DRAWING NUMBER 001787

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR

SHADY GROVE PHASE 2 SUBDIVISION

A PLANNED RESIDENTIAL UNIT DEVELOPMENT

PART OF THE NW 1/4 OF SEC. 7, T. 5N., R. 1W., S.L.B. & M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
JULY, 1996

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPMENT. IT IS BOUNDED ON THE NORTH BY RASMUSSEN SUBDIVISION, ON THE EAST BY SHERWOOD MEADOWS SUBDIVISION, AND ON THE SOUTH BY THE HAWSTEAD SUBDIVISION PHASE-6.

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

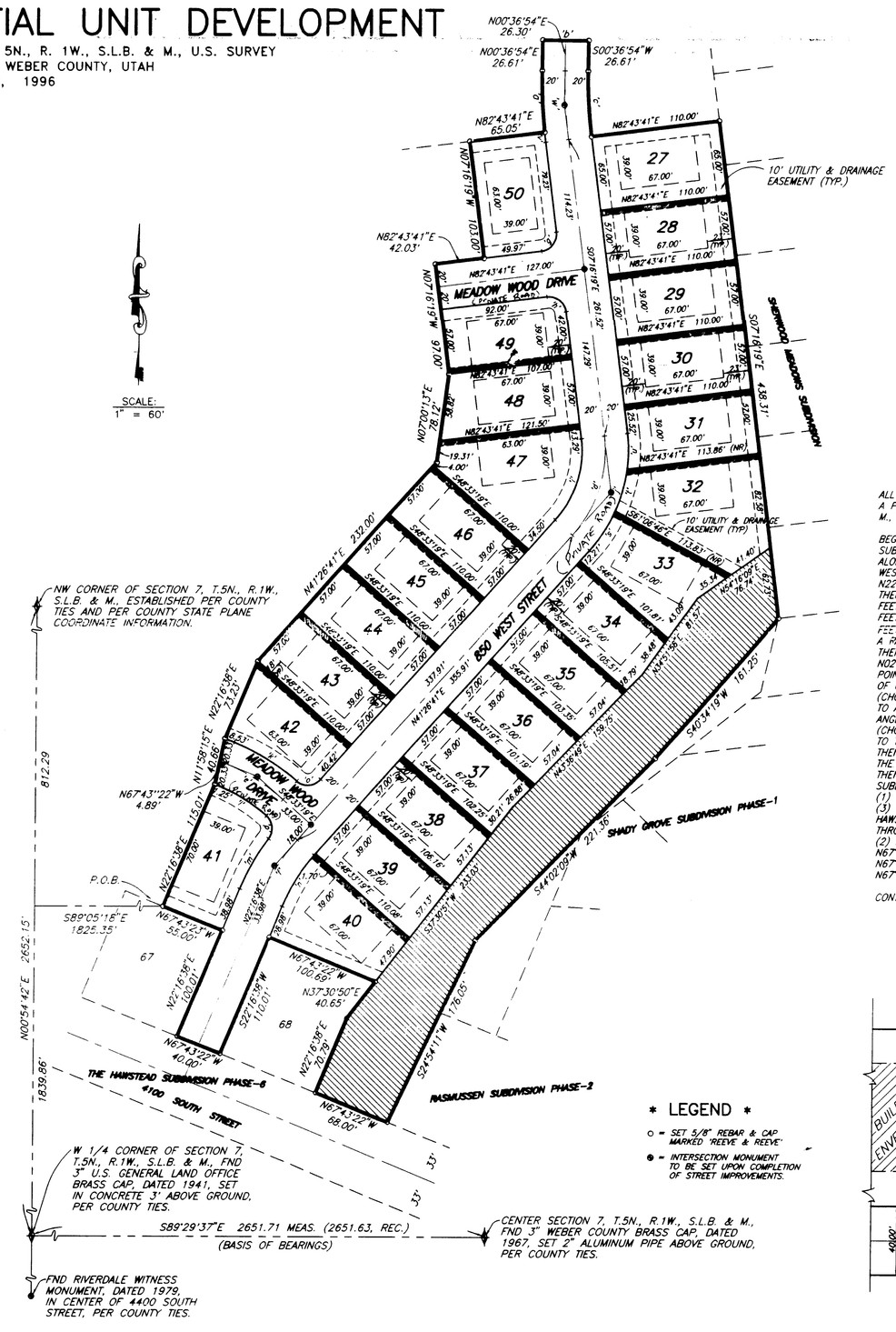
LOT INFORMATION

LOT NO.	AREA (S.F.)	ADDRESS
27	7150	
28	6270	
29	6270	
30	6270	
31	6310	
32	9392	
33	6594	
34	5964	
35	5953	
36	5830	
37	5755	
38	5940	
39	6163	
40	6996	
41	6349	
42	5880	
43	6270	
44	6270	
45	6270	
46	6270	
47	8704	
48	6512	
49	7060	
50	6051	
51	6643	

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
'a'	53.89'	06°46'59"	455.19'	26.98'	N02°46'36"W	53.86'
'b'	40.01'	03°34'06"	642.39'	20.01'	S89°23'06"E	40.00'
'c'	57.15'	07°53'13"	415.19'	28.62'	S03°19'42"E	57.11'
'd'	93.90'	48°43'00"	110.44'	50.00'	N17°05'11"E	91.10'
'e'	59.44'	19°10'03"	177.68'	30.00'	S58°08'21"E	59.16'
'f'	59.44'	19°10'03"	177.68'	30.00'	N31°51'39"E	59.16'
'g'	23.56'	90°00'00"	15.00'	15.00'	N37°43'41"E	21.21'
'h'	23.56'	90°00'00"	15.00'	15.00'	S52°16'19"E	21.21'
'i'	76.90'	48°43'00"	90.44'	40.95'	N17°05'11"E	74.60'
'j'	110.91'	48°43'00"	130.44'	59.05'	N17°05'11"E	107.60'
'k'	64.27'	18°37'43"	197.68'	32.42'	S58°24'30"E	63.99'
'l'	51.29'	18°38'16"	157.68'	25.87'	S58°24'14"E	51.07'
'm'	50.31'	14°34'52"	197.68'	25.29'	N29°34'04"E	50.17'
'n'	52.75'	19°10'03"	157.68'	26.62'	N31°51'40"E	52.50'
'o'	23.42'	89°27'40"	15.00'	14.86'	N86°10'32"E	21.11'
'p'	22.50'	85°56'36"	15.00'	13.97'	N06°06'48"W	20.45'
's'	40.98'	18°00'00"	130.44'	20.66'	N32°26'41"E	40.81'
't'	38.13'	16°45'00"	130.44'	19.20'	N15°04'11"E	38.00'
'u'	31.80'	13°58'00"	130.44'	15.98'	N00°17'19"W	31.72'
'v'	8.77'	01°06'14"	455.19'	4.38'	N06°43'24"W	8.77'
'w'	59.91'	07°53'13"	435.19'	30.00'	S03°19'42"E	59.86'

SCALE: 1" = 60'



Comonal Area to be USED For
= ~~AREA DESIGNATED AS~~ "HABITAT PRESERVATION AREA"

NOTES:

THE FOLLOWING RESTRICTIONS APPLY IN PERPETUITY TO THE MITIGATION AREAS DENOTED 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 U.S. ARMY CORPS OF ENGINEERS MUST BE OBTAINED PRIOR TO MOWING.*
6) *ANY PLANTING WITHIN THE MITIGATION AREA 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 800 WEST, SUITE A
BOUNTIFUL, UT. 84010
(801) 295-8380

BOUNDARY DESCRIPTION

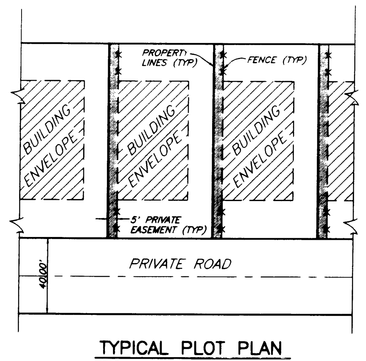
ALL THAT LAND IN THE CITY OF RIVERDALE, WEBER COUNTY, UTAH, BEING A PART OF THE NORTH HALF OF SECTION 7, T. 5N., R. 1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE HAWSTEAD SUBDIVISION PHASE 6, SAID POINT BEING N00°54'42"E 1839.86 FEET ALONG THE SECTION LINE, AND S89°05'16"E 1825.35 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 7; AND RUNNING THENCE N22°16'38"E 115.01 FEET; THENCE N11°58'15"E 40.66 FEET; THENCE N22°16'38"E 73.23 FEET; THENCE N41°26'41"E 232.00 FEET; THENCE N07°01'13"E 78.12 FEET; THENCE N07°16'19"W 97.00 FEET; THENCE N82°43'41"E 42.03 FEET; THENCE N07°16'19"W 103.00 FEET; THENCE N82°43'41"E 65.05 FEET TO A POINT ON A CURVE WITH A RADIUS OF 455.19 FEET AND A CENTRAL ANGLE OF 06°46'59"; THENCE ALONG SAID CURVE TO THE RIGHT 53.89 FEET (CHORD BEARS N02°46'36"W, 53.86 FEET); THENCE N00°36'54"E 26.61 FEET TO A POINT ON A CURVE WITH A RADIUS OF 642.39 FEET AND A CENTRAL ANGLE OF 03°34'06"; THENCE ALONG SAID CURVE TO THE LEFT 40.01 FEET (CHORD BEARS S89°23'06"E 40.00 FEET); THENCE S00°36'54"W 26.61 FEET TO A TANGENT CURVE WITH A RADIUS OF 415.19 FEET AND A CENTRAL ANGLE OF 07°53'13"; THENCE ALONG SAID CURVE TO THE LEFT 57.15 FEET (CHORD BEARS S03°19'42"E 57.11 FEET); THENCE N82°43'41"E 110.00 FEET TO THE WESTERLY BOUNDARY LINE OF SHERWOOD MEADOWS SUBDIVISION; THENCE S07°16'19"E 438.31 FEET ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY LINE OF SHADY GROVE SUBDIVISION PHASE 1; THENCE ALONG SAID LINE AND THE WESTERLY LINE OF RASMUSSEN SUBDIVISION PHASE 2 THROUGH THE NEXT THREE (3) COURSES: (1) S40°34'19"W 161.25 FEET, (2) S44°02'09"W 221.36 FEET, AND (3) S24°54'11"W 176.05 FEET TO THE NORTHERLY LINE OF THE HAWSTEAD SUBDIVISION PHASE 6; THENCE ALONG SAID LINE THROUGH THE NEXT (8) EIGHT COURSES: (1) N67°43'22"W 68.00 FEET, (2) N22°16'38"E 70.79 FEET, (3) N37°30'50"E 40.65 FEET, (4) N67°43'22"W 100.69 FEET, (5) S22°16'38"W 110.01 FEET, (6) N67°43'22"W 40.00 FEET, (7) N22°16'38"E 100.01 FEET, AND (8) N67°43'23"W 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.47 ACRES, MORE OR LESS.

* LEGEND *

- ○ = SET 5/8" REBAR & CAP MARKED "REEVE & REEVE"
- ● = INTERSECTION MONUMENT TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS.



TYPICAL PLOT PLAN

NO SCALE

RECEIVED
DEC 01 1997
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SHADY GROVE PHASE 2 SUBDIVISION IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED 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 21ST DAY OF JULY, 1996.

159437
UTAH LICENSE NUMBER

SIGNATURE

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 PHASE 2 SUBDIVISION, AND HEREBY DEDICATE GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED ~~AS PRIVATE ROADS AND THOSE CERTAIN~~ 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.
Also, dedicate all private roads and Comonal area to the Shady Grove Phase 2 Homeowners Association.

SIGNED THIS 1 DAY OF JULY, 19 96

HAWS Development Corp.
By: [illegible], Pres.

ACKNOWLEDGEMENT

STATE OF UTAH }ss.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 19___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, 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 }ss.
COUNTY OF _____ }

ON THE 9TH DAY OF JULY, 19 96, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [illegible] AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT ARE PRESIDENT AND _____ 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.

DECEMBER 11, 1998
COMMISSION EXPIRES

Franklin L. Nearhouse
NOTARY PUBLIC

001787

R&R

PROJECT NO. 1833-08 DESIGNED J. REEVE
DATE JULY 19, 1996 DRAWN C.CURE
SCALE 1" = 60' CHECKED _____

RIVERDALE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE 27TH DAY OF AUG, 19 96

David Grover
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER'S APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 22 DAY OF AUG, 19 96

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 27 DAY OF August, 1996.

CHAIRMAN, RIVERDALE CITY COUNCIL

TITLE 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 29 DAY OF August, 1996

SIGNATURE

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE No. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

WEBER COUNTY RECORDER
ENTRY NO. 1498745 FEE PAID
FILED FOR RECORD AND RECORDED
08-SEP-96 AT
IN BOOK 43 OF THE OFFICIAL RECORDS, PAGE 3

RECORDED FOR:
HAWS DEVELOPMENT
DOUG CRUFTS
WEBER COUNTY RECORDER
BY: Carrie Clemmer