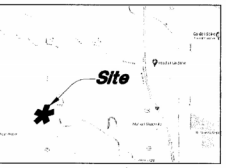
Riverbend Farms Phase 1

A Cluster Subdivision

A part of the Southwest 1/4 of Section 15, part of Lots 15, 23, 25, and All of Lot 24, Section 16, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah

May 2023



VICINITY MAP
Not to Scale

NOTES

1. 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-H.
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
3. Lowest Finished Floor Elevation (LFFE) to be a maximum of 3.0' below Existing Grade or 4.0' below the Top Back of curb at the Lowest corner of the Lot whichever is higher.

OWNERS DEDICATION

gned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as nd name said tract Riverbend Farms Phase 1 – A Cluster Subdivision and do hereby dedicate and grant to Weber County a easement on and over the agriculture preservation parcels A, G, & H, to guarantee to Weber County that the agriculture remain open and undeveloped except for approved agricultural, recreational, Secondary Water and storm water purposes and maintained by the owner of said parcel(s) for approved agricultural purposes, and Secondary Water purposes, and also te a perpetual right and easement over, upon and under the lands designated hereon as Common Open Space and/or nts, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing edicate and grant to Weber County, all those parts or portions of said tract designated as Trail Easement, the same to be ll for pedestrian ingress and egress as may be authorized by the governing authority,
reby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels B, dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces B ltural Parcels A, G, & H, for Secondary Water Facilities, Storm Water Detention, Agricultural uses and purposes. The same to ntenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the with no residential buildings or structures being erected within such parcels as shown hereon which is defined in the s, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those emain open and undeveloped in a manner consistent with the approved open space plan;
dedicate a perpetual right and easement over, upon and under the lands designated hereat as public utility and drainage to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation erpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing uildings or structures being erected within such easements; and further dedicate to public use all those parts or portions of esignated as streets, the same to be used as public thoroughfares.

Day of June, 2023.

– Riverbend farms Community, LLC –

David Lowry – Manager
5617 South 1475 East
SOUTH OGDEN UT 84403

ACKNOWLEDGMENT

}ss

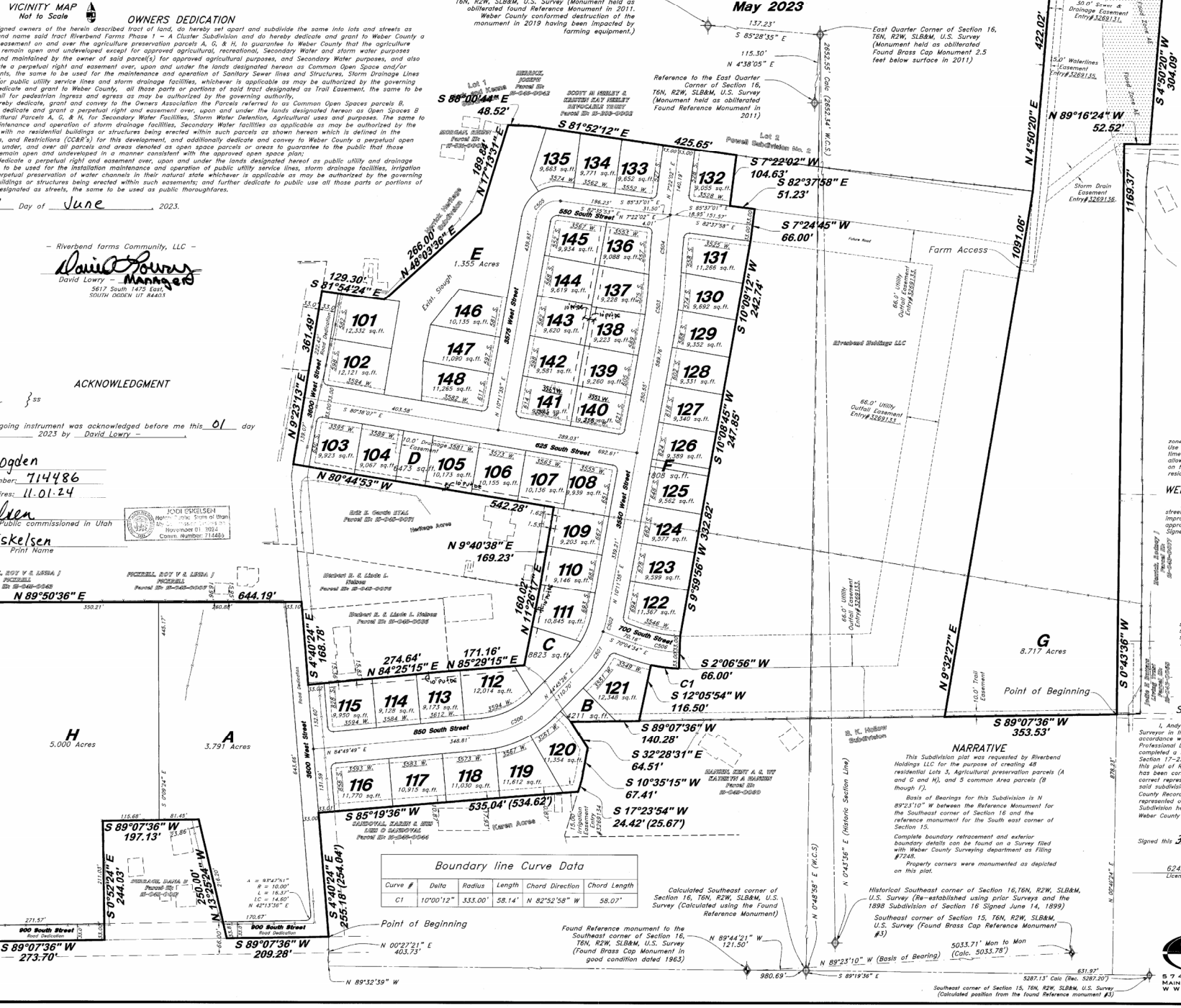
going instrument was acknowledged before me this 01 day
2023 by David Lowry –

Ogden
mber: 714486
res: 11.01.24

Public commissioned in Utah

JODI OSKELSEN
Notary Public State of Utah
November 01, 2024
Comm. Number: 714486

skelsen
Print Name



Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Floodplain
- Easement
- Buildable area
- Bank of Slough
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Section Corner

Scale: 1" = 100'

Graphic Scale

BOUNDARY DESCRIPTION

A part of Section 15, part of Lots 15, 23, 25, and all of Lot 24, of Section 16, Township 6 North, Range Lake Base & Meridian, U.S. Survey:

Beginning at the Southeast corner of said Lot 24, Section 16, Township 6 North Range 2 West said point b North 89°32'39" West and 403.73 feet North 0°27'21" East from the Southeast corner of said Section 16; and South 89°07'36" West (S 88°24' W Rec.) 209.28 feet along the South line of said Lot 24, to the Southeast corn 23; thence North 13°25'24" West (N 14°09' W Rec.) 250.00 feet along the East line of said Lot 23, to the exte line; thence South 89°07'36" West 197.13 feet (S 88°24' W 184.68 feet Rec.) along said fence line extension a the Northwest corner of that certain property conveyed by Warranty Deed in book 569 page 362; thence South (S 1°36' E Rec.) 244.03 feet to the South line of said Lot 23; thence South 89°07'36" West (S 88°24' W Rec.) along said South line to the Extension of an long standing fence line; thence North 02°49'10" East (North Rec.) along said long standing fence line to the North line of said Lot 23; thence North 89°50'36" East (N 89°07' E feet along said North line of Lot 23 and the North Line of said Lot 24 to the Northeast corner of said Lot 24 centerline of 3600 West Street; thence South 04°40'24" East 168.78 feet along said Centerline; thence North 84° 274.64 feet; North 85°29'15" E 171.16 feet; thence North 11°26'17" East 160.02 feet; thence North 09°40'38" E to the Extension of the North line of Heritage Acres (Weber County Recorder's Office Bk 35 pg 59); thence Nor West 542.28 feet along said North line extended and the North line of Heritage Acres to the West line of said centerline of 3600 West Street; thence North 09°23'13" East 361.49 feet along said West line of Lot 15 to the corner of Herrick Heritage Subdivision (Weber County Recorder's Office Bk 73 pg 2); thence three (3) courses a Subdivision as follows: (1) South 81°54'24" East 129.30 feet; (2) North 48°03'36" East 266.00 feet; and (3) No East 189.84 feet to the South Line of Mark and Kenna Subdivision (Weber County Recorder's Office Bk 73 pg 8 89°00'44" East 48.52 feet along the South line of said Mark and Kenna Subdivision to the Southeast corner of Subdivision No. 2 (Weber County Recorder's Office Bk 41 pg 71); thence South 81°52'12" East 425.65 feet alon line of Powell Subdivision No. 2; thence South 07°22'02" West 104.63 feet; thence South 82°37'58" East 51.23 South 07°24'45" West 66.00 feet; thence South 10°09'12" West 242.74 feet; thence South 10°08'45" West 247.8 South 09°59'56" West 332.82 feet; thence South 02°06'56" West 66.00 feet to the point of curve of a non tang which the radius point lies North 02°06'56" East; thence Westerly along the arc of a 333.00 feet radius curve distance of 58.14 feet (Central Angle equals 10°00'12" and Long Chord bears North 82°32'58" West 58.07 feet a line non-tangent to said curve, South 12°08'54" West, a distance of 116.50 feet to the North line of B.K. Ho (Weber County Recorder's Office Bk 33 pg 62); thence four (4) courses along said B.K. Hollow Subdivision, as South 89°07'36" West 140.28 feet; (2) South 32°28'31" East (S 32°30'53" E Rec.) 64.51 feet; (3) South 10°35' feet (S 10°37'07" W 67.20 feet Rec.); and (4) South 17°23'54" West 24.42 feet (S 17°15'47" W 25.67 feet Rec. Boundary Line of Karen Acres (Weber County Recorder's Office book 45 at page 19) as Occupied and Monumen Ground; thence two (2) courses along the North and West Boundaries of said Karen Acres as follows (1) South 535.04 feet (534.62 feet Rec.) to the East Line of said Lot 24; and (2) South 04°40'24" East 255.18 feet (254 along said East Line to the POINT OF BEGINNING.

Together with:

Beginning at the Northeast corner of B.K. Hollow Subdivision (Weber County Recorder's Office Bk 33 pg 62) existing fence line, which is 631.97 feet South 89°19'35" East and 878.23 feet North 0°40'24" East from the S of said Section 16; and running thence South 89°07'36" West 353.53 feet along the North line of said B.K. Hol thence North 09°32'27" East 1,091.06 feet to the Southeast corner of Powell Subdivision No. 2 (Weber County R Bk 41 pg 71); thence North 04°50'20" East 422.02 feet along the East Boundary line of said subdivision; thenc 85°09'40" East 230.87 feet; thence South 04°50'20" West 304.09 feet; thence North 89°16'24" West 52.52 feet; 0°43'36" West 1169.37 feet to the POINT OF BEGINNING.

Contains 36.664 acres, more or less.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY COMMISSION 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 Commissioners of Weber County, Utah. Signed this 18 day of July, 2023.

Chairman, Weber County Comission

Attest: Ricky Hatch

Title: Weber County Clerk/Auditor

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this 14 of July, 2023.

Weber County Engineer

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Riverbend Farms Phase 1 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this 30th day of May 2023

6242920
License No.

Andy Hubbard

NARRATIVE

This Subdivision plat was requested by Riverbend Holdings LLC for the purpose of creating 48 residential Lots 3, Agricultural preservation parcels (A and G and H), and 5 common Area parcels (B though F).

Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southeast corner of Section 16 and the reference monument for the South east corner of Section 15.

Complete boundary retracement and exterior boundary details can be found on a Survey filed with Weber County Surveying department as Filing #7248.

Property corners were monumented as depicted on this plat.

Boundary line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°00'12"	333.00'	58.14'	N 82°52'58" W	58.07'

BENCHMARK

Brass Cap Section Monument locat
South East Quarter Corner of Sect
T6N, R2W, SLB&M, U.S. (Found Bra
Monument in good condition dated

WEBER COUNTY A

I have examined the financial gu
other documents associated with this
plat, and in my opinion they conforn
County Ordinance applicable thereto
force and effect
Signed this 18 day of July
2023.

Weber County Attorne

WEBER COUNTY SURV

I hereby certify that the Weber
Surveyor's Office has reviewed this
conditions for approval by this offi
satisfied. The approval of this plat
County Surveyor does not relieve th
Land Surveyor who executed this p
responsibilities and/or liabilities ass
therewith
Signed this 16TH day of JUNE 2

Weber County Surveyor
Record of Survey # 7248
WCO 106-1-8(c)(1)h.10; WCO 45-

WEBER COUNTY PLA COMMISSION APPR

This is to certify that this subdi
was duly approved by the Weber Cou
Commission.
Signed this 19 day of JULY

Chairman, Weber County Planning

SURVEYOR:
Great Basin Engineering,
c/o Andy Hubbard, PLS
5746 South 1475 East S
Ogden, Utah 84405
(801) 394-4515

Sheet 1 o

WEBER COUNTY
ENTRY NO. 3291112
26-JUL-2023 FILED
RECORDED 212
2:39 PM IN BOOK 9
RECORDS, PAGE 9 9 10
FOR: ECO
LEANN H.
WEBER COUNTY R
BY:
DEPUTY

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