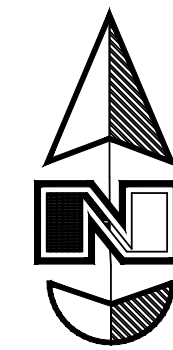
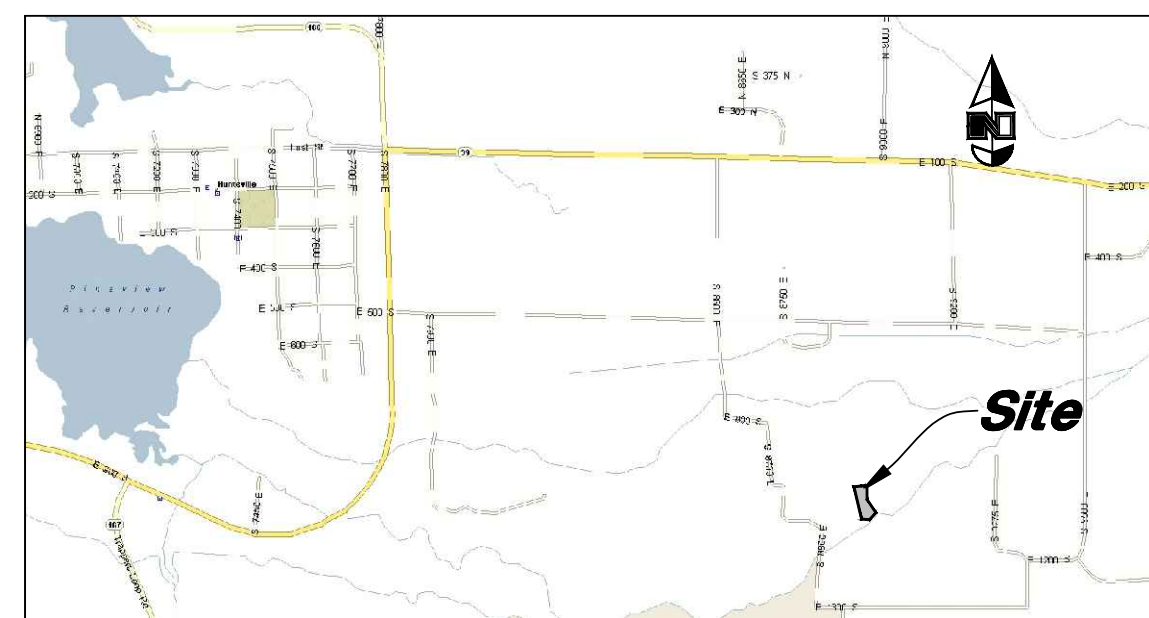
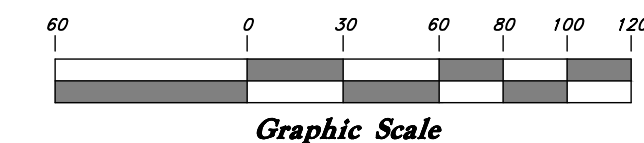


River Ranch - 1st Amendment

Amending Lot 4 River Ranch
A part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M,
U.S. Survey
Huntsville District, Weber County, Utah
May 2017



Scale: 1" = 60'



VICINITY MAP
(Not to Scale)

A signature block for County Surveyor conforming to state code and county ordinance.
Weber County Surveyor:
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2017.

Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments.
WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

Northwest Corner of Section 21 T6N, R2E SLB&M, U.S. Survey (Found Weber County Brass Cap Monument)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

$\Delta = 5^{\circ}17'45''$
 $L = 90.12'$
 $R = 975.00'$
 $LC = 90.09'$
 $N 87^{\circ}21'08'' E$

$\Delta = 49^{\circ}40'47''$
 $L = 26.01'$
 $R = 30.00'$
 $LC = 25.21'$
 $S 65^{\circ}09'36'' E$

$\Delta = 49^{\circ}40'47''$
 $L = 47.69'$
 $R = 55.00'$
 $LC = 46.21'$
 $S 65^{\circ}09'36'' E$

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

SURVEYOR'S CERTIFICATE

I, Jason T. Felt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of River Ranch - 1st Amendment in Weber County, Utah and that it 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 all lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2017.

9239283

License No.

Jason T Felt

BOUNDARY DESCRIPTION

All of Lot 4 River Ranch, more particularly described as follows:

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northwest Corner of Lot 3, said River Ranch Subdivision, Huntsville District, Weber County, Utah, which is 439.54 feet North 89°42'47" West along the Section line and 79.21 feet South 0°17'13" West from the North Quarter corner of said Section 21; running thence two (2) courses along the West line of said Lot 3 as follows: (1) due South 392.60 feet and (2) South 33°52'09" East 500.37 feet to the North line of Lot 9, Silver Summit Estates, Huntsville District, Weber County, Utah; thence South 42°46'28" West 304.03 feet along said North line; thence North 84°04'09" West 247.07 feet to the Southeast Corner of Lot 5, said River Ranch Subdivision; thence North 13°16'23" West 1038.14 feet along said East line to the South Right of Way line of Eagle Way; thence along said Right of Way line following five (5) courses; (1) North 84°42'15" East 228.95 feet to a point of curvature, (2) Northeastly along the arc of a 975.00 foot radius curve to the right a distance of 90.12 feet (Central Angle equals 5°17'45" and Long Chord bears North 87°21'08" East 90.09 feet), (3) due East 28.95 feet to a point of curvature, (4) Southeastly along the arc of a 30.00 foot radius curve to the right a distance of 26.01 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 25.21 feet) to a reverse curvature, and (5) Southeastly along the arc of a 55.00 foot radius curve to the left a distance of 47.69 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 46.21 feet) to the point of beginning.
Contains 9.179 acres

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and name said tract River Ranch - 1st Amendment, and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easements, 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 drainage 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.
Signed this _____ day of _____, 2017.

Patrick H. Bonkemeyer - Trustee

Rayleen T. Bonkemeyer - Trustee

Acknowledgment must be for a trust. Name and date of trust, trustees signing for the trust, and etc.

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name _____

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY



The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i) Why was this Amendment needed?
NARRATIVE

This Plat and survey was requested by Mr. Patrick Bonkemeyer in order to Amend one (1) residential lot. The original survey was done in 1984 for BKM Agricultural Development. A line bearing S 89°25'32" E between Southwest corner and South 1/4 was used as the basis of bearing. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0.2875 clockwise to match the survey honored. Corners were monumented as depicted on this plat.

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(c)(1)d Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4) Please check Bearing and Distance shown as (WCS) on section line against Weber County bearing sheet for T6N R2E.

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a). Since after a search of the County Records the survey you mentioned (1984 BKM Agricultural Development) could not be found, please explain how this survey satisfies county code elements mentioned in the notes above around the narrative.

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii) Are the County monuments (NW Sec. and N 1/4 Cor. of Sec. 21) the only monuments found in this survey? No Lot corners or street centerline monuments found and used?

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)
All evidence of occupation such as fence lines, ... etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1) Please show fences.

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4) Please renumber Lot 4 as Lot 11
The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1).
Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1).
A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2) Yellow highlighted note in narrative indicates monuments were set as depicted on this plat. Please so indicate on the plat.

Lot 11
9.179 Acres
399,843 sq. ft.

The location of percolation test holes on each lot. WCO 106-1-5(a)(10) Coordinates, ties to corners, or lot lines.

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8(c)(6)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land

Show positions on plat WCO 106-1-8(c)(1)d
The mathematical relationship between all monuments found or set. WCO 106-1-8(c)(1)d. All monuments set and their relation to older monuments found. UCA 17-23-17(3)(g) A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h) No Found vs Set Lot Corners shown

LEGEND
Soil Test Hole location
Found Rebar & Cap (Set fencepost)
Set 5/8" Rebar (24" long) & Cap w/ Fencepost
Found Rebar (Set Fencepost)
N/R Non-radial line
Radial line

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) Please show all lines, symbols, shading patterns, etc. in the Legend or label them clearly and separately on the plat.

Owner's Dedication Certificate shall include the following:
"We... and convey to Weber County, Utah, ...
WCO 106-7-1
Yellow highlighted areas in the Owner's Dedication indicate places needing change.

