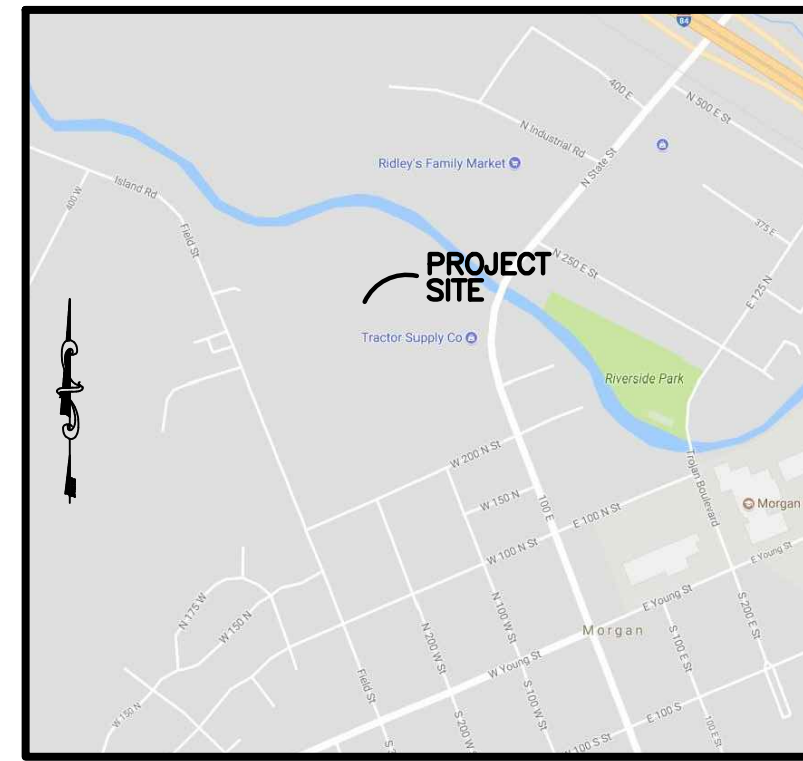


RIVERSTONE TOWNHOMES PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 MORGAN CITY, MORGAN COUNTY, UTAH
 NOVEMBER, 2020
 SHEET 1 OF 1



VICINITY MAP
 SCALE: 1"=1000'

AGRICULTURAL NOTE

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDING IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSED CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.

NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOUND 1/2-INCH IRON PIPE

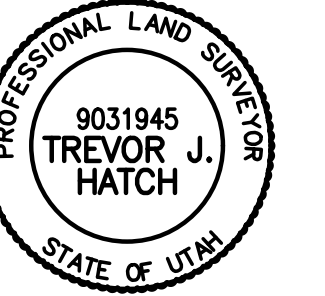
NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A 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 **RIVERSTONE TOWNHOMES PHASE 2** IN **MORGAN CITY, MORGAN 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 **MORGAN 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 **MORGAN CITY, MORGAN COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945
 UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

KNOW TO ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO UNITS, LIMITED COMMON AREA, AND COMMON AREA TO BE HEREINAFTER KNOWN AS **RIVERSTONE TOWNHOMES PHASE 2**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND ALSO DO DEDICATE ALL AREA LABELED AS COMMON AREA TO THE HOA TO BE USED AS OPEN SPACE AND PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____

FOR: FORD CONSTRUCTION & EXCAVATION, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: COLE ROWSER - GENERAL MANAGER

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = RIGHT OF WAY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION LINE
- = ROAD CENTERLINE
- = PRIVATE UNITS
- = LIMITED COMMON AREA

Scale: 1" = 30'

NOTES

- TOTAL AREA OF DEVELOPMENT: 1.138 ACRES
- PROPOSED ZONE: RM-7
- PROPERTY IS CURRENTLY CULTIVATED AGRICULTURAL LAND AND PASTURE
- GEOLOGIC MAP SHOWS SOIL TYP AS Qol.
- PROPERTY IS ZONED X PER FEMA FLOOD MAP 49029C0266D, MAP REVISED 12-7-2017
- SITE BENCHMARK: FOUND BRASS CAP MONUMENT @ NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. ELEV. = 5053.83'
- ALL UTILITY LINES OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA INCLUDING THE STORM DRAIN BASIN.
- ALL LOWEST FLOOR ELEVATIONS NEED TO BE A MINIMUM OF 1 FOOT ABOVE THE BASE FLOOD ELEVATION.
- EACH UNIT WILL HAVE INDIVIDUAL GARBAGE
- ALL AREA NOT SHOWN AS PRIVATE UNIT OR LIMITED COMMON AREA IS CONSIDERED COMMON AREA
- ALL COMMON AREA IS CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- LIMITED COMMON DRIVEWAYS ARE ASSOCIATED TO THE UNIT FOR WHICH THEY FRONT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A 1/2-INCH IRON PIPE MARKING THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS: N89°58'33"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND FOR FUTURE DEVELOPMENT. THE BOUNDARY ON THE WEST WAS DETERMINED BY THE LONGSTANDING FENCE LINE, WHICH IS CALLED FOR IN THE DEED. THE NORTH IS BY THE RIVER, THE EAST IS BY THE ADJACENT SUBDIVISION. THE SOUTH LINE WAS PLACED ALONG THE DEED LINES FOR THE ADJACENT PARCELS TO THE SOUTH, AS THEY WERE BROKEN OFF FROM THE SUBJECT PARCEL. THE SOUTHERLY FENCING DOES NOT MATCH THE DEEDS OR BOUNDARY SHOWN HEREON, BUT WAS NOT HONORED AS A "BOUNDARY FENCE" AS IT IS NEWER FENCING AND APPEARS TO HAVE BEEN PLACED FOR THE PURPOSE OF KEEPING LIVESTOCK IN PLACE.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 100 WEST STREET, SAID POINT BEING N89°58'33"W 509.01 FEET AND S00°01'27"W 1175.35 FEET FROM THE NORTHEAST CORNER OF SECTION 35; THENCE S20°39'39"E ALONG THE WESTERLY RIGHT OF WAY LINE OF 100 WEST STREET, 340.33 FEET TO THE NORTHERLY LINE OF RIVERSTONE TOWNHOMES PHASE 1; THENCE S69°20'21"W ALONG SAID NORTHERLY LINE, 145.26 FEET; THENCE N20°46'51"W 340.33 FEET; THENCE N69°20'21"E 145.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,557 SQUARE FEET OR 1.138 ACRES MORE OR LESS.

ADDRESS TABLE

UNIT#	ADDRESS
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	

PROJECT DATA

TOWNHOMES: 16 UNITS
 8-2 CAR UNITS
 8-1 CAR UNITS
 UNIT GARAGES: 24
 PARKING STALLS: 16
 TOTAL PARKING STALLS: 16
 TOTAL AREA.....1.138 AC.

ZONE RM-7

MORGAN CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF MORGAN CITY, UTAH.
 SIGNED THIS _____ DAY OF _____, 20____

MORGAN CITY MAYOR

ATTEST

MORGAN 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 _____ DAY OF _____, 20____

MORGAN CITY ATTORNEY

MORGAN CITY PLANNING COMMISSION APPROVAL

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

CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

MORGAN CITY ENGINEER

MORGAN COUNTY RECORDER

Entry No. _____ Fee Paid _____
 _____ Filed For Record And
 Recorded, _____ At
 _____ In Book _____ Of
 The Official Records, Page
 Recorded For: _____

MORGAN COUNTY RECORDER
 Deputy.

SURVEY FILE NO.

S000_____



Project Info.

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 11-19-2020
 Name: RIVERSTONE TOWNHOMES PHASE 2
 Number: 6597-07
 Revision: _____
 Scale: 1"=60'
 Checked: _____