SHADY GROVE PHASE 3 SUBDIVISION
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

PART OF THE NW 1/4 OF SECTION 7, T. 5N., R. 1W., S.L.B. & M., U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
FEBRUARY, 1997

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPMENT. IT IS BOUNDED ON THE NORTH BY RASMUSSEN SUBDIVISION PHASE 3, ON THE EAST BY SHADY GROVE SUBDIVISION PHASE 2, ON THE SOUTH BY THE HAWSTEAD SUBDIVISION PHASE 6, AND ON THE WEST BY GREG HAWS PROPERTY.

BASIS OF BEARINGS

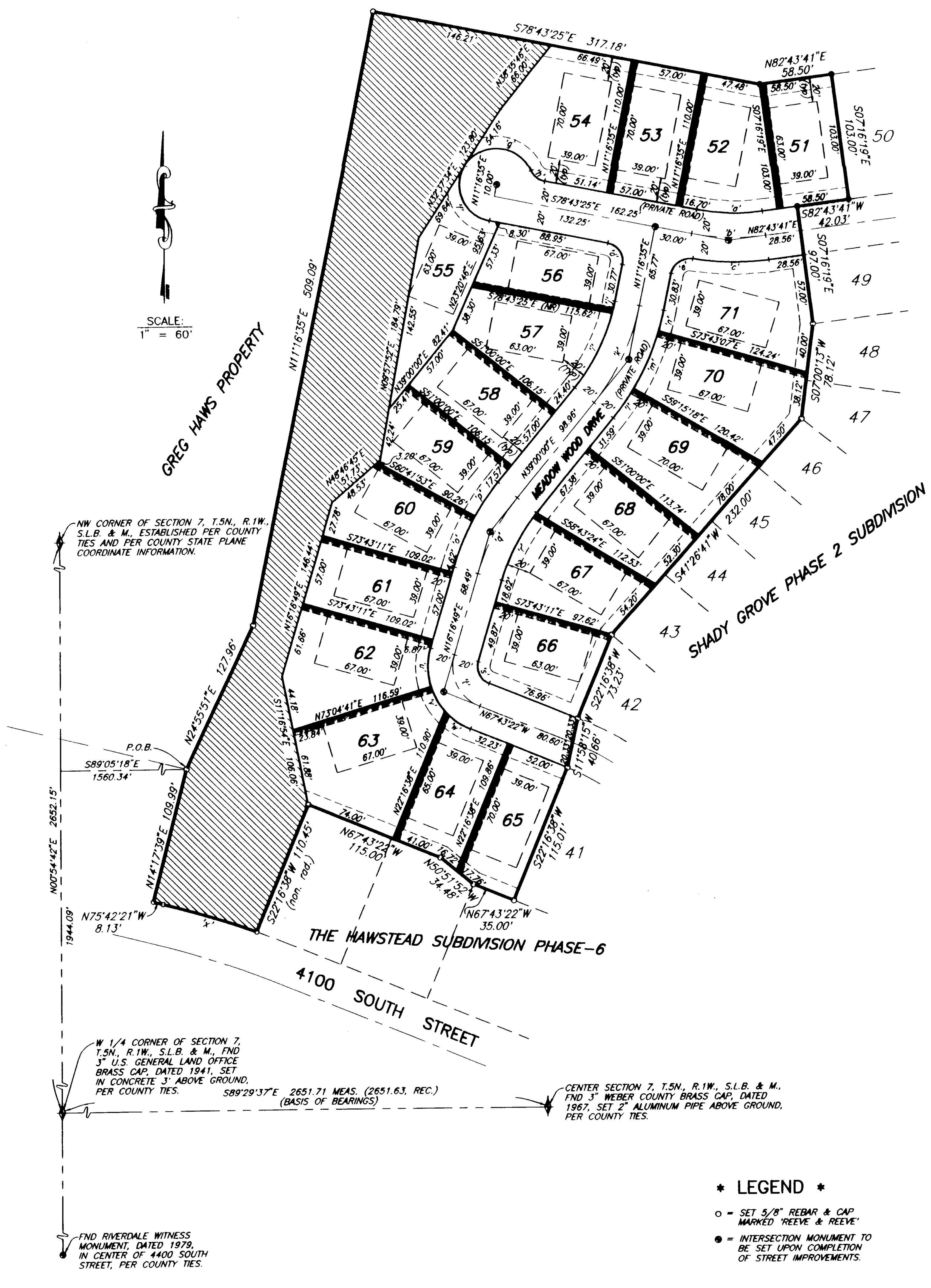
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE W 1/4 CORNER AND THE CENTER OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S89°29'37"E

LOT INFORMATION

LOT NO.	AREA (S.F.)	ADDRESS
51	6025	
52	6962	
53	6270	
54	9436	
55	6560	
56	6114	
57	7311	
58	6050	
59	5905	
60	6237	
61	6214	
62	8138	
63	9195	
64	6072	
65	5937	
66	6368	
67	7051	
68	6728	
69	8020	
70	8508	
71	8769	

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
'a'	53.00'	18°32'54"	163.72'	26.73'	S87°59'52"E	52.77'
'b'	59.48'	18°32'54"	183.72'	30.00'	S87°59'52"E	59.22'
'c'	61.29'	17°14'18"	203.72'	30.88'	S88°39'08"E	61.06'
'd'	23.56'	90°00'00"	15.00'	15.00'	S33°43'25"E	21.21'
'e'	23.22'	88°41'24"	15.00'	14.66'	N55°37'17"E	20.97'
'f'	58.30'	111°20'59"	30.00'	43.94'	N23°02'56"W	49.55'
'g'	65.40'	124°54'05"	30.00'	57.51'	S84°55'24"E	53.20'
'h'	14.73'	56°15'04"	15.00'	8.02'	S50°35'53"E	14.14'
'i'	68.26'	24°05'22"	162.36'	34.64'	N26°57'19"E	67.76'
'j'	10.30'	03°38'03"	162.36'	5.15'	N13°05'36"E	10.30'
'k'	88.24'	27°43'25"	182.36'	45.00'	N25°08'17"E	87.38'
'l'	29.16'	08°15'18"	202.36'	14.60'	N34°52'21"E	29.13'
'm'	51.08'	14°27'49"	202.36'	25.68'	N23°30'48"E	50.95'
'n'	17.68'	05°00'18"	194.21'	8.84'	N13°46'44"E	17.67'
'o'	44.14'	13°01'18"	194.21'	22.16'	N22°47'28"E	44.04'
'p'	32.87'	09°41'53"	194.21'	16.48'	N34°09'03"E	32.83'
'q'	69.08'	22°43'11"	174.21'	35.00'	N27°38'25"E	68.63'
'r'	61.15'	22°43'11"	154.21'	30.98'	N27°38'25"E	60.75'
's'	21.99'	84°00'11"	15.00'	13.51'	N25°43'17"W	20.07'
't'	51.31'	84°00'11"	35.00'	31.51'	N25°43'17"W	46.84'
'u'	31.87'	33°12'08"	55.00'	16.40'	N00°19'15"W	31.43'
'v'	23.07'	24°02'13"	55.00'	11.71'	N28°56'25"W	22.90'
'w'	25.69'	26°45'51"	55.00'	13.08'	N54°20'27"W	25.46'
'x'	78.78'	06°01'18"	749.56'	39.43'	N72°41'42"W	78.74'



*** LEGEND ***

○ = SET 5/8" REBAR & CAP MARKED "REEVE & REEVE"

◉ = INTERSECTION MONUMENT TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS.

▨ = COMMON AREA, TO BE USED FOR "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 AREA 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:*

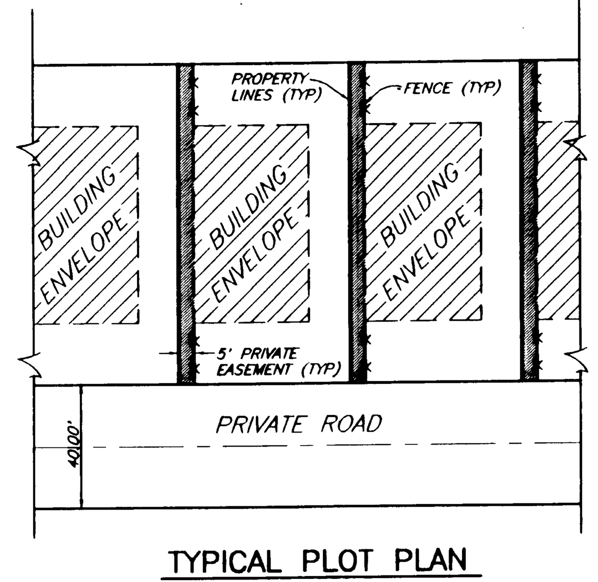
**U. S. ARMY CORPS OF ENGINEERS
1403 SOUTH 600 WEST SUITE A
BOUNTIFUL, UT. 84010
(801) 295-8380**

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF RIVERDALE, WEBER COUNTY, UTAH, BEING A PART OF THE NW 1/4 OF SECTION 7, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HAWSTEAD SUBDIVISION PHASE 5, SAID POINT BEING N00°54'42"E 1944.09 FEET AND S89°05'18"E 1560.34 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 7 (BASIS OF BEARINGS BEING THE S89°29'37"E BETWEEN THE CENTER AND THE WEST 1/4 CORNER OF SAID SECTION 7), AND RUNNING THENCE ALONG THE EASTERLY LINE OF GREG HAWS PROPERTY THROUGH THE NEXT TWO (2) COURSES: (1) N24°55'51"E 127.96 FEET, AND (2) N11°16'35"E 509.09 FEET THENCE S78°43'25"E 317.18 FEET; THENCE N82°43'41"E 58.50 FEET TO THE WESTERLY LINE OF SHADY GROVE PHASE 2 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THROUGH THE NEXT EIGHT (8) COURSES: (1) S07°16'19"E 103.00 FEET, (2) S82°43'41"W 42.03 FEET, (3) S07°16'19"E 97.00 FEET, (4) S07°00'13"W 78.12 FEET, (5) S41°26'41"W 232.00 FEET, (6) S22°16'38"W 73.23 FEET, (7) S11°58'15"E 40.66 FEET, AND (8) S22°16'38"E 115.01 FEET TO THE NORTHERLY LINE OF THE HAWSTEAD SUBDIVISION PHASE-6; THENCE ALONG SAID LINE THROUGH THE NEXT SIX (6) COURSES: (1) N67°43'22"W 35.00 FEET, (2) N50°51'52"W 34.48 FEET, (3) N67°43'22"W 115.00 FEET, (4) S22°16'38"W 110.45 FEET TO A POINT ON A 749.56 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S20°18'57"W, (5) NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°01'18" A DISTANCE OF 78.78 FEET, AND (6) N75°42'21"W 8.13 FEET TO THE EAST LINE OF THE HAWSTEAD SUBDIVISION PHASE 5; THENCE ALONG SAID EAST LINE N14°17'39"E 109.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.44 ACRES, MORE OR LESS.



TYPICAL PLOT PLAN
NO SCALE

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 3 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 5th DAY OF February, 1997.

159437 — UTAH LICENSE NUMBER

[signature] — 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 3 SUBDIVISION P.R.U.D., 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 TO 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 COMMON AREA TO THE SHADY GROVE PHASE 2 HOMEOWNERS ASSOCIATION.

SIGNED THIS 10 DAY OF July, 1997

Haws Development Corp.
[signature] Pres.

ACKNOWLEDGEMENT

STATE OF UTAH }ss.
COUNTY OF Weber

ON THE 10th 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 Weber

ON THE 10th DAY OF July, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Greg W Haws AND ______ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY 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.

4-23-99 — COMMISSION EXPIRES

[signature] — NOTARY PUBLIC

[Notary stamp: NOTARY PUBLIC DONNA W THOMPSON]

RECEIVED
DEC 01 1997
Weber County Surveyor

PROJECT NO.	2280-02	DESIGNED	J. REEVE
DATE	FEBRUARY 5, 1997	DRAWN	C.CAVE
SCALE	1" = 60'	CHECKED	

WEBER COUNTY RECORDER

ENTRY NO. 1492149 FEE PAID $15.00 FILED FOR RECORD AND RECORDED, 10-JUL-97 AT 3:03 PM IN BOOK 44 OF THE OFFICIAL RECORDS, PAGE 97

RECORDED FOR: Haws Development

Doug Crofts
WEBER COUNTY RECORDER
BY: Carol Driver DEPUTY.

RIVERDALE CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE ____ DAY OF Feb, 1997.

[signature]
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 20 DAY OF Feb, 1997.

[signature]
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 7th DAY OF August, 1996.

[signature] — MAYOR, RIVERDALE CITY

City Recorder — TITLE
[signature] — 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 10th DAY OF July, 1997.

[signature]
SIGNATURE

REEVE & REEVE ENGINEERING, INC.

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

DRAWING NUMBER 001788
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR