

785 WEST 4450 SOUTH
 PARCELS 06-018-0008, 06-018-0009, 06-018-00016, 06-018-0017, 06-018-0018, 06-018-0019
 LOCATED IN THE SW 1/4 OF SECTION 7, T.5N., R.1W., S.L.B.&M.
 RIVERDALE CITY, WEBER COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	Δ	CHB	CHL
C1	10.00'	16.17'	92°40'30"	N 47°17'18" E	14.47'
C2	30.00'	7.41'	14°08'46"	N 17°15'34" W	7.39'
C3	50.00'	62.03'	71°05'07"	S 66°52'12" W	58.13'
C4	30.00'	32.42'	61°54'51"	S 31°54'29" W	30.86'
C5	10.00'	15.76'	90°17'07"	S 44°11'31" E	14.18'
C6	139.11'	95.78'	39°26'58"	N 70°56'27" E	93.90'
C7	139.11'	11.59'	04°46'31"	N 48°49'42" E	11.59'
C8	30.00'	5.83'	11°08'14"	N 04°37'04" W	5.82'
C9	30.00'	7.41'	14°08'46"	N 17°15'34" W	7.39'
C10	50.00'	48.57'	55°39'35"	S 03°29'50" W	46.68'
C11	50.00'	62.03'	71°05'07"	S 66°52'12" W	58.13'
C12	50.00'	51.04'	58°29'09"	N 48°20'41" W	48.85'
C13	50.00'	49.94'	57°13'48"	N 09°30'48" E	47.89'
C14	50.00'	21.59'	24°44'12"	N 50°29'48" E	21.42'
C15	139.11'	7.19'	02°57'34"	S 87°51'17" E	7.18'

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- HILL & ARGYLE, Inc.**
Engineering and Surveying
- 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5983 Fax
 14-387 PLAT 4/08/15

RIVERDALE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, THIS _____ DAY OF _____, 20____.

MAYOR, RIVERDALE CITY

TITLE

ATTEST

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND IN MY
OPINION IS IN ACCORDANCE WITH APPLICABLE RIVERDALE CITY
STANDARDS. SIGNED THIS ____ DAY OF _____, 20 ____.

SIGNATURE

RIVERDALE CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATION HAVE BEEN COMPLIED WITH. DATED THIS _____ DAY OF _____, 20__.

SIGNATURE

***RIVERDALE CITY PLANNING
COMMISSION APPROVAL***

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE
RIVERDALE CITY PLANNING COMMISSION ON THE ____ DAY OF _____
20 ____.

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

WEBER COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED, _____ AT _____
 IN BOOK _____ OF THE OFFICIAL
 RECORDS, PAGE _____,
 RECORDED FOR: _____

WEBER COUNTY RECORDER
 BY: _____ DEPUTY.

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREafter TO BE KNOWN AS THE CROSSING AT MITCHELL FARMS P.U.D., AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING LOCATED NORTH 05°52'35" EAST 1908.33 FEET ALONG THE EAST LINE OF SAID SOUTH-WEST QUARTER AND NORTH 86°22'27" WEST 162.67 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTH-WEST SECTION; RUNNING THENCE SOUTH 1°00'58" WEST 220.97 FEET; THENCE ALONG THE ARC OF A 195.55 FOOT RADIUS CURVE TO THE LEFT 34.24 FEET, HAVING A CENTRAL ANGLE OF 95°58'49", CHORD BEARS SOUTH 51°26'16" WEST 34.19 FEET; THENCE ALONG THE ARC OF A 139.11 FOOT RADIUS CURVE TO THE RIGHT 114.56 FEET, HAVING A CENTRAL ANGLE OF 47°11'02", CHORD BEARS SOUTH 70°01'58" WEST 111.15 FEET; THENCE NORTH 86°22'27" WEST 155.70 FEET; THENCE NORTH 01°57'03" EAST 288.59 FEET; THENCE SOUTH 84°22'27" WEST 139.15 FEET; THENCE NORTH 01°57'03" EAST 113.37 FEET; THENCE NORTH 86°22'27" WEST 134.84 FEET; THENCE SOUTH 1°00'58" WEST 114.37 FEET; THENCE SOUTH 86°22'27" EAST 64.07 FEET TO THE POINT OF BEGINNING.

WE, THE UNDERSIGNED, OWNERS OF THE HEREBY-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT THE CROSSING AT MITCHELL FARMS P.U.D., AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, 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 DEDICATE TO RIVERDALE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREIN, 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, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

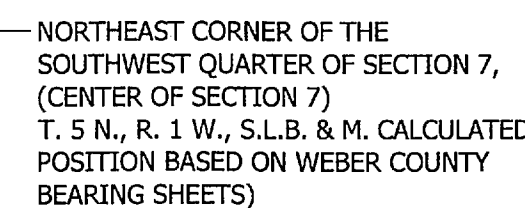
WILLIAM JEFF NEWMAN
Shasha Rental, LLC

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND
_____, THE SIGNER(S) OF THE ABOVE OWNER'S
DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGED
TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSE THEREIN
MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE PROPERTY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°09'48" EAST, WEBER COUNTY, NAD 83, UTAH NORTH, STATE PLANE GRID BEARING.

SURVEY BY GARDNER ENGINEERING DATED AUGUST 2, 2015 WAS USED IN CONNECTION WITH THIS SURVEY. SURVEY NUMBER 4844



P.O.B.
FOUND REBAR & CAP
GARDNER ENGINEERING

NOTE:
THE "OPEN SPACE PARCELS" - "OS-11 AND OS-12" ARE TO BE MAINTAINED BY "THE CROSSINGS AT MITCHELL FARMS P.U.D." HOME OWNERS ASSOCIATION PER SCHEDULES AND ITEMS CONTAINED IN THE COVENANTS DOCUMENTS (CC & R).

— SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 7,
(S 1/4 CORNER SECTION 7)
T. 5 N., R. 1 W., S.L.B. & M. (FOUND
WEBER COUNTY BRASS CAP MONUMENT)

RECEIVED
AUG 28 2015
005303
By