16-41

SHADY GROVE SUBDIVISION
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

PART OF THE NORTH HALF OF SEC. 7, T. 5N., R. 1W., S.L.B. & M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL, 1996

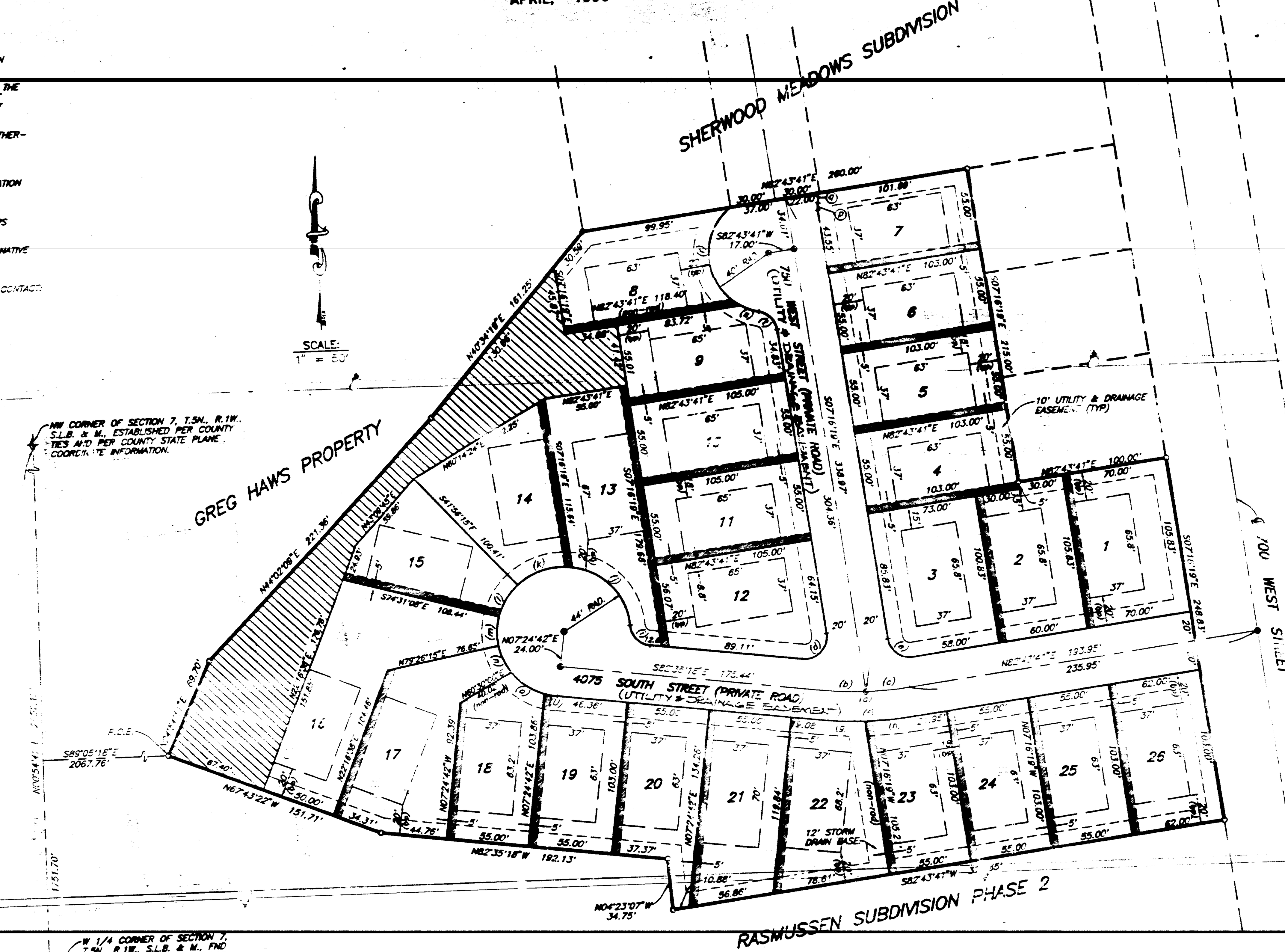
▨ = COMMON AREA TO BE USED FOR "HABITAT PRESERVATION AREA"

NOTES:
THE FOLLOWING RESTRICTIONS APPLY IN PERPETUITY TO THE MITIGATION AREAS DESIGNATED AS "HABITAT PRESERVATION AREA"

1) NO DISCHARGE OR DREDGED FOR FILL MATERIAL OR EXCAVATION IN THE MITIGATION AREAS SHALL BE ALLOWED, INCLUDING CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, MINOR GRADING AND PLACEMENT OF TOPSOIL.
2) THE EXISTING VEGETATION SHALL NOT BE TRIMMED, REMOVED OR OTHERWISE MODIFIED.
3) NO GRAZING OF ANIMALS IS ALLOWED.
4) NOTHING CAN BE DONE TO CHANGE THE CHARACTER OF THE MITIGATION AREAS.
5) NO MOWING OF THE MITIGATION AREAS SHALL BE ALLOWED UNLESS NECESSARY FOR SAFETY REASONS; AUTHORIZATION FROM THE CORPS MUST BE OBTAINED PRIOR TO MOWING.
6) ANY PLANTING WITHIN THE MITIGATION AREAS SHALL BE LIMITED TO NATIVE VEGETATION, INCLUDING GRASSES, FORBS, SHRUBS AND TREES.

* IF THERE ARE ANY QUESTIONS PERTAINING TO THIS RESTRICTION, CONTACT:
U. S. ARMY CORPS OF ENGINEERS
1403 SOUTH 600 WEST SUITE A
BOUNTIFUL, UT. 84010
(801) 295-8380

SCALE: 1" = 50'



LOT INFORMATION

LOT NO.	AREA (S.F.)	ADDRESS
1	7408	706 W. 4075 S.
2	6200	73? W. 4075 S.
3	7312	748 W. 4075 S. OR 4065 S. 750 W.
4	5665	4050 S. 750 W.
5	5665	4046 S. 750 W.
6	5665	4034 S. 750 W.
7	5658	4022 S. 750 W.
8	6937	4025 S. 750 W.
9	5639	4037 S. 750 W.
10	5775	4049 S. 750 W.
11	5775	4053 S. 750 W.
12	7247	4065 S. 750 W OR 756 W. 4075 S.
13	8111	764 W. 4075 S.
14	7069	780 W. 4075 S.
15	5643	[illegible] W. 4075 S.
16	10,036	[illegible] W. 4075 S.
17	[illegible]	[illegible]
18	[illegible]	755 W. [illegible]
19	5667	771 W. 4075 S.
20	6130	763 W. 4075 S.
21	6986	759 W. 4075 S.
22	7066	755 W. 4075 S.
23	5689	749 W. 4075 S.
24	5665	737 W. 4075 S.
25	5665	729 W. 4075 S.
26	6386	705 W. 4075 S.

R.O.W. CURVE DATA

SYM.	DELTA	RADIUS	LENGTH	TANGENT	CHORD INFORMATION
(a)	14°41'01"	227.84'	58.39'	29.36'	N5?°??'45"W, 58.23'
(b)	07°21'31"	227.84'	29.26'	14.65'	N86°16'03"W, 29.24'
(c)	07°19'30"	227.84'	29.12'	14.58'	S86°27'26"W, 29.1?
(d)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
(e)	90°00'00"	15.00'	23.56'	15.00'	N52°16'19"W, 21.21'
(f)	14°41'01"	247.84'	63.52'	31.93'	N89°55'48"W, 63.34'
(g)	07°01'12"	247.84'	30.37'	15.20'	N86°05'55"W, 30.35'
(h)	07°39'45"	247.84'	33.15'	16.6?'	S8?°??'??"W, 33.1?'
(i)	79°15'18"	15.00'	20.75'	12.42'	N42°57'39"W, 19.13'
(j)	77°39'49"	44.00'	59.64'	35.42'	S42°09'55"E, 55.18'
(k)	50°56'22"	44.00'	39.12'	20.96'	N73°31'56"E, 37.84'
(l)	32°34'53"	44.00'	25.02'	12.86'	N31°46'18"E, 24.69'
(m)	26°02'37"	44.00'	20.00'	10.18'	N02°27'33"W, 19.83'
(n)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
(o)	34°39'25"	44.00'	[illegible]	[illegible]	N67°35'06"W, 26.21'
(p)	11°15'38"	25.48'	5.01'	2.51'	N01°38'30"W, 5.00'
(q)	[illegible]	40.00'	6.53'	3.27'	N00°08'46"W, 6.53'
(r)	12°32'40"	40.00'	78.57'	59.92'	N03°37'53"W, 66.54'
(s)	18°15'54"	40.00'	12.75'	6.43'	N69°02'10"W, 12.70'
(t)	70°53'48"	15.00'	18.56'	10.68'	S42°43'13"E, 17.40'
(u)	11°15'28"	44.00'	8.70'	4.36'	N76°55'34"W, 8.68'

FND RIVERDALE WITNESS MONUMENT, DATED 1975, IN CENTER OF 440C SOUTH STREET, PER COUNTY TIES.

*** LEGEND ***
○ = SET 5/8" REBAR & CAP MARKED "REEVE & REEVE"
⊕ = INTERSECTION MONUMENT TO BE SET.

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF RIVERDALE, WEBER COUNTY, UTAH, BEING PART OF THE NORTH HALF OF SECTION 7, T. 5N., R. 1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF RASMUSSEN SUBDIVISION PHASE 2, SAID POINT BEING N00°54'42"E 1751.70 FEET, AND S89°05'18"E 2067.76 FEET FROM THE W 1/4 CORNER OF SAID SECTION 7 (BASIS OF BEARINGS BEING THE LINE RUNNING S89°29'37"E BETWEEN THE W 1/4 CORNER AND THE CENTER OF SAID SECTION 7); AND RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF GREG HAWS PROPERTY THROUGH THE NEXT THREE (3) COURSES: (1) N24°54'11"E 69.70 FEET, (2) N44°02'09"E 221.36 FEET, AND (3) N40°34'19"E 161.25 FEET TO THE SOUTH LINE OF SHERWOOD MEADOWS SUBDIVISION, AS EXISTING ON THE GROUND; THENCE S07°16'19"E [illegible] FEET ALONG SAID SOUTH LINE; THENCE N82°43'41"E 260.00 FEET ALONG SAID SOUTH LINE; THENCE S07°16'19"E 215.00 FEET; THENCE N82°43'41"E 100.00 FEET TO THE WEST LINE OF 700 WEST STREET; THENCE S07°16'19"E 248.83 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF RASMUSSEN SUBDIVISION PHASE 2; ALONG SAID NORTH LINE THROUGH THE NEXT (4) COURSES: (1) S82°43'41"W 373.35 FEET, (2) N04°23'07"W 34.75 FEET, (3) N82°35'18"W 182.13 FEET, AND (4) N67°43'22"W 151.71 FEET TO THE POINT OF BEGINNING.

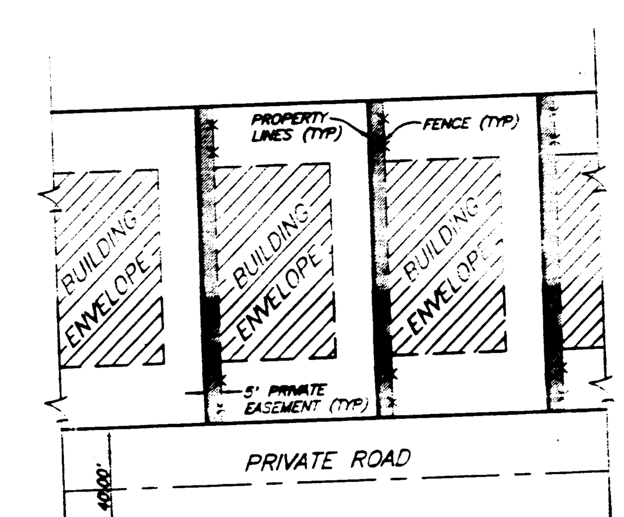
CONTAINS 5.14 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPMENT. IT IS BOUNDED ON THE NORTH BY SHERWOOD MEADOWS SUBDIVISION, ON THE EAST BY 700 WEST STREET, ON THE SOUTH BY THE RASMUSSEN SUBDIVISION PHASE 2, AND ON THE WEST BY GREG HAWS PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE W 1/4 CORNER AND THE CENTER OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S89°29'37"E



TYPICAL PLOT PLAN
NO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SHADY GROVE P.R.U.D. SUBDIVISION IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 9 DAY OF APRIL, 1996

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SHADY GROVE P.R.U.D. SUBD., AND HEREBY DEDICATED GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY RIVERDALE CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

DEDICATE ALL PRIVATE ROADS AND COMMON AREA TO THE SHADY GROVE HOMEOWNERS ASSOCIATION.

SIGNED THIS 22nd DAY OF April, 1996.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF ______ } SS.

ON THE ____ DAY OF ______ 19__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ______ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES ______ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } SS.

ON THE 22nd DAY OF April 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ______ AND ______ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE ______ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

2-17-97
COMMISSION EXPIRES

NOTARY PUBLIC

RIVERDALE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE 12th DAY OF April, 1996.

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 17th DAY OF April, 1996
SIGNATURE

RIVERDALE CITY COUNCIL 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 HEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COUNCIL OF RIVERDALE CITY, WEBER COUNTY, UTAH, THIS ____ DAY OF ______, 1996.

MAYOR, RIVERDALE CITY COUNCIL

CITY RECORDER
ATTEST

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION, THEY CONFORM WITH THE ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 22nd DAY OF April 1996
SIGNATURE

REEVE & REEVE ENGINEERING, INC.

ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE ______
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

PROJECT NO. 2280-02 | DESIGNED J. REEVE
DATE FEBRUARY 8, 1996 | DRAWN C.DAVE
SCALE 1" = 50'

WEBER COUNTY RECORDER

ENTRY NO. 1403210 FEE PAID ______ FILED FOR RECORD AND RECORDED 30-APR-96 AT ______ IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 91.

RECORDED FOR:
Bountiful Title

WEBER COUNTY RECORDER
BY: ______ DEPUTY.

41-91