Riverbend Phase 1 A Cluster Subdivision A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey, 230.87 Weber County, Utah S 85°09'40" F Graphic Scale July 2021 VICINITY MAP Reference to the East Quarter Corner of Section 16, Not to Scale OWNERS DEDICATION BOUNDARY DESCRIPTION T6N, R2W, SLB&M, U.S. Survey (Monument held as 137.23' East Quarter Corner of Section 16. obliterated found Reference Monument in 2011. A part of the Southeast corner of Section 16 and the Southwest Quarter of Section 15, Township 6 North Range 2 S 85°28'35" F T6N, R2W, SLB&M, U.S. Survey We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Weber County conformed destruction of the (Monument held as obliterated lots as shown on the plat and name said tract Riverbend Phase 1 - A Cluster Subdivision and do hereby dedicate and monument in 2019 having been impacted by Beginning at the Southeast corner of Lot 24, Section 16, Township 6 North Range 2 Wests said point being 980.69 Found Brass Cap Monument 2.5 farming equipment.) 115.30' grant to Weber County a perpetual right and easement on and over the agriculture preservation parcels A & G, to feet North 89°32'39" West and 403.73 feet North 0°27'21" East from the Southeast corner of said Section 16: and feet below surface in 2011) guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved 🔎 running thence South 89°07'36" West 209.28 feet; thence North 13°25'24" West 250.00 feet; thence South 89°07'36' N 4°38'05" E West 197.13 feet; thence South 00°52'24" East 244.03 feet; thence South 89°07'36" West 273.70 feet; thence North agricultural, recreational, and storm water purposes except to be used and maintained by the owner of said parcel(s) for Reference to the East Quarter 02°49'10" East 694.99 feet; thence North 89°50'36" East 644.19 feet; thence South 04°40'24" East 164.92 feet; thence approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the JOSEPIH North 85°19'36" East 445.77 feet: thence North 11°26'17" East 160.02 feet: thence North 09°40'38" East 169.23 feet: Corner of Section 16, Parcel ID: lands designated hereon as public utility easements, the same to be used for the maintenance and operation of Sanitary S 86°04'53" E thence North 80°44'53" West 542.28 feet; thence North 09°23'13" East 361.49 feet; thence South 81°54'24" East 129.31 T6N, R2W, SLB&M, U.S. Survey SCOTT MI NEELEY & Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage feet; thence North 48°03'36" East 266.00 feet; thence North 17°13'31" East 191.51 feet; thence South 86°04'53" East (Monument held as obliterated KRISTEN KAY NEELEY facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being 48.09 feet; thence South 81°52'12" East 425.67 feet; thence South 07°22'02" West 104.62 feet; thence South 82°37'58' REVOCABLE TRUST Found Reference Monument in East 51.23 feet; thence South 07°24'45" West 66.00 feet; thence South 10°09'12" West 242.74 feet; thence South erected within such easements. Parcel ID: 15-203-0002 N 89°16'24" W We also do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open 10°08'45" West 247.85 feet; thence South 09°59'56" West 332.82 feet; thence South 02°06'56" West 66.00 feet to the MORGAN. point of curve of a non tangent curve, of which the radius point lies North 02°06'56" East; thence Westerly along the Spaces parcels B, through F, and also dedicate and grant a perpetual right and easement over, upon and under the lands *51.80*° RHENN arc of a 333.00 feet radius curve to the right a distance of 58.14 feet (Central Angle equals 10°00'12" and Long designated hereon as Open Spaces B though F and Agricultural Parcel G, for Storm Water Detention, Landscaping, and Parcel ID: 15-521-0002 h - Chord bears North 82°52'58" West 58.07 feet) ; thence along a line non-tangent to said curve, South 12°05'54" West, Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, a distance of 116.50 feet; thence South 89°07'36" West 140.28 feet; thence South 32°28'31" East 64.51 feet; thence Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or 136 South 10°35'15" West 67.41 feet; thence South 17°23'54" West 25.67 feet; thence South 85°19'36" West 534.57 feet; 135 S 7°22'02" W structures being erected within such parcels except for that area designated as Senior Assisted Living Center Area, as thence South 04°40'24" East 254.03 feet to the POINT OF BEGINNING. shown hereon which is defined in the Codes, Covenants, and Restrictions (CC&R's) for this development, and additionally 133 dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted S 82°37'58" E as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in Beginning at a point on an existing fence line, said point being 631.97 feet South 89°19'35" West and 878.23 feet *51.23*′ North 0°40'24" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 353.53 a manner consistent with the approved open space plan; feet; thence North 09°32'27" East 1,091.06 feet; thence North 04°50'20" East 422.02 feet; thence South 85°09'40" East 725 South Street EN 7-22'02" 230.87 feet; thence South 04°50'20" West 314.12 feet; thence North 89°16'24" West 51.80 feet; thence South 0°43'36" S 85°37'01' Signed this ______, Day of _______, 2021. 18.95' 151.57' West 1159.37 feet to the POINT OF BEGINNING. Contains 36.664 acres, more or less. S 7°24'45" W 66.00' *146* 137 9,934 sq.f1 132 129.31 *145* 1.598 Acres 138 - Blue Highland Group, LLC -131 9,692 sq.ft. BENCHMARK AGRICULTURAL NOTE **144** 9,620 sq.fi Brass Cap Section Monument located in the Ed Grampp - Owner Agriculture is the preferred use in the agriculture 139 zones. Agricultural operations as specified in the Land South East Quarter Corner of Section 16, 1192 South Catania Use Code for a particular zone are permitted at any Draper, UT 84412 T6N, R2W, SLB&M, U.S. (Found Brass Cap 9,352 sq.fi time including the operation of farm machinery and no Monument in good condition dated 1963). (801) 633-9605 allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future *143* residents of this subdivision **ACKNOWLEDGMENT** *140* WEBER COUNTY ATTORNEY State of Utah 9,331 sq.ft. 148 County of Weber I have examined the financial guarantee and other documents associated with this subdivision WEBER COUNTY COMMISSION ACCEPTANCE **128** 9,340 sq.fi plat, and in my opinion they conform with the 141 9,216 sq.ff The foregoing instrument was acknowledged before me this_ 403.58 County Ordinance applicable thereto and now in 2021 by <u>Edward Grampp - Owner</u>, force and affect. This is to certify that this subdivision plat, the dedication of ____ day 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. 800 South Street 692.61' Weber County Attorney Signed this _____ day of _____ WEBER COUNTY SURVEYOR Commission Number: *107* Chairman, Weber County Comission \$08 sq.ff. Commission Expires: I hereby certify that the Weber County 109 126 Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on 9,562 sq.ft. record in County Offices. The approval of this A Notary Public commissioned in Utah WEBER COUNTY ENGINEER plat by the Weber County Surveyor does not SCOTT D HANSEN & relieve the licensed Land Surveyor who executed VERNESSA T HANSEN I hereby certify that the required public this plat from the responsibilities and/or REVOCABLE FAMILY improvement standards and drawings for this liabilities associated therewith. Print Name subdivision conform with County standards and Signed this _____ day of ____ [Parce] [ID: 15-045-0042 the amount of the financial guarantee is -<u>--</u>x<u>-</u> N 9°40'38" E sufficient for the installation of these improvements. 169.23' Signed this _____ of Weber County Surveyor SCOTT D HANSEN & Henrick, Rodne PICKRELL, ROY V & LINDA J PICKRELL, ROY V & LINDA VERNESSA T HANSEN Parcel ID: PICKRELL REVOCABLE FAMILY 5-043-007. Parcel ID: 15-045-0043 Parcel ID: 15-045-0007 N 11°26'17" E Weber County Engineer N 89°50'36" Ę 644.19' Parcel ID: 15-045-0061 160.02' 123 *N 85°29'15" E* SCOTT D HANSEN & VERNESSA 171.16' 10,845 sq.fi T HANSEN REVOCABLE FAMILY 70.04'34" C306 Parcel ID: 15-045-0036 WEBER COUNTY PLANNING S 2°06'56" W COMMISSION APPROVAL ' 84°25'15" E *66.00* ¹ This is to certify that this subdivision plat M Living Trust POINT OF BEGINNING was duly approved by the Weber County Planning 15-043-0068 115 PARCEL G Signed this _____, day of ______, 2021 116 12,014 sq.ft **A** 8.791 Acres SURVEYOR'S CERTIFICATE 9,950 sq.ft. S 89°07'36" W 850 South Street S 89°07'36" W Chairman, Weber County Planning Comission 353.53' I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 140.28' N 84°49'49" E 6242920 in accordance with Title 58, Chapter 22, of the NARRATIVE **12**1 1,389 sq S 32°28'31" É Professional Engineers and Professional Land Surveyors Licensing This Subdivision plat was requested by Mr. Ed Act. I also certify that I have completed a survey of the property Hansen, Kent a & Wif Grampp for the purpose of creating 48 residential described hereon In accordance with Section 17-23-17 and that I Kathryn a hansen have verified all measurements shown hereon this plat of Riverbend Lots 2 Agricultural preservation parcels (A and G) NOTES S 10°35'15" W Parcel ID: Phase 1 in Weber County, Utah and that it has been correctly and 5 common Area parcels (B though F). 15-045-0060 1,764 sq.ft. drawn to the designated scale and is a true and correct *67.41*′ Basis of Bearings for this Subdivision is N 1. 10' Public Utility and Drainage Easements representation of the following description of lands included in said HARPER, 89°23'10" W between the Reference Monument for along the Front Property line and across all 534.57 S 17°23'54" W subdivision, based on data compiled from records in the Weber MARK // & the Southeast corner of Section 16 and the County Recorder's Office. Monuments have been found or placed of Parcels A−G. WF LINDA 25.67" reference monument for the South east corner of as represented on this plat. I furthermore certify that all lots within // HARPER 2. To Meet Storm Water Detention/Retention SANDOVAL, KAREN & HUS this Subdivision hereby meet all current lot width and area Parcel ID: LUIIS O SANDOVAL Requirements all lots are required to S 89°07'36" W *15-045-0024* Complete boundary retracement and exterior requirements of the Weber County Zoning Ordinance. |Parce|| ||D: 15-045-0044 detain/retain 65% of the lot area (650 cu.ft.) boundary details can be found on a Survey filed 197.13' <u>______</u> of Storm Water run off. with Weber County Surveying department as Filing Signed this _____, 2021 Property corners were monumented as depicted Sheet 1 of 3 Boundary line Curve Data SURRAGE, DANA E Curve # | Delta | Radius | Length | Chord Direction | Chord Length WEBER COUNTY RECORDER Parcel ID: Calculated Southeast corner of 08/27/2021 4:47:39 PM 15-045-0013 Section 16, T6N, R2W, SLB&M, U.S. Great Basin Engineering, Inc. C1 | 10°00'12" | 333.00' | 58.14' | N 82°52'58" W | FEE PAID Survey (Calculated using the Found c/o Andy Hubbard, PLS Southeast corner of Section 15, T6N, R2W, SLB&M, Historical Southeast corner of Section 16,T6N, R2W, SLB&M, _FILED FOR RECORD AND Reference Monument) 5746 South 1475 East Suite 200 U.S. Survey (Found Brass Cap Reference U.S. Survey (Re-established using prior Surveys and the Ogden, Utah 84405 271.57 Monument) POINT OF BEGINNING 1898 Subdivision of Section 16 Signed June 14, 1899) (801) 394-4515 __ IN _BOOK_______ OF _OFFICIA Found Reference monument to the Southeast corner of Section 16. GREAT BASIN 5033.71' Mon to Mon T6N, R2W, SLB&M, U.S. Survey S 89°07'36" W S 89°07'36" W (Calc. 5033.78') (Found Brass Cap Monument in 209.28' 273.70' good condition dated 1963) WEBER COUNTY RECORDER 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 — S 89°19'36" 5287.13' Calc (Rec. 5287.20') — MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M N 89°32'39" W 980.69' Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey N 89°44'21" 121.50' (Calculated position from the found Reference monument #3) 16N719 - AP

W:\21N724 - Riverbend\DWG\21N724 - AP.dwg, 8/27/2021 4:47:14 PM, drew, 1:1

Riverbend Phase 1

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah July 2021

3600 West Street

10212,121 sq.ft.

94 147 77 77 11,092 sq.ft. 97

N 2°22'13" E

14810,841 sq.ft.

128 8 9,340 sq.ft. 8

---_95.07'

101 12,332 sq.ft.

S 82°36'10" E_

3550 West Street

130 9,352 sq.ff.

1.598 Acres

138 9,228 sq.ft.

131 9,692 sq.ff.

146 9,934 sq.ft.

137 9,088 sq.ff.

MORGAN, RHENN

Parcel IID: 15-521-0002

136 9,662 sq.ff.

N 7º24'07" E

114.45'

135 9,769 sq.ft.

N 7°24'07" E

133

Parcel III *15-045-00*

SCOTT M NEE KRISTEN KAY REVOCABLE Parcel ID: 15-2

103

N 9°15'07" E

104 9,067 sq.ft.

S 9°15'07" W

D 6473 sq.ft.

S 9°21'53" W

106

N 9°21'53" F

107

109 9,939 sq.ft.

126 19,562 sq.ft.

SCOTT D HANSEN &

VERNESSA IT HANSEN

REVOCABLE FAMILY TRUST
Paircel ID: 15-045-0042



Graphic Scale

Legend

- ▲ Set Nail & Washer Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set (Rad.) Radial Line
- (N/R) Non-Radial Line
- $\stackrel{\cdot}{ imes}$ Fence P.U.E. Public Utility Easement

Lot line Curve Data								
Curve #	Delta	Radius	Length	Chord Direction	Chord Lengti			
C100	89°30'07"	10.50'	16.40'	N 40°04'46" E	14.78'			
C101	5°51'46"	233.00'	23.84'	N 81°53'56" E	23.83'			
C102	18°51'36"	233.00'	76.70'	N 69°32'16" E	76.35			
C103	15°21'02"	233.00'	62.42'	N 52°25'57" E	62.24'			
C104	14°32'33"	233.00'	59.14'	N 37°29'09" E	58.98'			
C105	79°42'33"	10.50'	14.61	N 70°04'09" E	13.46'			
C106	7°48'17"	333.00'	45.36	S 73°58'43" E	45.33'			
C107	17°48'30"	267.00'	82.99	S 78°58'49" E	82.65			
C108	77°50'05"	10.50'	14.26'	S 31°11'14" E	13.19'			
C109	<i>3°14'26"</i>	946.36	53.53'	S 8°34'22" W	53.52'			
C110	4°16'35"	946.36	70.63	S 4°48'51" W	70.62'			
C111	0°17'37"	1431.84	7.34'	S 2°49'22" W	7.34'			
C112	2°50'42"	1431.84	71.10'	S 4°23'32" W	71.09'			
C113	91°33'09"	10.50'	16.78	S 51°35'27" W	15.05			
C114	90°00'00"	10.50'	16.49	S 37°37'58" E	14.85'			
C115	90°02'06"	10.50'	16.50'	N 52°23'04" E	14.85			
C116	38°57'15"	75.00'	50.99	N 77°55'30" E	50.01			
C117	48°15'17"	75.00'	63.17'	N 34°19'13" E	61.32'			
C118	89°10'18"	10.50'	16.34	N 54°46'44" E	14.74			
C119	90°01'41"	10.00'	15.71'	S 35°37'27" E	14.14'			
C120	89°58'19"	10.00'	15.70'	S 54°22'33" W	14.14'			
C121	90°49'42"	10.50'	16.65	N 35°13'16" W	14.96			
C122	21°57'53"	167.00'	64.02	N 21°10'31" E	63.63'			
C123	12°35'58"	167.00'	36.72'	N 38°27'27" E	36.65'			
C124	40°04'24"	167.00'	116.80'	N 64°47'37" E	114.44'			
C125	90°29'53"	10.50'	16.58	S 49°55'14" E	14.91			
C126	89°10'18"	10.50'	16.34	N 54°46'44" E	14.74			
C127	2°04'25"	880.36	31.86	N 9°09'22" E	31.86'			
C128	5°26'36"	880.36	83.64	N 5°23'52" E	83.61			
C129	<i>3°26'18"</i>	1412.59	84.77'	N 4°17'51" E	84.76			
C130	88°31'00"	10.50'	16.22'	N 38°20'23" W	14.66'			
C131	87°12'33"	15.00'	22.83'	S 53°47'51" W	20.69			
C132	90°49'42"	10.50'	16.65	S 35°13'16" E	14.96'			

Center line Curve Data								
C500	40°04'24"	200.00'	139.88	N 64°47'37" E	137.05			
C501	24°50'00"	200.00'	86.68	N 32°20'26" E	86.01			
C502	9°43'51"	200.00'	33.97'	N 15°03'30" E	33.93'			
C503	7°31'01"	913.36	119.83	N 6°26'04" E	119.74			
C504	4°41'28"	1464.84	119.93'	N 5°01'18" E	119.90'			
C505	87°12'33"	45.00'	68.49	N 53°47'51" E	62.07'			
C506	17°48'30"	300.00'	93.24	S 78°58'49" E	92.87'			

Sheet 3 of 3

WEBER COUNTY RECORDER _FILED FOR RECORD AND WEBER COUNTY RECORDER

5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

3600 West Street

88.46'_____

117 11,909 sq.ft.

S 4°52'33" E

11811,043 sq.ft.

s 4°52'33" E

119 11,157 sq.ft.

S 4°52'33" E

103.04

120 11,764 sq.ff.

1l, Karen & O Sandoval cel ID:

\5=0044

116 9,950 sq.ff.

N 5°10'11" W

100.54

N 5°10'11" W

101.19

N 5°10'11" W

101.12

SCOTT D HANSEN &

VERNESSA T HANSEN

REVOCABLE FAMIILY TRUST |Parce|| ||D: 15-045-0036

> SCOTT D HANSEN & VERNESSA T HANSEN REVOCABLE FAMILY TRUST Parcel ID: 15-045-0061

> > **112**10,845 sq.ft.

123 11,367 sq.ff.

111 9,146 sq.ft.

110 9,203 sq.ff.

8823 sq.ft 3/%