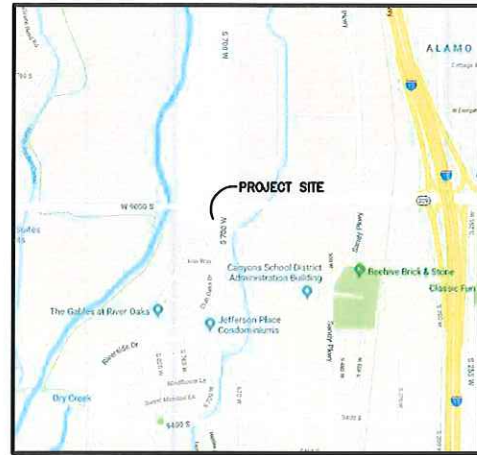
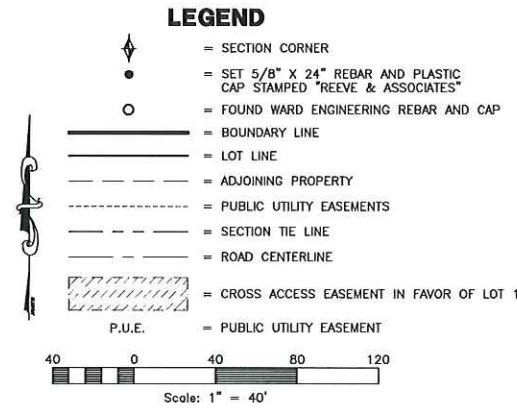


# RIVERSIDE COMMONS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SANDY CITY, SALT LAKE COUNTY, UTAH  
JULY, 2018



**VICINITY MAP**  
NOT TO SCALE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°10'27\" W

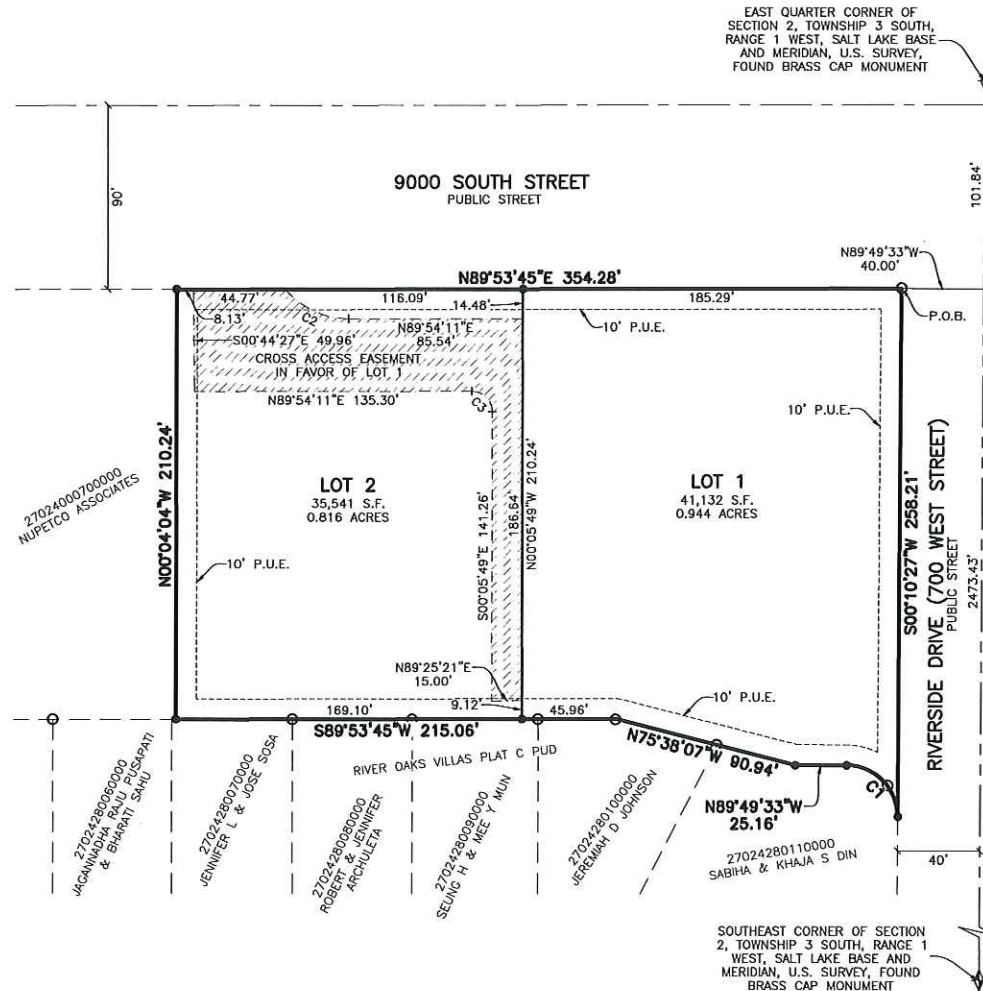
**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO A TWO LOT SUBDIVISION AS SHOWN. ALL BOUNDARY AND LOT CORNERS NOT FOUND WERE SET WITH A 5/8\" X 24\" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY DEEDS WHICH FIT WELL WITH AN ALTA SURVEY PREPARED BY BYRD AND ASSOCIATES FOR MILLER GROUP IDENTIFIED AS DRAWING NO. 249-35 DATED APRIL OF 2011.

**NOTE**

FOR STORM DRAIN MAINTENANCE REFER TO POST CONSTRUCTION MAINTENANCE AGREEMENT

EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT



**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	25.00'	39.27'	35.36'	25.00'	N44°49'33\" W	90°00'00\"
C2	39.50'	34.93'	33.80'	18.70'	S84°45'53\" E	150°39'52\"
C3	10.00'	15.71'	14.14'	10.00'	N45°05'49\" W	60°00'00\"

**CITY PARKS AND RECREATION DEPARTMENT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE SANDY CITY PARKS AND RECREATION DEPARTMENT.

\_\_\_\_\_  
SANDY CITY PARKS AND RECREATION DEPARTMENT

**SANDY SUBURBAN IMPROVEMENT DISTRICT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY SANDY SUBURBAN IMPROVEMENT DISTRICT.

\_\_\_\_\_  
SANDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER

**BASEMENT APPROVAL**

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST	DATE

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE CITY OF SANDY PLANNING COMMISSION.

\_\_\_\_\_  
CHAIR, CITY OF SANDY PLANNING COMMISSION

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY SALT LAKE COUNTY HEALTH DEPARTMENT.

\_\_\_\_\_  
SALT LAKE COUNTY HEALTH DEPARTMENT

**PUBLIC UTILITIES DEPARTMENT APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.

\_\_\_\_\_  
PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

**CITY ENGINEER'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE SANDY CITY ENGINEER.

\_\_\_\_\_  
SANDY CITY ENGINEER

**APPROVAL AS TO FORM**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE SANDY CITY ATTORNEY.

\_\_\_\_\_  
SANDY CITY ATTORNEY

**SANDY CITY MAYOR'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY THE SANDY CITY MAYOR.

\_\_\_\_\_  
MAYOR ATTEST: CITY RECORDER

**SURVEYOR'S CERTIFICATE**

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 96, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT; AND THAT I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT; AND THAT THIS PLAT OF RIVERSIDE COMMONS SUBDIVISION IN SANDY CITY, SALT LAKE 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 SALT LAKE 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 SANDY CITY, SALT LAKE COUNTY, CONCERNING ZONING REQUIREMENTS AND REGARDING LOT MEASUREMENTS, HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



9031945  
UTAH LICENSE NUMBER TREVOR J. HATCH

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET AND THE WESTERLY RIGHT OF WAY LINE OF RIVERSIDE DRIVE (700 WEST STREET), SAID POINT BEING S00°10'27\" W 101.84 FEET AND N89°49'33\" W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE S00°10'27\" W ALONG THE WESTERLY RIGHT OF WAY LINE OF RIVERSIDE DRIVE (700 WEST STREET), 258.21 FEET TO THE NORTHERLY LINE OF RIVER OAKS VILLAS PLAT C PUD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00\", A CHORD BEARING OF N44°49'33\" W, A RADIAL BEARING OF N89°49'33\" W, AND A CHORD LENGTH OF 35.36 FEET; (2) N89°49'33\" W 25.16 FEET; (3) N75°38'07\" W 80.94 FEET; AND (4) S89°53'45\" W 215.06 FEET; THENCE N00°04'04\" W 210.24 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET; THENCE N89°53'45\" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 354.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,672 SQUARE FEET OR 1.760 ACRES MORE OR LESS  
CONTAINS 2 LOTS

**OWNERS DEDICATION AND CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

**RIVERSIDE COMMONS SUBDIVISION**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
MILLER FAMILY REAL ESTATE LLC

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY



**Project Info.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 07-11-18  
Name: RIVERSIDE COMMONS SUBDIVISION  
Number: 6407-04  
Revision:  
Scale: 1\" = 40\"  
Checked:

**RECORDED #**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_  
SALT LAKE COUNTY RECORDER