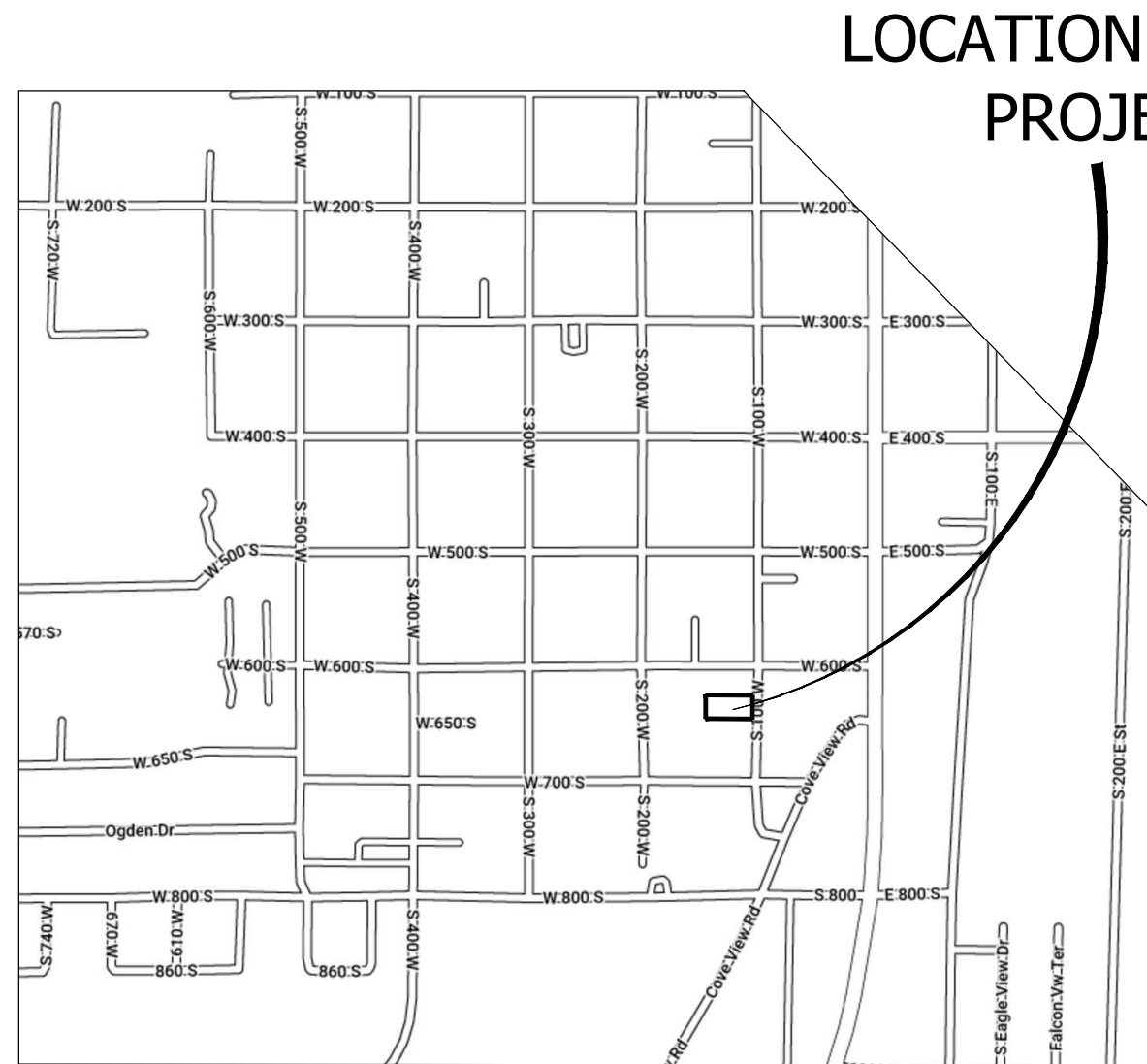
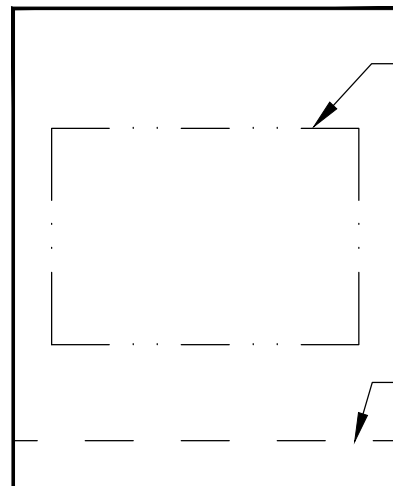




VICINITY MAP
SCALE: N.T.S.



LOT DIMENSIONS			
FRONT	SETBACK	PUE	
SIDE	30 FEET	10 FEET	
REAR	8 FEET	NONE	
	25 FEET	NONE	

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- BOUNDARY LINE
- - - STREET CENTER LINE
- - - EXISTING LOT LINE
- - - P.U.E. EASEMENT LINE
- SETBACK LINES
- BLOCK LINE
- - - SECTION LINE
- - - 20 FT INGRESS EGRESS EASEMENT
- FOUND SURVEY MONUMENT
- △ CALCULATED BLOCK CORNERS
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- COMMON AREA

FOUND 3" BRASS CAP MARKED RLS
3827 1999 IN RING AND LID IN 1300
SOUTH STREET. MARKING SOUTHWEST
CORNER OF SECTION 36,
TOWNSHIP 23 S, RANGE 3 W, SLB&M



SCALE: 1" = 30'

OWNER(S)
ALLEN REAL ESTATE PLLC
DONAVANALLEN@HOTMAIL.COM

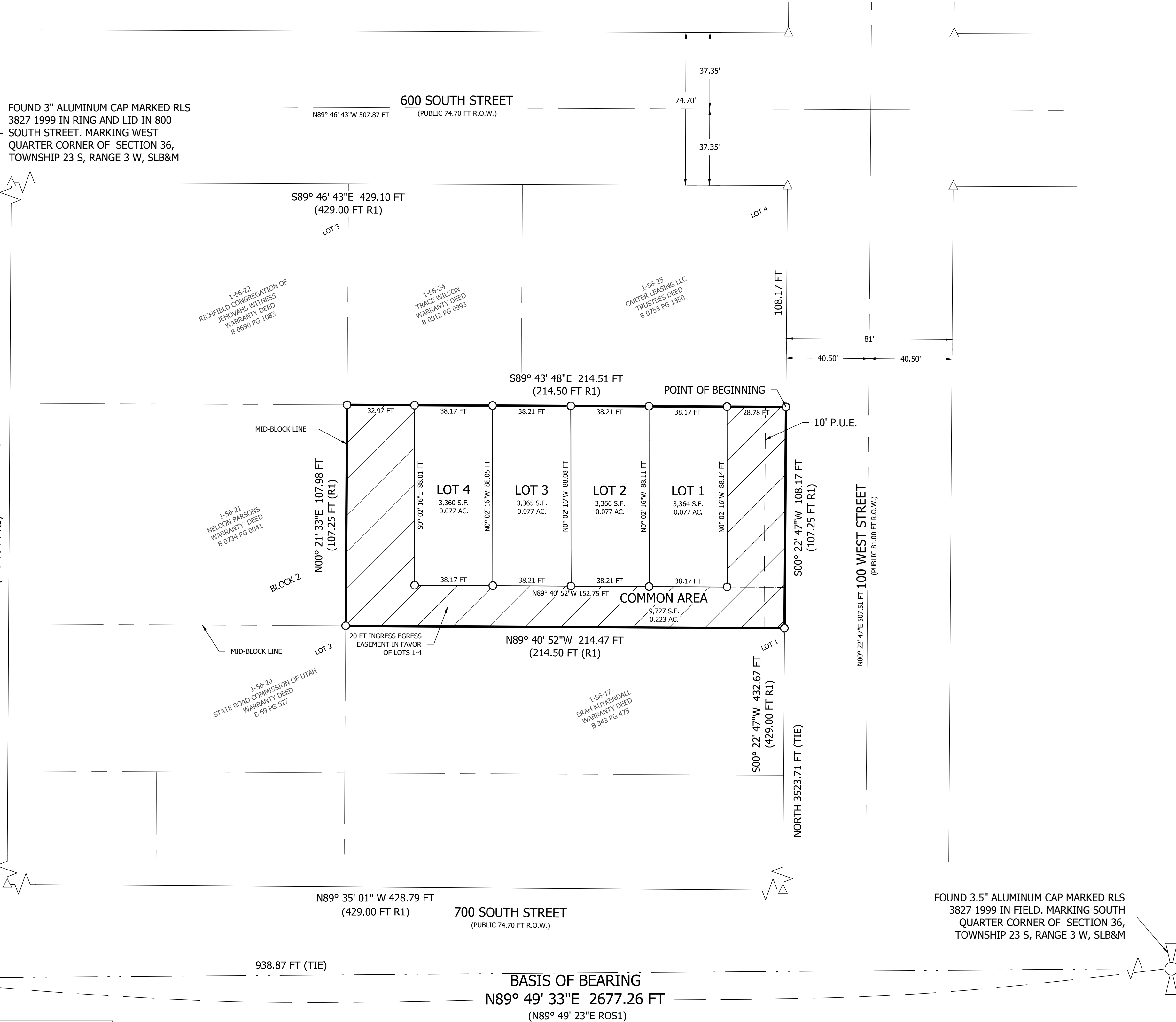
APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT
801-796-2277

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ENGINEERING UNLESS
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RIVER ROCK ESTATES

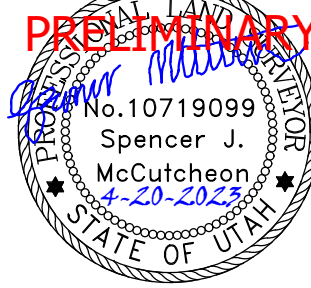
TOWNHOUSE DEVELOPMENT

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, RICHFIELD, SEVIER COUNTY, UTAH
2023



SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING
LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND
SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY
ME IN ACCORDANCE WITH SECTION 17-23-17 FILE NO. _____ AND THAT I HAVE VERIFIED ALL
MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.



SPENCER J. MCCUTCHEON
LIC. 10719099

BOUNDARY DESCRIPTION

THE SOUTH 1/2 OF LOT 4 BLOCK 2 PLAT F OF THE RICHFIELD CITY SURVEY MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTH 1/2 OF LOT 4 BLOCK 2 PLAT F OF THE RICHFIELD CITY
SURVEY, SAID PARCEL ALSO LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 23
SOUTH, RANGE 3 WEST SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.532 OF AN ACRE OF THAT
PARTICULAR PARCEL OF LAND AS DESCRIBED IN THE PERSONAL REPRESENTATIVE DEED AS FOUND IN THE
SEVIER COUNTY RECORDER'S OFFICE IN BOOK 808 PAGE 1577. BASIS OF BEARING IS NORTH AS DETERMINED BY
GPS OR N 89° 49' 33" E 2677.26 FEET, MEASURED, BETWEEN THE FOUND SOUTHWEST CORNER AND THE SOUTH
QUARTER CORNER OF SAID SECTION 36. SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS
FOLLOWS.

BEGINNING AT A SET REBAR AND CAP MARKED "APEX ENG 10719099" MARKING THE NORTHEAST CORNER OF
THE SOUTH HALF OF LOT 4, BLOCK 2 PLAT F OF THE RICHFIELD CITY SURVEY, SAID REBAR LIES 108.17 FEET S 00°
22' 47" W ALONG THE BLOCK LINE OF SAID BLOCK 2 FROM THE NORTHEAST CORNER OF SAID BLOCK 2, SAID
REBAR ALSO LIES 938.87 FEET N 89° 49' 33" E ALONG THE SECTION LINE AND 3523.71 FEET NORTH FROM THE
SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN TO
THE TRUE POINT OF BEGINNING, RUNNING THENCE S 00° 22' 47" W 108.17 FEET (107.25 FEET BY RECORD) ALONG
THE SAID BLOCK LINE TO THE SOUTHEAST CORNER OF SAID LOT 4 AND TO THE EAST WEST MID-BLOCK LINE OF
SAID BLOCK 2 AND TO A SET REBAR AND CAP MARKED "APEX ENG 10719099"; THENCE N 89° 40' 52" W 214.47 FEET
(214.50 FEET BY RECORD) ALONG SAID MID-BLOCK LINE TO THE SOUTHWEST CORNER OF SAID LOT 4 AND TO
THE NORTH SOUTH MID-BLOCK LINE AND TO A SET REBAR AND CAP MARKED "APEX ENG 10719099"; THENCE N
00° 21' 33" E 107.98 FEET (107.25 FEET BY RECORD) ALONG THE NORTH SOUTH MID-BLOCK LINE TO THE
NORTHWEST CORNER OF THE SAID SOUTH HALF OF LOT 4 AND TO A SET REBAR AND CAP MARKED "APEX ENG
10719099"; THENCE S 89° 43' 48" E 214.51 FEET (214.50 FEET BY RECORD) ALONG THE NORTHERLY LINE OF THE
SAID SOUTH HALF OF LOT 4 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 23,181 SQUARE FEET OR 0.532 OF AN ACRE OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT
OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS
SET FORTH TO BE HEREAFTER KNOWN AS RIVER ROCKS ESTATES, AND DO HEREBY DEDICATE FOR THE
PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC
USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A
PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT, THE SAME
TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND
FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS
PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THIS ____ DAY OF
_____, 2023.

ALLEN REAL ESTATE, PLLC

DONAVAN R. ALLEN, MANAGER

DATE

PLLC OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2022, BY DONAVAN R. ALLEN, MANAGER OF THE ALLEN REAL
ESTATE PLLC. THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF REICHFIELD OF SEVIER COUNTY, UTAH, APPROVES THIS SUBDIVISION THIS ____ DAY OF _____, A.D. 2023.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 2023.

APPROVED:

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

ATTEST: _____ DATE _____

CITY RECORDER'S (SEE SEAL BELOW) _____ DATE _____

RIVER ROCK ESTATES

TOWNHOUSE DEVELOPMENT
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, RICHFIELD, SEVIER COUNTY, UTAH
2023

CITY RECORDER SEAL

COUNTY RECORDER