



RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, MAY 12, 2026

5:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

1. Community Development Update

D. Consent Items

1. Consideration of Meeting Minutes from:

[April 26, 2026 Work Session and Regular Meeting](#)

E. Action Items

1. Consideration to RESCHEDULE public hearing for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.
2. [Consideration to approve Subdivision Plat Amendment for Peacock Ridge Estates preliminary plat.](#)

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

Approximately 6:00 p.m. (immediately following regular meeting) – Planning Commission Work Session (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public. This work session will be focused on the process of updating Riverdale City Code Title 10 with Hansen Planning Group.

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 8th day of May, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 28, 2026, at 5:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Rikard Hermann, Chair
Colleen Henstra, Vice Chair
Alan Bowthorpe, Commissioner
Jason Francis, Commissioner
Laura Hilton, Commissioner
Cody Hansen, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Melissa Carey, Commissioner

Visitors: Mike Hansen, Hansen Planning Group

A. Welcome & Roll Call

The Planning Commission Meeting began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioner Carey, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments. There was no public comment.

C. Presentations and Reports

1. Community Development Update
 - Development Review Committee for LHM Townhomes (first meeting of new committee format) 4/29/2026.
 - New PD Ordinance will apply to development
 - Mr. Cooper encouraged PC to attend ribbon cuttings when they can
 - First Watch had design review, and their next step will be building permit.

D. Consent Items

1. Consideration of Meeting Minutes from:
March 10, 2026 Work Session and Regular Meeting

Commissioner Bowthorpe moved to approve the consent items. Commissioner Hilton seconded and all voted in favor.

E. Action Items

1. Consideration to set a public hearing for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.

Brandon Cooper explained SB179 in the 2025 legislative session requires a process to classify new and unlisted business types. The owners of Ruby River are looking to close the restaurant and open a new type of business.

MOTION: Commissioner Francis moved to set a public hearing for May 12, 2026.

SECOND: Commissioner Bowthorpe

Commissioner Hilton: Yes
Commissioner Carey: Absent
Commissioner Hansen: Yes
Commissioner Henstra: Yes
Commissioner Bowthorpe: Yes
Commissioner Hermann: Yes

Commissioner Francis: Yes

Motion passed unanimously.

Comments

1. Planning Commission
2. City Staff

F. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Bowthorpe seconded the motion. All were in favor and the Planning Commission meeting adjourned at 5:45 p.m.

Date Approved:

DRAFT

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 28, 2026 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Rikard Hermann, Chair Colleen Henstra, Vice Chair Alan Bowthorpe, Commissioner Jason Francis, Commissioner Laura Hilton, Commissioner Cody Hansen, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Melissa Carey, Commissioner
Visitors:	Mike Hansen, Hansen Planning Group

The Planning Commission Work Session began at 5:45 p.m. Commissioner Hermann welcomed everyone to the meeting. He stated for the record that all members of the Planning Commission were present except for Commissioner Carey, who was excused. Members of the city staff were also present.

The Work session focused on the process of updating Riverdale City Code Title 10 with Hansen Planning Group. Commissioners discussed options for new neighborhood boundaries, formatting options for implementation into general plan, and the accessory dwelling units section of the code.

A. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 7:27 p.m.

Date Approved:

Body: Planning Commission

Topic: Subdivision Plat Amendment – Peacock Ridge Estates (preliminary plat)

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

Executive Summary

On September 30, 2024, Riverdale City purchased the 8-lot Peacock Ridge Subdivision PRUD for the purpose of protecting the hillside and adjacent canal from potential impacts from future development. The City is now requesting the vacation of the Peacock Ridge Subdivision and the approval of the **Peacock Ridge Estates Subdivision Plat**. The original Peacock Ridge Subdivision plat, approved in 2008 and recorded in 2022, created 8 residential lots accessed from Peacock Ridge Lane (Private). The proposed amendment would consolidate and reconfigure portions of the subdivision into 3 larger lots identified as Lots 1R, 2R, and 3R. Lots 2R and 3R would be made available to sale to the public for residential construction and Lot 1R is intended to be sold to the Davis Weber County Canal Company as a protection for the adjacent canal, while maintaining access from the existing public roadway system (1200 West).

Project History/Timeline

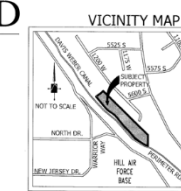
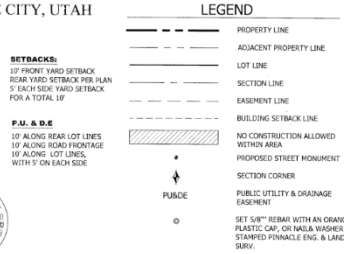
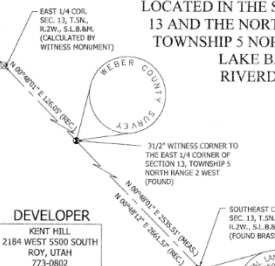
The following timeline summarizes the approval history of the original subdivision:

- November 20, 2007 – Development Agreement approved by City Council
- September 23, 2008 – Planning Commission recommendation for approval to City Council
- October 7, 2008 – Final subdivision/site plan approval by City Council
- June 2022 – Original subdivision plat recorded with Weber County
- September 30, 2024 – Purchase of the land from Kent Hill (Peacock Ridge Subdivision)

Original Plat

PEACOCK RIDGE SUBDIVISION-PRUD

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13 AND THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN RIVERDALE CITY, UTAH



NARRATIVE
THE EXISTING CRAIGDALE SUBDIVISION EXTENDED WHICH CONTAINS 3 LOTS IS TO BE COMPLETELY VACATED & REPLACED BY THE 8 LOT PEACOCK RIDGE SUBDIVISION. OPEN SPACE PARCELS ON THE EAST SIDE OF THE PEACOCK RIDGE LANE - A PRIVATE ROAD, WILL INCLUDE RETAINING WALLS AND WILL BE MAINTAINED BY THE SUBDIVISION HOA. ALL EXISTING RECORD EASEMENTS WITHIN THE SUBDIVISION WILL BE VACATED EXCEPT THE EXISTING OVERHEAD POWER EASEMENT SHOWING LOT 2 IS GRANTED AN INGRESS/EGRESS EASEMENT ACROSS LOT 1 AS SHOWN BELOW.

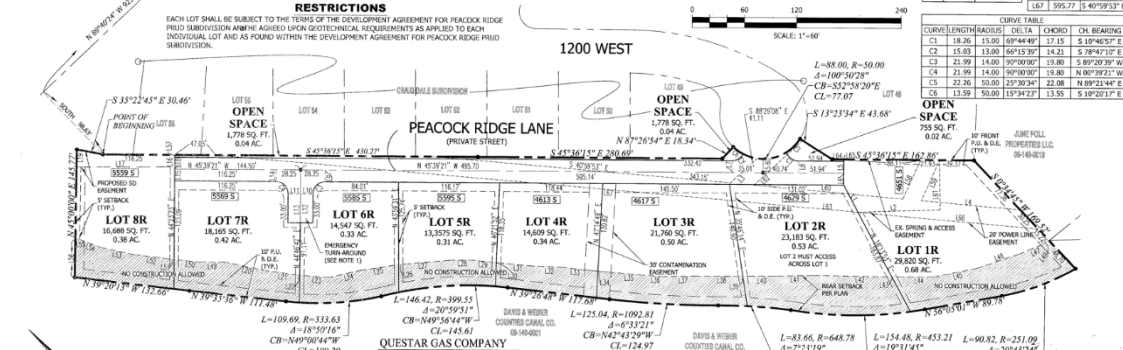
GENERAL NOTES
ALL NEW HOME CONSTRUCTION MUST FOLLOW GEOTECHNICAL REPORT & BUILDERS AGREEMENT ON FILE WITH RIVERDALE CITY. SPRINKLING BY MILL AIR FORCE BASE MUST REMAIN WITH ALL UTILITIES UNLESS APPROVAL HAS BEEN GIVEN. NO ON STREET PARKING WILL BE ALLOWED.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.26	S 10°13'31" E	L14	30.02	S 49°30'00" E
L2	94.50	S 4°43'59" E	L15	34.34	S 41°11'40" E
L3	41.11	N 80°23'00" E	L16	24.33	S 41°23'00" E
L4	114.17	S 4°48'50" E	L17	39.06	S 46°57'00" E
L5	13.50	S 40°23'00" E	L18	48.86	S 45°37'00" E
L6	13.50	S 44°20'00" E	L19	10.10	S 46°17'00" E
L7	13.50	S 44°20'00" E	L20	32.56	S 48°17'00" E
L8	13.50	S 44°20'00" E	L21	44.95	S 47°00'00" E
L9	13.50	S 44°20'00" E	L22	83.01	S 44°43'00" E
L10	14.25	S 44°39'21" E	L23	11.34	S 45°34'00" E
L11	14.25	S 44°39'21" E	L24	43.06	S 46°24'00" E
L12	33.00	N 44°20'00" E	L25	49.28	S 57°49'25" E
L13	60.30	N 44°20'00" E	L26	52.45	S 64°11'00" E
L14	13.50	N 44°20'00" E	L27	26.66	S 48°12'00" E
L15	13.50	N 44°20'00" E	L28	10.00	S 89°21'00" E
L16	16.29	N 44°20'00" E	L29	28.43	S 46°12'00" E
L17	11.64	S 40°00'00" E	L30	24.41	S 48°00'00" E
L18	13.50	N 44°20'00" E	L31	10.83	S 40°13'00" E
L19	20.06	N 40°00'00" E	L32	42.73	S 38°49'00" E
L20	41.08	S 39°15'00" E	L33	36.56	S 34°00'00" E
L21	34.62	S 38°14'00" E	L34	26.84	S 25°04'00" E
L22	10.03	S 40°25'00" E	L35	5.00	S 45°00'00" E
L23	29.30	S 47°22'00" E	L36	42.71	S 40°00'00" E
L24	37.50	S 47°10'00" E	L37	2.78	N 44°20'00" E
L25	36.93	S 54°29'21" E	L38	48.81	S 68°31'00" E
L26	130.08	S 5°39'00" E	L39	50.78	S 40°00'00" E
L27	58.96	S 50°48'00" E	L40	171.51	S 40°42'00" E
L28	23.15	S 40°20'00" E	L41	56.62	S 47°12'00" E
L29	12.60	S 49°30'00" E	L42	78.62	S 37°00'00" E
L30	10.02	S 40°25'00" E	L43	201.16	S 40°42'00" E
L31	34.08	S 40°17'00" E	L44	13.46	S 45°30'00" E
L32	39.71	S 47°44'00" E	L45	2.98	N 44°20'00" E
L33	27.17	S 39°33'00" E	L46	155.00	S 40°48'00" E
L34			L47	595.77	S 40°59'33" E

SURVEYOR'S CERTIFICATE
I, STEPHEN P. BOITZ do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 249399-2201 as prescribed under laws of the State of Utah. I have made a survey of the tract of land shown on this plat in accordance with Section 13-2-1 and described below, and have subdivided said tract of land into lots, private streets and open spaces, hereafter to be known as: PEACOCK RIDGE SUBDIVISION-PRUD and that the same has been correctly surveyed and shown on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinance.

STEPHEN P. BOITZ
CERTIFICATE NO. 249399-2201 DATE: 5-20-2021

BOUNDARY DESCRIPTION
BEGINNING AT THE POINT OF INTERSECTION ON THE SOUTHWESTERLY BOUNDARY OF LOT 57 OF CRAIGDALE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER POSITIONED RELATIVE TO THE CENTERLINE OF THE EXISTING STREET IMPROVEMENTS AS MEASURED ALONG 1200 WEST STREET, 5025 SOUTH STREET, AND 1600 SOUTH STREET; SAID POINT BEING LOCATED NORTH 89°47'24" WEST ALONG SECTION LINE 92.88 FEET AND SOUTH 84.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND TURNING THENCE SOUTH 49°30'15" EAST ALONG SECTION LINE SOUTH 57°28'20" EAST 77.07 FEET SOUTH 57°30'15" EAST 77.07 FEET BY RECORD; TO A RADIAL LINE, 410 SOUTH 17°21'34" EAST ALONG SAID RADIAL LINE 43.88 FEET TO SAID SOUTHWESTERLY LINE (SOUTH 13°18'19" EAST 43.90 FEET BY RECORD); TO SAID 49°30'15" EAST ALONG SAID SOUTHWESTERLY LINE 103.86 FEET TO THE (RECORD); TO SAID 49°30'15" EAST ALONG SAID SOUTHWESTERLY LINE (CURRENTLY BEING VACATED) (SOUTH 40°11' EAST 164.82 FEET BY RECORD); SAID POINT COINCIDING WITH THE NORTHEAST CORNER OF LOT 1 OF SAID CRAIGDALE SUBDIVISION (CURRENTLY BEING VACATED); THENCE SOUTH 09°34'00" WEST ALONG THE EASTERN BOUNDARY OF SAID CRAIGDALE SUBDIVISION EXTENDED 104.52 FEET TO THE NORTHEAST CORNER OF SAID CRAIGDALE SUBDIVISION (CURRENTLY BEING VACATED); THENCE SOUTH 09°34'00" WEST ALONG THE EASTERN BOUNDARY OF SAID CRAIGDALE SUBDIVISION EXTENDED 104.52 FEET BY RECORD; SAID NORTHEAST CORNER OF SAID CRAIGDALE SUBDIVISION (CURRENTLY BEING VACATED) DETERMINED FROM AERIAL IMAGERY OBTAINED FROM WEBER COUNTY POSITIONED RELATIVE TO SAID BOUNDARY THE FOLLOWING: THENCE NORTHWESTERLY ALONG THE NORTHEAST CORNER OF SAID CRAIGDALE SUBDIVISION (CURRENTLY BEING VACATED) 104.52 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°24'24" (CHORD BEARS 96.2 FEET NORTH 60°54' WEST), (2) NORTHWESTERLY 96.2 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°13'45" (CHORD BEARS 93.1 FEET NORTH 60°54' WEST), (3) NORTHWESTERLY 154.88 FEET ALONG THE ARC OF A 647.8 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'19" (CHORD BEARS 83.61 FEET NORTH 42°58' WEST), (4) NORTHWESTERLY 225.00 FEET ALONG THE ARC OF A 647.8 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°33'21" (CHORD BEARS 124.81 FEET NORTH 42°58' WEST), (5) NORTHWESTERLY 109.69 FEET ALONG THE ARC OF A 333.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°58'18" (CHORD BEARS 100.30 FEET NORTH 89°04' WEST), (6) NORTH 39°37'30" WEST 111.48 FEET, (7) NORTH 39°37'30" WEST 132.66 FEET, THENCE NORTH 89°00'00" EAST ALONG A NEW LINE 145.77 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID CRAIGDALE SUBDIVISION; AND THENCE SOUTH 39°22'42" EAST (SOUTH 13°42'30" EAST BY RECORD) 30.46 FEET TO THE POINT OF BEGINNING.



RESTRICTIONS
EACH LOT SHALL BE SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT FOR PEACOCK RIDGE PRUD SUBDIVISION AND BE AGREED UPON GEOTECHNICAL REQUIREMENTS AS APPLIED TO EACH INDIVIDUAL LOT AND AS FOUND WITHIN THE DEVELOPMENT AGREEMENT FOR PEACOCK RIDGE PRUD SUBDIVISION.

SETBACKS:
10' FRONT YARD SETBACK
REAR YARD SETBACK PER PLAN
5' EACH SIDE YARD SETBACK
FOR A TOTAL 10'

P.U. & D.E.
10' ALONG REAR LOT LINES
10' ALONG ROAD FRONTAGE
OF ALONG LOT LINES,
WITH 5' ON EACH SIDE

NO CONSTRUCTION ALLOWED WITHIN AREA

PROPOSED STREET MONUMENT

SET 50" REBAR WITH AN ORANGE PLASTIC CAP, OR NAILA WAGNER STAMPED PINNACLE ENG. & LAND SURV.

OWNER'S DEDICATION
I, the undersigned owner, of the above described tract of land, do hereby dedicate and dedicate the same into the public domain as shown above and name said tract, do hereby dedicate for the purpose of the home owners association, private streets, namely PEACOCK RIDGE LANE along all lots of land designated as open space. PEACOCK RIDGE SUBDIVISION EXTENDED as recorded in the office of the Weber County Recorder. I also dedicate as a private public utility easement to the public for the installation, operation and maintenance of public utilities, oil and gas pipelines and all easements and open space shown herein as public utility easements.

IN WITNESS WHEREOF, I have hereunto set my hand and the day of 20, 2021.

STEPHEN P. BOITZ
KENT HILL
773-0802

ACKNOWLEDGMENT
STATE OF UTAH
County of Weber
On this 20th day of May, 2021, personally appeared before me the undersigned public notary public of said County of Weber, State of Utah, the above named STEPHEN P. BOITZ, a natural person, who acknowledged to me that he is the owner of the above described tract of land, and that he executed the foregoing instrument for the purposes and in the capacity therein expressed.

MY COMMISSION EXPIRES: 03-29-24
NOTARY PUBLIC
RIVERDALE CITY, UTAH
Cory S. Cook, Notary Public

QUESTAR GAS COMPANY APPROVAL
APPROVED THIS 23rd DAY OF June, 2021, A REPRESENTATIVE OF QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER COMPANY APPROVAL
APPROVED THIS 30th DAY OF June, 2021, A REPRESENTATIVE OF ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL
APPROVED THIS 1st DAY OF June, 2021, BY THE RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 23rd DAY OF June, 2021, BY THE RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS TRANSMITTAL COMPLIES WITH THE REQUIREMENTS OF THE PUBLIC WORKS ACT AS ENFORCED BY THE RIVERDALE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 1st DAY OF June, 2021, BY THE RIVERDALE CITY COUNCIL

WEBER COUNTY RECORDER
ENTRY NO. 2021-0433 FILED PAGE 3 OF 6
FILED FOR RECORD AND RECORDED THIS 23rd DAY OF June, 2021 AT 11:15 AM IN BOOK OF OFFICIAL RECORDS PAGE 66

Proposed Amendments

The proposed Peacock Ridge Estates plat would amend the existing subdivision configuration from eight residential lots to three larger residential parcels.

Proposed Lots

According to the submitted plat:

LOT	APPROXIMATE AREA	NOTES
LOT 1R	132,935 sq. ft.	Large estate parcel; identified as non-buildable in portions
LOT 2R	14,961 sq. ft.	Residential lot
LOT 3R	29,408 sq. ft.	Residential lot

The proposed amendment substantially increases the size of the remaining lots compared to the original subdivision configuration and reduces the overall lot count from eight lots to three lots. Access continues to be provided through the existing public roadway configuration associated with Peacock Ridge Lane and the existing access easement system (1200 West).

Proposed Plat Amendment

SURVEYOR'S CERTIFICATE

I, DAVID S. STONG, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 533188 IN ACCORDANCE WITH TITLE 26, CHAPTER 21 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND I AM PROVIDING HEREON IN ACCORDANCE WITH SECTION 11-21-11. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS ____ DAY OF _____, 2026.

SIGNATURE

BOUNDARY DESCRIPTION:

ALL OF PEACOCK RIDGE SUBDIVISION (PLU) BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, T.3N., R.1W., S.1 & 8 AM., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION ON THE SOUTHWESTERLY BOUNDARY OF LOT 87 CRAIG-DALE SUBDIVISION, A PLAT RECORDED AT OFFICE OF THE WEBER COUNTY RECORDER POSITIONED RELATIVE TO THE CENTERLINE OF THE EXISTING STREET IMPROVEMENTS AS MEASURED ALONG 1200 WEST STREET, 162.50 SOUTH STREET, AND 888 SOUTH STREET, SAID POINT BEING LOCATED 18.92 FEET ALONG THE SECTION LINE 82.88 FEET AND SOUTH 63.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, T.3N., R.1W., S.8 AM. AND RUNNING THENCE S 47°39'51"E, ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION 482.27 FEET TO THE NORTHEAST CORNER OF LOT 1, CRAIG-DALE SUBDIVISION EXTENDED, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION ON THE FOLLOWING FIVE (5) COURSES: (1) S 47°39'51"E, 262.59 FEET TO A POINT ON A RADIAL LINE, (2) N 18°20'14"E, ALONG SAID RADIAL LINE 12.54 FEET TO THE SOUTH LINE OF 1200 WEST STREET, (3) SOUTHWESTERLY 88.20 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°20'22" (LONG CHORD BEARS S 22°22'22"E, 77.27 FEET TO A RADIAL LINE, (4) S 1°32'34"E, ALONG SAID RADIAL LINE 42.86 FEET TO SAID SOUTHWESTERLY LINE, (5) S 48°24'14"E, ALONG SAID SOUTHWESTERLY LINE 152.28 FEET TO THE SOUTHWESTERLY CORNER OF LOT 4 OF SAID CRAIG-DALE SUBDIVISION, SAID POINT COINCIDING WITH THE NORTHEAST CORNER OF LOT 1 OF SAID CRAIG-DALE SUBDIVISION EXTENDED, THENCE S 20°34'24"E, ALONG THE EASTERN BOUNDARY OF SAID CRAIG-DALE SUBDIVISION EXTENDED 189.52 FEET TO THE NORTHEASTLY BOUNDARY OF DAVIS AND WEBER COUNTIES CANAL COMPANY, SAID NORTHEASTLY BOUNDARY HAVING BEEN CALCULATED 90 FEET PERPENDICULARLY 0 FEET TO THE NORTHEAST FROM THE CENTERLINE OF SAID DAVIS AND WEBER COUNTIES CANAL, DETERMINED FROM AERIAL, MANUALLY OBTAINED FROM WEBER COUNTY POSITIONED RELATIVE TO SAID STREETS IN SAID CRAIG-DALE SUBDIVISION, THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) NORTHWESTERLY 25.82 FEET ALONG THE BEARING OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°24'34" (CHORD BEARS 30.32 FEET N 60°24'34"W), (2) N 45°18'51"W, 86.39 FEET, (3) NORTHWESTERLY 164.48 FEET ALONG THE ARC OF A 403.21 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 187°48'18" (CHORD BEARS 151.33 FEET N 47°00'00"W), (4) NORTHWESTERLY 83.84 FEET ALONG THE ARC OF A 348.73 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°17'00" (CHORD BEARS 85.65 FEET N 49°00'00"W), (5) NORTHWESTERLY 135.64 FEET ALONG THE ARC OF A 1002.81 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°21' (CHORD BEARS 124.87 FEET N 42°42'27"W), (6) N 30°28'14"E, 111.99 FEET, (7) NORTHWESTERLY 164.42 FEET ALONG THE ARC OF A 1002.81 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°24'34" (CHORD BEARS 30.32 FEET N 60°24'34"W), (8) NORTHWESTERLY 108.84 FEET ALONG THE ARC OF A 333.83 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 187°48'18" (CHORD BEARS 120.20 FEET N 47°00'00"W), (9) SOUTHWESTERLY 111.48 FEET, (10) N 52°20'19"W, 132.88 FEET, THENCE N 47°00'00"E, 143.77 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION, THENCE S 35°22'43"E, 30.45 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL OF LAND CONTAINS 177.34 SQUARE FEET AREA, MORE OR LESS.

NOTES:

BASES OF BEARING IS N 43°44'01"E, 2011.69 FEET FROM THE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 13.

LEGEND:

- SET 18" x 24" REBAR AND J-U-B ENGINEERS IR CAP
- SET NAIL
- SECTION AND QUARTER CORNERS
- 10 FOOT PUBLIC UTILITY EASEMENT

PEACOCK RIDGE ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RIVERDALE CITY, UTAH
MAY 2026

LOT DETAILS:

LOT 1R, ADDRESS 5633 SOUTH 1200 WEST, AREA 132,935 SQUARE FEET, NON-BUILDABLE.

LOT 2R, ADDRESS 5639 SOUTH 1200 WEST, AREA 14,361 SQUARE FEET, SUBJECT TO THE GEOTECHNICAL REQUIREMENTS AS REQUIRED BY THE CITY.

LOT 3R, ADDRESS 5646 SOUTH 1200 WEST, AREA 29,408 SQUARE FEET, SUBJECT TO THE GEOTECHNICAL REQUIREMENTS AS REQUIRED BY THE CITY.

LINE #	BEARING	LENGTH
L1	N 40°59'37"E	314.12
L2	S 87°32'00"E	183.44
L3	S 87°32'00"E	110.40
L4	N 40°42'03"E	201.18
L5	N 40°48'58"E	114.17
L6	N 40°48'58"E	50.76
L7	N 68°38'21"E	48.81
L8	N 68°38'21"E	50.76
L9	S 40°24'57"E	228.03
L10	N 87°32'00"E	49.82
L11	S 87°32'00"E	32.81
L12	S 41°14'17"E	205.82
L13	S 87°26'54"E	32.64
L14	S 88°21'09"E	25.66
L15	S 88°25'15"E	30.97
L16	S 24°34'57"E	46.77

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.12	90.00	6.09	123°12'	S 29°24'E	12.09
C2	50.80	50.00	27.89	S 81°15'3"	N 83°30'50"W	48.71
C3	25.00	50.00	12.77	28°38'32"	S 89°03'54"E	24.74

NOTES:

BUILDING SETBACKS:
10' FRONT AND REAR YARD SETBACK.
5' SIDE YARD SETBACK.
10' PUBLIC UTILITY AND DRAINAGE EASEMENTS
20' POWER EASEMENTS
LOCATION OF EASEMENTS ARE BASED ON HISTORIC DOCUMENTS AND SHOULD BE VERIFIED IN THE FIELD.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PEACOCK RIDGE ESTATES, DO HEREBY DEDICATE, GRANT, AND CONVEY TO RIVERDALE CITY ALL EASEMENTS AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGES MAY BE AUTHORIZED BY RIVERDALE CITY.

SIGNED THIS ____ DAY OF _____, 2026 BY:

RIVERDALE CITY _____ TITLE _____

PRINTED NAME _____

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, SAITS THAT HE-SHE IS THE _____ OF SHOWSTOPPER PRODUCTIONS LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WRITING AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: _____ PRINT NAME _____

PREPARED BY: **JUB** ENGINEERS & SURVEYORS

DEVELOPER: RIVERDALE CITY

PROJECT # 24-140-001

DATE: MARCH 2025

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____

25 ____ AT _____ IN BOOK _____

PAGE ____ OF OFFICIAL RECORDS.

RECORDED FOR _____

COUNTY RECORDER _____

RIVERDALE CITY PLANNING COMMISSION

APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE ____ DAY OF _____, 2026.

BY: _____ CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN MY OPINION THE INFORMATION COVERED HEREBY COMPLIES WITH THE PUBLIC STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS ____ DAY OF _____, 2026.

RIVERDALE CITY ENGINEER

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL, GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THE FORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS ____ DAY OF _____, 2026.

RIVERDALE CITY ATTORNEY

RIVERDALE CITY APPROVAL

THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE RIVERDALE CITY MAJOR, ON THE ____ DAY OF _____, 2026.

RIVERDALE CITY MAJOR

ATTEST _____

Requested Timeline:

Planning Commission Meeting – May 12, 2026

Staff Comments:

The following considerations are recommended:

1. The City, as the applicant, will be required to comply with all applicable City engineering, utility, drainage, and recording requirements prior to final plat approval and recordation.
2. Prior to final plat approval and recordation, the building setbacks will need to be amended from 10' front and rear yard/5' side yard to 25' front and rear yard/8' feet side yard, with total width of 2 side yards of not less than 18 feet, pursuant to RCC 10-9C-3.
3. Pursuant to RCC 10-21-2, the administrative land use authority established by the city to review land use decisions from preliminary subdivision applications as submitted for single-family dwelling, two-family dwelling, or townhome subdivisions, is designated as the Riverdale City Planning Commission.

Potential Actions:

Following the presentation and discussion of the proposal, the City Council may make:

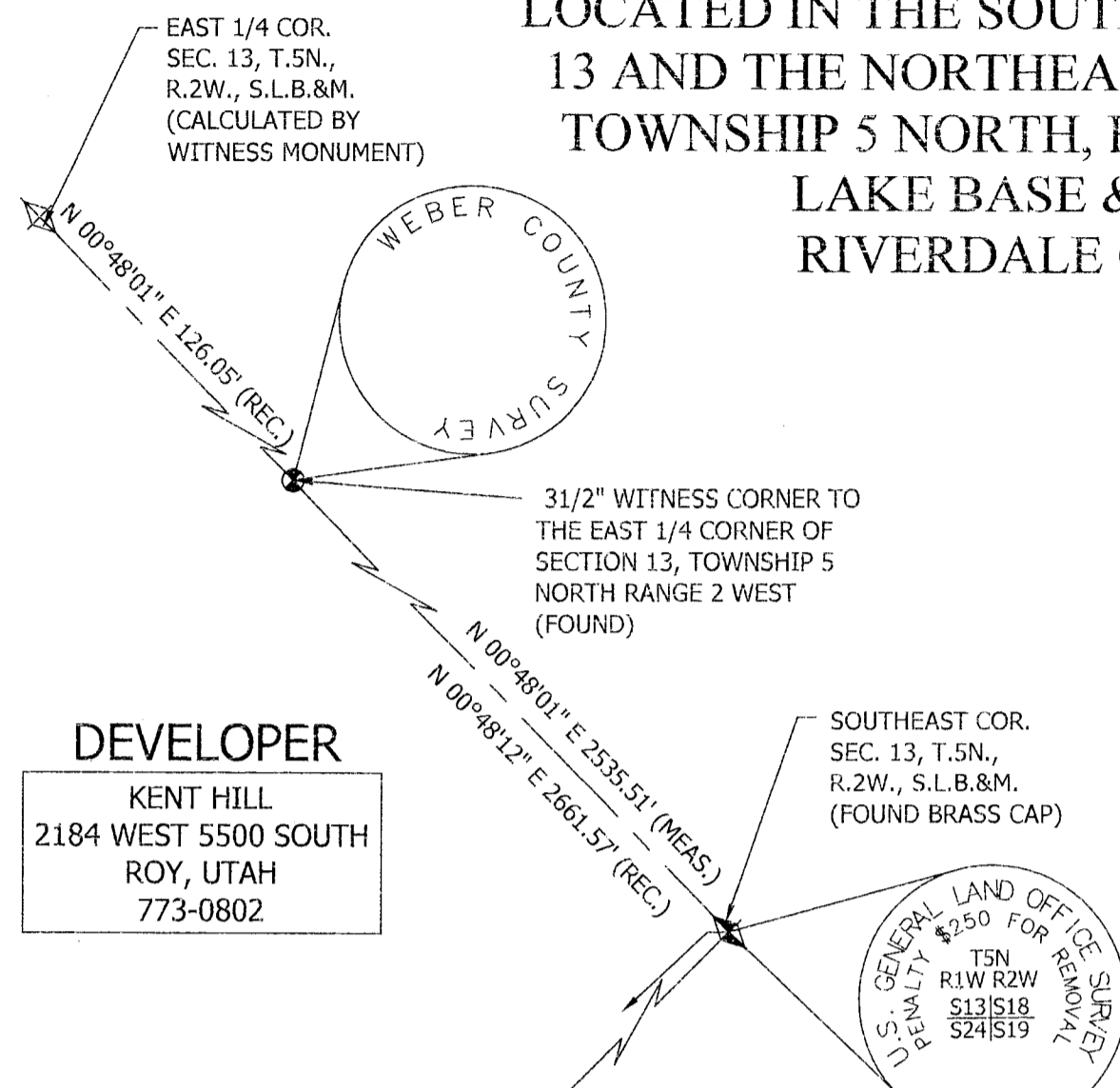
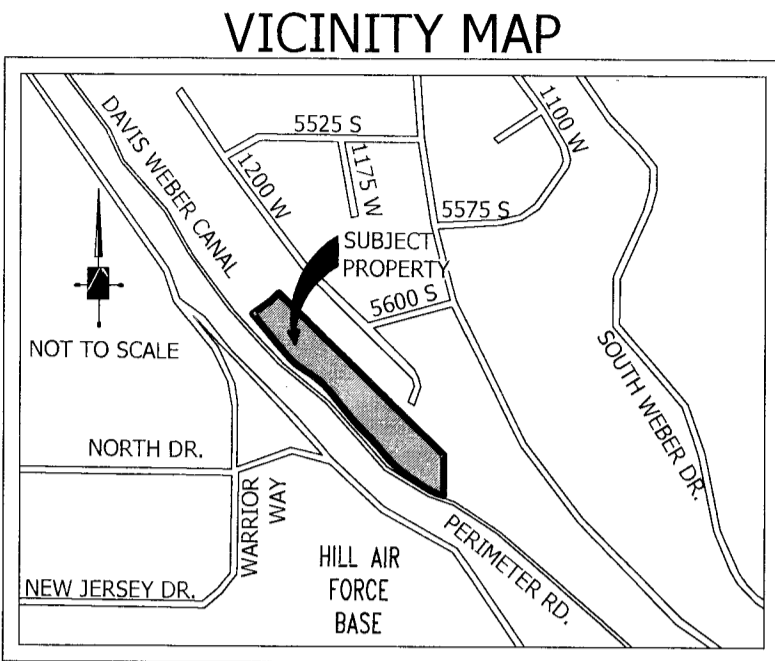
- 1) a motion to **APPROVE** the proposed preliminary Peacock Ridge Estates Subdivision
- 2) a motion to **APPROVE WITH MODIFICATIONS** the proposed preliminary Peacock Ridge Estates Subdivision
- 3) a motion to **TABLE** the matter to a later date
- 4) a motion to **DENY**

Attachments

Original Peacock Ridge Subdivision PRUD
Proposed Peacock Estate Subdivision

PEACOCK RIDGE SUBDIVISION-PRUD

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13 AND THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN RIVERDALE CITY, UTAH



DEVELOPER
KENT HILL
2184 WEST 5500 SOUTH
ROY, UTAH
773-0802

SETBACKS:
10' FRONT YARD SETBACK
REAR YARD SETBACK PER PLAN
5' EACH SIDE YARD SETBACK
FOR A TOTAL 10'

P.U. & D.E.
10' ALONG REAR LOT LINES
10' ALONG ROAD FRONTAGE
10' ALONG LOT LINES,
WITH 5' ON EACH SIDE

LEGEND

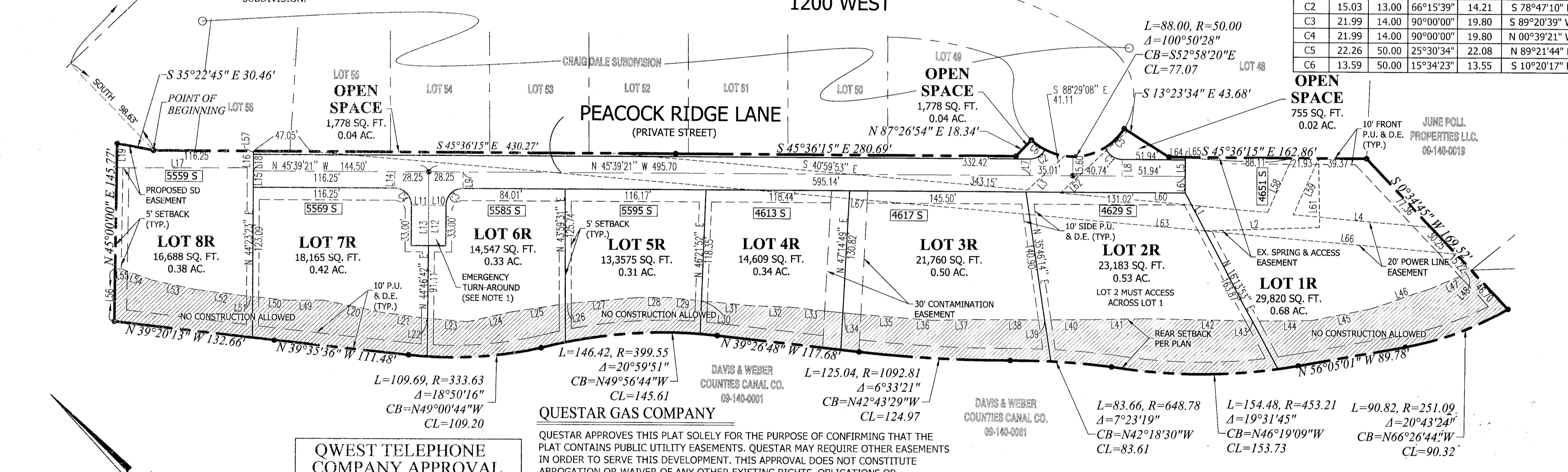
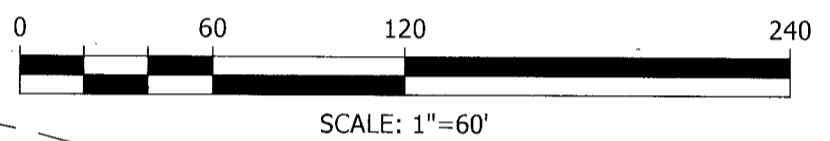
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- NO CONSTRUCTION ALLOWED WITHIN AREA
- PROPOSED STREET MONUMENT
- SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

RESTRICTIONS

EACH LOT SHALL BE SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT FOR PEACOCK RIDGE PRUD SUBDIVISION AND THE AGREED UPON GEOTECHNICAL REQUIREMENTS AS APPLIED TO EACH INDIVIDUAL LOT AND AS FOUND WITHIN THE DEVELOPMENT AGREEMENT FOR PEACOCK RIDGE PRUD SUBDIVISION.

NARRATIVE
THE EXISTING CRAIG-DALE SUBDIVISION EXTENDED WHICH CONTAINS 3 LOTS IS TO BE COMPLETELY VACATED & REPLACED BY THE 8 LOT PEACOCK RIDGE SUBDIVISION. OPEN SPACE PARCELS ON THE NORTH OF THE PEACOCK RIDGE LANE - A PRIVATE ROAD, WILL INCLUDE RETAINING WALLS AND WILL BE MAINTAINED BY THE SUBDIVISION HOA. ALL EXISTING RECORDED EASEMENTS WITHIN THE SUBDIVISION WILL BE VACATED EXCEPT THE EXISTING OVERHEAD POWER EASEMENT SHOWN. LOT 2 IS GRANTED AN INGRESS/EGRESS EASEMENT ACROSS LOT 1 AS SHOWN BELOW.

GENERAL NOTES
ALL NEW HOME CONSTRUCTION MUST FOLLOW GEOTECHNICAL REPORT & BUILDERS AGREEMENT ON FILE WITH RIVERDALE CITY. SPRING PIPING BY HILL AIR FORCE BASE MUST REMAIN WITH NO ALTERATIONS UNLESS APPROVAL HAS BEEN GIVEN. NO ON STREET PARKING WILL BE ALLOWED



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.26	S 16°13'53" W	L34	30.02	S 40°38'06" E
L2	94.50	S 47°43'59" E	L35	34.34	S 41°11'48" E
L3	41.11	N 88°29'08" W	L36	24.33	S 41°29'59" E
L4	114.17	S 40°48'56" E	L37	39.06	S 46°59'27" E
L5	13.50	S 44°20'39" W	L38	48.86	S 45°37'30" E
L6	13.50	S 44°20'39" W	L39	10.10	S 46°17'02" E
L7	13.50	S 44°20'39" W	L40	32.56	S 46°17'02" E
L8	13.50	S 44°20'39" W	L41	44.95	S 47°00'50" E
L9	13.50	S 44°20'39" W	L42	83.01	S 44°45'06" E
L10	14.25	S 45°39'21" E	L43	11.34	S 45°36'49" E
L11	14.25	S 45°39'21" E	L44	43.06	S 46°24'16" E
L12	33.00	N 44°20'39" E	L45	49.28	S 57°49'25" E
L13	60.50	N 44°20'39" E	L46	52.45	S 64°31'16" E
L14	13.50	N 44°20'39" E	L47	26.66	S 68°21'09" E
L15	13.50	N 44°20'39" E	L48	10.00	S 89°25'15" E
L16	16.28	N 44°20'39" E	L49	28.43	S 46°12'58" E
L17	112.64	S 46°04'16" E	L50	24.44	S 40°02'37" E
L18	13.50	N 44°20'39" E	L51	10.03	S 40°33'04" E
L19	20.06	N 45°00'00" E	L52	42.73	S 38°49'18" E
L20	47.98	S 34°15'47" E	L53	36.56	S 34°00'45" E
L21	34.62	S 38°14'50" E	L54	26.87	S 25°48'46" E
L22	10.03	S 40°52'52" E	L55	5.00	S 45°00'00" E
L23	28.30	S 41°27'04" E	L56	42.79	N 45°00'00" E
L24	37.50	S 58°17'30" E	L57	2.78	N 44°20'39" E
L25	38.95	S 54°28'23" E	L58	48.81	N 68°38'21" E
L26	10.08	S 53°09'18" E	L59	50.76	N 68°38'21" E
L27	55.96	S 50°48'39" E	L60	171.51	S 40°42'03" E
L28	23.15	S 45°52'34" E	L61	56.67	N 43°19'29" E
L29	23.60	S 40°30'44" E	L62	75.42	S 88°29'08" E
L30	10.02	S 40°25'07" E	L63	201.16	S 40°42'03" E
L31	34.08	S 40°17'01" E	L64	13.46	S 45°36'15" E
L32	35.71	S 43°44'50" E	L65	2.08	N 44°20'39" E
L33	27.17	S 39°30'31" E	L66	151.00	S 40°48'56" E
			L67	595.27	S 40°59'53" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING
C1	18.26	15.00	69°44'49"	S 10°46'57" E
C2	15.03	13.00	66°15'39"	S 78°47'10" E
C3	21.99	14.00	90°00'00"	S 89°20'39" W
C4	21.99	14.00	90°00'00"	N 00°39'21" W
C5	22.26	15.00	25°30'34"	N 89°21'44" E
C6	13.59	50.00	15°34'23"	S 10°20'17" E

SURVEYOR'S CERTIFICATE
I, STEPHEN P. BOTT do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 343593-2201 as prescribed under laws of the State of Utah, I have made a survey of the tract of land shown on this plat in accordance with Section 17-23-17 and described below, and have subdivided said tract of land into lots, private streets and open space, hereafter to be known as PEACOCK RIDGE SUBDIVISION - PRUD and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

STEPHEN P. BOTT
DATE: 5-20-2021
CERTIFICATE NO. 343593-2201

BOUNDARY DESCRIPTION
BEGINNING AT THE POINT OF INTERSECTION ON THE SOUTHWESTERLY BOUNDARY OF LOT 57 OF CRAIG-DALE SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER POSITIONED RELATIVE TO THE CENTERLINE OF THE EXISTING STREET IMPROVEMENTS AS MEASURED ALONG 1200 WEST STREET, 5525 SOUTH STREET, AND 5600 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°40'24" WEST ALONG SECTION LINE 923.98 FEET AND SOUTH 98.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 45°36'15" EAST ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION (SOUTH 46°11' EAST BY RECORD) 430.27 FEET TO THE NORTHWEST CORNER OF LOT 3, CRAIG-DALE SUBDIVISION EXTENDED, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER (TO BE VACATED); THENCE SOUTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION EXTENDED THE FOLLOWING (5) COURSES: (1) SOUTH 45°36'15" EAST 280.69 FEET (SOUTH 46°11' EAST 280.58 FEET BY RECORD) TO A POINT ON A RADIAL LINE, (2) NORTH 87°26'54" EAST ALONG SAID RADIAL LINE 18.34 FEET TO THE SOUTH LINE OF 1200 WEST STREET AS PLATTED ON SAID CRAIG-DALE SUBDIVISION (NORTH 86°52'09" EAST 18.25 FEET BY RECORD), (3) SOUTHEASTERLY 88.00 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°50'28" (100°50'02" BY RECORD) (LONG CHORD BEARS SOUTH 52°58'20" EAST 77.07 FEET (SOUTH 53°33'05" EAST 77.07 FEET BY RECORD)) TO A RADIAL LINE, (4) SOUTH 13°23'34" EAST ALONG SAID RADIAL LINE 43.68 FEET TO SAID SOUTHWESTERLY LINE (SOUTH 13°58'19" EAST 43.90 FEET BY RECORD), (5) SOUTH 45°36'15" EAST ALONG SAID SOUTHWESTERLY LINE 162.86 FEET TO THE SOUTHEASTERLY CORNER OF LOT 48 OF SAID CRAIG-DALE SUBDIVISION (CURRENTLY BEING VACATED) (SOUTH 46°11' EAST 162.82 FEET BY RECORD), SAID POINT COINCIDING WITH THE NORTHEASTERLY CORNER OF LOT 1 OF SAID CRAIG-DALE SUBDIVISION EXTENDED (CURRENTLY BEING VACATED); THENCE SOUTH 00°34'45" WEST ALONG THE EASTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION EXTENDED 169.52 FEET TO THE NORTHEASTERLY BOUNDARY OF DAVIS AND WEBER COUNTIES CANAL COMPANY (SOUTH 187.10 FEET BY RECORD), SAID NORTHEASTERLY BOUNDARY HAVING BEEN CALCULATED 50 FEET PERPENDICULARLY OFFSET TO THE NORTHEAST FROM THE CENTERLINE OF SAID DAVIS AND WEBER COUNTIES CANAL DETERMINED FROM ARIEL IMAGERY OBTAINED FROM WEBER COUNTY POSITIONED RELATIVE TO SAID STREETS IN SAID CRAIG-DALE SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING (10) COURSES: (1) NORTHWESTERLY 90.82 FEET ALONG THE ARC OF A 251.09 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°43'24" (CHORD BEARS 90.32 FEET NORTH 66°26'44" WEST), (2) NORTH 56°05'01" WEST 89.78 FEET, (3) NORTHWESTERLY 154.48 FEET ALONG THE ARC OF A 453.21 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°31'45" (CHORD BEARS 153.73 FEET NORTH 46°19'09" WEST), (4) NORTHWESTERLY 83.66 FEET ALONG THE ARC OF A 648.78 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°23'19" (CHORD BEARS 83.61 FEET NORTH 42°18'30" WEST), (5) NORTHWESTERLY 125.04 FEET ALONG THE ARC OF A 1092.81 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°33'21" (CHORD BEARS 124.97 FEET NORTH 42°43'29" WEST), (6) NORTH 39°26'48" WEST 117.68 FEET, (7) NORTHWESTERLY 146.42 FEET ALONG THE ARC OF A 399.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°59'51" (CHORD BEARS 145.61 FEET NORTH 49°56'44" WEST), (8) NORTHWESTERLY 109.69 FEET ALONG THE ARC OF A 333.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°50'16" (CHORD BEARS 109.20 FEET NORTH 49°00'44" WEST), (9) NORTH 39°33'36" WEST 111.48 FEET, (10) NORTH 39°20'13" WEST 132.66 FEET; THENCE NORTH 45°00'00" EAST ALONG A NEW LINE 145.77 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION; AND THENCE SOUTH 35°22'45" EAST (SOUTH 37°42'30" EAST BY RECORD) 30.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 177,304 SQ. FT. / 4.07 AC.

OWNER'S DEDICATION
Known all men by these presents that _____, the under-signed owner () of the above described tract of land, do hereby set apart and subdivide the same into lots and private streets as open space shown hereon and name said tract, PEACOCK RIDGE SUBDIVISION - PRUD.

do hereby dedicate for perpetual use of the home owners association private streets, namely PEACOCK RIDGE LANE, along with all tracts of land designated as open space. We also vacate the existing CRAIG-DALE SUBDIVISION EXTENDED as recorded at the office of the Weber County Recorder. We also dedicate as a perpetual public utility easement to the public for the installation, operation and maintenance of public utilities, on all private streets and all easements and open space shown hereon as public utility easements.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 2021.

ACKNOWLEDGMENT
STATE OF UTAH
County of Weber

On the _____ day of _____ A.D., 2021, personally appeared before me, the undersigned Notary Public, in and for said County of Weber in said State of Utah, the signer _____ the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 02-24-24
NOTARY PUBLIC
RESIDING IN WEBER COUNTY
Commission No. 710-52
COM EXP 02-24-2024

PEACOCK RIDGE SUBDIVISION - PRUD
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13 AND THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN RIVERDALE CITY, UTAH
JULY 2020

PINNACLE Engineering & Land Surveying Inc
1513 North Hillfield Rd., Suite #2 Layton, UT 84041
Phone: (801) 866-0676
Fax: (801) 866-0678

ROCKY MOUNTAIN POWER COMPANY APPROVAL
APPROVED THIS 30th DAY OF JUNE, 2021, A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER REPRESENTATIVE

CITY ATTORNEY'S APPROVAL
APPROVED THIS 1st DAY OF June, 2021, BY THE RIVERDALE ATTORNEY.
RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 23 DAY OF June, 2021, BY THE RIVERDALE CITY PLANNING COMMISSION.
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING AND IN OUR OPINION THE INFORMATION CONTAINED HEREIN COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY, APPROVED AND DATED JUNE, 2021.
RIVERDALE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 21st DAY OF June, 2021, BY THE RIVERDALE CITY COUNCIL.
RIVERDALE CITY RECORDER

WEBER COUNTY RECORDER
ENTRY NO. 3233643 FEE PAID \$168.00
FILED FOR RECORD AND RECORDED THIS 03rd DAY OF MAY, 2022 AT 12:01 IN BOOK 92 OF OFFICIAL RECORDS PAGE 88
LEANN H. KLUIS
WEBER COUNTY RECORDER
DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS _____ DAY OF _____, 2026.

SIGNATURE

BOUNDARY DESCRIPTION:

ALL OF PEACOCK RIDGE SUBDIVISION-PRUD, BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T.3N., R.1W., S.L.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION ON THE SOUTHWESTERLY BOUNDARY OF LOT 57 CRAIG-DALE SUBDIVISION, A PLAT RECORDED AT OFFICE OF THE WEBER COUNTY RECORDER POSITIONED RELATIVE TO THE CENTERLINE OF THE EXISTING STREET IMPROVEMENTS AS MEASURED ALONG 1200 WEST STREET, 5525 SOUTH STREET, AND 5600 SOUTH STREET, SAID POINT BEING LOCATED N.89°40'24"W. ALONG THE SECTION LINE 923.98 FEET AND SOUTH 98.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, T5N, R2W, SLB&M AND RUNNING THENCE S.45°36'15"E. ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION 430.27 FEET TO THE NORTHWEST CORNER OF LOT 3, CRAIG-DALE SUBDIVISION EXTENDED, THENCE SOUTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) S.45°36'15"E. 280.69 FEET TO A POINT ON A RADIAL LINE, (2) N.87°26'54"E. ALONG SAID RADIAL LINE 18.34 FEET TO THE SOUTH LINE OF 1200 WEST STREET, (3) SOUTHEASTERLY 88.00 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°50'28" (LONG CHORD BEARS S.52°58'20"E. 77.07 FEET TO A RADIAL LINE, (4) S.13°23'34"E. ALONG SAID RADIAL LINE 43.88 FEET TO SAID SOUTHWESTERLY LINE, (5) S.45°36'15"E. ALONG SAID SOUTHWESTERLY LINE 162.86 FEET TO THE SOUTHEASTLY CORNER OF LOT 48 OF SAID CRAIG-DALE SUBDIVISION, SAID POINT COINCIDING WITH THE NORTHEASTLY CORNER OF LOT 1 OF SAID CRAIG-DALE SUBDIVISION EXTENDED; THENCE S.00°34'45"W. ALONG THE EASTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION EXTENDED 169.52 FEET TO THE NORTHEASTLY BOUNDARY OF DAVIS AND WEBER COUNTIES CANAL COMPANY, SAID NORTHEASTLY BOUNDARY HAVING BEEN CALCULATED 50 FEET PERPENDICULARLY OFFSET TO THE NORTHEAST FROM THE CENTERLINE OF SAID DAVIS AND WEBER COUNTIES CANAL DETERMINED FROM AERIAL IMAGERY OBTAINED FROM WEBER COUNTY POSITIONED RELATIVE TO SAID STREETS IN SAID CRAIG-DALE SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) NORTHWESTERLY 90.82 FEET ALONG THE ARC OF A 251.09 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°43'24" (CHORD BEARS 90.32 FEET N.66°26'44"W.); (2) N.56°05'01"W. 89.78 FEET; (3) NORTHWESTERLY 154.48 FEET ALONG THE ARC OF A 453.21 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°31'45" (CHORD BEARS 153.73 FEET N.46°19'09"W.); (4) NORTHWESTERLY 83.66 FEET ALONG THE ARC OF A 648.78 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°23'19" (CHORD BEARS 83.61 FEET N.42°18'30"W.); (5) NORTHWESTERLY 125.04 FEET ALONG THE ARC OF A 1092.81 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°33'21" (CHORD BEARS 124.97 FEET N.42°43'29"W.); (6) N.39°26'48"W. 117.88 FEET; (7) NORTHWESTERLY 146.42 FEET ALONG THE ARC OF A 399.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°59'51" (CHORD BEARS 145.61 FEET N.49°56'44"W.); (8) NORTHWESTERLY 109.69 FEET ALONG THE ARC OF A 333.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°50'16" (CHORD BEARS 109.20 FEET N.49°00'44"W.); (9) N.39°35'36"W. 111.48 FEET; (10) N.39°20'13"W. 132.66 FEET; THENCE N.45°00'00"E. 145.77 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID CRAIG-DALE SUBDIVISION; AND THENCE S.35°22'45"E. 30.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL OF LAND CONTAINS 177,304 SQUARE FEET IN AREA, MORE OR LESS.

NOTES:

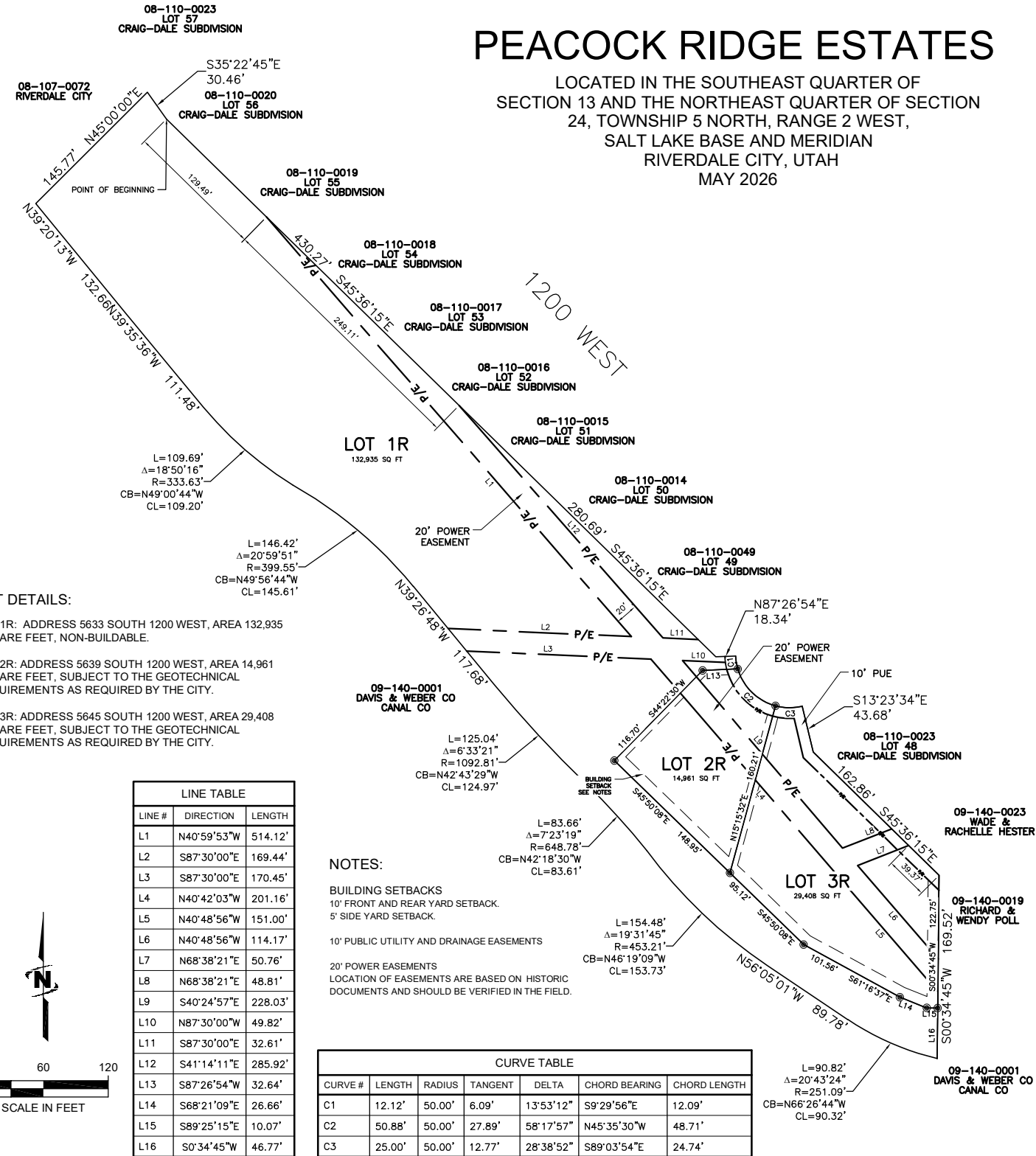
BASIS OF BEARING IS N.00°48'01"E. 2661.56 FEET FROM THE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 13 TO THE MONUMENT AT THE EAST QUARTER CORNER OF SECTION 13.

LEGEND:

- ⊙ SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- SET NAIL
- ⊙ SECTION AND QUARTER CORNERS
- 10 FOOT PUBLIC UTILITY EASEMENT

PEACOCK RIDGE ESTATES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN RIVERDALE CITY, UTAH MAY 2026



LOT DETAILS:

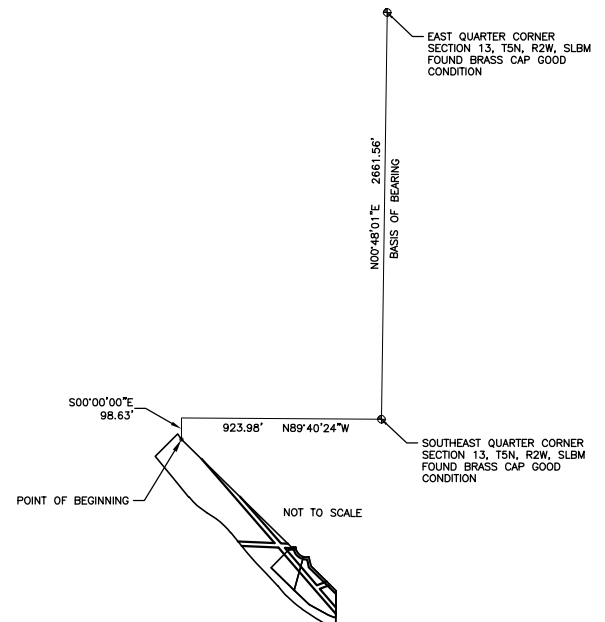
LOT 1R: ADDRESS 5633 SOUTH 1200 WEST, AREA 132,935 SQUARE FEET, NON-BUILDABLE.

LOT 2R: ADDRESS 5639 SOUTH 1200 WEST, AREA 14,961 SQUARE FEET, SUBJECT TO THE GEOTECHNICAL REQUIREMENTS AS REQUIRED BY THE CITY.

LOT 3R: ADDRESS 5645 SOUTH 1200 WEST, AREA 29,408 SQUARE FEET, SUBJECT TO THE GEOTECHNICAL REQUIREMENTS AS REQUIRED BY THE CITY.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°59'53"W	514.12'
L2	S87°30'00"E	169.44'
L3	S87°30'00"E	170.45'
L4	N40°42'03"W	201.16'
L5	N40°48'56"W	151.00'
L6	N40°48'56"W	114.17'
L7	N68°38'21"E	50.76'
L8	N68°38'21"E	48.81'
L9	S40°24'57"E	228.03'
L10	N87°30'00"W	49.82'
L11	S87°30'00"E	32.61'
L12	S41°14'11"E	285.92'
L13	S87°26'54"W	32.64'
L14	S68°21'09"E	26.66'
L15	S89°25'15"E	10.07'
L16	S0°34'45"W	46.77'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.12'	50.00'	6.09'	13°53'12"	S9°29'56"E	12.09'
C2	50.88'	50.00'	27.89'	58°17'57"	N45°35'30"W	48.71'
C3	25.00'	50.00'	12.77'	28°38'52"	S89°03'54"E	24.74'



OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PEACOCK RIDGE ESTATES, DO HEREBY DEDICATE, GRANT, AND CONVEY TO RIVERDALE CITY ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 2026. BY:

RIVERDALE CITY _____ TITLE _____

PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS JSS
ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, _____ WHO, BEING BY ME DULY SWORN, SAYS THAT HE/SHE IS THE _____ OF SHOWSTOPPER PRODUCTIONS LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.
RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: _____

PRINT NAME _____

PREPARED BY



JUB ENGINEERS, INC.
488 North 500 West
Riverton, Utah 84057
Phone (801) 547-0253

PROJECT #55-23-142-006
MARCH 2026

DEVELOPER
RIVERDALE CITY
RIVERDALE, UT 84405

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____
20____ AT _____ IN BOOK _____
PAGE _____ OF OFFICIAL RECORDS.

RECORDED FOR _____

COUNTY RECORDER _____

RIVERDALE CITY PLANNING COMMISSION

APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2026.

BY: _____
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH COMPLIES WITH THE PUBLIC STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 2026.

RIVERDALE CITY ENGINEER

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 2026.

RIVERDALE CITY ATTORNEY

RIVERDALE CITY APPROVAL

THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE RIVERDALE CITY MAYOR, ON THE _____ DAY OF _____, 2026.

RIVERDALE CITY MAYOR

ATTEST