

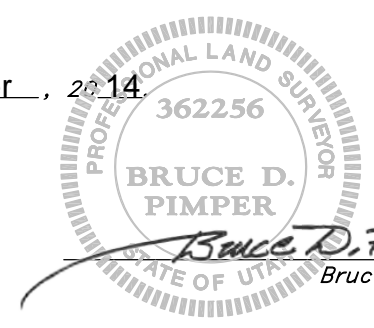
# Buhrley South Fork Ranch Subdivision

A part of the West Half of Section 20,  
Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey  
Weber County, Utah  
October 2014

### Surveyor's Certificate

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Buhrley South Fork Ranch 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. I further certify that the requirements of all applicable land use codes of Weber County concerning zoning requirements have been complied with.

Signed this 24th day of October, 2014



### Legend

- Existing Fire Hydrant
- Section Corner
- Easement Line
- Radial Line
- Non-Radial Line
- Street Address
- Weber County Survey
- Lot Corners to be set: rebar with GBES plastic cap or nail with GBES brass tag

Show symbol for monuments not in place as well as found monuments

24"x5/8" rebar

Show linetypes used on this plat

### Property Description

A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the West Quarter Corner of said Section 20; and running thence North 01°19'58" East 963.18 feet along the Section Line to the Center of the South Fork of the Ogden River; thence along the Center of said River the following sixteen courses: South 47°18'54" East 19.35 feet; South 55°21'10" East 82.91 feet; North 30°38'32" East 100.69 feet; South 89°23'32" East 39.28 feet; South 26°09'43" East 114.70 feet; South 2°27'26" West 60.31 feet; South 23°42'37" East 97.31 feet; South 55°04'12" East 42.38 feet; South 85°47'04" East 46.11 feet; North 55°10'05" East 25.80 feet; North 7°43'48" East 82.48 feet; North 42°03'31" East 100.17 feet; North 18°41'35" West 50.15 feet; North 3°12'12" West 46.43 feet; North 44°39'04" East 56.21 feet; and North 44°38'58" East 83.68 feet to the Southwest Corner of Lot 4 of Cottonwood River's Subdivision as it exists on the ground; thence North 55°26'51" East 59.38 feet along the Southerly Line of said Lot 4 to the Center of an existing road; thence along the Center of said existing road the following twelve courses: Southeastery along the arc of a 153.28 foot radius curve to the left a distance of 6.92 feet (Center bears North 49°04'35" East; Central Angle equals 2°55'07" and Long Chord bears South 42°12'59" East 6.92 feet) to a point of tangency; South 43°30'32" East 27.84 feet to a point of curvature; Southeastery along the arc of a 205.18 foot radius curve to the left a distance of 85.59 feet (Central Angle equals 2°54'03" and Long Chord bears South 55°27'34" East 84.97 feet) to a point of reverse curvature; Southeastery along the arc of a 237.08 foot radius curve to the right a distance of 154.50 feet (Central Angle equals 3°20'15" and Long Chord bears South 48°44'28" East 151.78 feet) to a point of reverse curvature; Southeastery along the arc of a 186.10 foot radius curve to the left a distance of 150.20 feet (Central Angle equals 46°14'35" and Long Chord bears South 53°11'38" East 146.15 feet) to a point of tangency; South 76°18'56" East 96.45 feet to a point of curvature; Southeastery and Southerly along the arc of a 70.44 foot radius curve to the right a distance of 106.49 feet (Central Angle equals 86°37'10" and Long Chord bears South 33°00'21" East 96.63 feet) to a point of tangency; South 10°18'14" West 185.16 feet to a point of curvature; Southeastery along the arc of a 672.40 foot radius curve to the right a distance of 147.08 feet (Central Angle equals 12°32'00" and Long Chord bears South 16°34'14" West 146.79 feet) to a point of tangency; South 22°50'14" West 250.77 feet; South 76°22'35" East 15.93 feet to a point of curvature; and Southeastery along the arc of a 70.44 foot radius curve to the right a distance of 333.43 feet (Central Angle equals 26°03'32" and Long Chord bears South 63°20'50" East 330.56 feet) to a point of reverse curvature; thence Southeastery and Easterly along the arc of a 50.00 foot radius curve to the left a distance of 42.53 feet (Central Angle equals 48°43'52" and Long Chord bears South 74°41'00" East 41.26 feet) to a point of reverse curvature; thence Easterly and Southeastery along the arc of a 415.00 foot radius curve to the right a distance of 379.73 feet (Central Angle equals 52°25'33" and Long Chord bears South 72°50'10" East 366.62 feet) to a point of reverse curvature; thence Southeastery, Easterly and Northeastery along the arc of a 155.00 foot radius curve to the left a distance of 148.72 feet (Central Angle equals 54°58'30" and Long Chord bears South 74°06'39" East 143.08 feet) to a point of tangency; thence North 78°24'06" East 63.03 feet; thence South 11°39'08" West 396.72 feet; thence North 86°59'23" West 1710.14 feet to the Section Line; thence North 0°20'31" West 451.76 feet along the Section Line to the point of beginning.

Contains 1,738,332 sq. ft. or 39,907 acres  
3 Lots

Scale: 1" = 100'



### Narrative

This Survey and Subdivision plat was requested by Ron Buhrley in order to create two (2) residential lots. A line between Weber County Monuments found at the Southwest Corner and the Southeast Corner of Section 20, T6N, R2E, was assigned the calculated Weber County bearing of S 89°20'22" E as the basis of bearings.

### Flood Plain Data

This property lies entirely within Flood Zone AE, and Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0475F dated Preliminary October 27, 2011. Flood Zone AE is defined as "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. No Base Flood elevations determined." Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

1. Label basis of bearing, state that it is Utah State Plane North Zone as per Weber County Surveyor
2. Show date and condition of found monuments
3. Show existing occupation, fencing, ditches, roads, etc as well as any structures within 30' of boundary lot lines
4. Is there a 100' setback for the river? (see planning)
5. Certify in the Surveyor's certificate that you are licensed as per title 58, chapter 22, professional engineers and Professional Land Surveyor's Licensing act and that the survey has been done as per Title 17 Chapter 23 Section 17 of the Utah State Code
6. Recording block should be 3"x3"
7. In legal description you call out " to the southwest corner of lot 4 of Cottonwood Rivers Subdivision as it exists on the ground." Show any evidence found of existing occupation and/or explain in narrative how that corner was established, there is a mathematical difference of about .5' between this plat and the Cottonwoods Rivers Sub.
8. Show acreage of remainder parcel
9. See note regarding easement and driveway linetypes
10. HAI has done a couple of surveys (ROS#s 3564 & 3535) on the adjacent parcel west that are in conflict with the boundary you have established. Were any points and or occupation lines found along this line? Explain in narrative.
11. The Private access right of way easement needs to either be described and recorded prior to recording of subdivision, or the easement needs to be moved to be entirely inside the subdivision. If there is a document recorded for the easement, the entry number will need to be on this plat.

### Owner's Dedication

The undersigned owner's of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said Buhrley South Fork Ranch Subdivision and do hereby: grant ~~private~~ access right-of-way to benefit each lot as depicted hereon.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

### Acknowledgment

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, \_\_\_\_\_, who being by me duly sworn did say that he/she/they is/are the \_\_\_\_\_ of Buhrley South Fork Ranch, LLC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

### Developer

Gregory H. Graves  
651 S. 7900 E  
PO Box 77  
Huntsville, UT 84317  
phone: (801) 648-6822  
email: ggraves@jub.com

### Weber County Engineer

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

### 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 the 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 \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

### Weber County Commission Acceptance

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements thereon are hereby accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest \_\_\_\_\_  
Title \_\_\_\_\_  
Chair, Weber County Commission

### Weber County Recorder

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

Buhrley South Fork Ranch, LLC  
210340002

Lot 4  
210660004

Lot 5  
210660005

Lot 1  
653,976 sq. ft.  
or 15.013 acres

Lot 2  
526,183 sq. ft.  
or 12.080 acres

Lot 3  
558,173 sq. ft.  
or 12.814 acres

ANDERSON WAHLEN & ASSOCIATES  
Great Basin Engineering South  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - AWEngineering.net

Remainder Parcel  
Buhrley South Fork Ranch, LLC  
210320001  
Not Approved For Development

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 Weber County, Utah Ordinances applicable thereto and now in force and effect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

Ogden Valley Township Planning Commission  
This is to certify that this subdivision plat was duly approved by the Ogden Valley Township, Utah Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chair, Ogden Valley Township Planning Commission

Southwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found County Monument)

Southeast Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found County Monument)

S 89°20'22" E calc'd from WCS (Basis of Bearings)

5219.51' meas. (5219.55' WCS)

Northwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (No Monument found, witness monument not in place)

J&M real properties LLC

Ogden River Opportunities Fund, LLC  
210600022

West Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found broken concrete monument base with no monument)

Label POB

Show distance

Change linetype so that existing drives inside lots aren't included in the private access easements

Annotate dimensions for turn around

This language needs to match language in owner's dedication

Show distance