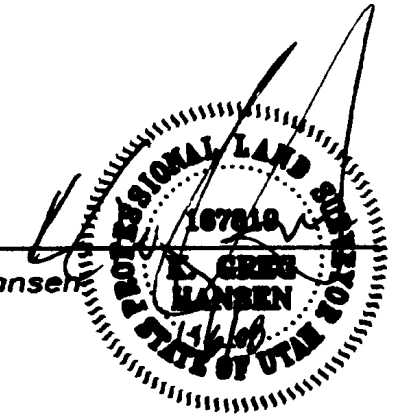


**Cutrubus Riverdale Townhomes**  
 A PLANNED UNIT DEVELOPMENT  
 OF LOT 2 CUTRUBUS REVERDALE SUBDIVISION  
 RIVERDALE, WEBER COUNTY, UTAH  
 A PART OF THE SOUTH HALF OF SECTION 7,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. &M.

SURVEYORS CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167819 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS: CUTRUBUS RIVERDALE TOWNHOMES A PLANNED UNIT DEVELOPMENT OF LOT 2 CUTRUBUS RIVERDALE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED.

Signed this 6<sup>th</sup> day of Nov., 2008.  
 License No. 167819  
 K. Greg Hansen



**BOUNDARY DESCRIPTION**

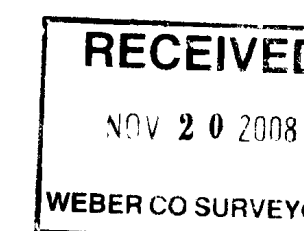
A PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
 LOT 2 CUTRUBUS RIVERDALE SUBDIVISION, RIVERDALE CITY, WEBER COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 BEING A POINT LOCATED NORTH 00°43'45" EAST 2131.86 FEET ALONG THE CALCULATED CENTER LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 4400 SOUTH STREET AND NORTH 86°22'27" WEST 156.64 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 86°22'27" EAST 271.44 FEET; THENCE SOUTH 00°43'45" WEST 130.92 FEET; THENCE NORTH 86°22'27" WEST 272.10 FEET; THENCE NORTH 01°00'58" EAST 541.61 FEET TO THE POINT OF BEGINNING. CONTAINING 0.816 ACRES.

**OWNERS DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and a private drive as shown and described hereon and name said tract CUTRUBUS RIVERDALE TOWNHOMES A PLANNED UNIT DEVELOPMENT OF LOT 2 CUTRUBUS RIVERDALE SUBDIVISION, and do hereby grant and convey to the CUTRUBUS RIVERDALE TOWNHOMES A PLANNED UNIT DEVELOPMENT OF LOT 2 CUTRUBUS RIVERDALE SUBDIVISION Home Owners Association, all those 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. Home Owners Association members in common do grant and dedicate to Riverdale City, Weber County, Utah a perpetual Open Space Right and Easement on and over all of the Common Areas to guarantee to Riverdale City that the Common Areas remain open and undeveloped except as approved by Riverdale City and are for approved recreational, parking and open space purposes.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

004189



**ACKNOWLEDGMENT**

State of Utah  
 County of Weber

On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, \_\_\_\_\_ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

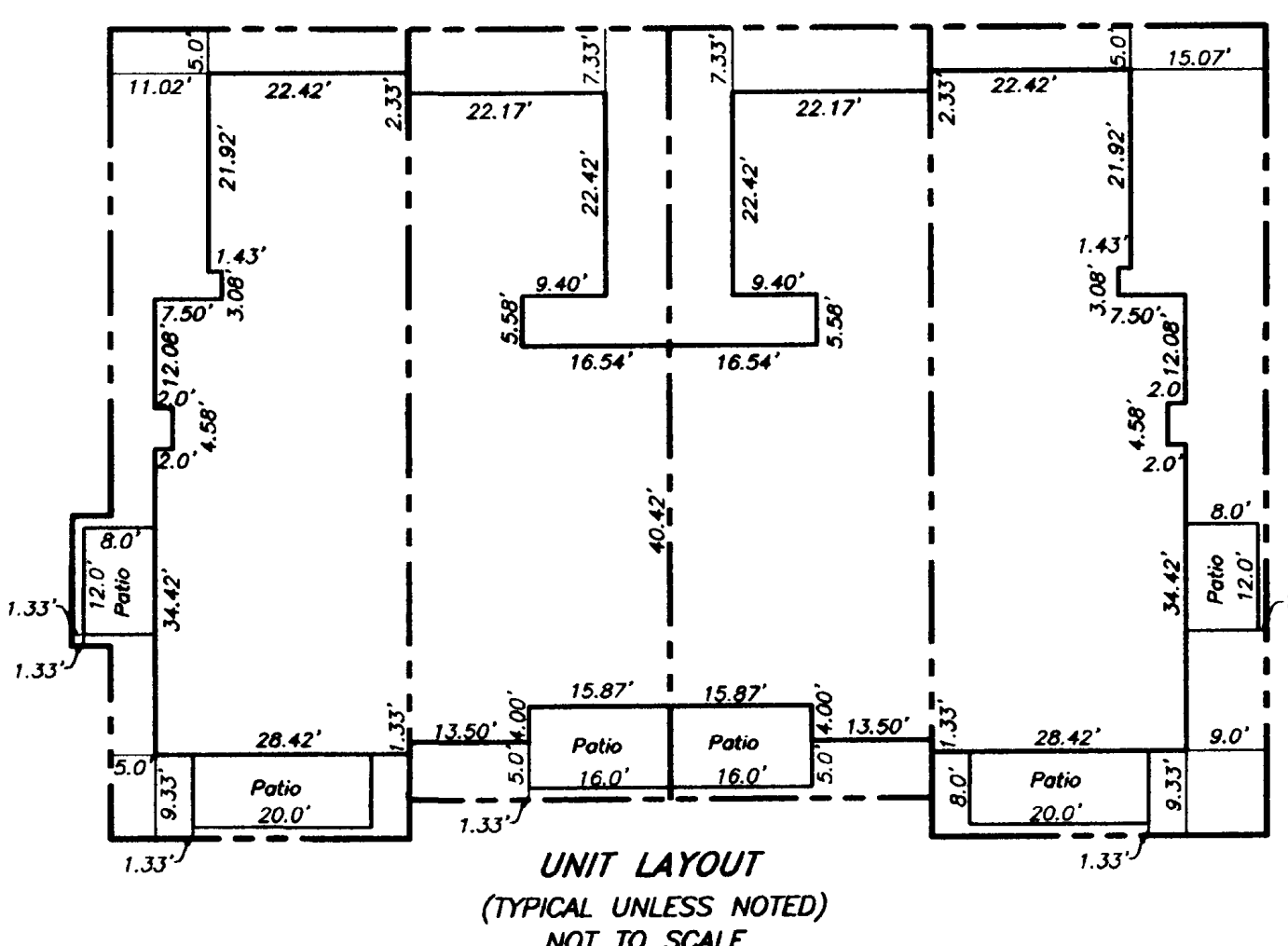
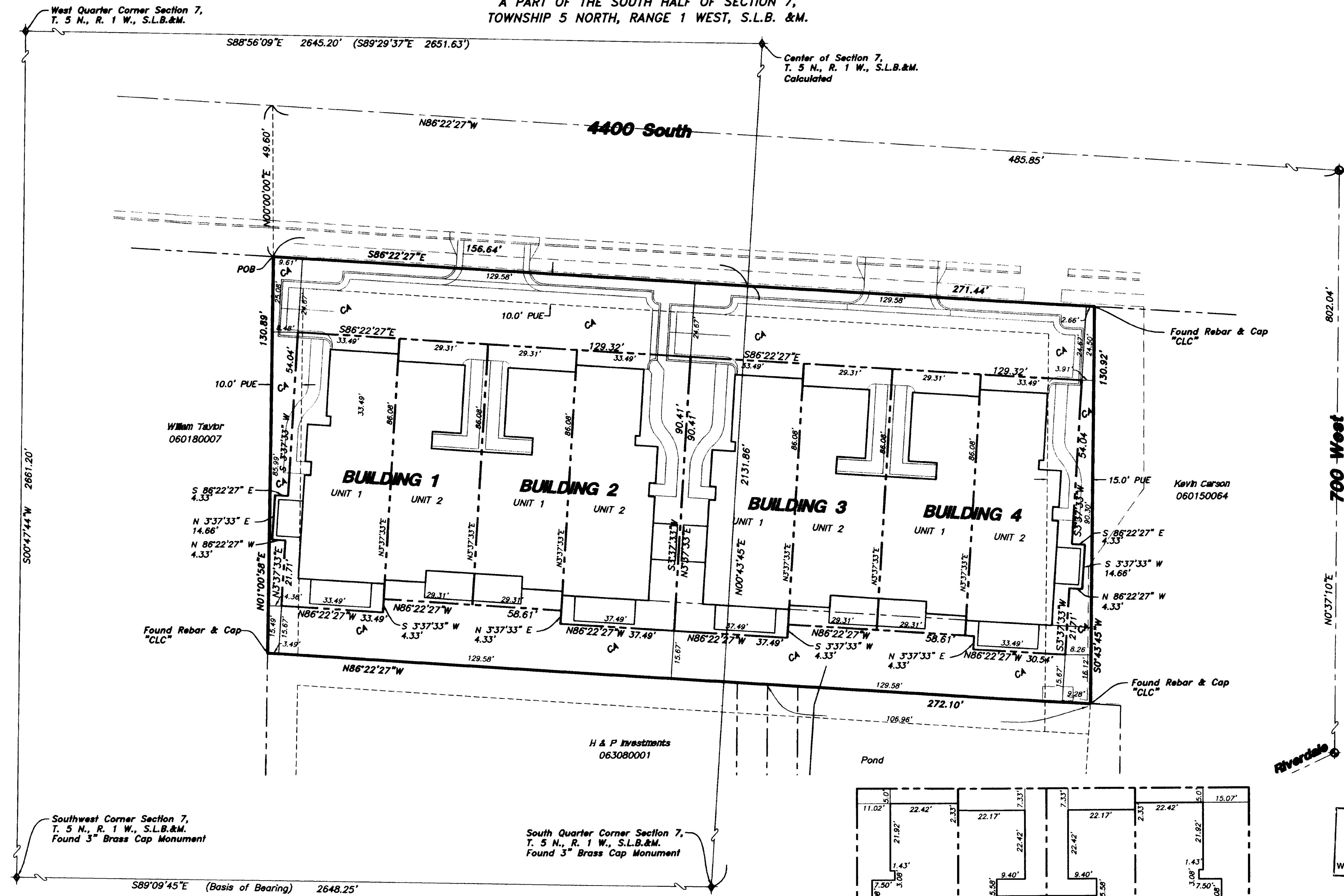
Commission Expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**RIVERDALE CITY PLANNING COMMISSION**

Approved by the Riverdale City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Chair \_\_\_\_\_



UNIT	ADDRESS
1-1	West 4200 South
1-2	West 4200 South
2-1	West 4200 South
2-2	West 4200 South
3-1	West 4200 South
3-2	West 4200 South
4-1	West 4200 South
4-2	West 4200 South

**LEGEND:**  
 ——— PROPERTY LINE  
 - - - CENTERLINE  
 - - - STREET MONUMENT  
 ● COMMON AREA

- NOTES:**
- ALL COMMON AREA (CA) - FOR COMMON USE OF ALL OWNERS OF RESIDENTIAL UNITS IN CANYON VIEW ASSOCIATION TOWNHOMES AS SPECIFIED IN THE COMPANION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND IN THE BYLAWS OF THE HOMEOWNERS ASSOCIATION, FURTHERMORE COMMON AREA IS DEDICATED TO REMAIN AS PERPETUAL OPEN AREA AND AS EASEMENTS FOR PUBLIC AND PRIVATE UTILITIES.
  - LIMITED COMMON AREA (LCA) TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION AS INDICATED BY HATCHING HEREON.
  - DISTANCES SHOWN FROM LINES TO BUILDING CORNERS AND BUILDING FOOTPRINTS ARE PERPENDICULAR AND RADIAL SAID BOUNDARY LINES.

NOTE: 10' Utility Easements along Property lines as indicated by dashed lines unless noted otherwise.

**RIVERDALE CITY PUBLIC WORKS DIRECTOR**

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Riverdale City Council of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2008  
 Signature \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2008  
 Signature \_\_\_\_\_

**RIVERDALE CITY APPROVAL**

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Riverdale City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Attest \_\_\_\_\_  
 Title \_\_\_\_\_  
 Mayor \_\_\_\_\_

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 536 North Main Brigham City, Utah 84302  
 Brigham City Logan (435) 733-8441 (801) 500-4905 (435) 733-8272

08-114 RE:07-3-265

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
COUNTY RECORDER
BY _____ DEPUTY