VICINITY MAP

SOUTHWEST CORNER OF

SECTION 21, TOWNSHIP

NORTH, RANGE 1 EAST,

MERIDIAN, U.S. SURVEY,

(FOUND WEBER COUNTY

BRASS CAP MONUMENT)

P.O.B.-

N87°58'04"E 145.94'

N89°19'51"W 124.36'

N5°37'17"E

49.79

_SALT LAKE BASE &

RIVER'S BEND SUBDIVISION

Reeve & Associates, Inc. - Solutions You Can Build On

S26°17'00"E

 $\Delta = 22^{\circ}50'56''$ R=179.21'-L=71.47° \ C=70.99'

\S15°54'41"E

 $\Delta = 20^{\circ}30'04''$

R=205.73'

-L=73.61'

 $\Delta = 32^{\circ}59'13''$

R = 137.17'

L=78.97'

\C=77.89'

S0°28'46"E

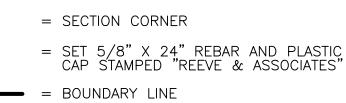
C = 73.22

S5°45'49"W

3.99'

PART OF THE SOUTHWEST QUARTER OF SECTION 21. AND THE NORTHWEST QUARTER OF SECTION 28. TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH APRIL, 2025

LEGEND



--- --- = ADJOINING PROPERTY

-----=10' PUBLIC UTILITY EASEMENT ////// = OGDEN VALLEY PATHWAYS EASEMENT

——— — = ROAD CENTERLINE

= PUBLIC UTILITY EASEMENT

XXX = EXISTING FENCELINE

Scale: 1" = 50'

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, _SALT_LAKE_BASE & MERIDIAN, U.S. SURVEY. (FOUND WEBER COUNTY BRASS CAP MONUMENT)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CONRER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SOUTH 89°19'49" EAST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE HEREON DESCRIBED PROPERTY AS A SUBDIVISION LOT AS SHOWN. ALL BOUNDARY CORNERS ARE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1518.50 FEET SOUTH 89°19'49" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 21 (SAID SOUTHWEST CORNER BEARS NORTH 89°19'49" WEST 2626.09 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 87°58'04" EAST 145.94 FEET; THENCE NORTH 05°37'29" EAST 160.67 FEET TO THE SOUTHWEST CORNER OF RIVERWOOD ESTATES SUBDIVISION AS RECORDED WITH THE WEBER COUNTY RECORDER; THENCE SOUTH 84°22'43" EAST 463.11 FEET ALONG THE SOUTHERLY LINE OF SAID RIVERWOOD ESTATES SUBDIVISION TO THE WESTERLY LINE OF NORTH RIVER DRIVE; THENCE SEVEN (7) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: SOUTH 26'17'00" EAST 3.99 FEET TO A POINT OF CURVATURE; (2) SOUTHERLY 71.47 FEET ALONG THE ARC OF A 179.21 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 22°50'56", AND LONG CHORD OF SOUTH 15°54'41" EAST 70.99 FEET (CENTER BEARS SOUTH 62°39'51" WEST); (3) SOUTH 04°29'13" EAST 100.12 FEET; (4) SOUTHERLY 73.61 FEET ALONG THE ARC OF 205.73 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 20°30'04", AND LONG CHORD OF SOUTH 05°45'49" WEST 73.22 FEET; (5) SOUTH 16°00'51" WEST 68.23 FEET; (6) SOUTHERLY 78.97 FEET ALONG THE ARC OF 137.17 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 32°59'13", AND LONG CHORD OF SOUTH 00°28'45" EAST 77.89 FEET; AND (7) SOUTH 16°58'22" EAST 88.18 FEET; THENCE 5 COURSES TO AND ALONG AN EXISTING FENCE LINE, MORE OR LESS, AS FOLLOWS: (1) NORTH 84°46'41" WEST 111.83 FEET; (2) NORTH 83°08'21" WEST 426.87 FEET; (3) NORTH 05°37'17" EAST 49.79 FEET; (4) NORTH 89°19'51" WEST 124.36 FEET; AND (5) NORTH 00°40'11" EAST 240.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 265,990 SQUARE FEET OR 6.106 ACRES

ACKNOWLEDGMENT

MARY D. SPENCER

SURVEYOR'S CERTIFICATE

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

COMPILED FROM RECORDS IN THE WEBER 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 WEBER COUNTY, CONCERNING ZONING

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY

SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **RIVER'S BEND SUBDIVISION** AND DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE

PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR

THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA

REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____, 20___,

9239283

UTAH LICENSE NUMBER

STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____, DAY OF _____, 20___.

THAT THIS PLAT OF **RIVER'S BEND SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN

CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF

JASON T. FELT, 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

STATE OF UTAH COUNTY OF _____

STEPHEN A. SPENCER

ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,

COMMISSION EXPIRES

FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

FREELY. VOLUNTARILY. AND FOR THE PURPOSES THEREIN MENTIONED.

WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____)

ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______ SIGNED IT

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info. Designer:

Begin Date:

S&M SPENCER SUBDIVISION

Number: <u>8454-01</u> 1"=60'

Checked:__

TAYLOR WEST WEBER WATER DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY TAYLOR WEST WEBER WATER DISTRICT. SIGNED THIS _____, DAY OF _____, 20__.

TAYLOR WEST WEBER WATER DISTRICT

HOOPER IRRIGATION COMPANY

S89°19'49"E 2626.09' MEAS.

LOT 1

265,990 S.F.

6.106 ACRES

(BASIS OF BEARINGS 2626.15' W.C.S.)

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY HOOPER IRRIGATION COMPANY. SIGNED THIS _____, DAY OF _____, 20___.

HOOPER IRRIGATION COMPANY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____, 20__.

CHAIRMAN. WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, 20____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____, DAY OF _____, 20__.

WEBER COUNTY ATTORNEY

Weber County Recorder

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

Recorded For:

Weber County Recorder

__ Deputy.