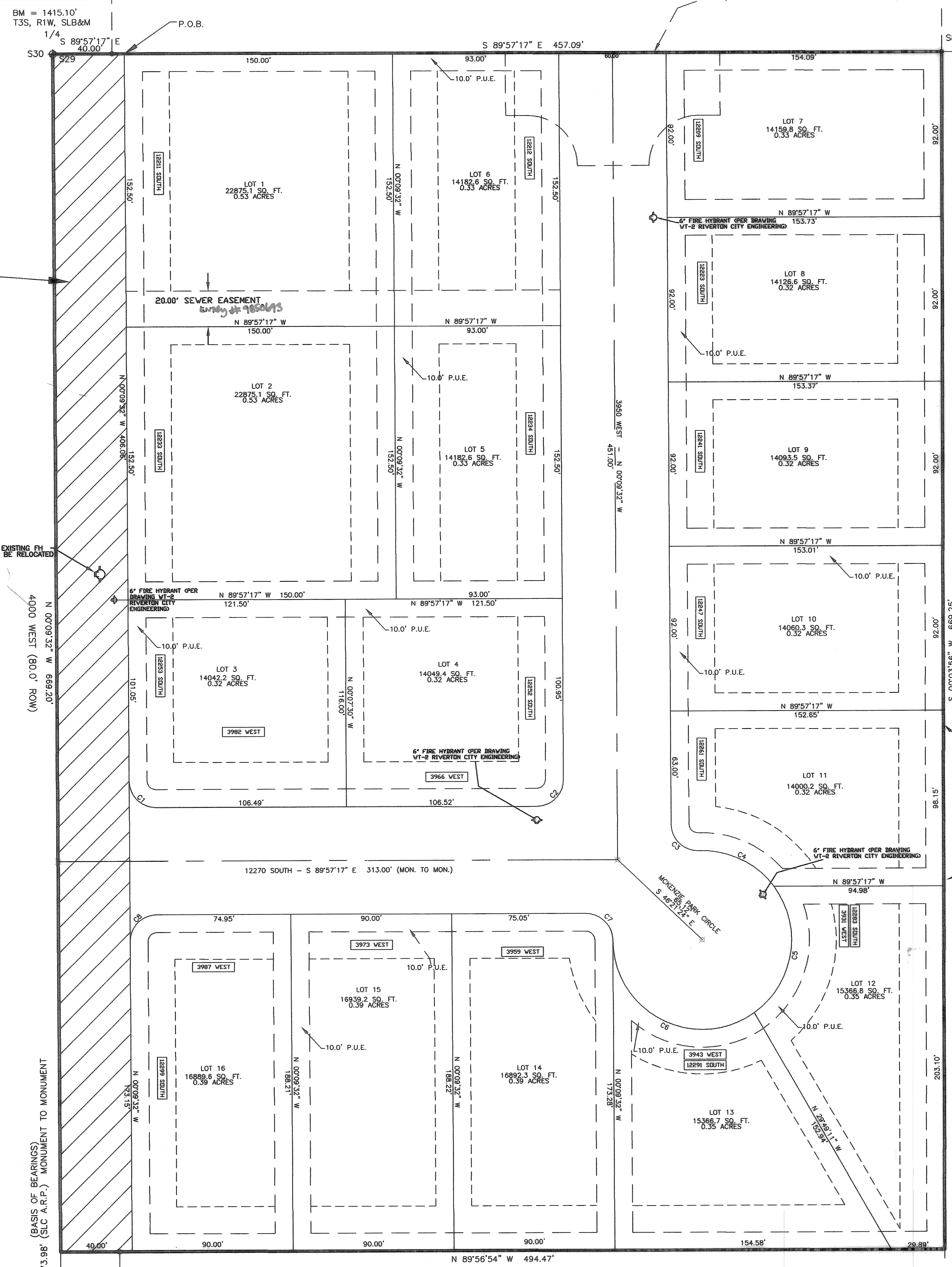
- SALT LAKE COUNTY SURVEY MONUMENT
- FOUND MONUMENT AS NOTED ON PLAT
- DEDICATION TO RIVERTON CITY FOR 80' ROW
- BUILDABLE AREA
- EASEMENT
- SURVEY MONUMENT
- STREET LIGHT

NOTE:
-STREET LIGHTS ON 4000 WEST SHALL TO COMPLY WITH SECTION 12-400-025 AND SECTION 12-400-035, RIVERTON CITY STANDARDS. ALL OTHER STREET LIGHTS SHALL COMPLY WITH SECTION 12-400-020 AND SECTION 12-400-035, RIVERTON CITY STANDARDS.

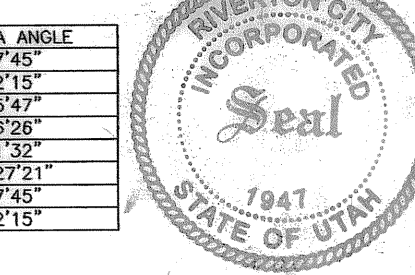
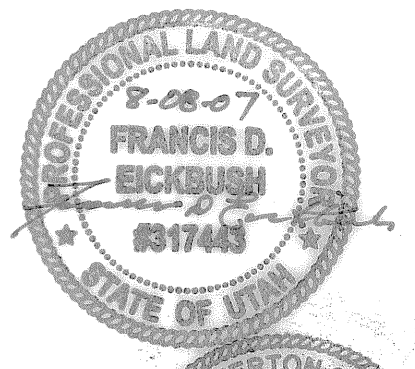
GROSS DEVELOPMENT - 7.62 ACRES (331,788 SQ. FT.)
ROAD DEDICATION - 1.78 ACRES (77,686 SQ.FT.)
NET DEVELOPMENT - 5.83 ACRES (254,102 SQ.FT.)
TOTAL LOTS - 16
AVERAGE LOT SIZE - 0.36 ACRES (15,881 SQ.FT.)
ZONE - R3 RESIDENTIAL



- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE SOUTH VALLEY SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.51'	21.25'	N 45°03'24" W	89°47'45"
C2	15.00'	23.62'	21.25'	S 44°58'36" W	90°12'15"
C3	15.00'	24.02'	21.50'	N 49°02'36" W	87°54°39"
C4	50.00'	48.30'	46.50'	S 54°12'06" W	55°52'26"
C5	50.00'	79.43'	71.34'	S 09°01'50" W	91°01'32"
C6	50.00'	109.48'	100.88'	N 02°43'40" W	122°27'21"
C7	15.00'	23.51'	21.18'	S 45°03'24" E	88°47'45"
C8	15.00'	23.62'	21.25'	N 44°58'36" E	90°12'15"



PLANNING COMMISSION APPROVED THIS 7th DAY OF January, AD, 2008, BY THE CITY PLANNING COMMISSION.

SALT LAKE HEALTH DEPARTMENT APPROVED THIS 26th DAY OF December, AD, 2007.

SALT LAKE COUNTY SEWER DISTRICT NO. 3 APPROVED THIS 27th DAY OF November, AD, 2007, BY THE IMPROVEMENT DISTRICT.

RIVERTON 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.

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 19th DAY OF February, AD, 2008.

RIVERTON CITY COUNCIL PRESENTED TO THE CITY COUNCIL OF WEST VALLEY CITY THIS DAY OF February, AD, 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORDED # 103529110
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF RIVERTON CITY

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