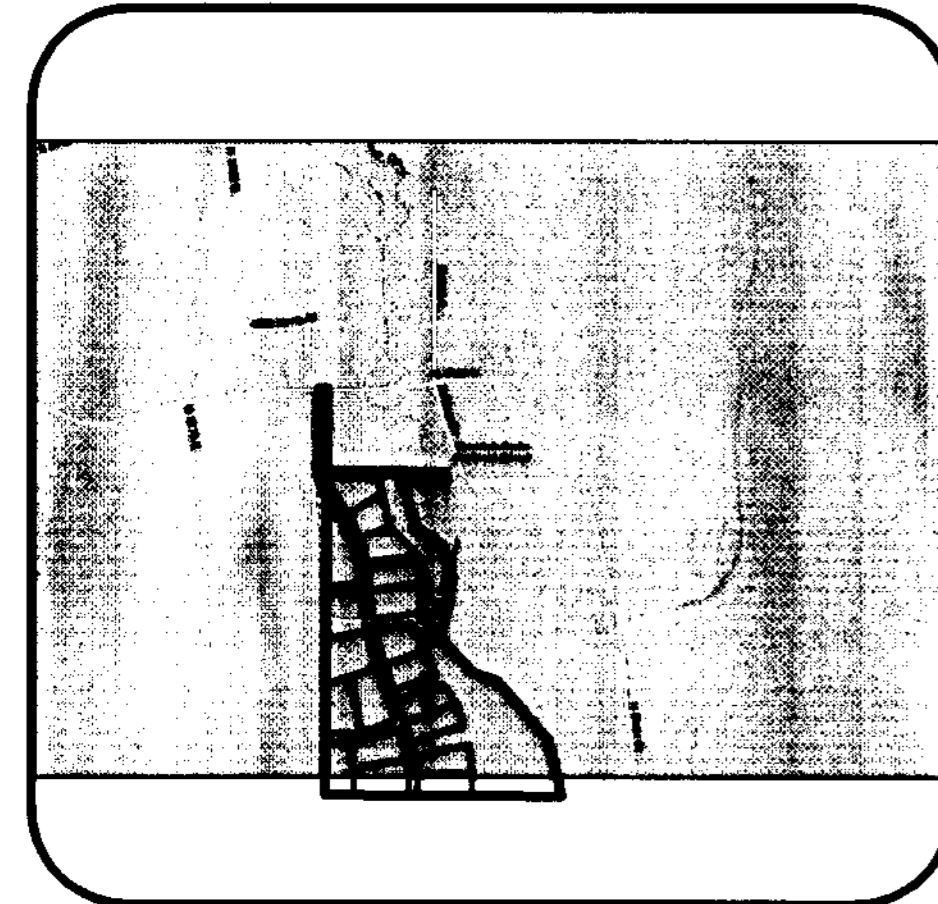


Rivers Edge Cluster Subdivision Final Plat

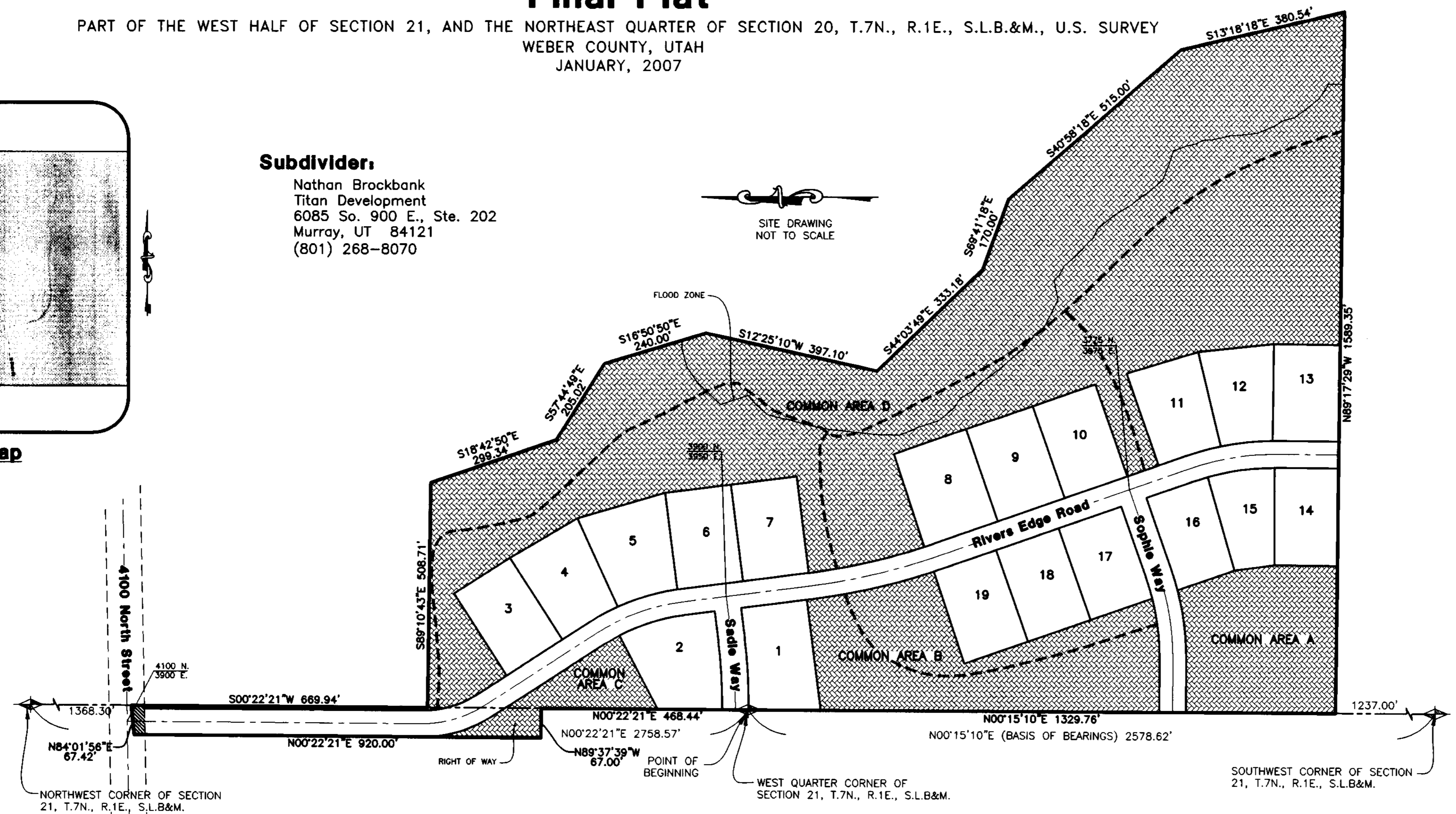
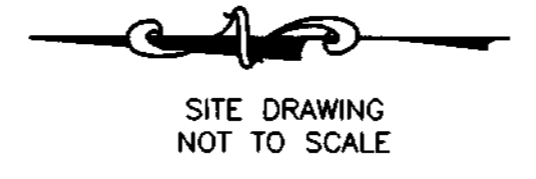
PART OF THE WEST HALF OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 20, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2007

003770



Vicinity Map
NOT TO SCALE

Subdivider:
Nathan Brockbank
Titan Development
6085 So. 900 E., Ste. 202
Murray, UT 84121
(801) 268-8070



Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS, OPEN SPACE, AND STREETS FOR NATHAN BROCKBANK AND TITAN DEVELOPMENT. THE WEST LINE WAS DETERMINED BY THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, AND DEED LINES. THE NORTH BOUNDARY WAS DETERMINED BY THE SOUTH RIGHT-OF-WAY OF 4100 NORTH STREET, AND THE WILLIAM CHRISTIANSEN FAMILY TRUST PROPERTY. THE EAST BOUNDARY LINE WAS DETERMINED BY THE WEST BOUNDARY LINE OF RIVER VALLEY DRIVE ESTATES 2 AND 3, ALSO THE WESTERN BOUNDARY OF THE W JACK & SHELLEY FINDER PROPERTY. THE SOUTH BOUNDARY LINE WAS DETERMINED BY THE NORTHERN PROPERTY LINE OF JACK G & LINDA R CLAWSON PROPERTY. ALL BOUNDARY AND REAR LOT CORNERS TO BE SET WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS TO BE SET WITH A LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT SIDELINES.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE WEBER COUNTY, DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N00°15'10"E

Boundary Description

PART OF THE WEST HALF OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 20, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST QUARTER CORNER OF SAID SECTION 21, RUNNING THENCE N00°22'21"E, ALONG THE SECTION LINE BETWEEN THE WEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 21, 468.44 FEET; THENCE N89°37'39"W 67.00 FEET; THENCE N00°22'21"E 920.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4100 NORTH STREET; THENCE N84°01'56"E ALONG SAID SOUTH LINE 67.42 FEET TO THE SECTION LINE; THENCE S00°22'21"W ALONG SAID SECTION LINE 669.94 FEET TO THE SOUTH BOUNDARY LINE OF WILLIAM CHRISTIANSEN FAMILY TRUST PROPERTY; THENCE S89°10'43"E 508.71 FEET TO THE WEST LINE OF RIVER VALLEY DRIVE ESTATES NO. 3; THENCE ALONG THE WEST LINE OF RIVER VALLEY DRIVE ESTATES NO. 3 AND EXTENSION THEREOF THE FOLLOWING FOUR (4) COURSES: (1) S18°42'50"E 299.34 FEET, (2) S57°44'49"E 205.02 FEET, (3) S16°50'50"E 240.00 FEET, AND (4) S12°25'10"E 397.10 FEET; THENCE S44°03'49"E 333.18 FEET; THENCE S69°41'18"E 170.00 FEET; THENCE S40°58'18"E 515.00 FEET; THENCE S13°18'18"E 380.54 FEET; THENCE N89°17'29"W 1589.35 FEET TO THE SECTION LINE RUNNING BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE N00°15'10"E ALONG SAID SECTION LINE 1329.76 FEET; TO THE POINT OF BEGINNING.

CONTAINING 49.32 ACRES

Legend

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = TRAILS
- = OPEN SPACE
- = AREA TO BE DEDICATED

NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

Surveyor's Certificate
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RIVERS EDGE CLUSTER SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 7th DAY OF February, 2007
150228-2201
UTAH LICENSE NUMBER
ROBERT D. KUNZ

Owners Dedication And Certification
WE THE UNDERSIGNED OWNERS OF THE HEREBIN 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 RIVERS EDGE CLUSTER SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES AND ALSO TO GRANT TO THE PUBLIC ACCESS TO THE COMMON AREAS.
SIGNED THIS _____ DAY OF _____, 20____

Acknowledgment
STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, 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 _____

Acknowledgment
STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ 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.
COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 01-15-07
Name: RIVERS EDGE CLUSTER SUBDIVISION
Number: 5044-03
Revision:
Scale: NO SCALE
Checked: _____

4155 S. HARBESON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Weber/Morgan Health Department
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 _____, 20____
CHAIRMAN, WEBER COUNTY COMMISSION
TITLE _____
ATTEST _____

Weber County Surveyor
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 20____
WEBER COUNTY SURVEYOR

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 _____, 20____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Weber County Engineer
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
WEBER COUNTY ENGINEER

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 _____, 20____
WEBER COUNTY ATTORNEY

Weber County Recorder
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ of In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy, _____

Rivers Edge Cluster Subdivision Final Plat

PART OF THE WEST HALF OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 20, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2007

Curve Table

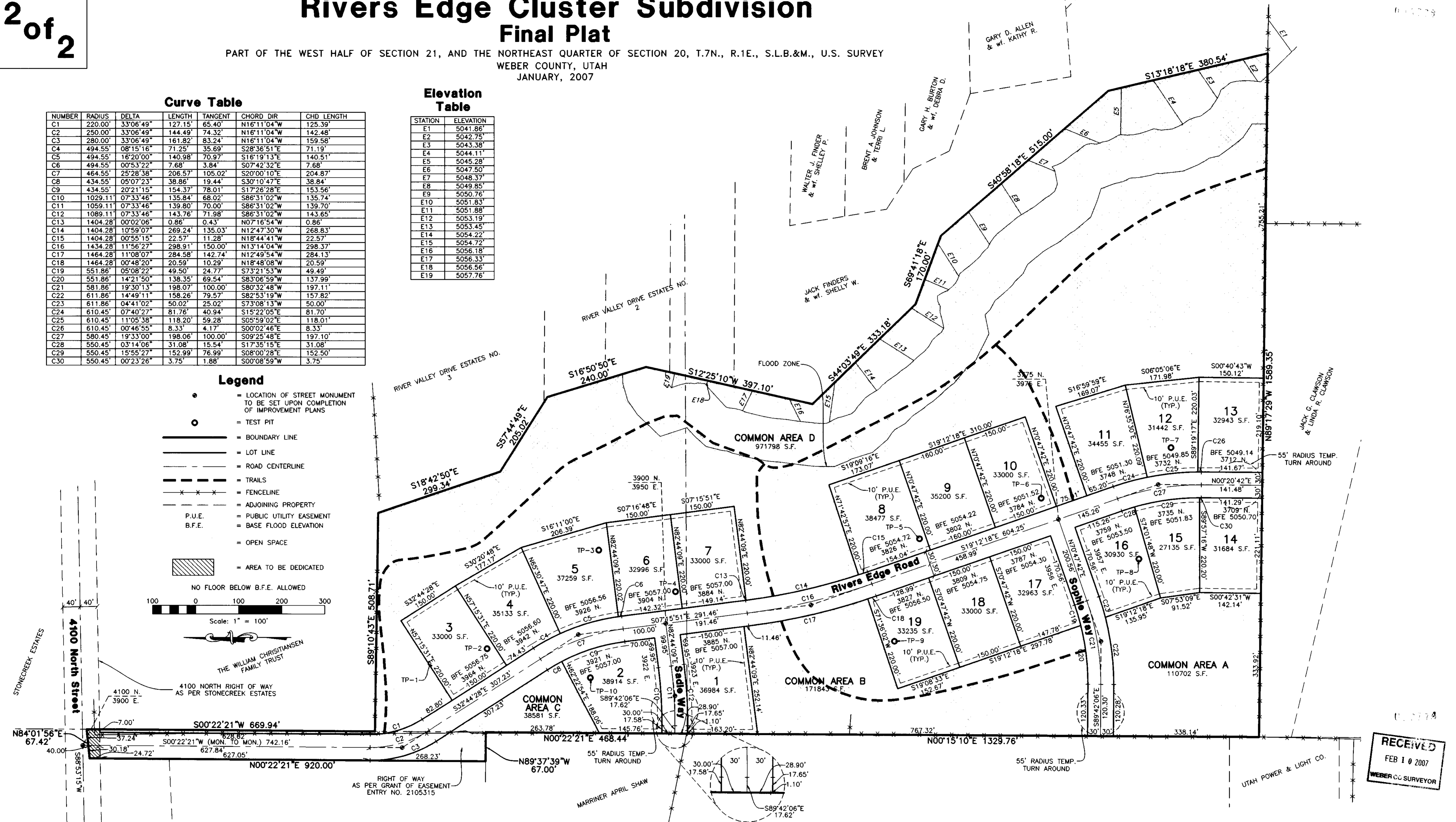
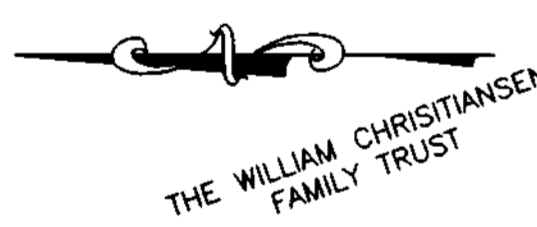
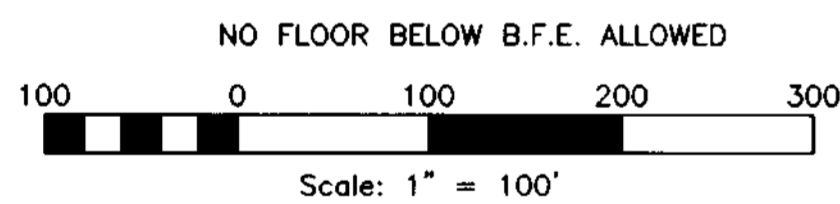
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CHD LENGTH
C1	220.00'	33°06'49"	127.15'	65.40'	N16°11'04"W	125.39'
C2	250.00'	33°06'49"	144.49'	74.32'	N16°11'04"W	142.48'
C3	280.00'	33°06'49"	161.82'	83.24'	N16°11'04"W	159.58'
C4	494.55'	08°15'16"	71.25'	35.69'	S28°36'51"E	71.19'
C5	494.55'	16°20'00"	140.98'	70.97'	S16°19'13"E	140.51'
C6	494.55'	00°53'22"	7.68'	3.84'	S07°42'32"E	7.68'
C7	464.55'	25°28'38"	206.57'	105.02'	S20°00'10"E	204.87'
C8	434.55'	05°07'23"	38.86'	19.44'	S30°10'47"E	38.84'
C9	434.55'	20°21'15"	154.37'	78.01'	S17°26'28"E	153.56'
C10	1029.11'	07°33'46"	135.84'	68.02'	S86°31'02"W	135.74'
C11	1059.11'	07°33'46"	139.80'	70.00'	S86°31'02"W	139.70'
C12	1089.11'	07°33'46"	143.76'	71.98'	S86°31'02"W	143.65'
C13	1404.28'	00°02'06"	0.86'	0.43'	N07°16'54"W	0.86'
C14	1404.28'	10°59'07"	269.24'	135.03'	N12°47'30"W	268.83'
C15	1404.28'	00°55'15"	22.57'	11.28'	N18°44'41"W	22.57'
C16	1434.28'	11°56'27"	298.91'	150.00'	N13°14'04"W	298.37'
C17	1464.28'	11°08'07"	284.58'	142.74'	N12°49'54"W	284.13'
C18	1464.28'	00°48'20"	20.59'	10.29'	N18°48'08"W	20.59'
C19	551.86'	05°08'22"	49.50'	24.77'	S73°21'53"W	49.49'
C20	551.86'	14°21'50"	138.35'	69.54'	S83°06'59"W	137.99'
C21	581.86'	19°30'13"	198.07'	100.00'	S80°32'48"W	197.11'
C22	611.86'	14°49'11"	158.26'	79.57'	S82°53'19"W	157.82'
C23	611.86'	04°41'02"	50.02'	25.02'	S73°08'13"W	50.00'
C24	610.45'	07°40'27"	81.76'	40.94'	S15°22'05"E	81.70'
C25	610.45'	11°05'38"	118.20'	59.28'	S05°59'02"E	118.01'
C26	610.45'	00°46'55"	8.33'	4.17'	S00°02'46"E	8.33'
C27	580.45'	19°33'00"	198.06'	100.00'	S09°25'48"E	197.10'
C28	550.45'	03°14'06"	31.08'	15.54'	S17°35'15"E	31.08'
C29	550.45'	15°55'27"	152.99'	76.99'	S08°00'28"E	152.50'
C30	550.45'	00°23'26"	3.75'	1.88'	S00°08'59"W	3.75'

Elevation Table

STATION	ELEVATION
E1	5041.86'
E2	5042.75'
E3	5043.38'
E4	5044.11'
E5	5045.28'
E6	5047.50'
E7	5048.37'
E8	5049.85'
E9	5050.76'
E10	5051.83'
E11	5051.88'
E12	5053.19'
E13	5053.45'
E14	5054.22'
E15	5054.72'
E16	5056.18'
E17	5056.33'
E18	5056.56'
E19	5057.76'

Legend

- = LOCATION OF STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENT PLANS
- = TEST PIT
- = BOUNDARY LINE
- = LOT LINE
- - - = ROAD CENTERLINE
- - - = TRAILS
- *** = FENCELINE
- = ADJOINING PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.F.E. = BASE FLOOD ELEVATION
- = OPEN SPACE
- ▨ = AREA TO BE DEDICATED



RECEIVED
FEB 10 2007
WEBER CO SURVEYOR

Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 821-3100 FAX: (801) 621-2666 www.reeve-aaoc.com

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