

LEGEND

RIVER DRIVE WEST ADDITION BOUNDARY LINE

EXISTING TORREY TOWN BOUNDARY

SECTION LINE

QUARTER SECTION LINE

40 ACRE LINE

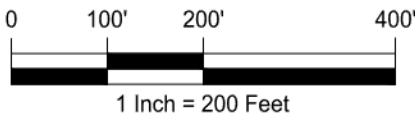
DEED LINES

SECTION MONUMENT AS NOTED



River Drive West Addition

Located in Section 11, T. 29 S., R. 4 E., S.L.B. & M.
Wayne County, Utah
2026



RIVER DRIVE WEST ADDITION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, T. 29 S., R. 4 E., S.L.B. & M., LOCATED IN WAYNE COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIVER DRIVE WEST ADDITION DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF PARCEL NO. 02-0020-0726 AS RECORDED IN BOOK 188, PAGE 697 WAYNE COUNTY RECORDS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE SOUTH SIDE "A" ADDITION BOUNDARY;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL NO. 02-0020-0728, AND SAID WESTERLY LINE OF THE SOUTH SIDE "A" ADDITION BOUNDARY SOUTH 00°04'06" WEST 300.09 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH SIDE "A" ADDITION;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 11 SOUTH 00°04'06" WEST 694.82 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 02-0020-0730 AS RECORDED IN BOOK 163, PAGE 865, WAYNE COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NO. 02-0020-0730, NORTH 89°55'54" WEST 441.44 FEET TO THE EASTERLY LINE OF PARCEL NO. 04-0043-0002 AS RECORDED BOOK 270, PAGE 73 WAYNE COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NO. 04-0043-0002 SOUTH 00°12'18" WEST 5.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 04-0043-0002;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NO. 04-0043-0002 NORTH 89°47'41" WEST 238.58 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 04-0043-0002;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NO. 04-0043-0002 NORTH 04°01'52" WEST 429.55 FEET, TO THE SOUTHERLY LINE OF PARCEL NO. 02-0020-0699 AS RECORDED IN BOOK 265, PAGE 362 WAYNE COUNTY RECORDS, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 2, SKYVIEW ESTATES SUBDIVISION;

THENCE SOUTH 89°30'46" WEST 17.21 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 02-0020-0699;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NO. 02-0020-0699 NORTH 00°26'23" WEST 72.35 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 17°36'55" EAST 194.54 FEET TO THE SOUTHERLY LINE OF PARCEL NO. 02-0020-0726 AS RECORDED IN BOOK 265, PAGE 281 WAYNE COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE NORTH 70°33'44" WEST 12.97 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 61°22'12" WEST 20.81 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL 02-0020-0726.

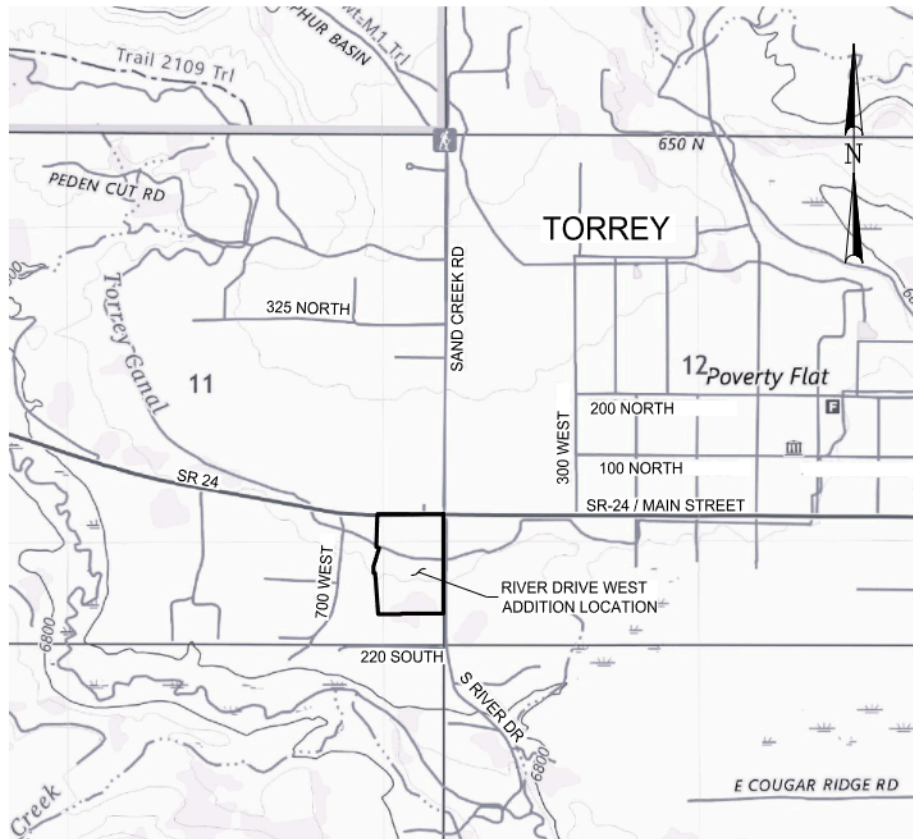
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NO. 02-0020-0726 AND ITS PROJECTION NORTH 01°57'32" EAST 343.39 FEET, TO THE SOUTHERLY LINE OF THE SAND CREEK WEST ADDITION;

THENCE ALONG THE SOUTHERLY LINE OF SAID SAND CREEK WEST ADDITION SOUTH 89°41'15" EAST 677.01

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 61°04'32" EAST 15.59 FEET THE EAST LINE OF SAID SECTION 11, AND WESTERLY LINE OF SAID SOUTH SIDE A ADDITION;

THENCE ALONG SAID EAST SECTION LINE AND WESTERLY LINE OF SOUTH SIDE A ADDITION SOUTH 00°04'06" WEST 50.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.65 ACRES, MORE OR LESS.



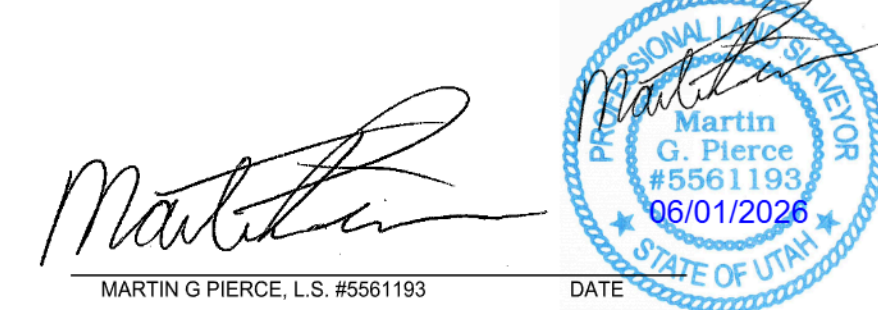
VICINITY MAP
N.T.S.

NOTES

- BASIS OF BEARINGS USED WAS NORTH 0°04'06" WEST BETWEEN THE SOUTHEAST CORNER AND THE TRUE POSITION FOR THE EAST QUARTER CORNER, SECTION 11, T. 29 S., R. 4 E., S.L.B. & M.
- DEEDS AND PLATS OF RECORD HAVE BEEN ROTATED TO MATCH THE ESTABLISHED BASIS OF BEARINGS.
- THIS ANNEXATION SURVEY IS BASED ON RECORDED DOCUMENTS FOR PARCELS, SUBDIVISIONS AND ANNEXATIONS AS FILED IN THE WAYNE COUNTY RECORDER'S OFFICE. AN ACTUAL FIELD SURVEY OF EACH PARCEL HAS NOT BEEN MADE TO RESOLVE ANY BOUNDARY DISCREPANCIES. THE WESTERLY BOUNDARY LINE OF THIS DESCRIPTION HAS KNOWN BOUNDARY ISSUES. THE INTENT OF THIS SURVEY IS TO ANNEX EACH PARCEL IN ITS ENTIRETY INTO THE LIMITS OF TORREY TOWN.

SURVEYOR'S CERTIFICATE

I, MARTIN G. PIERCE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561193, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.



COUNTY RECORDER/SURVEYOR APPROVAL

I, _____, A COUNTY RECORDER/SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, ACTING AS THE WAYNE COUNTY SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON MEETS ALL APPLICABLE REQUIREMENTS TO THE BOUNDARY ACTION AND HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT.

SURVEYOR / RECORDER

DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, _____, TORREY TOWN, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE TOWN OF TORREY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-3-1 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID TOWN AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE "RIVER DRIVE WEST ADDITION" ANNEXATION.

ACCEPTED THIS _____ DAY OF _____, A.D. 2026.

MAYOR

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

ATTEST
TOWN CLERK

PREPARED BY:

Jones & DeMille Engineering, Inc.

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

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SURVEYED BY: MGP

DRAWN BY: KKK

UPDATED: 6/1/2026 PLOTTED: 6/1/2026

RIVER DRIVE WEST ADDITION

Wayne County, Utah

Scale: 1" = 200'