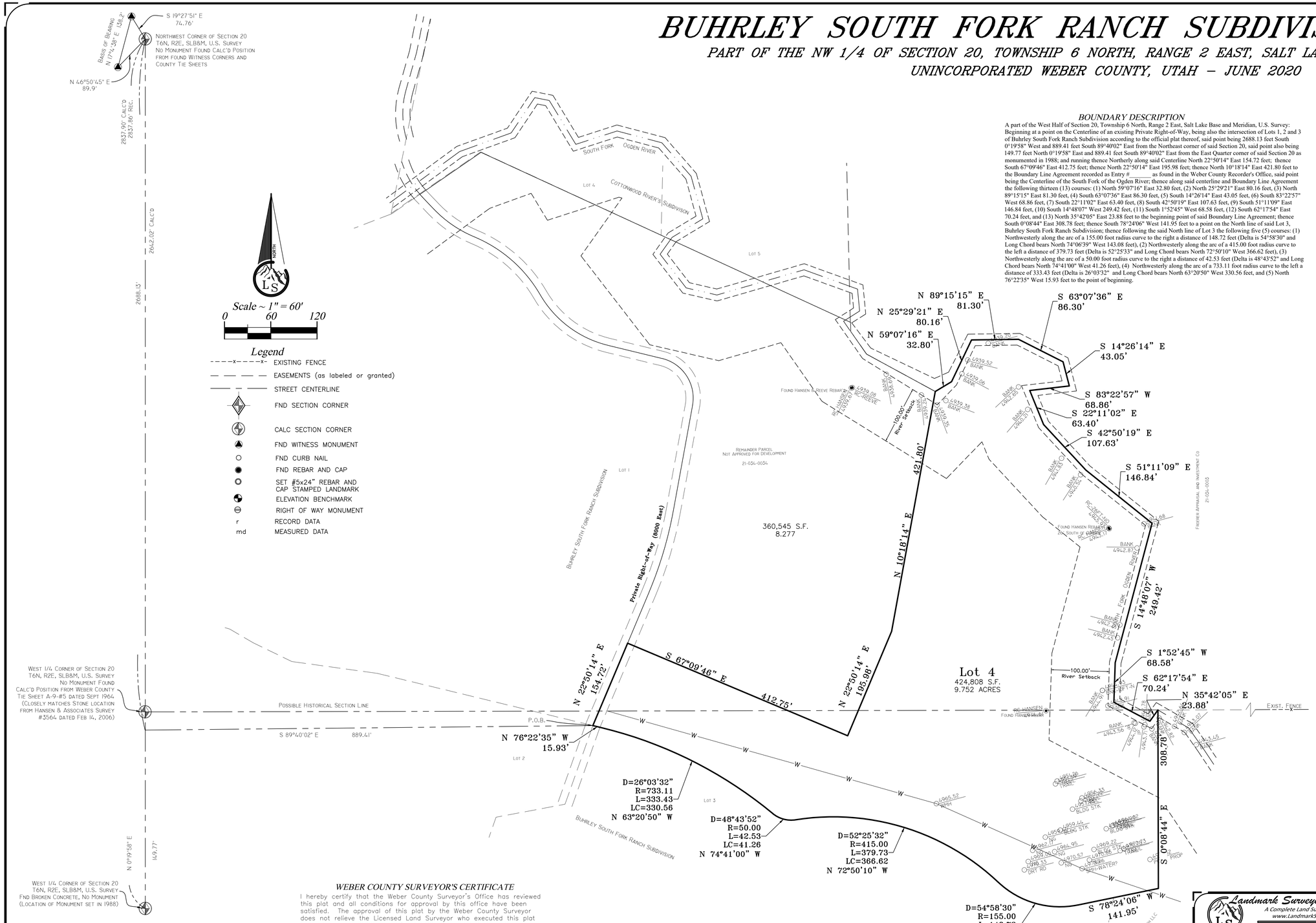
BUHRLEY SOUTH FORK RANCH SUBDIVISION PHASE 2

PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH – JUNE 2020



BOUNDARY DESCRIPTION

A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Centerline of an existing Private Right-of-Way, being also the intersection of Lots 1, 2 and 3 of Buhrley South Fork Ranch Subdivision according to the official plat thereof, said point being 2688.13 feet South 0°19'58" West and 889.41 feet South 89°40'02" East from the Northeast corner of said Section 20, said point also being 149.77 feet North 0°19'58" East and 889.41 feet South 89°40'02" East from the East Quarter corner of said Section 20 as monumented in 1988; and running thence Northerly along said Centerline North 22°50'14" East 154.72 feet; thence South 67°09'46" East 412.75 feet; thence North 22°50'14" East 195.98 feet; thence North 10°18'14" East 421.80 feet to the Boundary Line Agreement recorded as Entry #_____ as found in the Weber County Recorder's Office, said point being the Centerline of the South Fork of the Ogden River; thence along said centerline and Boundary Line Agreement the following thirteen (13) courses: (1) North 59°07'16" East 32.80 feet, (2) North 25°29'21" East 80.16 feet, (3) North 89°15'15" East 81.30 feet, (4) South 63°07'36" East 86.30 feet, (5) South 14°26'14" East 43.05 feet, (6) South 83°22'57" West 68.86 feet, (7) South 22°11'02" East 63.40 feet, (8) South 42°50'19" East 107.63 feet, (9) South 51°11'09" East 146.84 feet, (10) South 14°48'07" West 249.42 feet, (11) South 1°52'45" West 68.58 feet, (12) South 62°17'54" East 70.24 feet, and (13) North 35°42'05" East 23.88 feet to the beginning point of said Boundary Line Agreement; thence South 0°08'44" East 308.78 feet; thence South 78°24'06" West 141.95 feet to a point on the North line of said Lot 3, Buhrley South Fork Ranch Subdivision; thence following the said North line of Lot 3 the following five (5) courses: (1) Northwesterly along the arc of a 155.00 foot radius curve to the right a distance of 148.72 feet (Delta is 54°58'30" and Long Chord bears North 74°06'39" West 143.08 feet), (2) Northwesterly along the arc of a 415.00 foot radius curve to the left a distance of 379.73 feet (Delta is 52°25'33" and Long Chord bears North 72°50'10" West 366.62 feet), (3) Northwesterly along the arc of a 50.00 foot radius curve to the right a distance of 42.53 feet (Delta is 48°43'52" and Long Chord bears North 74°41'00" West 41.26 feet), (4) Northwesterly along the arc of a 733.11 foot radius curve to the left a distance of 333.43 feet (Delta is 26°03'32" and Long Chord bears North 63°20'50" West 330.56 feet, and (5) North 76°22'35" West 15.93 feet to the point of beginning.

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and **Private Rights–of–Way** as shown or noted hereon and name said tract BUHRLEY SOUTH FORK RANCH SUBDIVISION PHASE 2:

We hereby dedicate and reserve unto themselves, their heirs, thir grantees and assigns, a private right–of–way to be used as in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated as "Private Right–of–Way" as access to individual lot.

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____ , 20____.

BUHRLEY SOUTH FORK RANCH LLC, a Utah Limited Liability Company

RON BUHRLEY: Manager

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [**he/she/they is/are**] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:
(print name below signature):

My Commission Expires:

NARRATIVE

This survey was requested by Buhrley South Fork Ranch LLC to create a one (1) lot subdivision from a larger parcel, 21–034–0034.

Documents used to aide in this survey:

1. Weber County Tax Plats 21–034, 21–032, 21–030 (currant and prior years).
2. Deeds of record as found in the Weber County Recorders Office.
3. Plats of Record: #36–048 Cottonwood River's Subdivision, #76–096 Buhrley South Fork Ranch Subdivision, #77–020 Satterthwaite Southfork Ranches 1st Amendment.
4. Record of Survey's: #1144, #2229, #3564, #5156, #5152, #5913.
5. County Section Corner Tie Sheet information.

The Northwest corner of Section 20, T6N, R2E, SLB&M is located from found reference monuments and County Tie Sheets. The Southwest corner is located from found monument. The 1988 monument for the West Quarter corner has been broken off the concrete base and the County Surveyor's office has filled an Illicit Destruction of a Monument Confirmation form. This monument has a Tie Sheet (Page No 16–53) dated 12–14–89. There is a Tie Sheet (A–9–#5) dated September 1964 that places the Quarter corner at a different location than the 1988 monument. This is shown on this plat as the "Possible Historical Location". This location closely matches the extension of an old fence line to the Ease that was used in Record of Survey #2229 as the best evidence of the Historical Quarter Section line and the dividing line between adjacent parcels. Using this historical location the Deed description for parcel 21–034–0034 better fits neighboring parcels.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and hold certificate no. 9008384–2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17–23–17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

Chairman, Weber County Planning Commission

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 effect. Signed this_____ day of_____, 20___.

Signature

WEBER COUNTY SURVEYOR'S CERTIFICATE

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_____, 20___.

Weber County Surveyor

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 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 this_____day of_____, 20___.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this_____ day of _____, 20_____ .

Director, Weber–Morgan Health Department

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Buhrley South Fork Ranch LLC
Address: 8003 E. 1500 S. Huntsville UT, 84317

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W 1/2 of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions	
	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 6/09/2020
	PROJ: 4043

Weber County Recorder

Entry no. _____

Filed for record and recorded

_____day of _____ 20 ____.

at _____

in book _____ of official records,

on page_____

County Recorder: Leann H Kilts

By Deputy: _____

Fee paid _____

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156–22–601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc.. all legal rights are reserved.