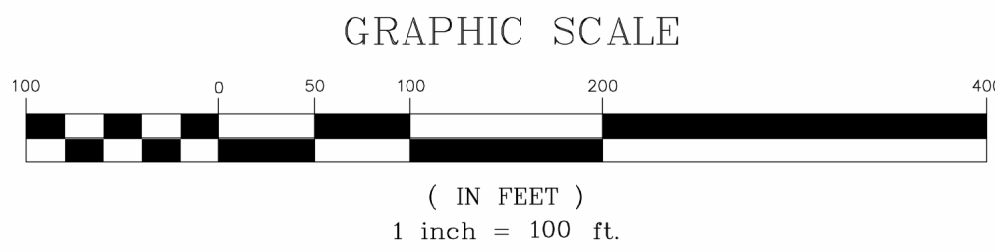


RICHFIELD BUISNESS PARK SOUTH

MINOR SUBDIVISION

LOCATED IN THE SE ¼ OF SECTION 11, T. 24S., R .3W., S.L.B. & M.
RICHFIELD CITY, SEVIER COUNTY, UTAH 2024



SURVEYOR'S CERTIFICATE

I, TAYLOR D. CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #13836199, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE RICHFIELD BUSINESS PARK SOUTH MINOR SUBDIVISION.



TAYLOR D. CHRISTENSEN, P.L.S. #13836199

LEGEND

	SECTION LINE		STRUCTURE
	DEED LINE		SET REBAR & PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
	SUBDIVISION LINE		FOUND SURVEY MONUMENT AS NOTED
	FENCE LINE (BARBED OR STOCKTIGHT)		FOUND SECTION CORNER AS NOTED
	FENCE LINE (CHAIN LINK)		FOUND QUARTER SECTION CORNER AS NOTED
	CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)		
	EDGE OF GRAVEL SURFACING		
	RIGHT-OF-WAY LINE TO BE DEDICATED		

OWNERS DEDICATION

WE, THE OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATED INTO LOTS AND STREETS AS SHOWN BY THE PLAT. THE HEREON RICHFIELD BUSINESS PARK SOUTH MINOR SUBDIVISION LOCATED IN RICHFIELD CITY, SEVIER COUNTY, STATE OF UTAH, WE HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, TWO TRACTS OF LAND TO BE USED AS PUBLIC ROADS AND STREETS AND QUIT-CLAIM ANY INTEREST IN SAID TRACT OF LAND, MORE PARTICULARLY DESCRIBED BY THE HEREON PROPOSED ROADWAY DESCRIPTION AND SHOWN ON THIS PLAT. FOR ANY EXISTING ROADS IN THE SAID PLAT, WE ACKNOWLEDGE THAT THE SAME ARE PERPETUAL PUBLIC RIGHT-OF-WAYS AND THAT WE WILL NOT CAUSE THE SAME TO BE GATED, BLOCKED OR OTHERWISE RESTRICTED. WE FURTHER ACKNOWLEDGE THAT WE WILL BE RESPONSIBLE TO IMPROVE THE PORTION OF THE ROAD BEING DEDICATED TO RICHFIELD CITY AT OUR EXPENSE IN THE FUTURE IF IT BECOMES NECESSARY.

MICHELE JOLLEY/CITY ADMINISTRATOR, RECORDER DATE

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RICHFIELD CITY APPROVAL AND ACCEPTANCE

PRESENTED TO RICHFIELD CITY THIS _____ DAY OF _____ OF 2024, AT WHICH TIME THIS MINOR SUBDIVISION SURVEY WAS APPROVED AND ACCEPTED.

RICHFIELD CITY MAYOR

RICHFIELD CITY RECORDER

RICHFIELD CITY ZONING ADMINISTRATOR APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF _____ OF 2024 BY RICHFIELD PLANNING AND ZONING COMMISSION.

ADMINISTRATOR

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

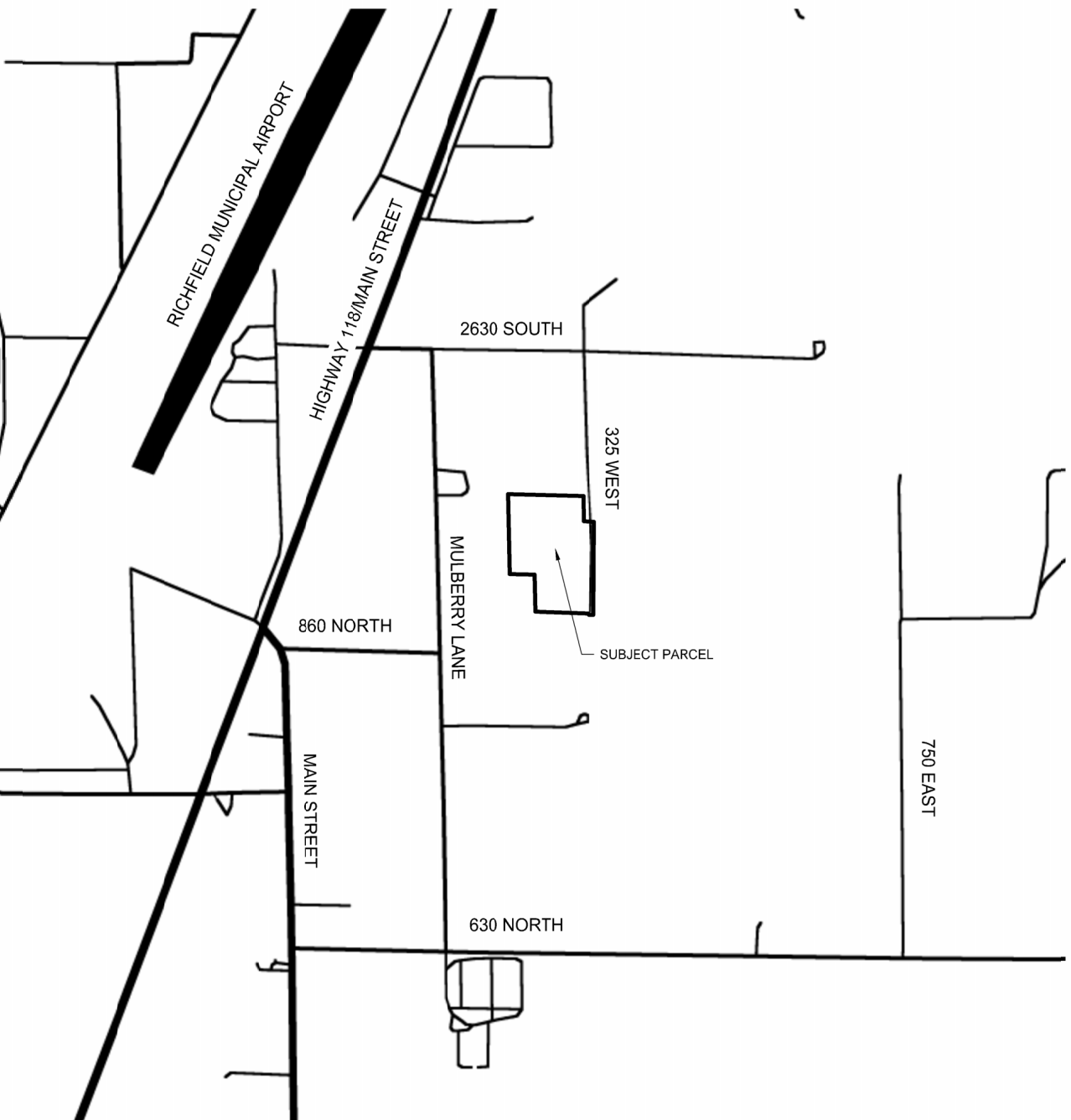
PROJECT NUMBER: 2405-026 FILE NAME: h:\proj\2405-026\dwg\2405-026_subdivision.dwg
SURVEYED BY: ZC/CE DRAWN BY: TDC UPDATED: 6/25/2024 PLOTTED: 6/25/2024

**RICHFIELD BUSINESS
PARK SOUTH**

MINOR SUBDIVISION

RICHFIELD CITY, SEVIER COUNTY, UTAH

SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

SUBDIVISION DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, IN RICHFIELD CITY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 2850 SOUTH, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 12 OF THE RICHFIELD BUSINESS PARK SUBDIVISION AMENDMENT 4 PHASE 1 AS FOUND IN THE SEVIER COUNTY RECORDER'S OFFICE AS PLAT A-1023 LOCATED 14.44 FEET SOUTH AND 930.76 FEET WEST FROM A FOUND 1999 ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 11;
RUNNING THENCE S88°34'59"E 809.82 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY, THENCE S00°30'00"E 271.83 FEET ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED FOUND THE SEVIER COUNTY RECORDER'S OFFICE AS ENTRY NO. 00434078; THENCE S88°00'00"E 53.02 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED AS ENTRY NO. 00434078; THENCE S07°59'24"E 3.16 FEET TO A FOUND REBAR AND CAP MARKED "SAVAGE 183343"; THENCE S00°13'22"E 993.07 FEET ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 00362041; THENCE N88°00'00"W 582.84 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 00437636; THENCE N01°14'41"W 398.97 FEET ALONG THE EASTERLY LINE OF SAID PARCEL RECORDED AS ENTRY 00437636; THENCE N88°34'55"W 259.91 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID RICHFIELD BUSINESS PARK SUBDIVISION; THENCE N01°13'24"W 864.45 FEET ALONG THE EASTERLY LINE OF SAID RICHFIELD BUSINESS PARK SUBDIVISION TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINING 22.05 ACRES MORE OR LESS.

PROPOSED 350 WEST ROADWAY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, IN RICHFIELD CITY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 2850 SOUTH, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 12 OF THE RICHFIELD BUSINESS PARK SUBDIVISION AMENDMENT 4 PHASE 1 AS FOUND IN THE SEVIER COUNTY RECORDER'S OFFICE AS PLAT A-1023 LOCATED 14.44 FEET SOUTH AND 930.76 FEET WEST FROM A FOUND 1999 ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 11;
RUNNING THENCE S88°34'59"E 66.07 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY, THENCE S01°13'24"E 798.38 FEET; THENCE S88°34'55"E 259.91 FEET; THENCE S01°14'41"E 465.71 FEET; THENCE N88°00'00"W 66.11 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED FOUND IN THE SEVIER COUNTY RECORDER'S OFFICE AS ENTRY NO. 00437636; THENCE N01°14'41"W 398.97 FEET ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN ENTRY NO. 00437636; THENCE N88°34'55"W 259.91 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID RICHFIELD BUSINESS PARK SUBDIVISION; THENCE N01°13'24"W 864.45 FEET ALONG THE EASTERLY LINE OF SAID RICHFIELD BUSINESS PARK SUBDIVISION TO THE POINT OF BEGINNING.

RIGHT-OF-WAY CONTAINING 2.31 ACRES MORE OR LESS.

PROPOSED 325 WEST ROADWAY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, IN RICHFIELD CITY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 2850 SOUTH, LOCATED 34.47 FEET SOUTH AND 121.19 FEET WEST FROM A FOUND 1999 ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 11;
RUNNING THENCE S00°30'00"E 271.83 FEET ALONG THE WESTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED FOUND THE SEVIER COUNTY RECORDER'S OFFICE AS ENTRY NO. 00434078; THENCE S88°00'00"E 53.02 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL RECORDED AS ENTRY NO. 00434078; THENCE S07°59'24"E 3.16 FEET TO A FOUND REBAR AND CAP MARKED "SAVAGE 183343"; THENCE S00°13'22"E 993.07 FEET ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED FOUND IN SAID RECORDER'S OFFICE AS ENTRY NO. 00362041; THENCE N88°00'00"W 66.06 FEET; THENCE N00°13'22"W 977.07 FEET; THENCE N01°18'24"W 201.17 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF 2850 SOUTH; THENCE S88°34'59"E 20.18 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

RIGHT-OF-WAY CONTAINING 1.61 ACRES MORE OR LESS.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS UTAH STATE PLANE COORDINATE SYSTEM NAD83(2011) CENTRAL ZONE-4302 US FOOT AS DETERMINED BY OPUS OBSERVATION AND IS SHOWN ON THIS PLAT BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AS N00°18'13"E 2647.60 FEET.

