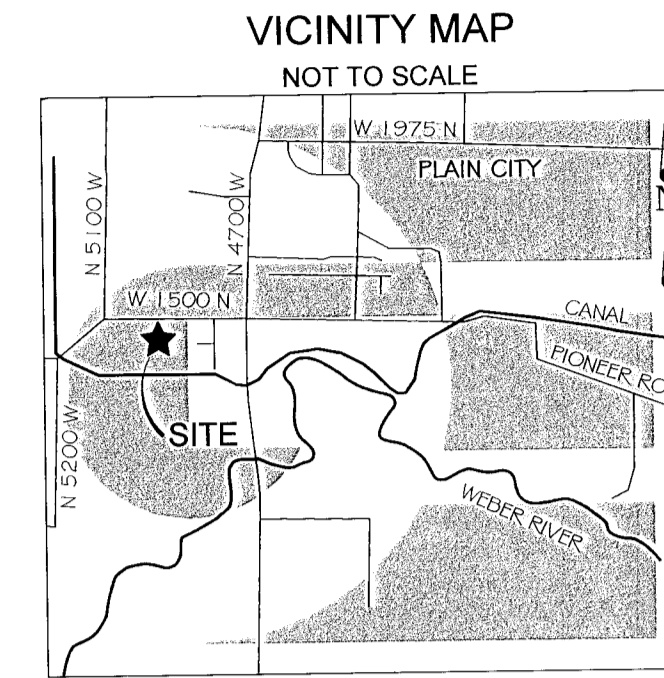


RIVER CROSSING PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
MARCH 2020



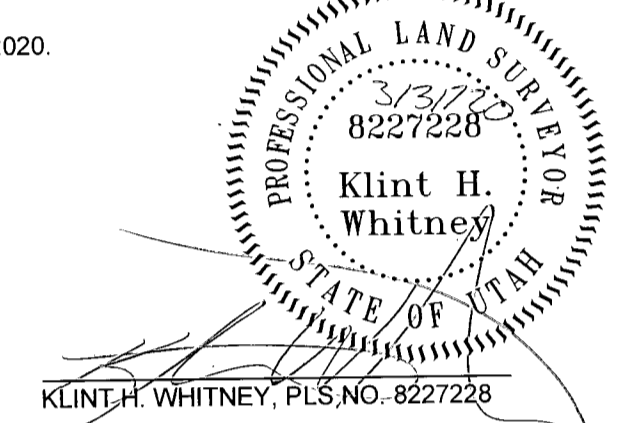
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF RIVER CROSSING PHASE 1 BEING LOCATED SOUTH 89°18'49" EAST 967.05 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 0°00'00" EAST 1017.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, RUNNING THENCE ALONG AN EXISTING FENCE LINE AS DESCRIBED IN BOUNDARY LINE RECORDED AS E2187889 SOUTH 0°48'42" WEST 122.89 FEET; THENCE SOUTH 0°51'03" WEST 78.54 FEET; THENCE NORTH 89°05'57" WEST 137.00 FEET; THENCE SOUTH 0°51'03" WEST 47.88 FEET; THENCE NORTH 89°05'57" WEST 139.94 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 1°14'28" EAST 934.94 FEET; THENCE SOUTH 89°18'51" EAST 371.21 FEET TO THE BOUNDARY OF RIVER CROSSING PHASE 1; THENCE ALONG SAID BOUNDARY SOUTH 0°00'00" EAST 58.28 FEET; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°57'37" EAST 616.75 FEET TO THE POINT OF BEGINNING, CONTAINING 922,667 SQ. FT. OR 21.18 AC, MORE OR LESS, AND 28 LOTS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS RIVER CROSSING PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF MARCH, 2020.



OWNER'S DEDICATION

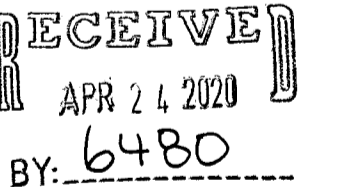
I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVER CROSSING PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, 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 EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT, DEDICATE AND CONVEY TO THAT CERTAIN PORTION OF SAID TRACT OF LAND DESIGNATED HEREON AS SANITARY LIFT STATION PARCEL, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SANITARY SEWER LINES AND FACILITIES; AND ALSO DEDICATE GRANT AND CONVEY TO PLAIN CITY THAT PORTION OF SAID TRACT OF LAND DESIGNATED AS STORM DRAIN EASEMENT, TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STORM DRAIN LINES, OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, AND ALSO GRANT, DEDICATE AND CONVEY TO PLAIN CITY THAT PORTION OF SAID TRACT OF LAND DESIGNATED AS TEMPORARY EMERGENCY ACCESS EASEMENT, TO BE USED FOR EMERGENCY ACCESS UNTIL AN ALTERNATE ROUTE IS ESTABLISHED, AND ALSO DEDICATE, GRANT AND CONVEY TO PLAIN CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS OPEN AREA, 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 PLAIN CITY, UTAH, AND ALSO DEDICATE, GRANT AND CONVEY TO PLAIN CITY THAT PORTION OF SAID TRACT OF LAND DESIGNATED AS WARREN IRRIGATION EASEMENT COMPANY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED AS WARREN IRRIGATION SERVICE LINES OR FACILITIES, AND ALSO GRANT, DEDICATE AND CONVEY TO PLAIN CITY THE AREA SHOWN HEREON AS SEWER LIFT STATION EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A SEWER LIFT STATION AND ALL NECESSARY OR DESIRABLE APPURTENANCES THERETO.

SIGNED THIS 3 DAY OF April, 2020.

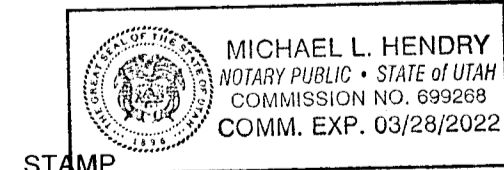
Kami F. Marriott
BY: KAMI F. MARRIOTT, PRESIDENT
GOLDEN LAND MANAGEMENT INC.



ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 3 day of April, 2020, personally appeared before me KAMI F. MARRIOTT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn affirmed, did say that he/she is the PRESIDENT of GOLDEN LAND MANAGEMENT INC. 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 KAMI F. MARRIOTT acknowledged to me that said "Corporation executed the same.



[Signature]
NOTARY PUBLIC

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	98.58	500.00	111°17'48"	S8°22'15"E	98.42
C2	211.07	500.00	24°11'11"	S0°04'26"W	209.50
C3	59.25	300.00	11°18'58"	S6°30'32"W	59.16
C4	223.73	530.00	24°11'11"	N0°04'26"E	222.07
C5	198.40	470.00	24°11'11"	N0°04'26"E	196.93
C6	83.50	530.00	9°01'36"	N7°39'14"E	83.41
C7	53.33	270.00	11°18'58"	N6°30'32"E	53.24
C8	16.65	10.50	90°51'03"	N44°34'28"W	14.96
C9	32.19	470.00	3°55'26"	S10°12'19"W	32.18
C10	65.18	330.00	11°18'58"	S6°30'32"W	65.07
C11	16.34	10.50	89°08'57"	S45°25'32"W	14.74
C12	16.65	10.50	90°51'03"	S44°34'28"E	14.96
C13	16.34	10.50	89°08'57"	N45°25'32"E	14.74
C14	16.49	10.50	90°00'00"	S45°51'03"W	14.85
C15	16.49	10.50	90°00'00"	S44°08'57"E	14.85
C16	16.46	10.50	89°47'57"	N45°57'05"E	14.82
C17	16.53	10.50	90°12'03"	S44°02'55"E	14.88
C18	16.42	10.50	89°35'59"	N46°03'04"E	14.80
C19	16.57	10.50	90°24'01"	N43°56'56"W	14.90
C20	16.72	10.50	91°19'04"	S44°22'28"E	15.01
C21	16.26	10.50	88°44'56"	N45°37'32"E	14.69

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR & CAP MARKED GARDNER ENGINEERING
- ◆ CENTERLINE MONUMENT (TO BE SET)
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- STREET CENTERLINE
- ▨ SEWER LIFT STATION EASEMENT

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES, AND OTHER UTILITIES.
- NAIL TO BE SET IN CURB AT LOT LINE EXTENSION
- THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO THE FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
- WATER AND SEWER LATERALS ARE TO BE INSTALLED PER CURRENT PLAIN CITY STANDARDS.
- DUE TO THE POSSIBILITY OF HIGH GROUND WATER, THE FINISHED FLOOR DEPTH OF ANY HOME CONSTRUCTED SHOULD BE NO DEEPER THAN THE FINISHED FLOOR ELEVATIONS OF THE SURROUNDING HOMES. A DEEPER FINISHED FLOOR MAY BE CONSIDERED IF A LETTER REPORT FROM A GEOTECHNICAL ENGINEER INDICATING THE ACTUAL GROUND WATER DEPTH AND A RECOMMENDATION AS TO HOW DEEP THE LOWEST FINISHED FLOOR CAN BE CONSTRUCTED IS SUBMITTED TO PLAIN CITY FOR REVIEW.
- ANY DISCREPANCY BETWEEN ZONING INFORMATION SHOWN ON THIS PLAT AND THE PLAIN CITY ZONING ORDINANCE SHALL BE RESOLVED IN FAVOR OF THE PLAIN CITY ZONING ORDINANCE.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY NINE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON ON THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°18'49" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.

SIGNED THIS 09 DAY OF APRIL, 2020.

[Signature]
CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS 04 DAY OF April, 2020.

[Signature]
CITY RECORDER

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN THE ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS 15 DAY OF April, 2020.

[Signature]
PLAIN CITY ENGINEER

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF RIVER CROSSING PHASE 2 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 29 DAY OF April, 2020.

[Signature]
PLAIN CITY ATTORNEY

R:\1319 - MARRIOTT CONSTRUCTION\1402 - RIVER CROSSING SURVEY\DWG\RIVER CROSSING PHASE 2 SURVEY.DWG

