



VICINITY MAP
Not to Scale

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Riverbend Phase 1 - A Cluster Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the agriculture preservation parcels A & G, to guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved agricultural, recreational, and storm water purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels B, through F, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces B through F and Agricultural Parcel G, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels as shown hereon which is defined in the Covenants, Conditions, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan;

Signed this _____ Day of _____, 2021.

- Blue Highland Group, LLC -

Edward Grampp - Owner
11992 South Catania Drive
Draper, UT 84412
(801) 633-9605

ACKNOWLEDGMENT

State of Utah
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____ Edward Grampp - Owner _____

Residing At: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name _____

PICKRELL, ROY V & LISA J
PICKRELL
Parcel ID: B-045-0045

PICKRELL, ROY V & LISA J
PICKRELL
Parcel ID: B-045-0007

SCOTT D HARKEN &
VERONICA T HARKEN
REVOCABLE FAMILY TRUST
Parcel ID: B-045-0045

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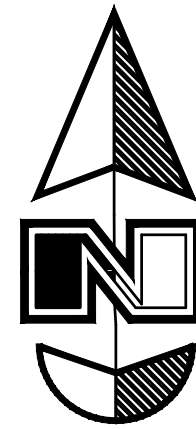
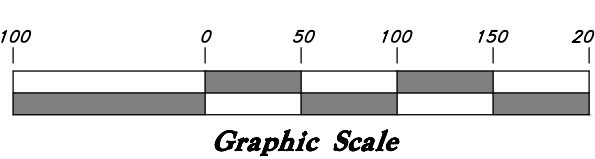
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VERONICA T HARKEN
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Riverbend Phase 1

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

Scale: 1" = 100'



BOUNDARY DESCRIPTION

A part of the Southeast corner of Section 16 and the Southwest Quarter of Section 15, Township 6 North Range 2 West, Salt Lake Base and Meridian,
Beginning at the Southeast corner of Lot 24, Section 16, Township 6 North Range 2 West said point being 980.69 feet North 89°32'39" West and 403.73 feet North 0°27'21" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 209.28 feet; thence North 13°25'24" West 250.00 feet; thence South 89°07'36" West 137.13 feet; thence South 00°52'24" East 244.03 feet; thence South 89°07'36" West 273.70 feet; thence North 02°49'10" East 694.99 feet; thence North 89°50'36" East 644.19 feet; thence South 04°40'24" East 168.78 feet; thence North 84°25'15" East 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" East 169.23 feet; 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 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 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" East 51.23 feet; thence South 07°24'45" West 66.00 feet; thence South 10°09'12" West 242.74 feet; thence South 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 point of curve of a non tangent curve, of which the radius point lies North 02°06'56" East; thence West along the arc of a 333.00 foot radius curve to the right a distance of 58.14 feet (Central Angle equals 10°00'12" and Long Chord bears North 82°52'58" West 58.07 feet); thence along a line non-tangent to said curve, South 12°05'54" West, 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 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; thence South 04°40'24" East 254.03 feet to the POINT OF BEGINNING.

Together with:

Beginning at a point on an existing fence line, said point being 631.97 feet South 89°19'35" West and 678.23 feet North 0°40'24" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 353.53 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 230.87 feet; thence South 04°50'20" West 304.09 feet; thence North 89°16'24" West 52.52 feet; thence South 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.

BENCHMARK

Brass Cap Section Monument located in the South East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. (Found Brass Cap Monument in good condition dated 1963).

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 _____, 2021.

Weber County Attorney

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 _____ day of _____, 2021.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 _____ day of _____, 2021.

Weber County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2021.

Chairman, Weber County Planning Commission

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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Riverbend 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 _____ day of _____, 2021

6/29/2021 5:16:06 PM
License No. _____ Andy Hubbard

Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument)



GREAT BASIN ENGINEERING, INC.
c/o Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

NOTES

- 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-G.
- To Meet Storm Water Detention/Retention Requirements all lots are required to detain/retain 65% of the lot area (650 cu.ft.) of Storm Water run off.

Sheet 1 of 3

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

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'

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Calculated using the Found Reference Monument)

Found Reference monument to the Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument in good condition dated 1963)

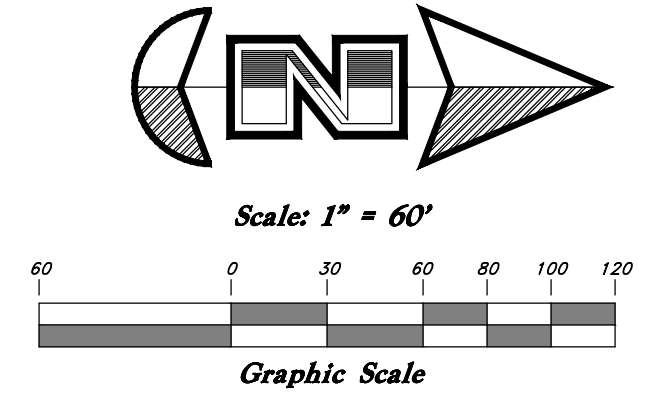
Historical Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Re-established using prior Surveys and the 1898 Subdivision of Section 16 Signed June 14, 1899)

5033.71' Mon to Mon
(Calc. 5033.78')

Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey (Calculated position from the found Reference monument #3)

Riverbend Phase 1

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



Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- X— Fence
- P.U.E. Public Utility Easement



Lot line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
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	3°14'26"	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	3°26'18"	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

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
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

ENTRY NO. _____ FEE PAID _____
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IN BOOK _____ OF OFFICIAL
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FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY