

FINAL PLAT FOR  
**River Wood Estates Subdivision**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 21,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.  
 WEBER COUNTY, UTAH  
 JANUARY, 2009

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered 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 River Wood Estates Subdivision in Weber County, Utah has been 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 and meets the Weber County zoning requirements.

Signed this 20th day of January, 2009  
 167819  
 License No. K. Greg Hansen



**SUBDIVISION BOUNDARY**

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT LOCATED SOUTH 89°19'49" EAST 1663.69 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION AND NORTH 05°37'17" EAST 538.68 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 76°21'32" EAST 339.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF RIVER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 152.37 FOOT RADIUS CURVE TO THE LEFT 72.86 FEET, HAVING A CENTRAL ANGLE OF 27°23'51", CHORD BEARS SOUTH 02°29'22" WEST 72.17 FEET; (2) SOUTH 11°12'34" EAST 63.07 FEET; (3) ALONG THE ARC OF A 414.96 FOOT RADIUS CURVE TO THE LEFT 116.13 FEET, HAVING A CENTRAL ANGLE OF 16°02'04", CHORD BEARS SOUTH 19°13'34" EAST 115.75 FEET; (4) SOUTH 27°14'34" EAST 102.66 FEET; THENCE NORTH 84°22'43" WEST 463.11 FEET; THENCE NORTH 05°37'17" EAST 371.11 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES AND ONE (1) LOT.

**OWNERS DEDICATION**

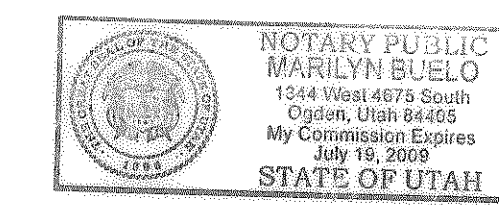
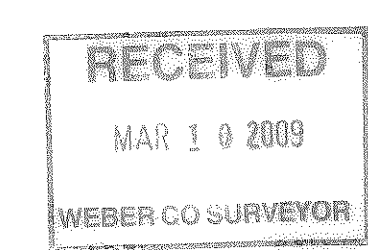
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon and name said tract River Wood Estates Subdivision, and do hereby: Dedicate to Public use all those parts or portions of said tract of land designated as Ogden Valley Pathways, the same to be used as public thoroughfares. And do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this 6 day of March, 2009.

by: SIGNATURE *Stephen A. Spencer*  
 PRINT  
 by: SIGNATURE *Mary D. Spencer*  
 PRINT  
 by: SIGNATURE  
 PRINT

**ACKNOWLEDGMENT**

State of Utah }  
 County of Weber } SS  
 On the 6th day of March, 2009, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.  
 Notary Public



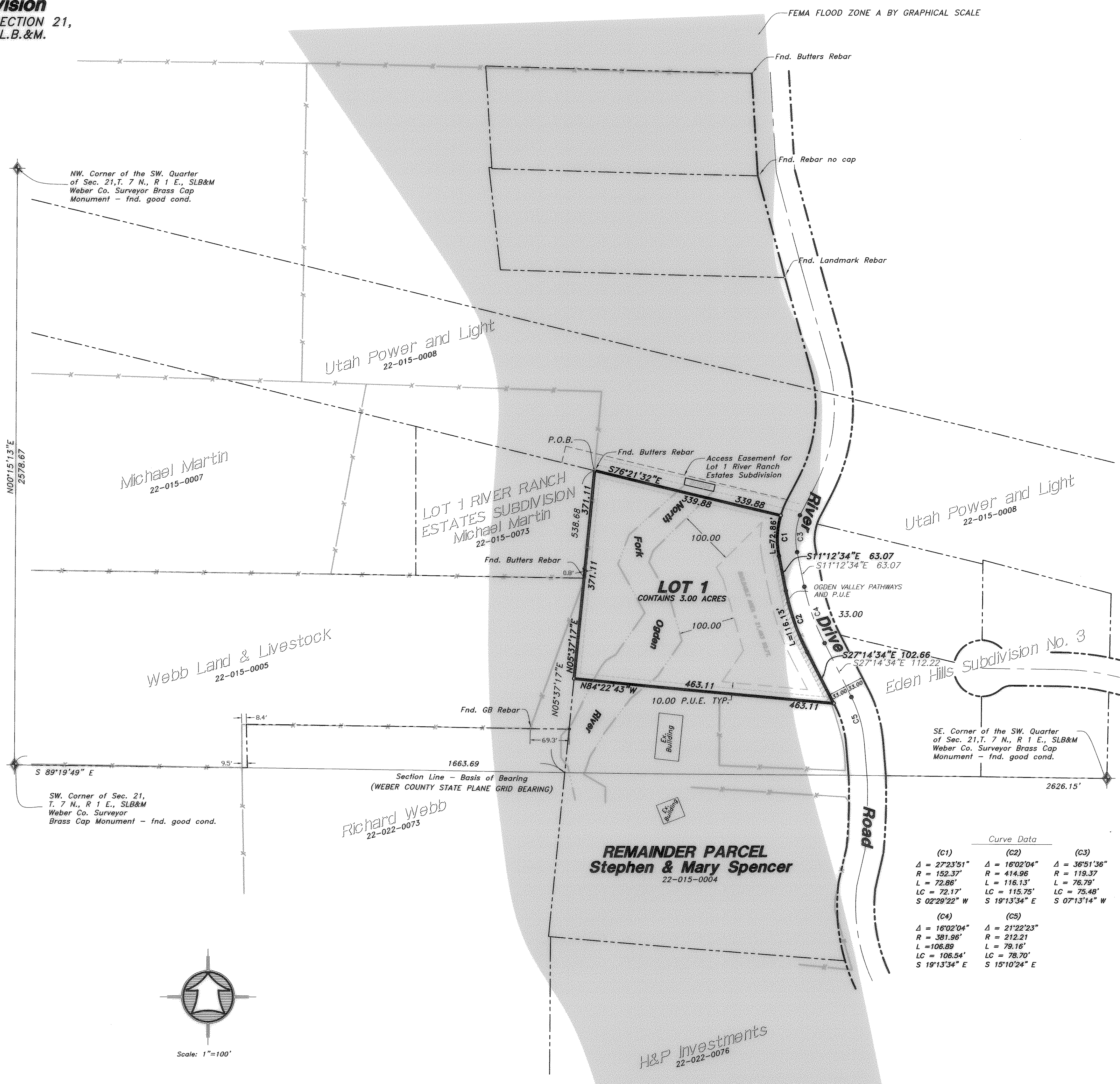
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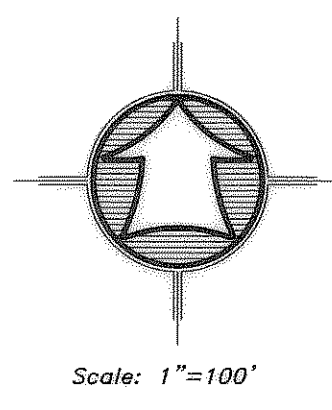
**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 RECORDED \_\_\_\_\_ FILED FOR RECORD AND  
 \_\_\_\_\_ AT  
 RECORDS, PAGE \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

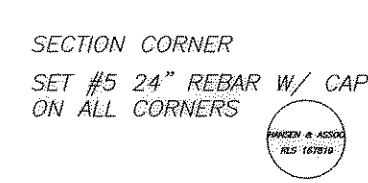
**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Brigham City, Utah 84302  
 67 East 100 North Logan, Utah 84321  
 Brigham City Logan  
 (435) 723-3491 Ogden (435) 752-9197  
 (435) 723-7663 (801) 399-4905 (435) 752-8272



Curve Data		
(C1)	(C2)	(C3)
Δ = 27°23'51"	Δ = 16°02'04"	Δ = 36°51'36"
R = 152.37'	R = 414.96'	R = 119.37'
L = 72.86'	L = 116.13'	L = 76.79'
LC = 72.17'	LC = 115.75'	LC = 75.48'
S 02°29'22" W	S 19°13'34" E	S 07°13'14" W
(C4)	(C5)	
Δ = 16°02'04"	Δ = 21°22'23"	
R = 381.96'	R = 212.21'	
L = 106.89'	L = 79.16'	
LC = 106.54'	LC = 78.70'	
S 19°13'34" E	S 15°10'24" E	



- LEGEND:**
- PROPERTY LINE
  - RIGHT-OF-WAY
  - CENTERLINE OF RIGHT-OF-WAY
  - SECTION LINE
  - SETBACK LINE
  - TOP BANK
  - FENCE LINE
  - 10.00 FOOT P.U.E.
  - OGDEN VALLEY PATHWAYS EASEMENT
  - FEMA FLOOD ZONE A



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MITCH SPENCER. THE CONTROL USED WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST S.L.B.&M. AS WELL AS EXISTING FENCE LINES AND REBAR. THE RIGHT-OF-WAY FOR RIVER ROAD WAS ESTABLISHED BY USING THE SURVEY DESCRIPTION OF SAID ROAD PREPARED BY WEBER COUNTY SURVEYOR FRED MALAN RECORDED IN BOOK 1281 PAGE 400 OF THE WEBER COUNTY RECORDS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 ASSUMED TO BEAR SOUTH 89°19'49" EAST.

**NOTES:**  
 10 ft Utility and Drainage Easements each side of Property Lines as indicated by dashed lines, unless otherwise shown.  
 THIS PROPERTY FALLS IN THE FEMA FLOOD ZONE A.  
 THE LOWEST HABITABLE FLOOR FOR ANY RESIDENCE MUST BE 3.00 FEET ABOVE THE HIGHEST ADJACENT GRADE.

**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 \_\_\_\_\_, 2009.

**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.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009  
 Director, Weber-Morgan Health Department

**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 \_\_\_\_\_, 2009.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 This is to certify that this subdivision plat, the dedication of streets and other public ways and the financial guarantee of public improvements associated with this subdivision thereon are hereby accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**WEBER COUNTY PLANNING COMMISSION**  
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**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.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

NW Corner of the SW Quarter of Sec. 21, T. 7 N., R. 1 E., SLB&M Weber Co. Surveyor Brass Cap Monument - fnd. good cond.

Michael Martin 22-015-0007

LOT 1 RIVER RANCH ESTATES SUBDIVISION Michael Martin 22-015-0073

Webb Land & Livestock 22-015-0005

Richard Webb 22-022-0073

REMAINDER PARCEL Stephen & Mary Spencer 22-015-0004

H&P Investments 22-022-0076