

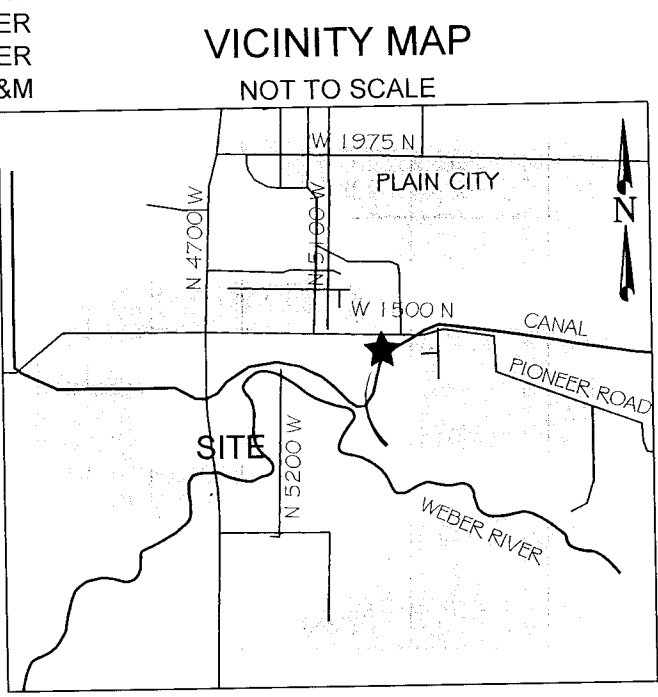
RIVER CROSSING PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH, JANUARY 2024

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND A PART OF THE NORTHWEST QUARTER OF SECTION 8, 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 2 BEING LOCATED SOUTH 89°18'49" EAST 954.08 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°00'00" EAST 1897.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 00°51'03" WEST 735.31 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°30'43" EAST 696.10 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°35'15" WEST 82.86 FEET; THENCE SOUTH 63°14'16" WEST 74.75 FEET; THENCE SOUTH 70°42'42" WEST 79°37'49" WEST 110.09 FEET; THENCE SOUTH 00°00'00" EAST 364.56 FEET; THENCE NORTH 86°01'43" WEST 229.69 FEET; THENCE SOUTH 131.41 FEET; THENCE SOUTH 80°36'22" WEST 92.50 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°00'00" EAST 459.66 FEET; THENCE NORTH 89°30'43" WEST 10.87 FEET; THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT 73.13 FEET, HAVING A CENTRAL ANGLE OF 34°54'55"; CHORD BEARS NORTH 72°03'15" WEST 72.00 FEET; THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 33.29 FEET, HAVING A CENTRAL ANGLE OF 23°50'19"; CHORD BEARS NORTH 68°30'58" WEST 33.05 FEET; THENCE NORTH 00°29'17" EAST 3.99 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 01°15'20" EAST 733.79 FEET TO THE SOUTHWEST CORNER OF SAID RIVER CROSSING PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID RIVER CROSSING PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 88°44'56" EAST 139.94 FEET, (2) SOUTH 01°15'04" WEST 38.21 FEET; (3) SOUTH 89°05'58" EAST 718.53 FEET, (4) NORTH 00°51'03" EAST 47.68 FEET, (5) SOUTH 89°08'57" EAST 137.00 FEET TO THE POINT OF BEGINNING. CONTAINING 698,996 SQ. FT. OR 22.614 AC MORE OR LESS, AND 36 LOTS.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	16.43	10.50	89°38'14"	N45°40'10"E	14.80
C3	16.60	10.50	90°33'49"	S44°13'48"E	14.92
C4	16.39	10.50	89°26'11"	N45°46'12"E	14.78
C5	16.63	10.50	90°45'47"	S44°07'49"E	14.95
C6	16.35	10.50	89°14'13"	N45°52'11"E	14.75
C7	16.56	10.50	90°21'46"	N44°19'50"W	14.90
C11	16.56	10.50	90°21'46"	N44°19'50"W	14.90

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 3

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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED 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 PRIVATE DRIVE, TO BE USED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS, 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, WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, AND ALSO DEDICATE, GRANT AND CONVEY TO PLAIN CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS 7 DAY OF Feb. 2024.

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

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 490570200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 - 10 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 THIRTY FIVE 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. 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.

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FEB 20 2024

ACKNOWLEDGEMENT

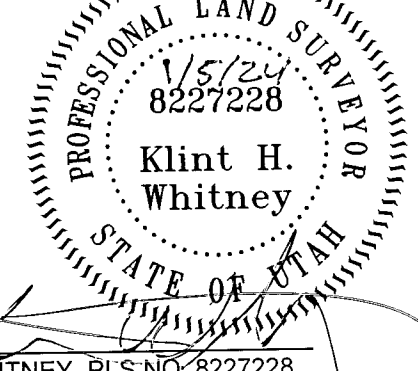
STATE OF UTAH)
COUNTY OF WEBER)
On this 7 day of February 2024, personally appeared before me KAMI F. MARRIOTT, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of GOLDEN LAND MANAGEMENT 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.

STAMP: MICHAEL L. MARRIOTT, Notary Public, Commission Number: 783529, Commission Expires: 3-28-26

SURVEYOR'S CERTIFICATE

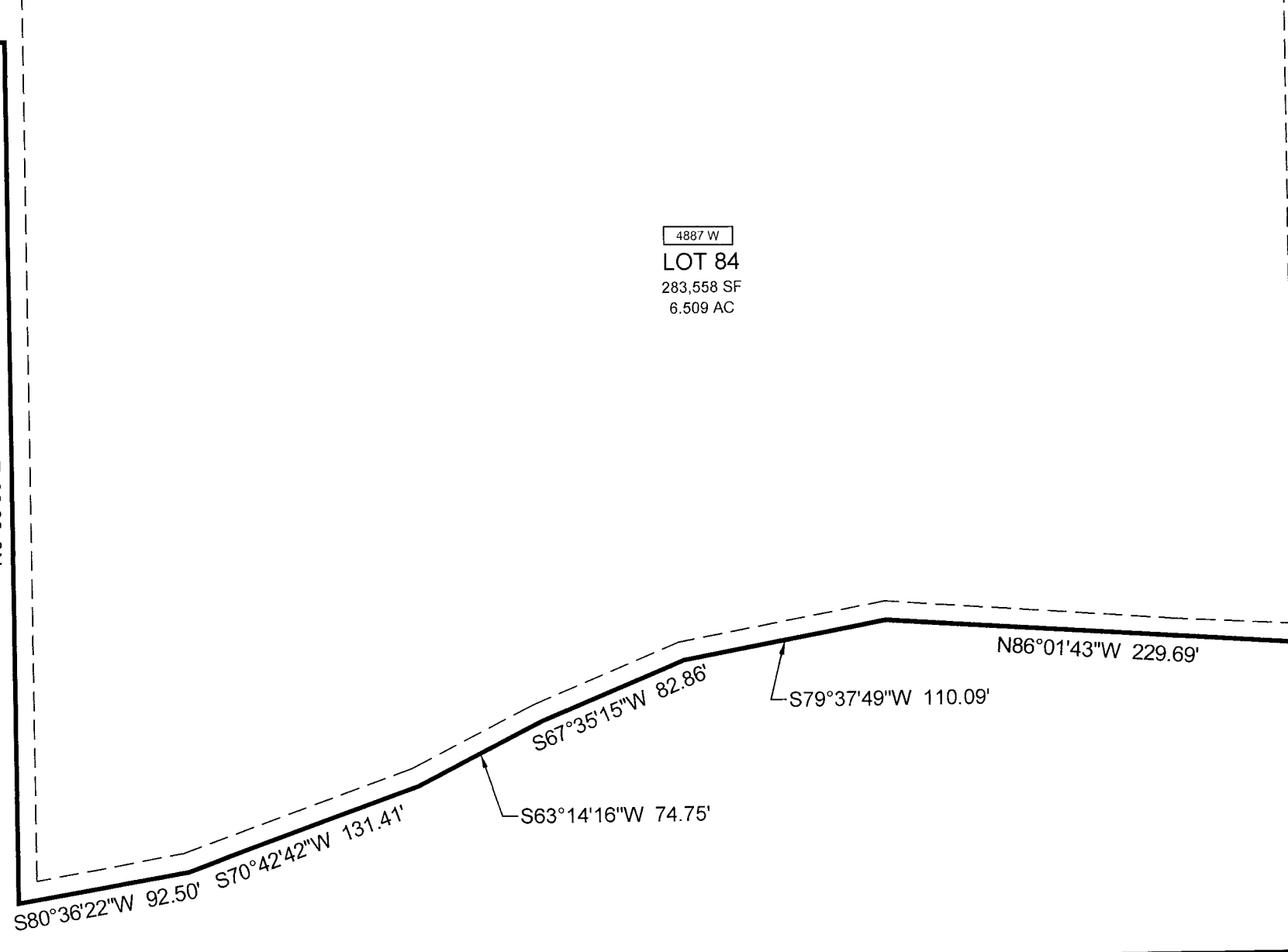
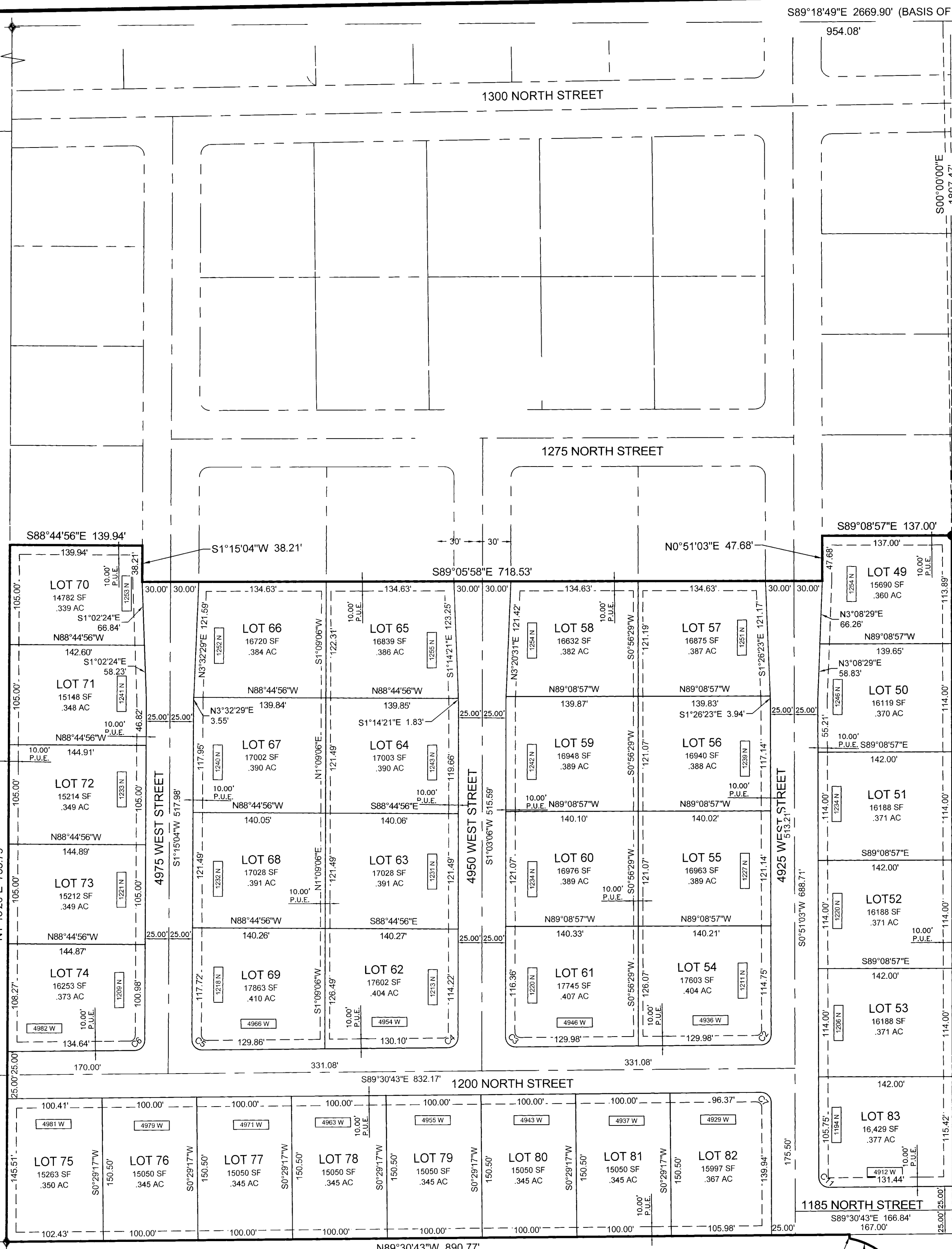
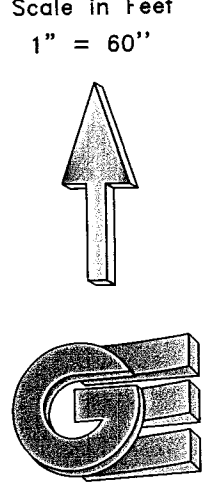
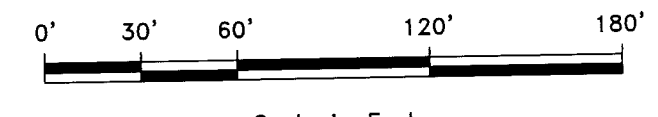
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY OF THE PROFESSIONAL ENGINEERS 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; HEREAFTER TO BE KNOWN AS RIVER CROSSING PHASE 3 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 5TH DAY OF JANUARY 2024.



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
- PRIVATE DRIVE



FOUND WEST QUARTER CORNER SEC 5, T6N, R2W, SLB8M

FOUND NORTHEAST CORNER SOUTHWEST QUARTER SEC 5, T6N, R2W, SLB8M

FOUND SOUTHWEST CORNER SEC 5, T6N, R2W, SLB8M

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF RIVER CROSSING PHASE 3 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 14 DAY OF Feb. 2024.
KAMI F. MARRIOTT, PLAIN CITY ATTORNEY

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 14TH DAY OF Feb. 2024.
KAMI F. MARRIOTT, PLAIN CITY ENGINEER

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 GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS 16 DAY OF February 2024.
By: [Signature] Mayor
ATTEST: [Signature] CITY RECORDER

PLAIN CITY PLANNING COMMISSION

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

SIGNED THIS 15 DAY OF February 2024.
[Signature] CHAIRMAN, PLAIN CITY PLANNING COMMISSION

R:\1319 - MARRIOTT CONSTRUCTION\1-02 - RIVER CROSSING SURVEY\DWG\RIVER CROSSING PHASE 3\DWG\RIVER CROSSING PHASE 3\DWG\GARDNER RIVER CROSSING PHASE 3.DWG