

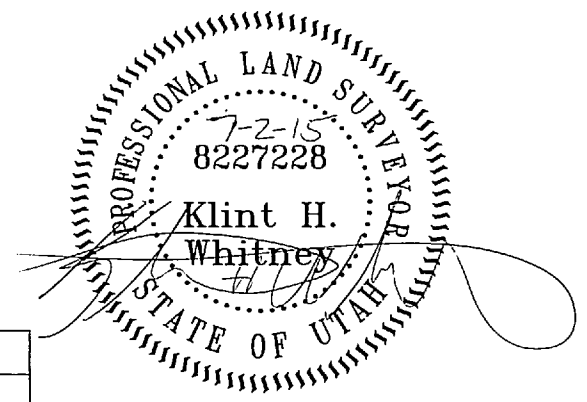
**THE MEADOWS AT RIVER BEND - PHASE 3**  
 AMENDING LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND  
 MERIDIAN OGDEN CITY UTAH  
 JULY 2015

**PHASE 3 BOUNDARY DESCRIPTION:**  
 A PORTION OF LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION ALSO BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 BEING ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET LOCATED SOUTH 88°41'22" EAST 428.11 FEET ALONG THE MONUMENTED CENTER LINE OF SAID 20TH STREET AND NORTH 01°17'55" EAST 40.00 FEET FROM THE EXISTING CENTERLINE INTERSECTION MONUMENT AT 20TH STREET AND GRANT AVENUE, RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'22" WEST 170.47 FEET TO THE EAST LINE OF THE MEADOWS AT RIVER BEND PHASE 2; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE MEADOWS AT RIVER BEND PHASE 1 NORTH 00°58'17" EAST 202.78 FEET; THENCE SOUTH 88°37'58" EAST 121.51 FEET; THENCE NORTH 46°22'02" EAST 28.28 FEET; THENCE NORTH 01°22'02" EAST 264.79 FEET; THENCE NORTH 07°54'55" WEST 28.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 71°10'49" EAST 36.53 FEET; THENCE SOUTH 01°17'55" WEST 138.58 FEET; THENCE SOUTH 88°41'22" WEST 37.00 FEET; THENCE SOUTH 01°17'55" WEST 148.28 FEET; THENCE NORTH 88°41'22" WEST 37.00 FEET; THENCE SOUTH 01°17'55" WEST 241.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES.

**REMAINDER PARCEL DESCRIPTION:**  
 A PORTION OF LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION ALSO BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE MEADOWS AT RIVER BEND PHASE 1 BEING LOCATED SOUTH 88°41'22" EAST 428.11 FEET ALONG THE MONUMENTED CENTER LINE OF 20TH STREET AND NORTH 01°17'55" EAST 40.00 FEET AND NORTH 88°41'22" WEST 170.47 FEET AND NORTH 00°58'17" EAST 202.78 FEET FROM THE EXISTING MONUMENT AT THE INTERSECTION OF 20TH STREET AND GRANT AVENUE, RUNNING THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°58'17" EAST 106.09 FEET; (2) ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 66.55 FEET; (3) NORTH 18°44'43" WEST 80.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD; THENCE ALONG SAID SOUTH LINE NORTH 71°10'49" EAST 191.51 FEET; THENCE SOUTH 07°54'55" EAST 28.23 FEET; THENCE SOUTH 01°22'02" WEST 264.79 FEET; THENCE SOUTH 46°22'02" WEST 28.28 FEET; THENCE NORTH 88°37'58" WEST 121.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

**SURVEYOR'S CERTIFICATE**  
 I, Klint Whitney, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 8227228 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown on this plat in accordance with Section 17-23-20 of the Utah State Code. I have verified all measurements and have placed monuments as represented on this plat. Also I have subdivided said tract of land into lots and streets to be hereafter known as THE MEADOWS AT RIVER BEND - PHASE 3

KLINT WHITNEY  
 License No. 8227228



Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	32.76	100.00	16.53	32.61	N8°01'00"W	18°46'06"
C2	37.16	112.50	18.75	36.99	N8°05'44"W	18°59'33"
C3	23.56	15.00	15.00	21.21	S46°22'03"W	90°00'01"
C4	31.42	20.00	20.00	28.28	S46°22'02"W	90°00'00"
C5	28.35	87.50	14.30	28.23	S7°54'55"W	18°33'56"

Line #	Length	Direction
L1	73.09	S88°37'58"E
L2	78.83	N88°37'58"W
L3	224.11	N1°22'02"E
L4	26.37	N5°43'04"E
L5	46.38	N1°22'02"E
L6	175.27	N1°22'02"E
L7	71.80	S88°37'58"W
L8	25.01	S71°10'49"W
L9	46.38	N1°22'02"E
L10	26.59	N10°01'07"E
L11	236.11	N1°22'02"E
L12	79.33	S88°37'58"E
L13	15.75	N1°22'02"E
L14	81.80	S88°37'58"E
L15	21.00	S0°58'07"W

Line #	Length	Direction
L16	46.95	N88°37'58"W
L17	137.77	S1°22'02"W
L18	63.01	S88°37'58"E
L19	24.00	S0°58'17"W
L20	121.51	N88°37'58"W
L21	264.79	S1°22'02"W
L22	67.06	N88°41'22"W
L23	30.06	N88°41'22"W
L24	43.00	N8°24'51"W
L25	38.25	N8°24'51"W
L26	179.39	N1°22'02"E
L27	178.88	N1°22'02"E
L28	202.78	N1°22'02"E
L29	202.78	N1°22'02"E

Unit #	Area
UNIT 35	343 OAK HOLLOW DR.
UNIT 36	341 OAK HOLLOW DR.
UNIT 37	339 OAK HOLLOW DR.
UNIT 38	335 OAK HOLLOW DR.
UNIT 39	333 OAK HOLLOW DR.
UNIT 40	336 20TH ST.
UNIT 41	338 20TH ST.
UNIT 42	340 20TH ST.
UNIT 43	342 20TH ST.
UNIT 44	344 20TH ST.
UNIT 45	346 20TH ST.
UNIT 46	348 20TH ST.

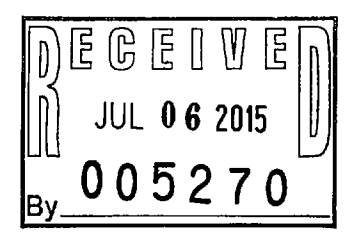
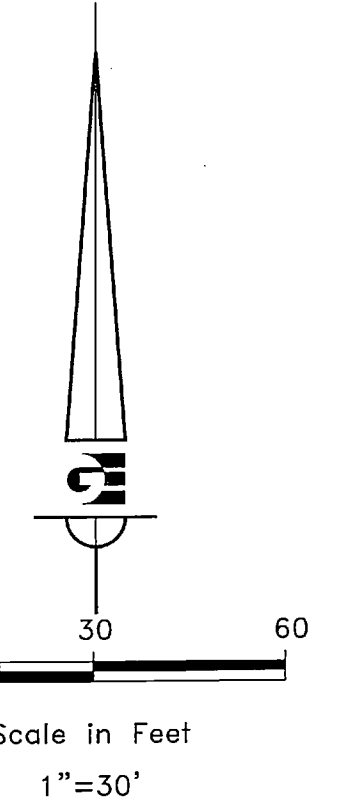
- NOTES:**
- PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL UNITS AS SHOWN ON SHEET #2
  - EXCEPT FOR PUBLIC UTILITIES LOCATED WITHIN A PUBLIC UTILITY EASEMENT, ALL ROADS AND UTILITIES, INCLUDING SEWER, WATER AND STORM DRAIN LINES INSIDE THE PERIMETER OF THE SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED, REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION.
  - "NO PARKING FIRE LANE" SIGN SHALL BE INSTALLED ON BOTH SIDES OF OAK HOLLOW DRIVE, BIRCH DRIVE, AND BOTH SIDES OF THE ALLEYS USED FOR GARAGE ACCESS.
  - UNDERGROUND UTILITY SLEEVE TO BE INSTALLED BENEATH GARBAGE ENCLOSURE FOR FUTURE UTILITY USE.

**PUBLICLY ACCESSIBLE OPEN SPACE NOTES:**  
 THE PUBLICLY ACCESSIBLE OPEN SPACE DESIGNATED HEREON IS DEDICATED FOR THE FOLLOWING PURPOSES:

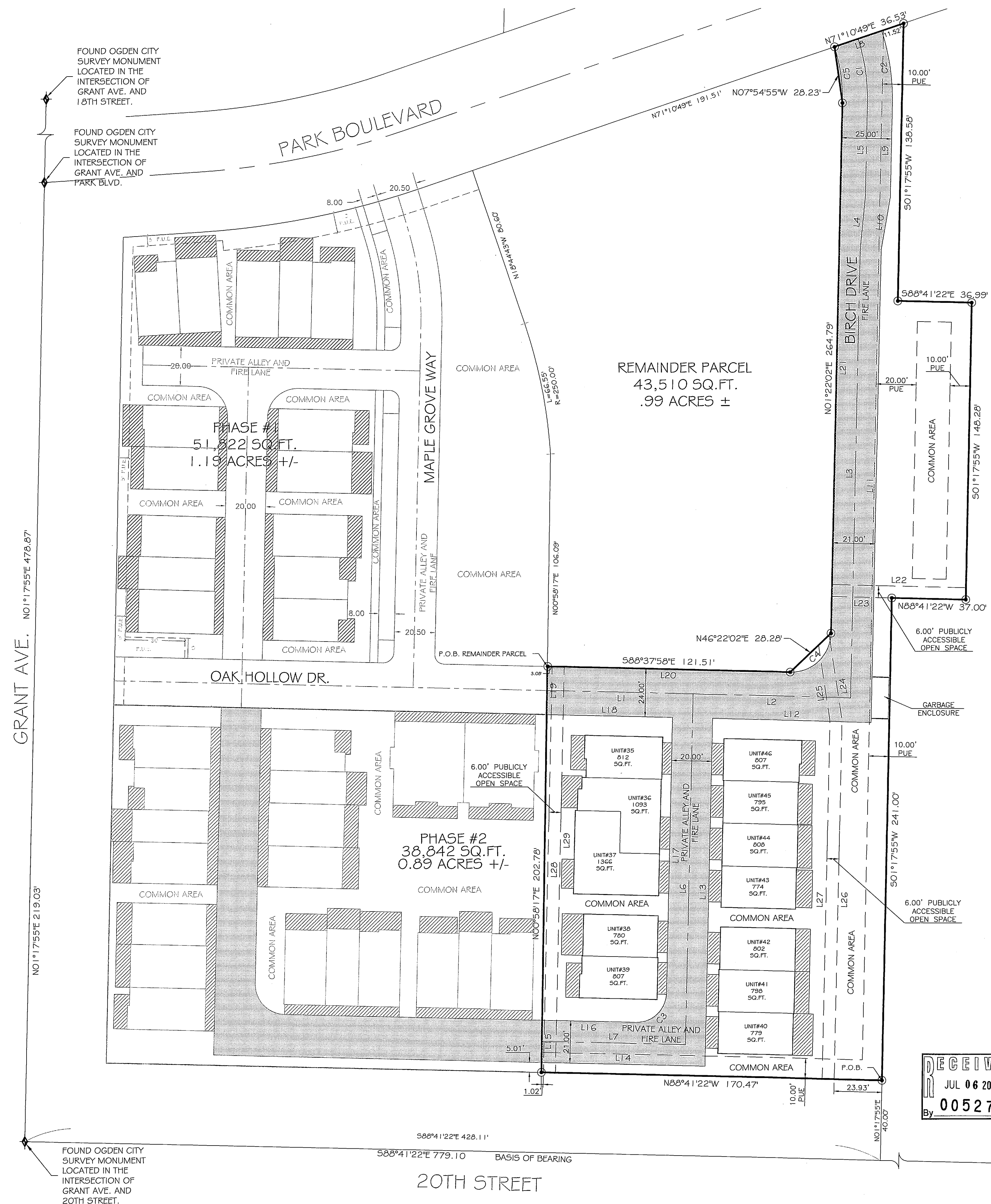
- UNOBSTRUCTED PEDESTRIAN AND NON-MOTORIZED VEHICLE ACCESS FOR THE BENEFIT OF THE GENERAL PUBLIC, SUBJECT TO REASONABLE TIME, PLACE AND MANNER, REGULATION BY OGDEN CITY.
- INSTALLATION OF HARD SURFACE PEDESTRIAN TRAILS/SIDEWALK AS AUTHORIZED OR REQUIRED BY OGDEN CITY AND MAINTAINED, REPAIRED OR REPLACED BY THE HOMEOWNERS ASSOCIATION.
- THE FREE AND UNINTERRUPTED ENJOYMENT AND PUBLIC USE OF NATURAL LIGHT, VIEW AND AIR, OVER, ACROSS AND THROUGH THE PUBLIC EASEMENT, EXCEPT AS OTHERWISE AUTHORIZED BY OGDEN CITY.

**LEGEND**

- SET 3/8" x 24" REBAR # CAP STAMPED GARDNER ENGINEERING.
- FOUND OGDEN CITY SURVEY MONUMENT
- COMMON AREA - OPEN SPACE
- COMMON AREA - PRIVATE ALLEY AND FIRE LANE
- COMMON AREA - LIMITED
- EASEMENT LINE



FOUND OGDEN CITY SURVEY MONUMENT LOCATED IN THE INTERSECTION OF WASHINGTON BLVD., AND 20TH STREET.



**OWNER'S SUBDIVISION DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS (PRIVATE ALLEYS AND FIRE LANES) AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

**THE MEADOWS AT RIVER BEND - PHASE 3**

AND HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.) THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY; AND DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED AS FIRE LANE THE SAME TO BE USED AS A FIRE APPARATUS ACCESS ROAD, MAINTAINED WITH NO OBSTRUCTION, INCLUDING THE PARKING OF VEHICLES; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLICLY ACCESSIBLE OPEN SPACE, THE SAME TO BE USED AS PERMANENT EXCLUSIVE EASEMENTS AS MORE PARTICULARLY DESCRIBED HEREIN; AND DEDICATE, GRANT AND CONVEY TO THE MEADOWS AT RIVERBEND HOMEOWNERS ASSOCIATION, INC. ALL THOSE CERTAIN STRIPS DESIGNATED AS COMMON AREAS TO BE USED FOR INGRESS AND EGRESS, PARKING, AND RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH OWNER; AND DEDICATE, GRANT AND CONVEY TO THE MEADOWS AT RIVERBEND HOMEOWNERS ASSOCIATION, INC. EASEMENTS OVER ALL THOSE CERTAIN STRIPS DESIGNATED AS COMMON AREAS TO BE USED FOR PUBLIC UTILITY (TELEPHONE, POWER, GAS, CABLE, CULINARY WATER, AND SANITARY SEWER) AND DRAINAGE PURPOSES AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED.

OGDEN SOUTH RIVER TOWNHOMES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, BY ITS MANAGER: SOUTH RIVER, L.L.C., A UTAH LIMITED LIABILITY COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BLAINE WALKER, PARTNER  
 SOUTH RIVER L.L.C.

**ACKNOWLEDGEMENT**

State of Utah )  
 County of \_\_\_\_\_ )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (name of document signer) (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ (Title or Office) Name of Corporation) and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same. (name of document signer)

Notary Public

**OGDEN CITY APPROVAL**

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MICHAEL P. CALDWELL, MAYOR ATTEST: CITY RECORDER

**OGDEN CITY ATTORNEY'S OFFICE**

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. OGDEN CITY ATTORNEY

**OGDEN CITY ENGINEER**

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. OGDEN CITY ENGINEER

**OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. MANAGER, PLANNING DIVISION

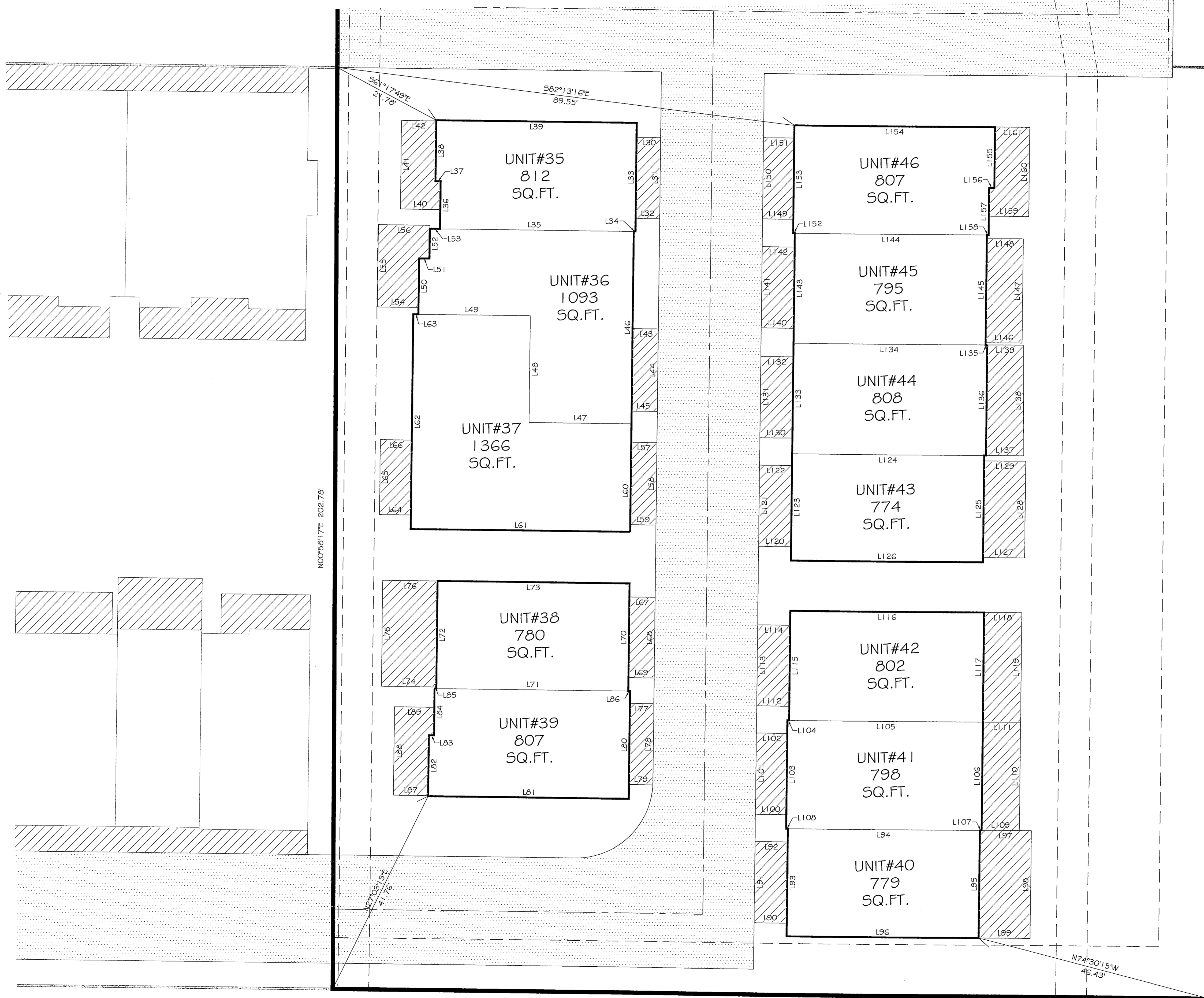
Prepared By: \_\_\_\_\_ COUNTY RECORDER

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

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST \* Ogden, UT 84405  
 Phone (801) 476 0202 \* Fax (801) 476-0066  
 SHEET 1 OF 2



**THE MEADOWS AT RIVER BEND - PHASE 3**  
 AMENDING LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH,  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN OGDEN CITY UTAH

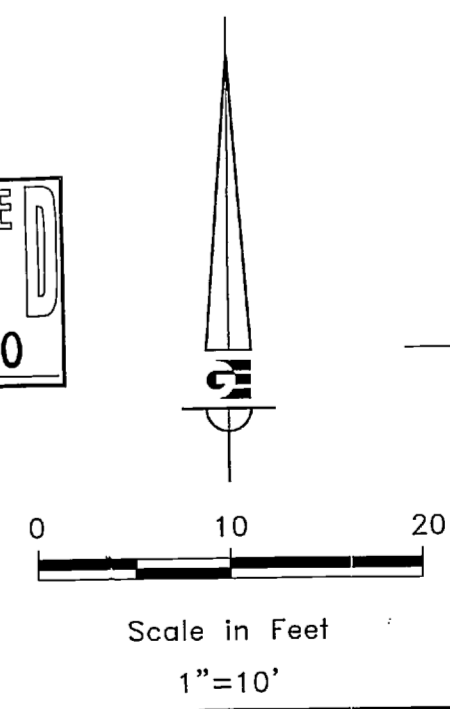
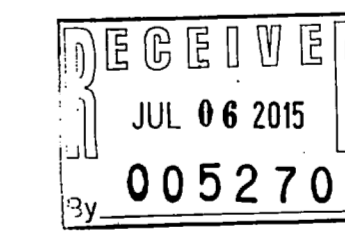


Line #	Length	Direction
L1	73.09	S68°37'58"E
L2	78.83	N88°37'58"W
L3	224.11	N1°22'02"E
L4	26.37	N5°49'04"E
L5	46.38	N1°22'02"E
L6	175.27	N1°22'02"E
L7	71.80	S88°37'58"E
L8	25.01	S71°10'49"W
L9	46.38	N1°22'02"E
L10	26.59	N10°01'07"E
L11	236.11	N1°22'02"E
L12	79.33	S88°37'58"E
L13	15.75	N1°22'02"E
L14	81.80	S88°37'58"E
L15	21.00	S0°58'07"W
L16	46.95	N88°37'58"W
L17	137.77	S1°22'02"W
L18	63.01	S88°37'58"E
L19	24.00	S0°58'17"W
L20	121.51	N88°37'58"W
L21	264.79	S1°22'02"W
L22	67.06	N88°41'22"W
L23	30.06	N88°41'22"W
L24	43.00	N8°24'51"W
L25	38.25	N8°24'51"W
L26	179.39	N1°22'02"E
L27	178.88	N1°22'02"E
L28	202.78	N1°22'02"E
L29	202.78	N1°22'02"E
L30	4.67	N88°37'58"W
L31	15.75	N1°22'02"E
L32	4.67	S88°37'58"E
L33	15.75	S1°22'02"W
L34	0.33	S88°37'58"E
L35	37.67	S88°36'04"E
L36	9.21	S1°22'02"W
L37	1.00	S88°37'58"E
L38	11.83	S1°22'02"W
L39	39.00	N88°37'58"W
L40	7.75	N88°37'58"W
L41	17.17	N1°22'02"E
L42	6.75	S88°37'58"E
L43	5.00	N88°37'58"W
L44	16.88	N1°22'02"E
L45	5.00	S88°37'58"E
L46	37.29	N1°22'02"E
L47	19.92	N88°37'58"W
L48	20.69	N1°22'02"E
L49	22.75	N88°37'58"W
L50	9.50	N1°22'02"E
L51	2.00	N88°37'58"W
L52	5.79	S1°22'01"W
L53	2.00	N88°38'30"W
L54	8.00	S88°37'58"E

Line #	Length	Direction
L55	15.96	S1°22'02"W
L56	10.00	N88°37'58"W
L57	5.00	N88°37'58"W
L58	16.00	N1°22'02"E
L59	5.00	S88°37'58"E
L60	16.00	S1°22'02"W
L61	42.67	S88°37'58"E
L62	41.67	S1°22'02"W
L63	1.00	N88°37'58"W
L64	6.10	N88°37'58"W
L65	14.54	N1°22'02"E
L66	6.13	S88°37'58"E
L67	5.00	S88°37'58"E
L68	15.67	S1°22'02"W
L69	5.00	N88°37'58"W
L70	15.67	N1°22'02"E
L71	37.33	S88°37'58"E
L72	20.90	S1°22'02"W
L73	37.33	N88°37'58"W
L74	10.67	N88°37'58"W
L75	20.58	N1°22'02"E
L76	10.67	S88°37'58"E
L77	4.67	S88°37'58"E
L78	15.75	S1°22'02"W
L79	4.67	N88°37'58"W
L80	15.75	N1°22'02"E
L81	39.00	S88°37'58"E
L82	11.71	S1°22'02"W
L83	1.00	N88°37'58"W
L84	5.46	S1°22'02"W
L85	10.67	N88°37'58"W
L86	0.33	N88°37'58"W
L87	6.75	N88°37'58"W
L88	17.17	N1°22'02"E
L89	7.75	S88°37'58"E
L90	6.34	N88°37'58"W
L91	15.75	N1°22'02"E
L92	6.33	S88°38'39"E
L93	15.75	S1°22'02"W
L94	37.33	N88°39'33"W
L95	20.88	N1°22'02"E
L96	37.33	S88°39'33"E
L97	10.00	S88°39'33"E
L98	20.88	S1°22'02"E
L99	10.00	N88°39'33"W
L100	6.00	N88°37'58"W
L101	15.75	N1°22'02"E
L102	5.99	S88°37'58"E
L103	21.00	N1°22'02"E
L104	0.33	S88°40'14"E
L105	37.67	S88°39'33"E
L106	21.00	S1°22'01"W
L107	0.33	N88°31'49"W
L108	0.33	N88°39'33"W

Line #	Length	Direction
L109	7.33	N88°39'54"W
L110	21.00	S1°22'02"W
L111	7.33	S88°39'33"E
L112	6.32	N88°37'49"W
L113	15.75	N1°22'02"E
L114	6.31	S88°37'56"E
L115	21.29	S1°22'02"W
L116	37.67	N88°39'33"W
L117	21.29	N1°22'02"E
L118	7.33	N88°39'33"W
L119	21.29	N1°22'02"E
L120	6.31	N88°37'58"W
L121	15.75	N1°22'02"E
L122	6.31	S88°37'58"E
L123	20.73	N1°22'02"E
L124	37.33	S88°37'58"E
L125	20.73	S1°21'58"W
L126	37.33	N88°37'58"W
L127	8.08	N88°37'58"W
L128	18.75	S1°22'02"W
L129	8.08	S88°37'58"E
L130	6.32	N88°37'58"W
L131	15.75	N1°22'02"E
L132	6.31	S88°37'58"E
L133	21.44	N1°22'02"E
L134	37.33	S88°37'58"E
L135	0.33	S88°37'47"E
L136	21.44	S1°22'02"W
L137	7.33	N88°37'58"W
L138	21.44	S0°29'35"W
L139	7.00	S88°37'58"E
L140	6.31	N88°37'58"W
L141	15.75	N1°22'02"E
L142	6.31	S88°37'58"E
L143	21.30	N1°22'02"E
L144	37.33	S88°37'58"E
L145	21.30	S1°22'11"W
L146	7.00	N88°37'58"W
L147	20.17	S1°22'02"W
L148	7.00	S88°37'58"E
L149	5.98	N88°37'58"W
L150	15.75	N1°22'02"E
L151	5.98	S88°37'58"E
L152	0.33	N88°37'58"W
L153	20.92	N1°22'02"E
L154	39.00	S88°37'58"E
L155	11.88	S1°22'02"W
L156	1.00	N88°37'58"W
L157	9.08	S1°22'02"W
L158	0.33	N88°37'56"W
L159	7.75	N88°37'58"W
L160	17.29	S1°22'03"W
L161	6.75	S88°37'58"E

S01°17'55"W 241.00'



**LEGEND**

- ⊙ SET 3/8" x 24" REBAR & CAP STAMPED GARDNER ENGINEERING.
- ◆ FOUND OGDEN CITY SURVEY MONUMENT
- COMMON AREA - OPEN SPACE
- ▨ COMMON AREA - PRIVATE ALLEY AND FIRE LANE
- ▩ COMMON AREA - LIMITED
- - - EASEMENT LINE

NOTES:  
 1. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF THE INDIVIDUAL UNITS AS SHOWN.

Prepared By:

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST \* Ogden, UT 84405  
 Phone (801) 476 0202 \* Fax (801) 476-0066

SHEET 2 OF 2

**COUNTY RECORDER**

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