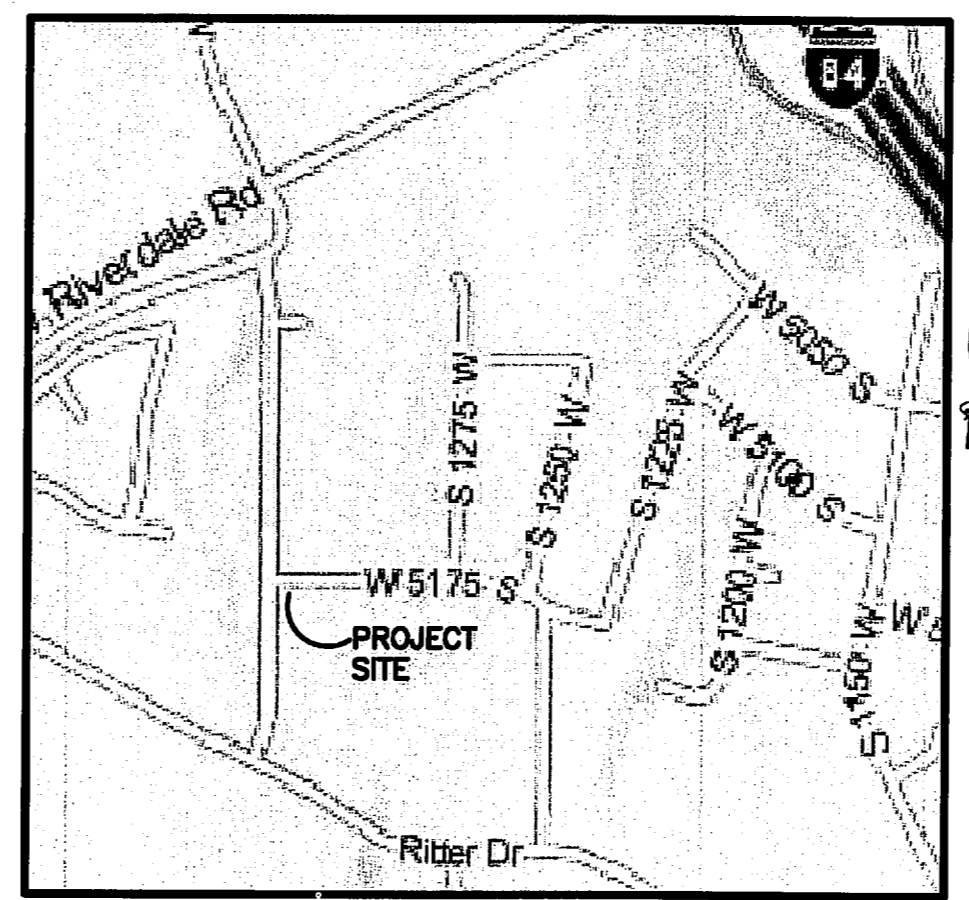
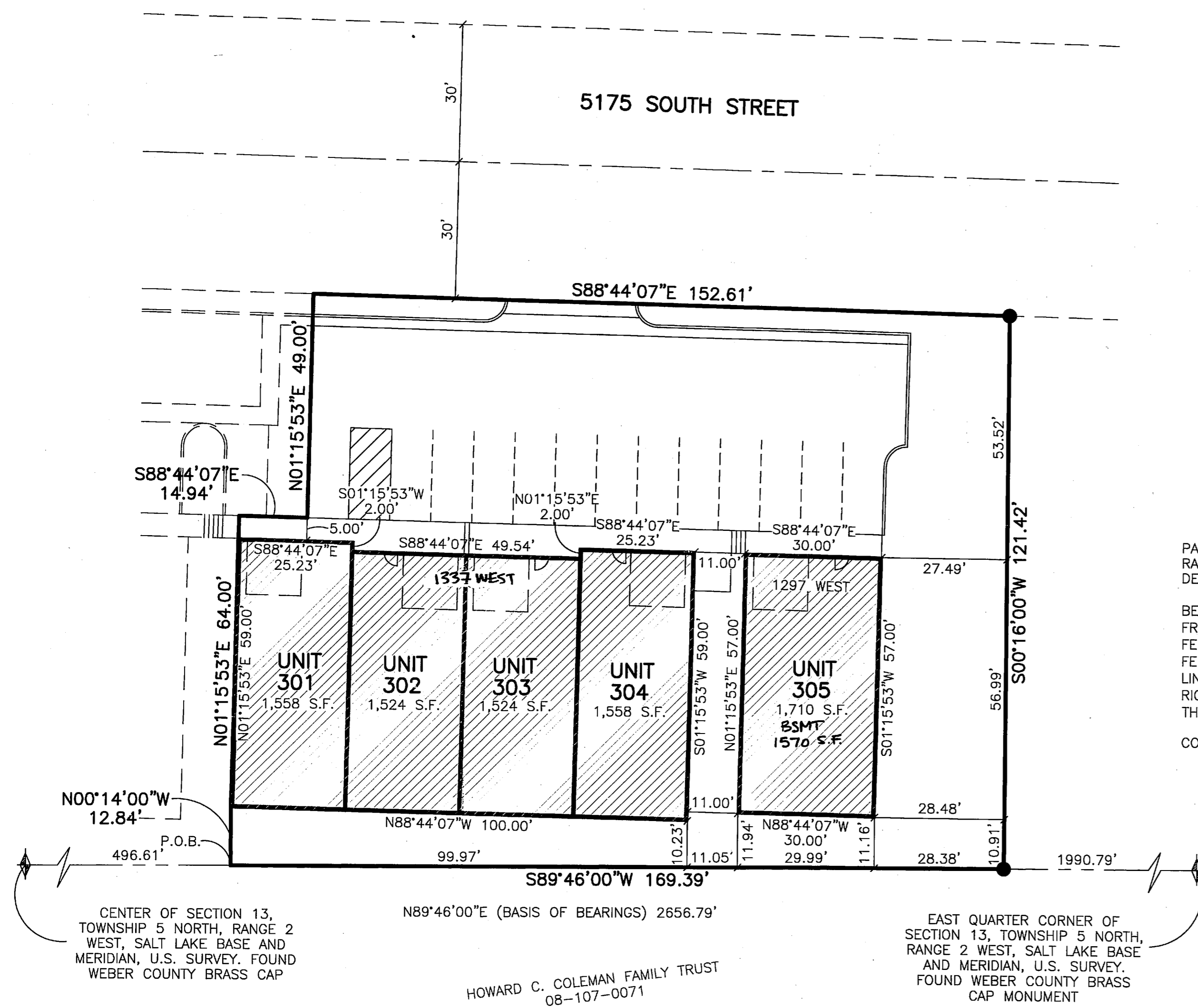


RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 3

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL, 2014



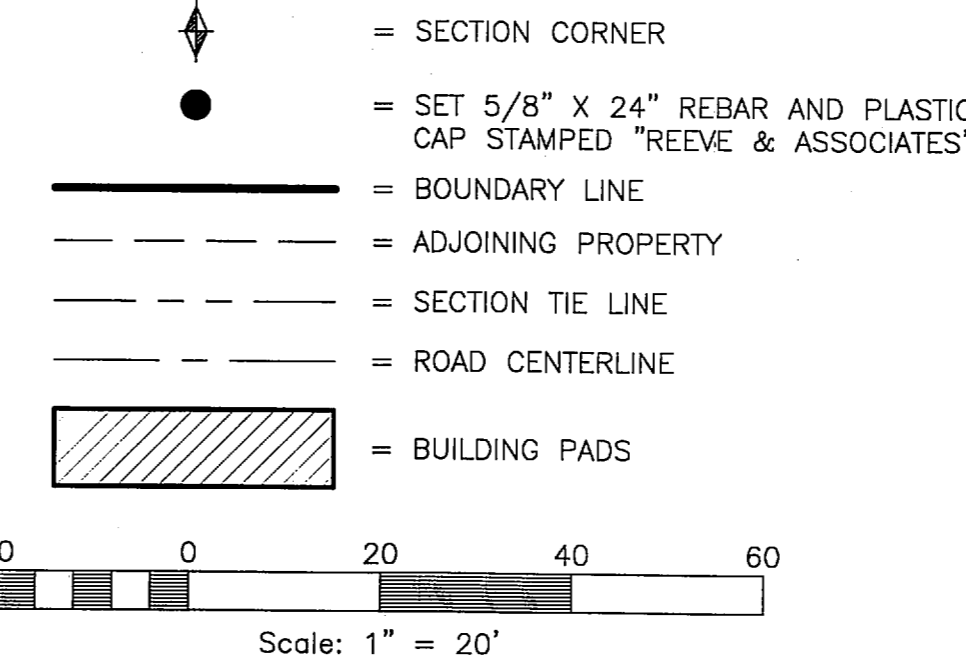
BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING N89°46'00"E 496.61 FEET FROM THE CENTER OF SAID SECTION 13; THENCE N00°14'00"W 12.84 FEET; THENCE N01°15'53"E 64.00 FEET; THENCE S88°44'07"E 14.94 FEET; THENCE N01°15'53"E 49.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 5175 SOUTH STREET; THENCE S88°44'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, 152.61 FEET; THENCE S00°16'00"W 121.42 FEET; THENCE S89°46'00"W 169.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 20,112 SQUARE FEET OR 0.462 ACRES

BASIS OF BEARINGS

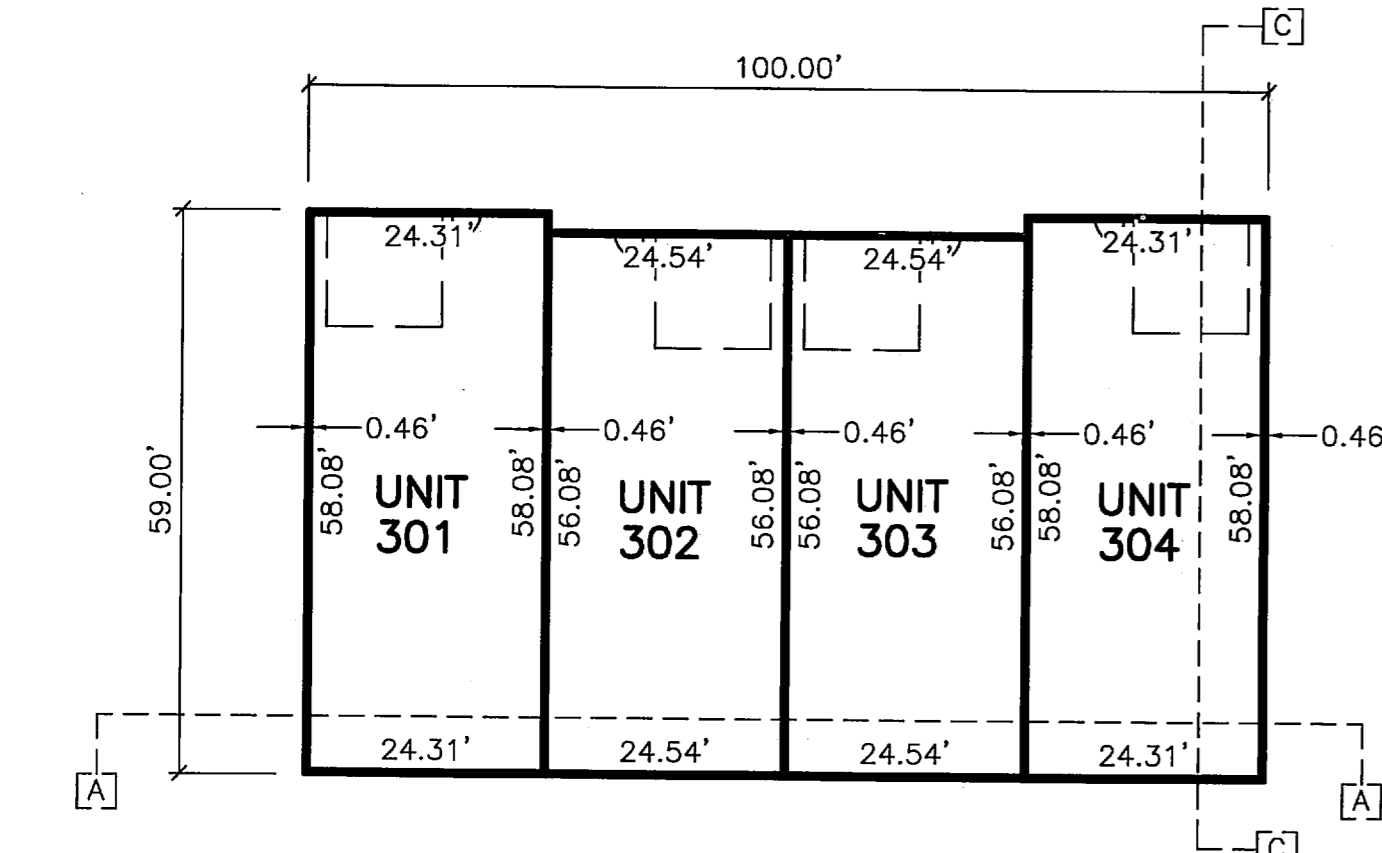
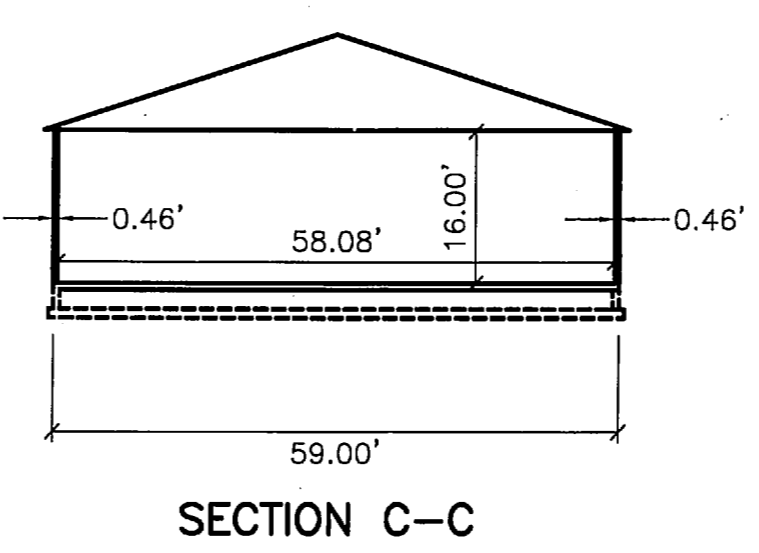
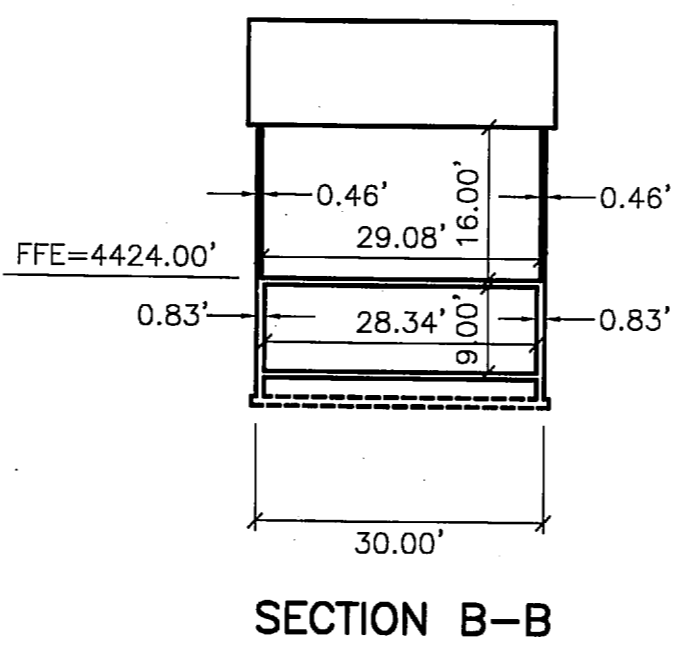
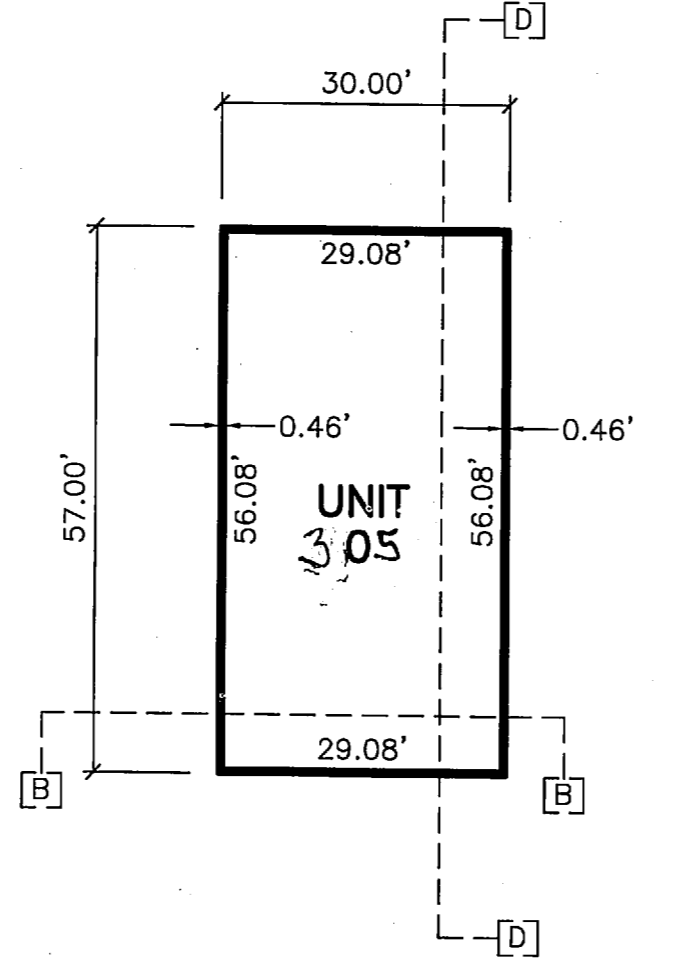
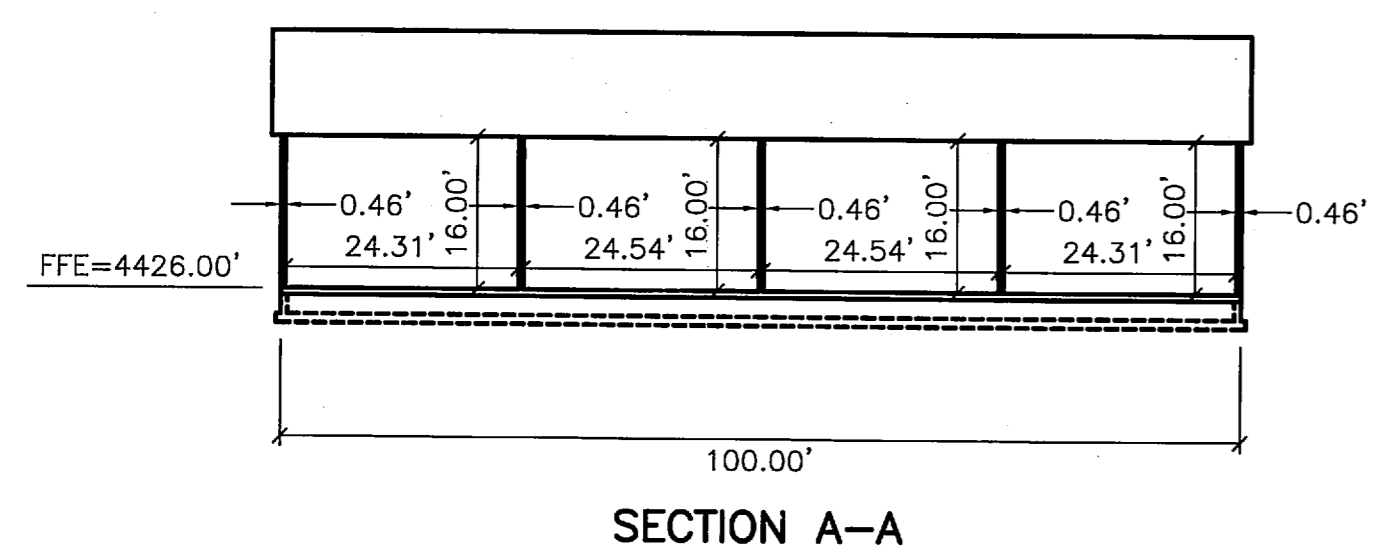
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°46'00"E

LEGEND



NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT AS SHOWN. ALL TIES TO BUILDINGS ARE PERPENDICULAR.
2. THE PROPERTY OWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON AREA.
3. THE PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN ALL PARK STRIPS
4. ALL AREA OUTSIDE OF BUILDINGS IS CONSIDERED COMMON AREA
5. ALL COMMON AREA IS PUBLIC UTILITY EASEMENT
6. ALL WALKWAYS, PARKING, AND PAVEMENT TO BE SHARED BETWEEN UNITS



SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 3** IN **RIVERDALE CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **RIVERDALE CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 15th DAY OF April, 2014.

150228-2201
UTAH LICENSE NUMBER

Robert D. Kunz
ROBERT D. KUNZ
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS **RIVERDALE BUSINESS PARK CONDOMINIUMS PHASE 3**, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY PLAT TO BE PREPARED, AND DOES HEREBY GIVE MY CONSENT TO THE RECORDATION OF THIS PLAT FOR THE PURPOSE OF CONDOMINIUMIZING THE TRACT OF LAND DESCRIBED HEREON INTO UNITS IN ACCORDANCE WITH THIS PLAT. ALL COMMON AREA TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES.

SIGNED THIS 16th DAY OF April, 2014.

Mike Ford
MIKE FORD
PRESIDENT, PROPERTY OWNER'S ASSOCIATION
Manager, Riverdale Business Park, LLC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF WEBER)

ON THE 16 DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MIKE FORD (AND) MIKE FORD SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME MIKE FORD SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF WEBER)

ON THE 16 DAY OF April, 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MIKE FORD (AND) MIKE FORD BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE MIKE FORD AND MIKE FORD OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

01-14-2018
COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 02-27-14
Name: RIVERDALE BUSINESS PARK CONDO PHASE 3
Number: 4671-08
Revision: _____
Scale: 1"=20'
Checked: _____

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 16th DAY OF April, 2014.

Scott
RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS 17th DAY OF April, 2014.

Baird
CHAIRMAN, PLANNING COMMISSION

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS 17th DAY OF April, 2014.

Al Seale *Emerson Hemrick*
MAYOR ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED CITY PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE RIVERDALE CITY STANDARDS.

SIGNED THIS 16th DAY OF April, 2014.

Scott Nelson
RIVERDALE CITY ENGINEER
STATE OF UTAH

Weber County Recorder

Entry No 2782276 Fee Paid 35.00
35.00 Filed For Record
And Recorded, 10-MAR-2014
At 2:54 In Book 79
Of The Official Records, Page 02
Recorded For:
REEVE

LEANN H. KILTS
Weber County Recorder
SARA YOUNG Deputy.