

Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8,
Township 5 North, Range 1 West, Salt Lake Base and Meridian in
Riverdale City, Weber County, Utah:

February 2021

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates 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 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Riverdale Landing, Phase 2 Subdivision.

Signed this 17th day of February, 2021

8707113
License No.



Ken B. Hawkes

Owner's Dedication

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Riverdale Landing, Phase 2 Subdivision, and do hereby dedicate, grant and convey to Riverdale City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation.

In witness whereof I have hereunto set my hand this 22nd Day of February AD, 2021

DRH Properties, LLC.

Dee Hansen
by: Dee Hansen
its: Manager

Larry H. Miller Management Corp.

Steve E. Starks
by: STEVE E. STARKS
its: CEO

Acknowledgment

State of Utah }
County of Salt Lake }SS

On this 22nd day of February, 2021 personally appeared before me, Dee Hansen the signer of the foregoing instrument, who duly acknowledged to me that he is Manager of DRH Properties LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: Carol Meano

Commission Number: 702154

My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Carol Meano
A Notary Public

Acknowledgment

State of Utah }
County of Salt Lake }SS

On this 22nd day of February, 2021 personally appeared before me, Steve E. Starks the signer of the foregoing instrument, who duly acknowledged to me that he is CEO of Larry H. Miller Management Corp., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: Carol Meano

Commission Number: 702154

My Commission Expires: September 5, 2022

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Carol Meano
A Notary Public

Property Owner - Developer

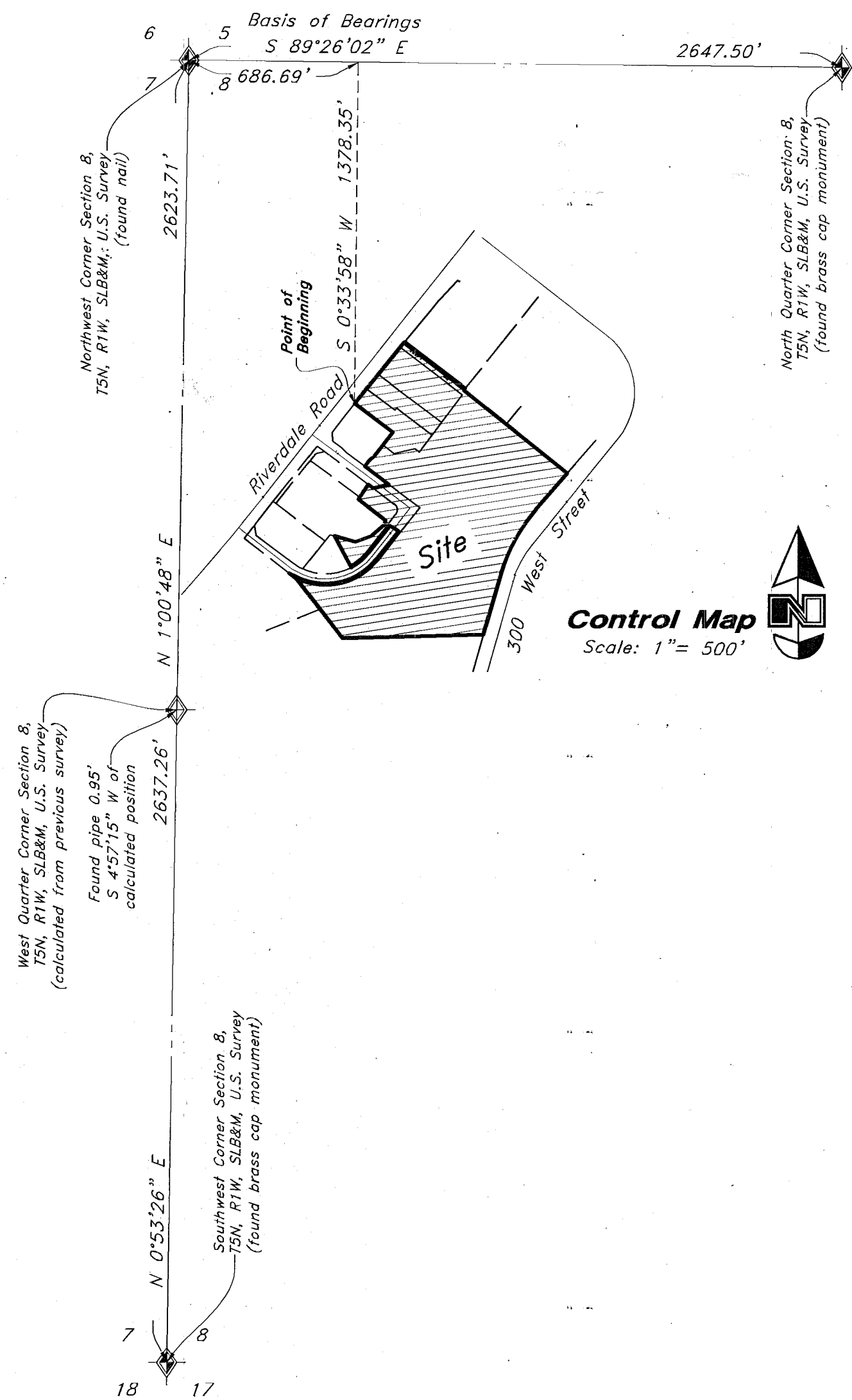
DRH Properties, LLC
5445 South Highland Dr.
Salt Lake City, UT 84117
Contact: Dee Hansen
Phone: 801-274-2002

Approving Agency
Riverdale City
4600 South Weber Drive
Riverdale, Utah 84405

Sheet 1 of 2

Weber County Recorder

ENTRY NO. 2131428 FEE PAID
#112.00 FILED FOR RECORD AND
RECORDED - FEBRUARY 2021
10:02 AM IN BOOK 10 OF OFFICIAL
RECORDS, PAGE 10
FOR LARRY H. MILLER
LARRY H. MILLER
WEBER COUNTY RECORDER
BY: [Signature]
DEPUTY



Narrative

This Survey and Subdivision was requested by Dee Hansen to create 5 Lots.

This Survey retraces and honors a previous 2003 ALTA Survey by Great Basin Engineering - South which established the alignment of 500 West Street and the Parcels abutting to the North. A 2015 survey for Valley West Apartments by Anderson Wahlen & Associates was also honored which established general boundaries, control, and the new alignment of the 300 West improvements. A 2017 ALTA survey by Anderson Wahlen & Associates was also honored for this survey.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retrace and honor the previous Surveys.

This area of Riverdale is notorious for deed problems and most descriptions have no basis of bearings and must be interpreted to fit together.

State Highway plans were acquired but no Right-of-way markers were recovered for the alignment of Riverdale Road.

Riverdale City Notes

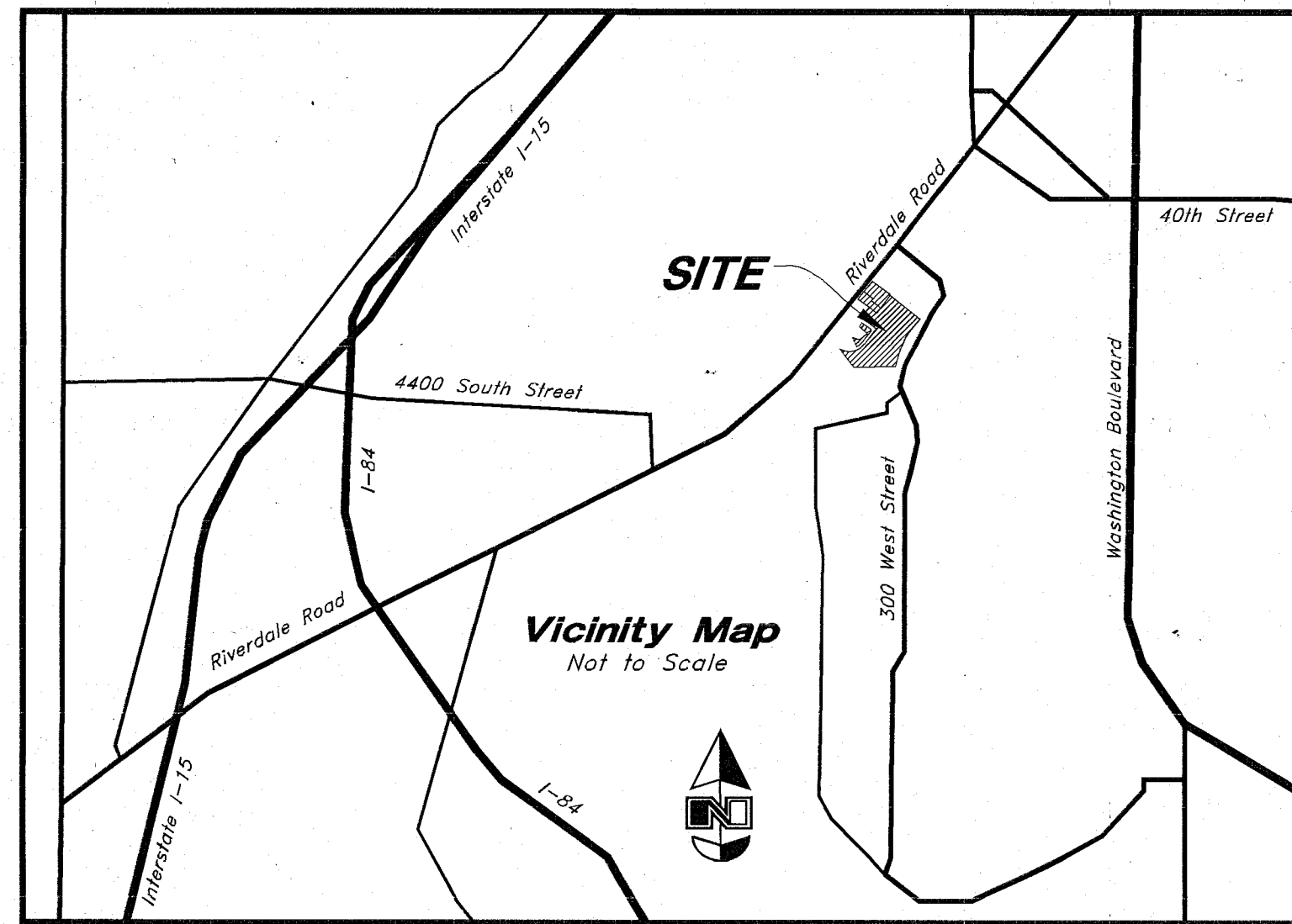
All Onsite "Utilities and Facilities" - On Private Property:

a. Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

b. Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

c. Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

d. Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.



Description

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the Most Northerly Corner of Riverdale Landing Phase 1 Subdivision on the Southeastly Line of Riverdale Road located 686.69 feet South 89°26'02" East along the Section Line; and 1378.35 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence along said Southeastly Line of Riverdale Road the following four courses: Northeasterly along the arc of a 9,943.50 foot radius curve to the right a distance of 21.66 feet (Center bears South 51°37'05" East, Central Angle equals 0°07'29" and Long Chord bears North 38°26'39" East 21.66 feet) to a point of tangency; North 38°30'24" East 89.75 feet; North 39°39'14" East 206.29 feet; and North 39°39'07" East 2.89 feet; thence South 52°43'27" East 309.06 feet to the Northwesterly Line of Greenhill at Riverdale Subdivision; thence South 38°36'32" West 9.08 feet along said Northwesterly Line to the Most Westerly Corner of said subdivision; thence South 51°19'32" East 536.55 feet along the Southwesterly Line of said subdivision to the most Southerly Corner thereof on the Westerly Line of 300 West Street; thence along said Westerly Line the following three courses: South 41°02'26" West 195.44 feet to a point of curvature; Southwesterly along the arc of a 675.00 foot radius curve to the left a distance of 295.18 feet (Central Angle equals 25°03'21" and Long Chord bears South 28°30'46" West 292.84 feet to a point of tangency; and South 15°59'05" West 256.81 feet to the North Line of Highland View Subdivision; thence along said North Line the following two courses: South 88°30'40" West 572.85 feet; and North 37°34'50" West 148.16 feet to the most Easterly Corner of Ruby River Subdivision as it was Amended by the Ruby River Plaza Subdivision Amended; thence along said subdivision boundary the following two courses: North 37°43'43" West 155.81 feet; and North 52°29'47" West 36.42 feet to the Southerly Line of 550 West Street as dedicated to 20.50 foot half-width; thence along said Southerly Line the following three courses: South 61°18'22" East 19.71 feet; Southeasterly, Easterly, and Northeasterly along the arc of a 261.09 foot radius curve to the left a distance of 370.77 feet (Center bears North 29°42'12" East, Central Angle equals 81°21'53" and Long Chord bears North 79°01'15" East 340.39 feet; and North 38°24'23" East 146.22 feet; to the Northeast End of said 550 West Street as dedicated; thence North 58°37'49" West 41.31 feet to the Northwesterly Line of said Street; thence along said Northwesterly Line of said Street the following two courses: South 38°24'23" West 141.21 feet; and Southwesterly along the arc of a 220.09 foot radius curve to the right a distance of 90.17 feet (Center bears North 51°39'41" West, Central Angle equals 23°28'30" and Long Chord bears South 50°04'34" West 89.55 feet) to the most Easterly Corner of Lot 1 of said Ruby River Plaza Subdivision; thence North 28°11'08" West 144.58 feet along the Easterly Line of said Lot 1 to the Northeasterly Corner thereof; thence along the old established Subdivision Line the following three courses: South 73°46'25" East 88.17 feet; North 69°16'35" East 68.50 feet; and North 49°41'35" East 78.60 feet; thence North 58°37'49" West 5.89 feet; thence North 28°47'00" East 8.30 feet; thence North 51°47'00" West 140.05 feet; thence North 25°08'28" East 8.29 feet; thence North 34°48'36" East 62.92 feet to the Southerly Line of 550 West Street as it exists at 25.00 foot half-width; thence along said Southerly Line the following two courses: South 53°09'37" East 24.47 feet; and North 76°50'23" East 65.27 feet; thence North 53°09'37" West 120.35 feet along the Northeasterly Line of said 550 West Street to the most Southerly Corner of Riverdale Landing Phase 1 Subdivision; thence along the boundaries of said subdivision the following four courses: North 36°50'23" East 31.49 feet; North 47°50'52" East 26.28 feet; North 38°00'51" East 122.37 feet to the most Easterly Corner; and North 53°19'37" West 194.27 feet to the point of beginning.

Contains 665,970 sq ft
or 15.289 acres
5 Lots
1 Parcel

Riverdale City Planning Commission
Approved by the Riverdale City Planning Commission on the
25th Day of February 2021
Dee Hansen
Chair, Riverdale City Planning Commission

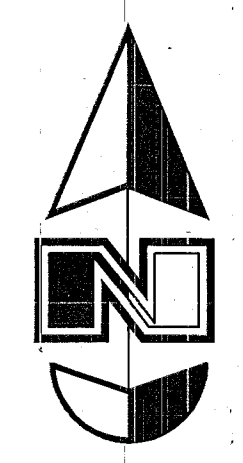
Riverdale City Engineer
I hereby certify that the "Professional City Engineer" has examined the foregoing plat and in his opinion, the information conveyed therein complies with the Public Works Standards and Specifications of Riverdale City.
Signed: [Signature]
Riverdale City Engineer

Riverdale City Approval
This is to certify that the plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this
25th Day of February 2021
Dee Hansen
Riverdale City Mayor

Riverdale City Attorney
Approved by the Riverdale City Attorney on the
25th Day of February 2021
Steve E. Starks
Riverdale City Attorney

Northwest Corner Section 8, T5N, R1W, SLB&M, U.S. Survey (found nail)
Basis of Bearings S 89°26'02" E WCS

North Quarter Corner Section 8, T5N, R1W, SLB&M, U.S. Survey (found brass cap monument)



Scale: 1" = 60'
60' 0 60' 120'

Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended
Along with more land within the Northwest Quarter of Section 8,
Township 5 North, Range 1 West, Salt Lake Base and Meridian in
Riverdale City, Weber County, Utah:
February 2021

Slope Easement Note
Development shall be allowed within the utility, drainage and roadway slope easement shown on this plat so long as the development meets the Hillside & Slope Protection Code of Riverdale City as determined by Riverdale City.

Curve Table

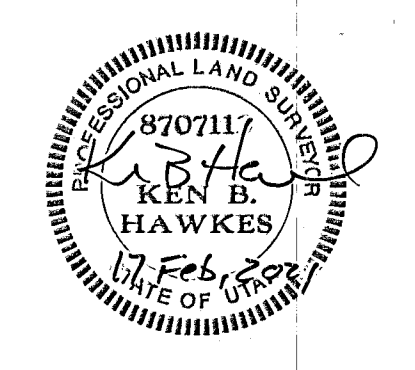
Curve	Delta	Radius	Length	Chord Data
C1	23°28'30"	220.09'	90.17'	N 50°04'34" E 89.55'
C2	91°35'36"	29.50'	47.16'	S 7°23'24" E 42.30'
C3	23°28'30"	210.59'	86.28'	S 50°04'34" W 85.68'
C4	76°17'10"	270.59'	360.28'	S 76°28'54" W 334.25'

Line Table

Line #	Bearing	Length
L1	N 58°37'49" W	41.31'
L2	N 58°37'49" W	5.89'
L3	N 28°47'00" E	8.30'
L4	N 25°08'28" E	8.29'
L5	S 53°09'37" E	24.47'
L6	N 76°50'23" E	65.27'
L7	N 53°09'37" W	120.35'
L8	N 36°50'23" E	31.49'
L9	N 47°50'52" E	26.28'

Legend

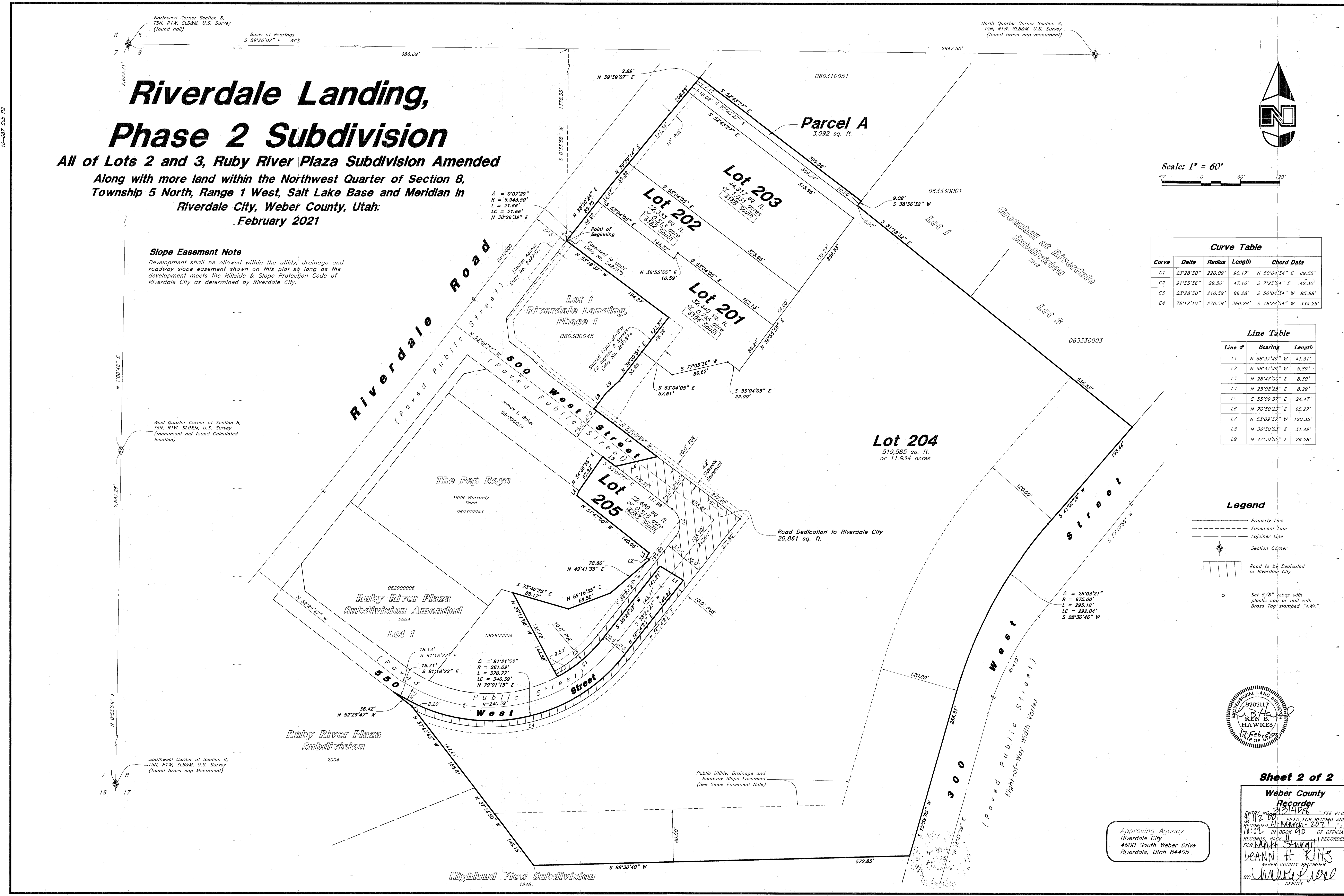
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Road to be Dedicated to Riverdale City
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"



Sheet 2 of 2

Weber County Recorder
ENTRY NO. 212478 FEE PAID
\$112.00 FILED FOR RECORD AND
RECORDED IN BOOK 40 AT
10:00 AM IN BOOK 40 OF OFFICIAL
RECORDS, PAGE 11 OF 11 RECORDED
FOR MAP SWING
LEANN H. KILS
WEBER COUNTY RECORDER
BY: [Signature] DEPUTY

Approving Agency
Riverdale City
4600 South Weber Drive
Riverdale, Utah 84405



West Quarter Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey (monument not found Calculated location)

Southwest Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey (found brass cap Monument)