

Riverbend Farms Phase 1

A Cluster Subdivision
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
January 2022



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 Farms 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 herein as Common Open Space and/or 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, we also dedicate and grant to Weber County, all those parts or portions of said tract designated as Trail Easement, the same to be used as a public trail for pedestrian ingress and egress as may be authorized by the governing authority, we also dedicate and grant to the Owners of Parcel G their Successors and/or assigns, all those parts or portions of said tract designated as Irrigation Easement, the same to be used for the installation, use and maintenance of irrigation pipes, structures and facilities 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 herein 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 _____, 2022.

- Riverbend Holdings, LLC -

Bryan Bayless -
5617 South 1475 East,
SOUTH OGDEN UT 84403

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }
The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by Bryan Bayless -

Residing At: _____
Commission Number: _____
Commission Expires: _____
A Notary Public commissioned in Utah

Print Name

PICKRELL, ROY V & LISA J
PICKRELL
Parcel ID: B-048-0007

PICKRELL, ROY V & LISA J
PICKRELL
Parcel ID: B-048-0007

SCOTT D HARRIS & VERONICA T HARRIS
HARRIS REVOCABLE TRUST
Parcel ID: B-048-0007

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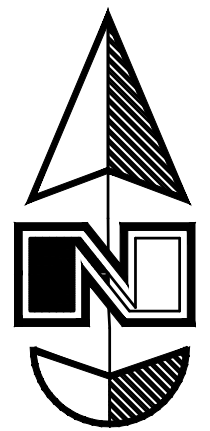
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Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Floodplain
- Easement
- Buildable area
- Bank of Slough
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Section Corner



Scale: 1" = 100'

Graphic Scale

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 250.00 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; thence 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 07°24'45" West 66.00 feet; thence South 07°24'45" West 51.23 feet; thence South 89°07'36" West 353.53 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 Westerly along the 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 Chord bears North 82°52'58" West 58.07 feet); thence along a line non-tangent to said curve, South 12°05'54" West 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 24.42 feet (25.67 feet by record to the North Boundary Line of Karen Acres (Weber County Recorder's Entry #1486868, in book 45 at page 19) as Occupied and Monumented on the Ground; thence two (2) courses along the North and West Boundaries of said Karen Acres as follows (1) South 89°19'36" West 534.57 feet by record) to the East Line of said Lot 24; and (2) South 04°40'24" East 255.18 feet (254.03 feet by record) along said East Line to the POINT OF BEGINNING. Together with:

Beginning at a point on an existing fence line, said point being 631.97 feet South 89°19'36" East and 878.23 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 North 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 36.684 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 _____, 2022.

Weber County Attorney

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____ day of _____, 2022.

Weber County Surveyor

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 _____, 2022.

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 the requirements of said Act and that I have verified all measurements shown hereon this plat of Riverbend Farms 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 land 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 and gutter area requirements of the Weber County Zoning Ordinance. Signed this _____ day of _____, 2022.

6242920
License No. Andy Hubbard

SURVEYOR:
Great Basin Engineering, Inc.
c/o Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84403
(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.GRETBASINENGINEERING.COM

BY: _____ DEPUTY

Note: All easements having entry # to be put on plat prior to or at time of recording

Note: Monument Improvement Agreement needs to be signed and paid at or before County Surveyor will sign plat.

NARRATIVE
This Subdivision plat was requested by Edward Gramp for the purpose of creating 48 residential Lots 2 Agricultural preservation parcels (A and G) and 5 common Area parcels (B through F). Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southwest corner of Section 16 and the reference monument for the South east corner of Section 15. Complete boundary retracement and exterior boundary details can be found on a Survey filed with Weber County Surveying department as Filing #7052. Property corners were monumented as depicted on this plat.
03/11/2022 1:47:28 PM
For Review

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')
N 89°23'10" W (Basis of Bearing)

5287.13' Calc (Rec. 5287.20')
Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey (Calculated position from the found Reference monument #3)

Boundary line Curve Data				
Curve #	Delta	Radius	Length	Chord Direction
C1	10°00'12"	333.00'	58.14'	N 82°52'58" W

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)

N 00°27'21" E 403.73'

N 89°32'39" W

need to add Parcel H as agriculture?

need to add parcel H

parcel H

- 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curbs and gutters are installed.
- Lowest Finished Floor Elevation (LFFE) to be a maximum of 3.0' below Existing Grade or 4.0' below the Top Back of curb at the Lowest corner of the Lot whichever is higher.

Sheet 1 of 2

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

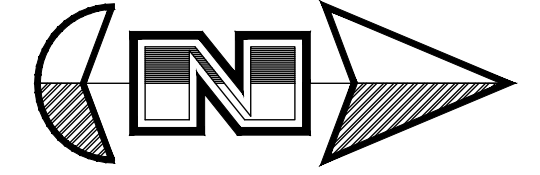
BY: _____ DEPUTY

Riverbend Farms Phase 1

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,

Weber County, Utah

February 2022



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
- 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 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
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IN BOOK _____ OF OFFICIAL
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WEBER COUNTY RECORDER

BY: _____
DEPUTY

For Review

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