

# Riverbend Farms Phase 2

A Cluster Subdivision  
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,  
Weber County, Utah  
February 2024

### NARRATIVE

This Subdivision plot was requested by Edward Gramp for the purpose of creating 47 residential Lots, 1 Agricultural preservation parcel (L) and 2 common Area parcels (I and J).  
Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southeast 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 plot.

use signed survey  
# 7248

### ACKNOWLEDGMENT

State of Utah  
County of Weber } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of 2024 by  
Bryan Bayless \_\_\_\_\_

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Print Name

### BOUNDARY DESCRIPTIONS

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,

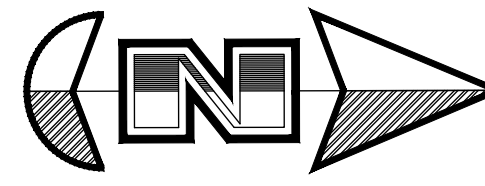
Beginning at a point on the Southeast corner of Open Space G, Riverbend Farms Phase 1 said point being 278.56 feet South 89°11'36" East along the Calculated Section Line and 888.89 feet North 0°40'24" East from the Southeast corner of said Section; and running thence South 89°07'36" West 628.47 feet to the Southeast corner of Riverbend Farms Phase 1; thence nine (9) courses along the Eastern Boundary of said Phase 1 as follows: (1) North 12°03'54" East 116.50 feet to a point of non-tangent curvature, (2) Southeasterly along the arc of a 333.00 foot radius curve to the left a distance of 58.14 feet (Central Angle equals 10°00'12" and Long Chord bears South 82°52'58" East 58.07 feet) (3) North 02°06'56" East 66.00 feet; (4) North 09°59'56" East 332.82 feet; (5) North 10°08'45" East 247.85 feet; (6) North 10°09'12" East 242.74 feet; (7) North 07°24'45" East 66.00 feet; (8) North 82°37'58" West 51.23 feet; and (9) North 07°22'02" East 104.82 feet; thence South 81°52'12" East 169.95 feet; thence South 83°35'30" East 443.95 feet to a point on the West boundary line of Open Space G; thence South 09°32'27" West 1091.06 feet along said West Boundary line to the Point of Beginning

Together with:

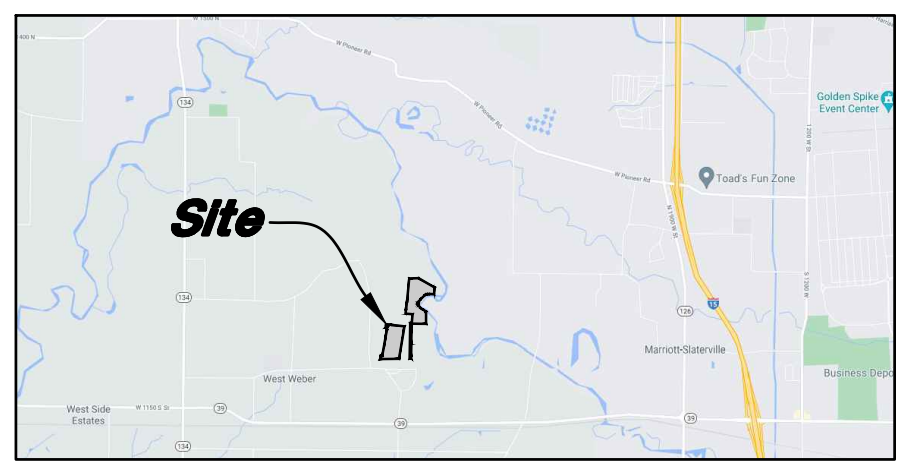
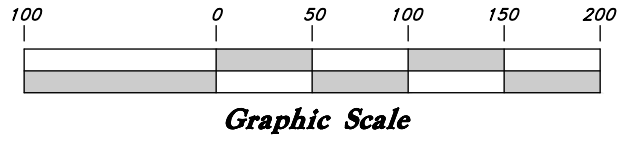
Beginning at a point on a corner of Open Space G, Riverbend Farms Phase 1 said point being 633.05 feet South 89°11'36" East along the Calculated Section Line and 2037.60 feet North 0°40'24" East from the Southeast corner of said Section; and running thence four (4) courses along the West and North Boundaries of said Parcel G as follows: (1) North 00°43'36" East 10.00 feet; (2) South 89°16'24" East 52.52 feet; (3) North 04°50'20" East 304.09 feet; and (4) North 85°09'40" West 230.87 feet; thence North 04°50'20" East 129.02 feet; thence North 07°17'55" East 251.26 feet; thence North 05°35'21" East 791.88 feet; thence North 88°00'25" East 307.05 feet; thence South 60°01'10" East 624.80 feet; thence South 07°11'21" West 222.70 feet; thence North 85°39'07" West 150.61 feet to a point on a non-tangent curve to the left having a radius of 265.80 feet; thence along said arc a distance of 170.99 feet, Central Angle equals 36°51'31" and Long Chord bears South 72°18'54" West 168.06 feet to a point of non-tangency; thence South 46°24'03" West 184.50 feet; thence South 40°28'27" West 102.35 feet to a point of curvature to the left having a radius of 100.00 feet; thence Southerly along said arc 140.66 feet, Central Angle equals 80°35'22" and Long Chord bears South 00°10'46" West 129.34 feet; thence South 40°06'55" East 107.11 feet; thence South 56°17'58" East 95.63 feet; thence South 56°36'08" East 107.75 feet; thence South 47°45'12" East 14.77 feet; thence South 00°09'34" West 403.63 feet; thence North 89°16'24" West 526.00 feet to the POINT OF BEGINNING.

Containing 34.303 acres, more or less.

Riverbend Farms Phase 1  
Open Space G



Scale: 1" = 100'



VICINITY MAP  
Not to Scale

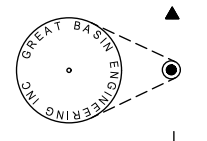
### NOTES

- 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-H.
- 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 curb and gutter is 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.

### 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).

- ### 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
  - Section Corner



Section Corner

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)

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

5287.13' Calc (Rec. 5287.20')  
633.05'  
5033.71' Mon to Mon (Calc. 5033.28')

check bearing should be NE

N 89°44'21" W  
121.50'  
N 89°19'36" E  
4806.90'  
S 89°19'36" E  
5287.13' Calc (Rec. 5287.20')

5287.13' Calc (Rec. 5287.20')

Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

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

### 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 \_\_\_\_\_, 2024.

Chairman, Weber County Commission  
Attest:  
Title:

### 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.

### 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 \_\_\_\_\_, 2024.

### 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 \_\_\_\_\_, 2024.

### 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 \_\_\_\_\_ of \_\_\_\_\_, 2024.

### 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 \_\_\_\_\_, 2024.

Weber County Attorney

### 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 License 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 Farms Phase 2 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 \_\_\_\_\_, 2024

6242920  
License No. Andy Hubbard

### 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 2 Subdivision, and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the agriculture preservation parcel L, to guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved agricultural, recreational, Secondary Water and storm water purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and Secondary Water purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon 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 do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels I, through J, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces I through J and Agricultural Parcel L for Secondary Water Facilities, Storm Water Detention, Agricultural uses and 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. We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements 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; and further 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.

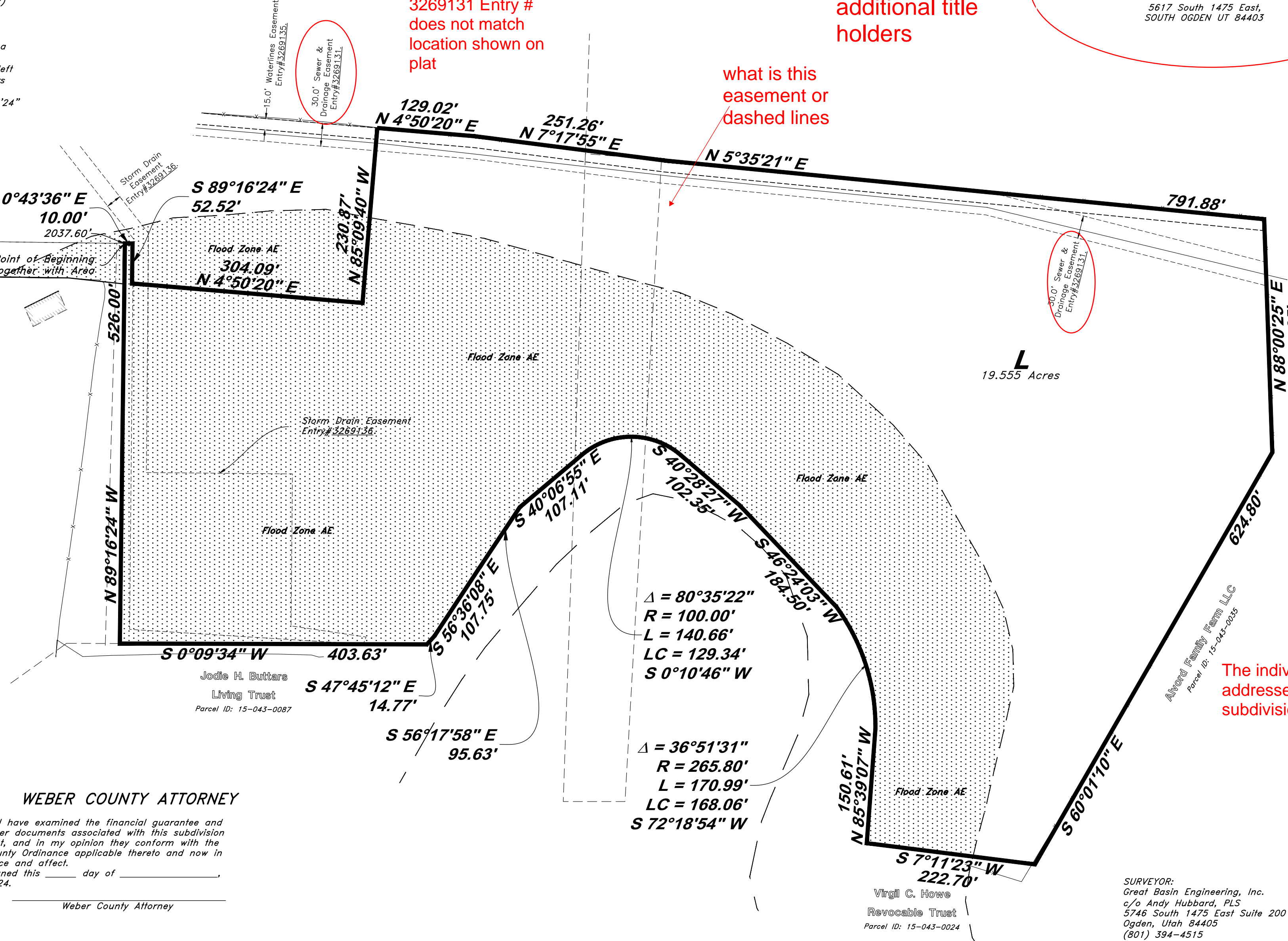
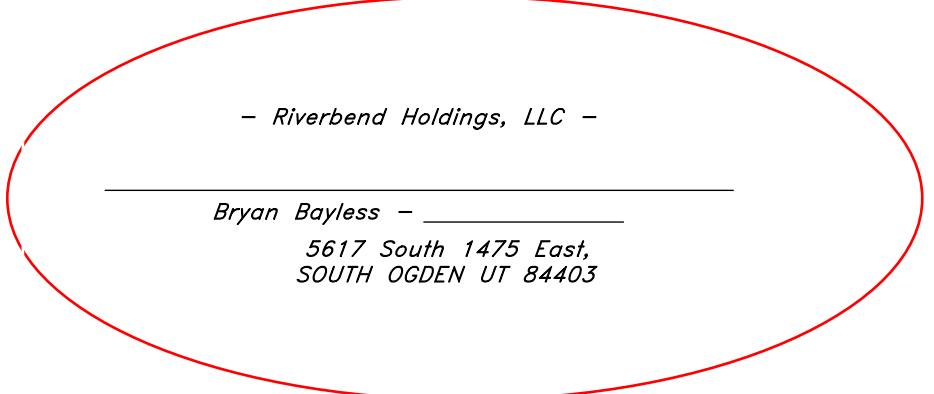
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

3269131 Entry # does not match location shown on plat

what is this easement or dashed lines

Check ownership for signatures record shows there are additional title holders



Δ = 80°35'22"  
R = 100.00'  
L = 140.66'  
LC = 129.34'  
S 0°10'46" W

Δ = 36°51'31"  
R = 265.80'  
L = 170.99'  
LC = 168.06'  
S 72°18'54" W

Virgil C. Howe  
Revocable Trust  
Parcel ID: 15-043-0024

SURVEYOR:  
Great Basin Engineering, Inc.  
c/o Andy Hubbard, PLS  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

Sheet 1 of 2

WEBER COUNTY RECORDER

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

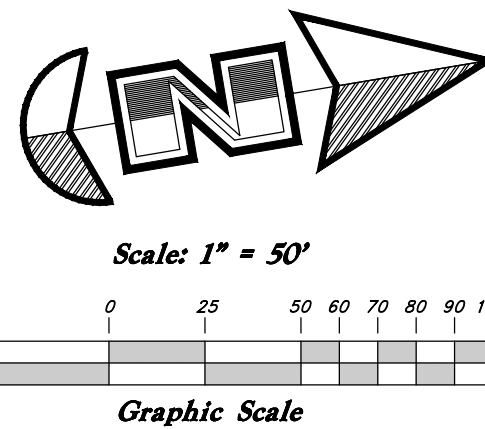
WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



Property line Curve Data

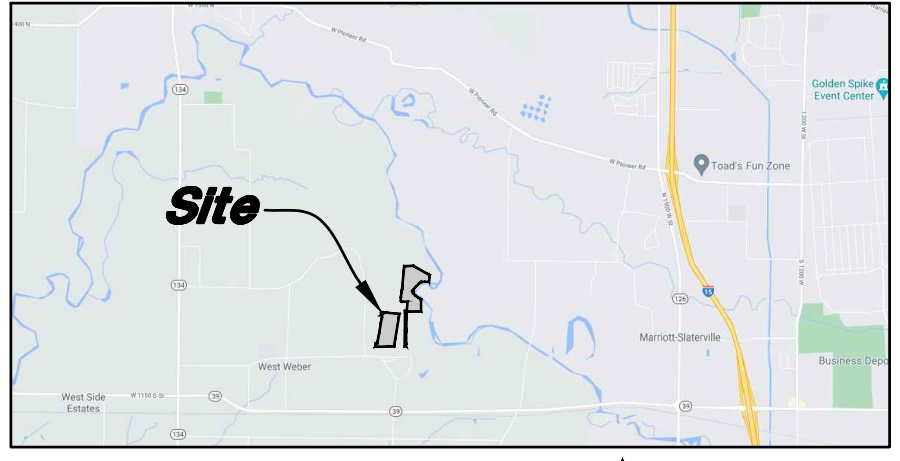
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°00'12"	333.00'	58.14'	S 82°52'58" E	58.07'
C2	2°59'20"	333.00'	17.37'	S 89°22'44" E	17.37'
C3	96°19'02"	10.50'	17.65'	S 42°42'53" E	15.64'
C4	7°13'09"	407.85'	51.39'	S 2°17'07" W	51.35'
C5	9°03'07"	400.00'	63.19'	N 3°39'09" E	63.13'
C6	1°20'58"	400.00'	9.42'	N 8°51'12" E	9.42'
C7	84°40'38"	10.50'	15.52'	N 54°32'04" E	14.14'
C8	84°39'14"	10.50'	15.51'	N 35°27'56" W	14.14'
C9	87°50'21"	10.50'	16.10'	S 53°26'51" W	14.57'
C10	92°29'36"	10.50'	16.95'	S 36°23'10" E	15.17'
C11	4°43'09"	230.00'	18.94'	S 7°30'03" W	18.94'
C12	6°00'52"	230.00'	24.14'	S 2°08'02" W	24.13'
C13	90°00'00"	10.50'	16.49'	S 44°07'36" W	14.85'
C14	2°59'20"	267.00'	13.93'	N 89°22'44" W	13.93'
C15	90°00'00"	10.50'	16.49'	N 45°52'24" W	14.85'
C16	79°35'55"	10.50'	14.59'	S 49°19'38" W	13.44'
C17	92°09'39"	10.50'	16.89'	S 36°33'09" E	15.13'
C18	87°30'24"	10.50'	16.04'	N 53°36'50" E	14.52'
C19	10°44'02"	170.00'	31.85'	N 4°29'37" E	31.80'



# Riverbend Farms Phase 2

A Cluster Subdivision  
 A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,  
 Weber County, Utah  
 February 2024

- 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



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f See addressing review for addresses

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1j)

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g)

Location of proposed street monuments are designated with a small circle ●

NOTE: \*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Letter and MIA documents will be sent with next review

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c) See addressing review for new street numbers

All North and South Street numbers have been changed on river bend farms phase 1 the correct street names are on phase 2

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b) Check all curve data there is missing or duplicate numbers



The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) Need Bearing

check bearing should be NE

label and dimension or entry #

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

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

SURVEYOR:  
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Sheet 1 of 2

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 FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY