

Middle Fork Ranches First Amendment

Amending Lots 6 and 7
Weber County, Utah
A Part of of Section 36,
Township 6 North, Range 2 East, Salt Lake Base & Meridian

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(10); WCO 106-1-8(b)(1)c.; UCA 17-23-17(3)(b)

Owner's Dedication shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:

"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements."
WCO 106-7-1.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said Tract into Two (2) Lots, know hereafter as **Salt Creek Estates** Subdivision in Weber County, Utah, and has been correctly drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground, I further hereby certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 2015.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

LOTS 6 AND 7, MIDDLE FORK RANCHES BEING SITUATED IN SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING THE SOUTHWEST CORNER OF SAID LOT 6 LOCATED 2189.19 FEET NORTH 89°07'40" EAST AND 1.47 FEET NORTH 0°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 6 BEING A BLM BRASS CAP MONUMENT; RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°22'27" EAST 668.33 FEET; (2) NORTH 84°55'30" EAST 347.68 FEET; AND (3) SOUTH 00°05'00" WEST 694.65 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 7; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 7 THE FOLLOWING SEVEN (7) COURSES; (1) NORTH 89°33'30" EAST 81.20 FEET; (2) SOUTH 06°32'42" WEST 796.81 FEET; (3) IN A NORTHWESTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 337.86 FOOT RADIUS CURVE, A DISTANCE OF 268.35 FEET, CHORD BEARS NORTH 45°59'15" WEST 261.35 FEET, HAVING A CENTRAL ANGLE OF 45°30'31" TO A POINT OF TANGENCY; (4) NORTH 21°14'00" WEST 215.00 FEET; (5) TO THE LEFT ALONG THE ARC OF A 348.17 FOOT RADIUS CURVE, A DISTANCE OF 222.65 FEET, CHORD BEARS NORTH 39°33'13" WEST 218.88 FEET, HAVING A CENTRAL ANGLE OF 36°38'25"; (6) NORTH 27°11'00" EAST 133.32 FEET; (7) TO THE RIGHT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, A DISTANCE OF 21.68 FEET, CHORD BEARS NORTH 47°53'18" EAST 21.21 FEET, HAVING A CENTRAL ANGLE OF 41°24'35"; AND (7) IN A NORTHERLY DIRECTION TO THE LEFT OF A REVERSE TANGENT 50.00 FOOT RADIUS CURVE, A DISTANCE OF 138.08 FEET, CHORD BEARS NORTH 10°31'13" WEST 98.20 FEET, HAVING A CENTRAL ANGLE OF 158°13'34" TO THE POINT OF BEGINNING. CONTAINING 10.788 ACRES.
Recheck tie compared to recorded plat.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be amended and subdivided into lots and streets, as shown on this plat and name said tract Middle Fork Ranches First Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to 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 dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this _____ day of _____, 2015.

Barrie G. McKay, Trustee
Barrie and Elaine McKay Trust
Elaine S. McKay, Trustee
Barrie and Elaine McKay Trust

Christine J. Brown

TRUST ACKNOWLEDGMENT

State of Utah
County of Weber
On this _____ day of _____, 2015,
Barrie G. McKay and Elaine S. McKay, Trustees for the Barrie and Elaine McKay Trust, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

ACKNOWLEDGMENT

State of Utah
County of Weber
On this _____ day of _____, 2015, Christine J. Brown, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Dedication, One in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

WEBER COUNTY RECORDER

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

The individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

The subdivisions that include lots, which will be partially or completely in the base flood plain of any river, stream, water course, lake, or other body of standing water; a boundary and elevations of the floodplain shall be required on the final plat. WCO 106-1-8(b)(6).
The lowest elevation of any inhabitable floor in any structure for each lot shall also be shown on the final plat. WCO 106-1-8(b)(6).

The location, widths, and other dimensions of all existing or platted buildings within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of all existing or platted watercourses within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

The individual or company names and address of the owners of the land immediately adjoining the land to be subdivided. WCO 106-1-5(a)(4)

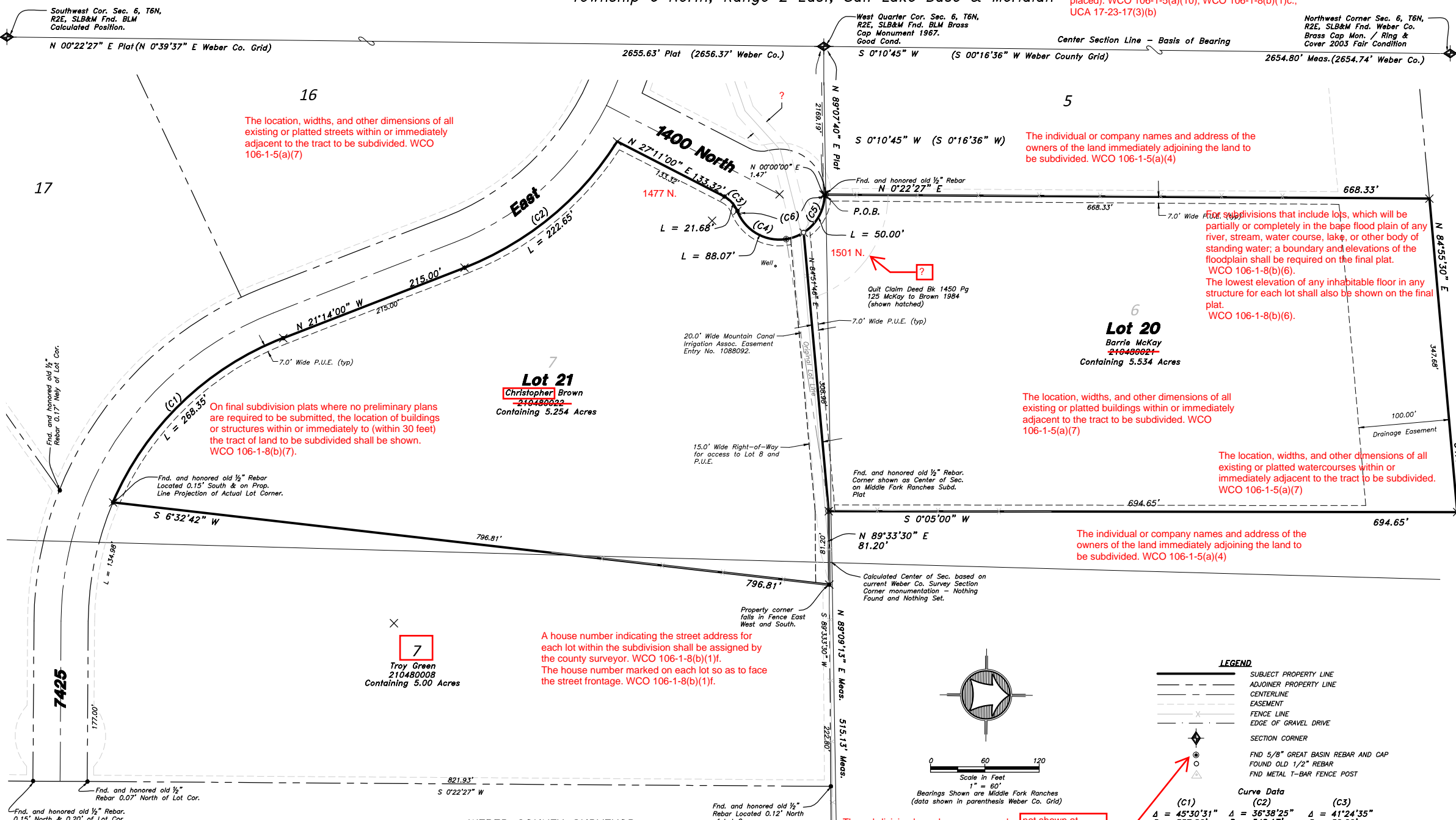
The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

On final subdivision plats where no preliminary plans are required to be submitted, the location of buildings or structures within or immediately to (within 30 feet) the tract of land to be subdivided shall be shown. WCO 106-1-8(b)(7).

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(b)(1)f.
The house number marked on each lot so as to face the street frontage. WCO 106-1-8(b)(1)f.

The subdivision boundary corners and lot corners shall be noted on the final plat. WCO 106-1-8(b)(1)j.

not shown at boundary corners.



NARRATIVE

The purpose of this survey was to amend and Lots 6 & 7 Middle Fork Ranches Subdivision and set the property corners as shown and described hereon. The survey was ordered by Troy Green and Chris Brown. The control used to establish the property corners was the Weber County and BLM Monumentation surrounding Section 6, T6N, R2E, SLB&M and the original old 1/2" Rebar located throughout the subdivision. It is my opinion that the subdivision boundaries located on the ground should be in harmony with those found old 1/2" rebar. The bearings on this plat are those as shown on the Middle Fork Ranches Plat. The basis of bearing is the West line of the Northwest Quarter of said Section which bears S 0°10'45" W (S 0°16'36" W NAD 83 State Plane Grid Bearing).

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 the Lines and Monuments on Record in 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 _____, 2015.

Developers:
Troy Green
7522 E 1400 N
Huntsville, Utah 84317
(801) 644-3196
Chris Brown
1477 N 7425 E
Huntsville, Utah 84317
(801) 746-5-2285

NOTES:
1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 7.00' FEET WIDE UNLESS

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 Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah
Signed this _____ Day of _____, 2015.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.
Signed this _____ Day of _____, 2015.

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 County Ordinance Applicable Thereto and now in Force and Affect
Signed this _____ Day of _____, 2015.

WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.
Signed this _____ Day of _____, 2015.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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