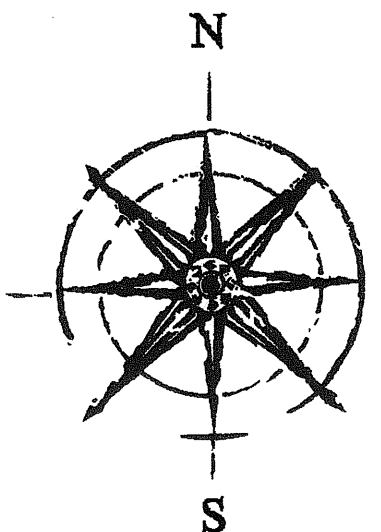


# THE HOMESTEAD SUBDIVISION

FINAL PLAT  
 LOCATED IN THE NE1/4 CORNER OF SECTION 32, T3S, R1W,  
 SALT LAKE BASE & MERIDIAN  
 RIVERTON CITY, SALT LAKE COUNTY, UTAH  
 VACATING AND AMENDING LOT 1 OF ON POINT  
 PROPERTIES LLC COMMERCIAL CAMPUS



### SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat.



Justin Lundberg  
 Professional Land Surveyor  
 License No. 12554439

Date 05/25/23

### BOUNDARY DESCRIPTION

A part of Lot 1, ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on November 13, 2003 as Entry No. 8891528 in Book 2003P at Page 352, more particularly described as follows:

Beginning at a point at the Northwest corner of Lot 1, On Point Properties LLC Commercial Campus Subdivision, as recorded November 13, 2003 as Entry No. 8891528 in Book 2003P at Page 352; said point being S0°14'42"W 825.00 feet along the Section line and East 53.00 feet from the North Quarter Corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence along the northerly line of said Lot 1 East 903.02 feet to the northwest corner of a Warranty Deed, recorded as Entry No. 13763635 in Book 11233 at Pages 3971-3972, Date: September 2, 2021 on file with the Salt Lake County Recorder; thence along the westerly line of said deed S0°06'20"E 235.32 feet to the northerly right of way of Water Street as dedicated by said subdivision plat; thence along said right of way the following five (5) courses: (1) West 21.68 feet; thence (2) westerly along the arc of a curve to the left with a radius of 330.50 feet a distance of 123.89 feet through a central angle of 21°28'40" chord bearing of S79°13'29"W chord distance 123.17 feet; thence (3) S68°31'20"W 574.98 feet; thence (4) westerly along the arc of a curve to the right with a radius of 139.00 feet a distance of 52.11 feet through a central angle of 21°28'40" chord bearing S79°16'18"W chord distance 51.80 feet; thence (5) West 176.86 feet to the westerly line of Lot 1 of said subdivision, said point also being located on the easterly right of way of 3600 West street as dedicated by said subdivision plat; thence along said westerly Lot Line and easterly right of way line N01°43'3"E 478.53 feet to the point of beginning.

Contains 7.74 Acres  
 45 Lots, 3 Parcels

### OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, TO HEREAFTER BE KNOWN AS:

### THE HOMESTEAD SUBDIVISION

FINAL PLAT  
 DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 1<sup>st</sup> DAY OF June A.D. 2023

CND-ON POINT, LLC WEEKLEY HOMES, LLC

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
 S.S.  
 COUNTY OF Salt Lake

ON THE 1<sup>st</sup> DAY OF June A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Walter Watson, who after being duly sworn, acknowledged to me that he/she is the owner of CND-ON POINT, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: March 3, 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 729775 Crystal Sutton  
 PRINTED FULL NAME OF NOTARY

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
 S.S.  
 COUNTY OF Salt Lake

ON THE 1<sup>st</sup> DAY OF June A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Walter Watson, who after being duly sworn, acknowledged to me that he/she is the owner of WEEKLEY HOMES, L.L.C., A DELAWARE L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: March 3, 2027

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 729775 Crystal Sutton  
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### THE HOMESTEAD SUBDIVISION

FINAL PLAT  
 LOCATED IN THE NE1/4 CORNER OF SECTION 32, T3S, R1W,  
 SALT LAKE BASE & MERIDIAN  
 RIVERTON CITY, SALT LAKE COUNTY, UTAH  
 VACATING AND AMENDING LOT 1 OF ON POINT PROPERTIES LLC COMMERCIAL CAMPUS

SALT LAKE COUNTY RECORDER

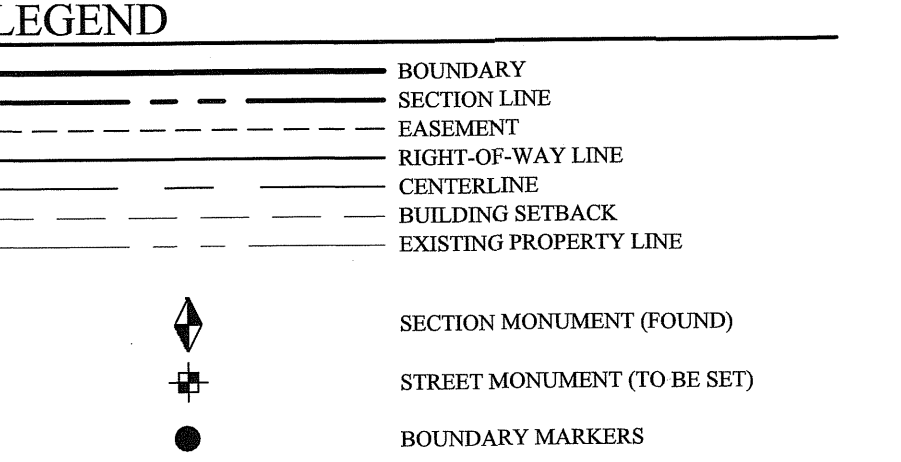
RECORDED # 1428159

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
 CND On Point

DATE: 7/2/2023 TIME: 2:22pm BOOK: 2023P PAGE: 140  
 \$148.00  
 DEPUTY SALT LAKE COUNTY RECORDER

### VICINITY MAP

N.T.S.



### Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	90°53'52"	30.14	N45°12'23"W	27.08
C2	69.00	31°09'58"	37.53	S17°41'48"W	37.07
C3	69.00	4°10'28"	5.03	S35°18'39"W	5.03
C4	69.00	7°6'20"0"	9.93	N38°16'44"W	85.28
C*	69.00	13°33'12"	16.32	N83°13'24"W	16.28
C6	69.00	16°13'49"	19.55	S81°53'05"W	19.48
C7	69.00	18°58'23"	22.85	S64°16'59"W	22.74
C8	330.50	12°39'21"	73.00	S80°43'13"W	72.85
C10	20.00	89°53'40"	31.38	S45°03'10"E	28.26
C11	20.00	89°45'27"	31.33	N45°07'16"E	28.22
C12	131.00	14°38'02"	33.46	N14°09'39"W	33.37
C13	131.00	7°05'11"	16.20	N03°18'02"W	16.19
C14	169.00	5°47'45"	17.10	S02°39'19"E	17.09
C15	169.00	15°51'37"	46.78	S13°29'00"E	46.63
C16	20.00	90°14'33"	31.50	S44°52'44"E	28.34
C17	20.00	89°45'27"	31.33	N45°07'16"E	28.22
C18	42.00	89°45'27"	65.80	S45°07'16"W	59.27
C19	150.00	21°43'13"	56.86	N01°37'04"E	56.52
C20	42.00	89°53'40"	65.90	N45°03'10"W	59.34
C21	330.50	2°55'02"	16.83	N88°30'18"E	16.83
C22	69.00	89°53'40"	108.26	S45°03'10"E	97.49
C23	330.50	5°54'17"	34.06	N71°26'04"E	34.05
C24	69.00	17°23'54"	20.95	N46°05'59"E	20.87
C25	69.00	89°45'27"	108.09	S45°07'16"W	97.37
C26	169.00	21°43'13"	64.07	S10°37'04"E	63.68
C27	131.00	21°43'13"	49.66	S10°37'04"E	49.36

### Line Table

LINE	DIRECTION	LENGTH
L1	S60°31'20"E	29.84
L2	N60°31'20"W	33.90
L3	S60°31'20"E	74.06

THE HOMESTEAD, INC.  
 C/O PROPERTY MANAGEMENT SYSTEMS  
 262 E 3900 S #200  
 SALT LAKE CITY, UT 84107

### NOTES

- #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS OR RIVETS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- SETBACKS ARE SET BY CITY ORDINANCE AND ARE SUBJECT TO CHANGE. PLEASE SEE RIVERTON CITY CODE FOR CURRENT SET BACK INFORMATION. JESSIE WAY, MARTINS LANE, AND JONES WAY ARE TO HAVE NO PARKING ON EITHER SIDE OF THE ROAD.
- ON 3600 WEST AND WATER STREETS THE HOMESTEAD, INC., A UTAH NONPROFIT CORPORATION WILL MAINTAIN THE PARKSTRIPS AND AREAS BETWEEN THE SIDEWALK AND THE PROPERTY LINES. HEREBY STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOMESTEAD, INC., A UTAH NONPROFIT CORPORATION. THERE IS NO CITY MAINTENANCE OF ROADWAYS, SIDEWALKS, DRAINAGE SYSTEMS, WATERLINES OR OTHER UTILITIES ON THESE PRIVATE STREETS.
- PARCELS A, B, AND C ARE UNBUILDABLE PARCELS. HEREBY OWNED AND MAINTAINED BY THE HO, A UTAH NONPROFIT CORPORATION.
- SOUTH VALLEY SEWER DISTRICT EASEMENT ENTRY: 14050842 BK: 11389 PG: 8176

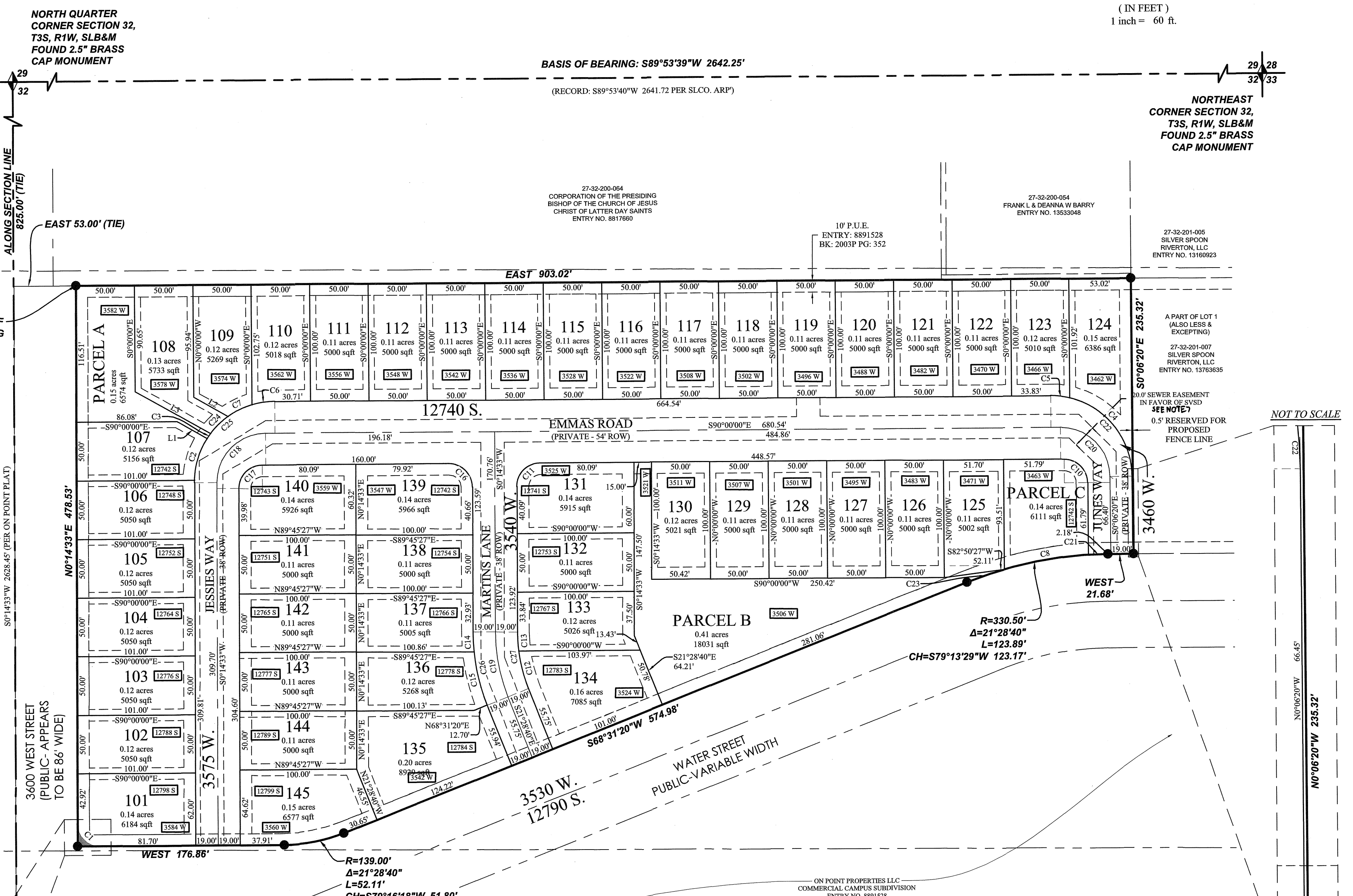
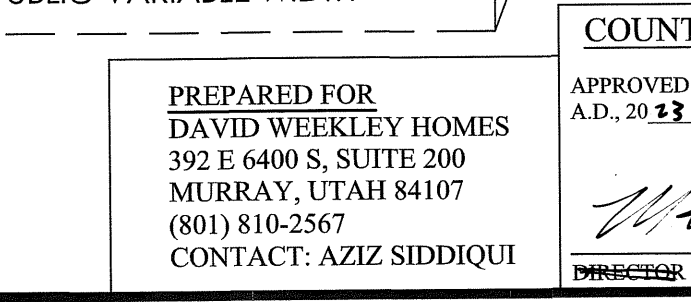
### NOTES

- THE FRONT SETBACKS FOR LOTS 108 THROUGH 110 ARE A CONTINUATION OF THE FRONT SETBACK LINE FOR LOTS 111-112. THIS DOES MAKE THE SETBACKS FOR LOTS 108-109 LARGER THAN THE MINIMUM SETBACK.
- ALL PRIVATE ROADS SHALL SERVE AS A PUBLIC UTILITY EASEMENT.

### PREPARED BY



### WATER STREET PUBLIC-VARIABLE WIDTH



12805 S.

WEST 176.86'

R=139.00'  
 Δ=21°28'40"  
 L=52.11'  
 CH=S79°16'18"W 51.80'

CH=S79°13'29"W 123.17'

R=330.50'  
 Δ=21°28'40"  
 L=123.89'

CH=S79°13'29"W 123.17'

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**Dominion Energy Utah**

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY  
 dba DOMINION ENERGY UTAH

Approved this 1<sup>st</sup> day of June, 2023 Questar Gas Company  
 By: [Signature]  
 Title: [Signature]

**SVSD NOTE:**  
 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.

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 10<sup>th</sup> DAY OF July A.D. 2023  
 RIVERTON CITY ENGINEER

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 10<sup>th</sup> DAY OF July A.D. 2023  
 RIVERTON CITY ATTORNEY

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 11<sup>th</sup> DAY OF July A.D. 2023  
 RIVERTON CITY COUNCIL

**GEOTECHNICAL REPORT**  
 A GEOTECHNICAL REPORT HAS BEEN PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC., KNOWN AS PROJECT# 0026-061-21 FOR ON POINT SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF IGES, INC.

**EASEMENT APPROVAL**  
 Paul Bieging 6-6-23  
 CENTURY LINK DATE

**RECORD OF SURVEY**  
 R.O.S. #: S2022-08-0568

**EASEMENT APPROVAL**  
 Justin Sturmon 6-2-23  
 ROCKY MOUNTAIN POWER DATE

**EASEMENT APPROVAL**  
 G. Walker 6-8-23  
 COMCAST DATE

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS 11<sup>th</sup> DAY OF July A.D. 2023  
 RIVERTON CITY COUNCIL

PRESENTED TO THE RIVERTON CITY COUNCIL THIS 11<sup>th</sup> DAY OF July A.D. 2023 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Paul [Signature] MAYOR  
 [Signature] DEPUTY RECORDER

COUNTY HEALTH DEPARTMENT  
 APPROVED THIS 16 DAY OF June A.D. 2023

SOUTH VALLEY SEWER DISTRICT  
 APPROVED THIS 17 DAY OF June A.D. 2023

RIVERTON CITY PLANNING  
 APPROVED THIS 26 DAY OF June A.D. 2023

RIVERTON CITY ENGINEER  
 APPROVED THIS 10<sup>th</sup> DAY OF July A.D. 2023

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 10<sup>th</sup> DAY OF July A.D. 2023

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APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 11<sup>th</sup> DAY OF July A.D. 2023

[Signature]

[Signature]

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[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

PREPARED FOR DAVID WEEKLEY HOMES 392 E 6400 S, SUITE 200 MURRAY, UTAH 84107 (801) 810-2567 CONTACT: AZIZ SIDDIQUI

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27-32-201-006 27-32-21 \$148.00