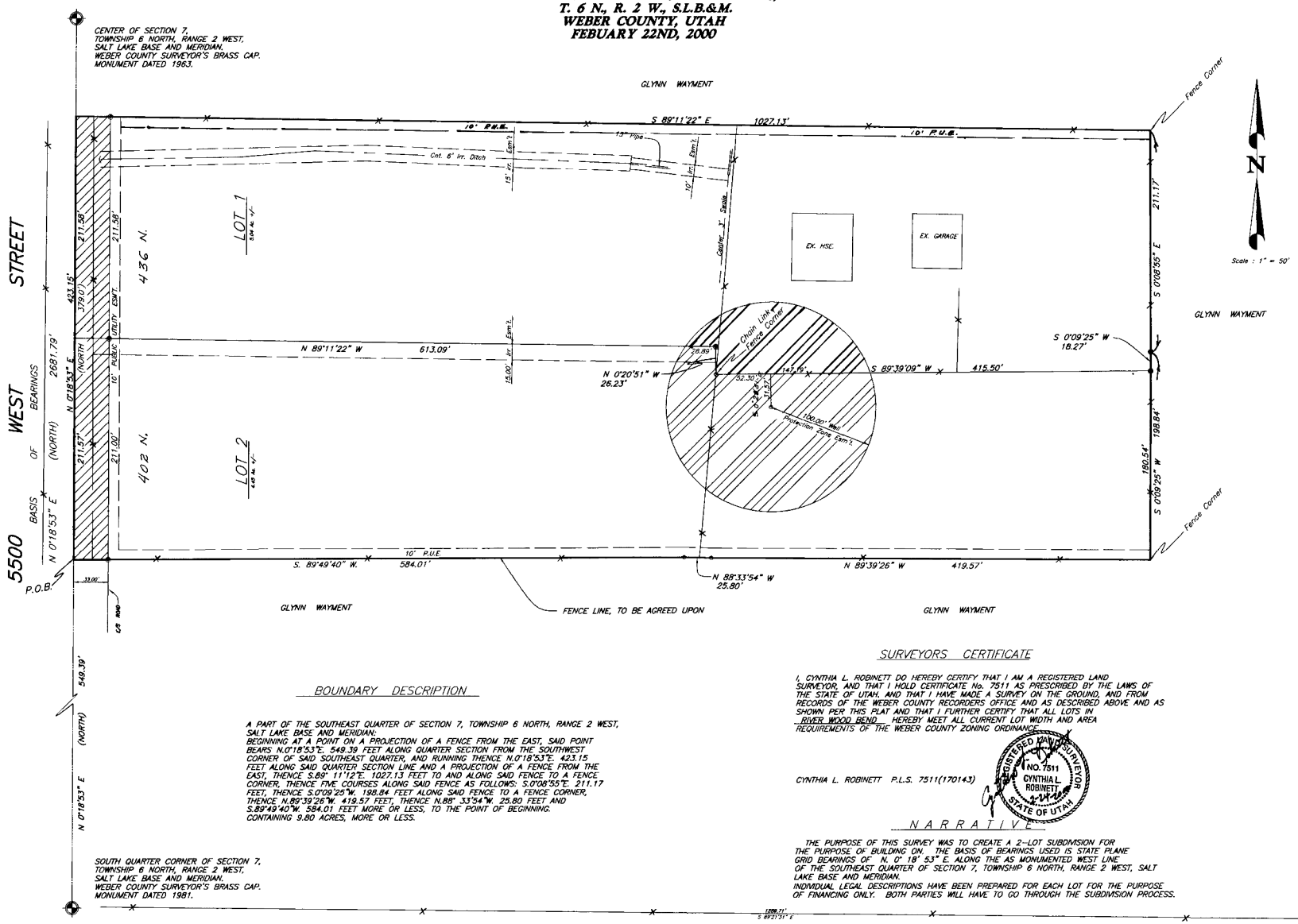
# RIVER WOOD BEND

**A PART OF THE S.E. 1/4 OF SECTION 7,**
**T. 6 N., R. 2 W., S.L.B.&M.**
**WEBER COUNTY, UTAH**
**FEBUARY 22ND, 2000**




## OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RIVER WOOD BEND AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

Carrie R. Harris  Susan Hardy  29 march, 2

## ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS:

ON THIS 30 DAY OF march, 2000
PERSONALLY APPEARED Susan Hardy & monty Hardy, AND

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Janene Dickins RESIDING AT Ogden
MY COMMISSION EXPIRES: 2-26-2001

## WEBER COUNTY ATTORNEY

I 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 EFFECT.

SIGNED THIS ..... DAY OF ....., 2000

SIGNATURE

## 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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 29th DAY OF February, 2000
SIGNATURE

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT ON A PROJECTION OF A FENCE FROM THE EAST, SAID POINT BEARS N.0°18'53"E. 549.39 FEET ALONG QUARTER SECTION FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE N.0°18'53"E. 423.15 FEET ALONG SAID QUARTER SECTION LINE AND A PROJECTION OF A FENCE FROM THE EAST, THENCE S.89° 11'12"E. 1027.13 FEET TO AND ALONG SAID FENCE TO A FENCE CORNER, THENCE FIVE COURSES ALONG SAID FENCE AS FOLLOWS: S.0°08'55"E. 211.17 FEET, THENCE S.0°09'25"W. 198.84 FEET ALONG SAID FENCE TO A FENCE CORNER, THENCE N.89°39'26"W. 419.57 FEET, THENCE N.88° 33'54"W. 25.80 FEET AND S.89°49'40"W. 584.01 FEET MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 9.80 ACRES, MORE OR LESS.

## SURVEYORS CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND THAT I FURTHER CERTIFY THAT ALL LOTS IN RIVER WOOD BEND HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. ROBINETT P.L.S. 7511(170143)

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT 2-29-00 STATE OF UTAH

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2-LOT SUBDIVISION FOR THE PURPOSE OF BUILDING ON. THE BASIS OF BEARINGS USED IS STATE PLANE GRID BEARINGS OF N. 0° 18' 53" E. ALONG THE AS MONUMENTED WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
INDIVIDUAL LEGAL DESCRIPTIONS HAVE BEEN PREPARED FOR EACH LOT FOR THE PURPOSE OF FINANCING ONLY. BOTH PARTIES WILL HAVE TO GO THROUGH THE SUBDIVISION PROCESS.

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND CONSISTENT WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 29th DAY OF February, 2000

COUNTY SURVEYOR

REGISTERED LAND SURVEYOR NO. 7511 STATE OF UTAH

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 1st DAY OF March 2000

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION
for

## LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

SET 5/8" REBAR/C. & L.S. CAP.

ROAD AREA TO BE DEDICATED = 13,955 SQ. FT..

WELL PROTECTION ZONE EASEMENT.

## 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 THIS ..... DAY OF ....., 2000

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION  ATTEST:

## WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE 29th DAY OF February, 2000

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

## COUNTY RECORDER

ENTRY No. 1671464 FEE
FILED FOR RECORD AND
30-MAR-00 10.00
IN BOOK 51 PAGE
OF OFFICIAL RECORDS.
RECORDED FOR:
MONTY HARDY
COUNTY RECORDER:
DOUG CROFTS
BY: Carrie Warn

**NOTE:**
AGRICULTURE IS THE PERFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A AGRICULTURAL ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO ACTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.


PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
399-4935 OGDEN, UTAH 84404 FAX (801) 627-1068