

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



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 and streets 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 agricultural preservation parcels A & G, to guarantee to Weber County that the agricultural 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 convey to Weber County 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; Granted dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 lines, 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 structures being erected within such easements; Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this _____ Day of _____, 2021.

- Riverbend Holdings, LLC -

Edward Grampp - Owner
11992 South Colonia 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, ROY V & LISA J
Parcel ID: 15-045-0045

PICKRELL, ROY V & LISA J
PICKRELL, ROY V & LISA J
Parcel ID: 15-045-0047

N 89°50'36" E
644.19'

HARPER, ARNE J & LISA J
HARPER, ARNE J & LISA J
Parcel ID: 15-045-0034

SURNAME, DANA B
SURNAME, DANA B
Parcel ID: 15-045-0042

S 89°07'36" W
197.13'

S 0°52'24" E
244.03'

S 0°52'24" W
250.00'

N 13°25'24" W
216.80'

N 42°13'36" E
170.67'

S 89°07'36" W
209.28'

S 89°07'36" W
273.70'

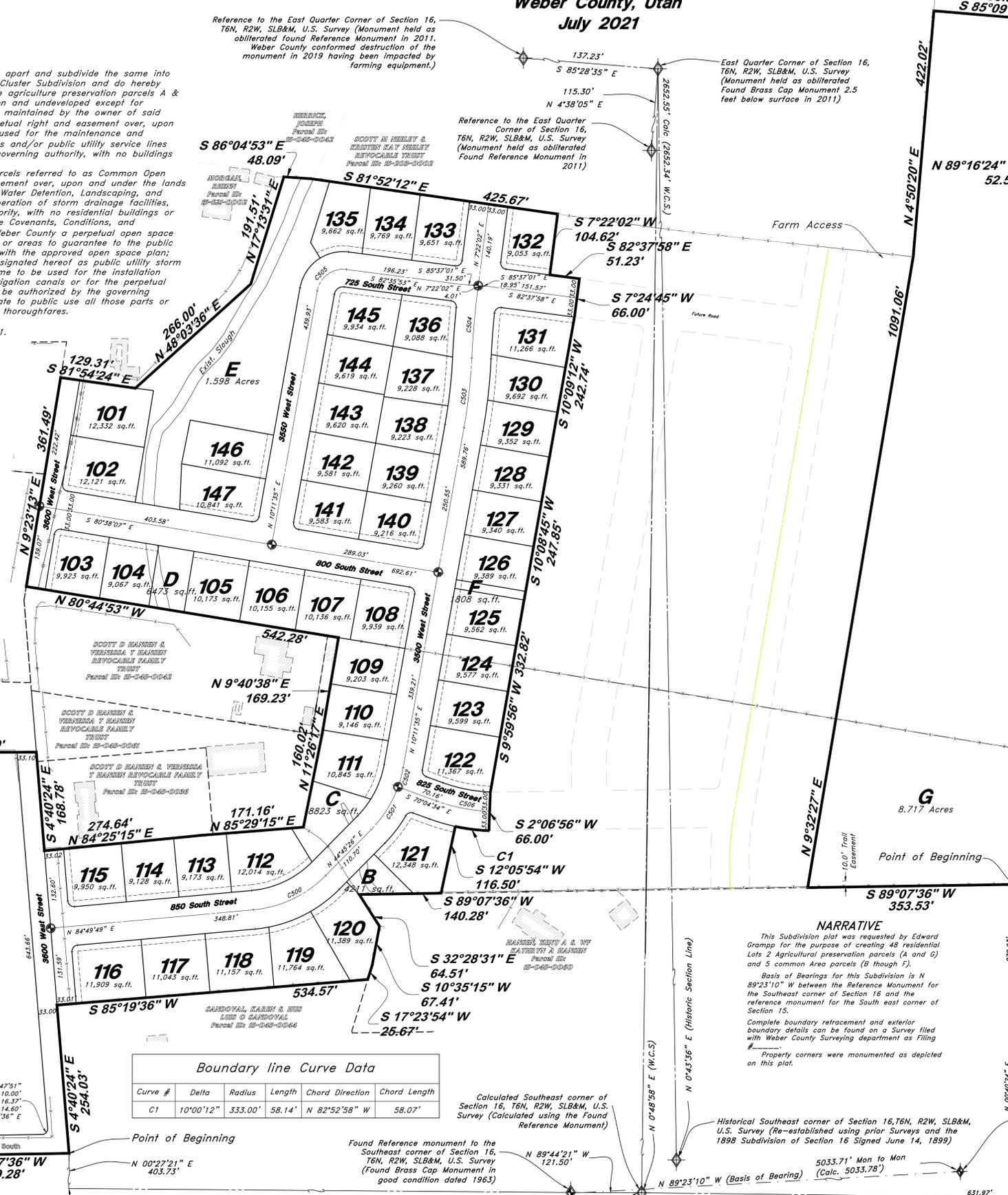
N 2°49'10" E
694.99'

N 89°32'39" W
403.73'

N 00°27'21" E
403.73'

N 89°19'36" W

N 89°32'39" W



Riverbend Phase 1

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



Scale: 1" = 60'



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
- - - Fence
- - - P.U.E. Public Utility Easement

