

Glenn Cove

A Planned Residential Unit Development

Phase No. 1, AMENDED

A part of Section 7, T5N, R1W, SLB&M, U.S. Survey
Riverdale City, Weber County, Utah

003280

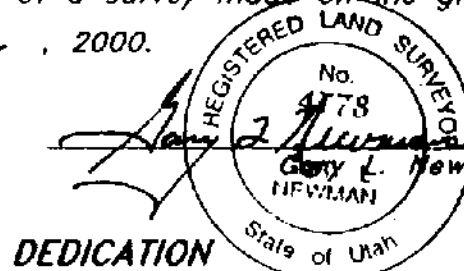
SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Glenn Cove PRUD Phase No. 1, in Riverdale City, Weber County, Utah has been ~~AMENDED~~ 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, and of a survey made on the ground.

Signed this 9th day of November, 2000.

4778

License No.



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights of Ways) as shown on the plat and name said tract Glenn Cove PRUD Phase No. 1 and do hereby: dedicate, grant and convey to Riverdale City, Weber County, Utah, all those parts or portions of said tract of land designated as private streets the same to be used as private thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds, drainage easements and private streets the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Riverdale City, Utah, with no buildings or structures being erected within such easements, and do hereby dedicate, grant, and convey to the Home Owner's Association those portions designated as private roads.

Signed this 13th day of November, 2000.

LoVon M. Gow
LoVon M. Gow
Lynelle Gow
Lynelle Gow
Helen S. Brookens
Helen S. Brookens
Bill J. Brookens
Bill J. Brookens
Alice W. Hendricks
Alice W. Hendricks
Raymond Hendricks, Jr.
Raymond Hendricks, Jr.
Mona S. Hanley
Mona S. Hanley
Janeene Murphy
Janeene Murphy
J. Michael Murphy
J. Michael Murphy
David E. Blackner
David E. Blackner
Helen D. Blackner
Helen D. Blackner
Stanford P. Prescott
Stanford P. Prescott
Ann P. Prescott
Ann P. Prescott
Ronald C. Hamblen
Ronald C. Hamblen
Jane O. Hamblen
Jane O. Hamblen
Robert J. Subic
Robert J. Subic
Marian C. Subic
Marian C. Subic
HELEN C. BASS
HELEN C. BASS
Clarence G. Norman Jr.
Clarence G. Norman Jr.
Janeen F. Norman
Janeen F. Norman
Henry B. Folks
Henry B. Folks
LoVon W. Folks
LoVon W. Folks
JoyAnn Selby
JoyAnn Selby
Anna Lyle Jones, Trustee
Anna Lyle Jones, Trustee
Carolyn H. Norgard
Carolyn H. Norgard
Willis K. Norgard
Willis K. Norgard

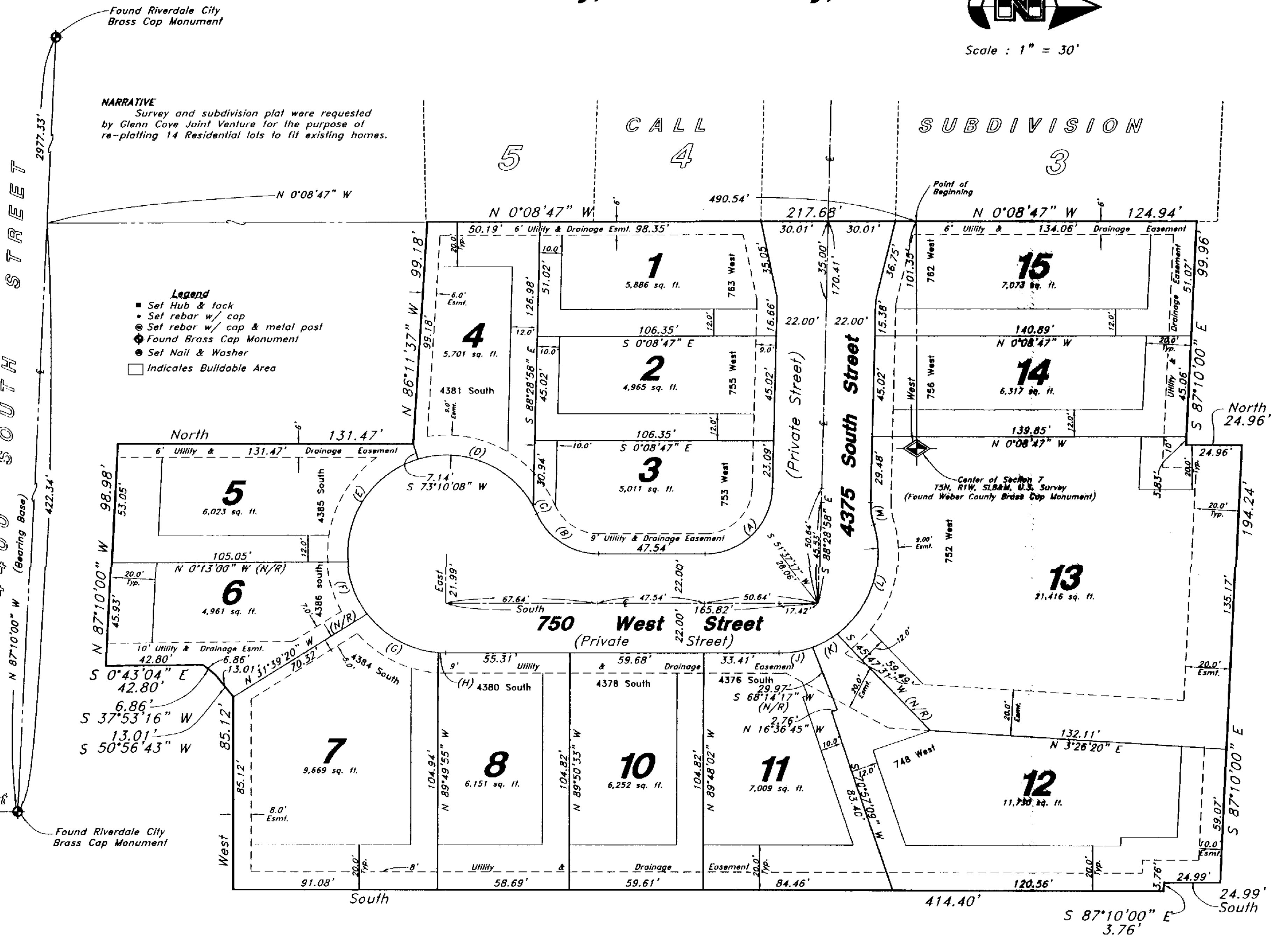
ACKNOWLEDGMENT

State of Utah
County of Weber
On the 13th day of November 2000, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, twenty-five (25) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing At: Ogden, Utah
Commission Expires: 02/08/2003
Fred D. Smith
A Notary Public commissioned in Utah
Kirk D. Smith
Print Name

BOUNDARY DESCRIPTION

A part of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 101.35 feet West from the Weber County Brass Cap Monument at the Center of said Section; said point is also 422.34 feet North 87°10'00" West along the centerline of 4400 South Street and 490.54 feet North 0°08'47" West from the Riverdale City Brass Cap Monument at the Intersection of 700 West Street and 4400 South Street; running thence North 0°08'47" West 124.94 feet along the East line of Call Subdivision, Riverdale City, Weber County, Utah; thence South 87°10'00" East 99.96 feet; thence North 24.96 feet; thence South 87°10'00" East 194.24 feet; thence South 24.99 feet; thence South 87°10'00" East 3.76 feet; thence South 414.40 feet; thence West 85.12 feet to an existing fence; thence three (3) courses along said fence as follows: South 50°56'43" West 13.01 feet; thence South 37°53'16" W 6.86 feet; and South 0°43'04" East 42.80 feet; thence North 87°10'00" West 98.98 feet; thence North 131.47 feet; thence North 86°11'37" West 99.18 feet to the East line of said Call Subdivision; thence North 0°08'47" West 217.68 feet along said East line to the point of beginning.

Contains 2.923 Acres



PROPERTY LINE CURVE DATA

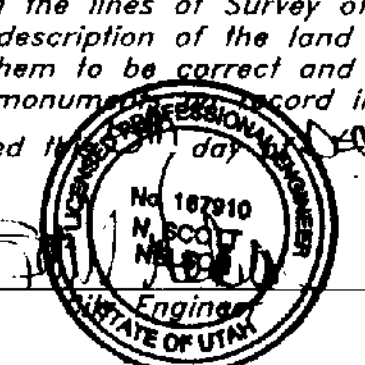
(A)	(B)	(C)	(D)	(E)	(F)
A = 88°28'58"	A = 66°04'33"	A = 4°43'23"	A = 78°11'01"	A = 77°55'20"	A = 32°45'11"
R = 30.00'	R = 30.00'	R = 44.00'	R = 44.00'	R = 44.00'	R = 44.00'
L = 46.33'	L = 34.60'	L = 3.63'	L = 80.04'	L = 59.84'	L = 25.15'
LC = 41.86'	LC = 32.71'	LC = 3.63'	LC = 55.49'	LC = 55.33'	LC = 24.81'
N 44°14'29" W	N 33°02'16" E	S 63°42'51" W	S 22°15'38" W	S 55°47'32" E	N 68°52'13" E
(G)	(H)	(I)	(J)	(K)	(L)
A = 48°05'59"	A = 4°23'38"	A = 19°56'04"	A = 16°16'31"	A = 71°11'52"	A = 18°55'29"
R = 44.00'	R = 44.00'	R = 44.00'	R = 44.00'	R = 44.00'	R = 30.00'
L = 36.94'	L = 3.37'	L = 15.31'	L = 12.50'	L = 34.88'	L = 9.91'
LC = 35.86'	LC = 3.37'	LC = 15.23'	LC = 12.46'	LC = 51.23'	LC = 9.86'
N 28°26'38" E	N 2°11'49" E	N 9°58'02" W	N 28°04'19" W	N 71°48'31" W	N 82°03'12" E

NOTE:
10.0 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)391-8515 Salt Lake City (801)251-0722 Fax (801)391-7544

RIVERDALE CITY PLANNING COMMISSION
Approved by the Riverdale City Planning Commission on the 25th day of November, 2000.

RIVERDALE CITY ENGINEER
I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.
Signed this 13th day of November, 2000.



RIVERDALE CITY APPROVAL
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this 26th day of November, 2000.

Attest: *Nichelle K. Douglas*
Title: Deputy Recorder



WEBER COUNTY RECORDER
ENTRY NO. 181374
\$44.00 FILED FOR RECORD AND RECORDED 20 DEC 2001 AT 1:03 PM IN BOOK 55 OFFICIAL RECORDS, PAGE 15 RECORDED FOR BONNEVILLE TIME
DAVE CROFTS
WEBER COUNTY RECORDER