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# **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 streets as shown or noted hereon and name said tract RITTER RANCH SUBDIVISION: We hereby dedicate a right-of-way to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention/retention ponds, and drainage 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 other uses as may be authorized by the governing entity, with no buildings or structures being erected within such easements without written 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\_\_\_\_. RITTER RANCH COMPANY, LC, a Utah Limited Liability Company

### Bv: STATE OF UTAH

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:

## BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being all of that certain parcel of land described in Special Warranty Deed recorded as Entry No. 2783749 on March 21, 2016 and a portion of that certain parcel of land described in Warranty Deed recorded as Entry No. 2787461 on April 11, 2016, said tract of land having a basis of bearing of North 00°35'38" East, by RTK GPS observation, between the monumented North Quarter corner of said Section 11 (having RTK GPS NAD83 Utah North Zone coordinates of N=3625457.029 E=1556239.204 U.S.ft.) and the monumented North Quarter corner of Section 2 said Township and Range (having RTK GPS NAD83 Utah North Zone coordinates of N=3630708.193

E=1556293.624 U.S.ft.), described by survey as follows: COMMENCING at a point located 1159.59 feet South 00°25'50" West, along the center line of 5900 East Street (Stringtown Road) and the Quarter Section line, FROM said North Quarter corner of Section 11; RUNNING thence East 1627.55 feet, to the boundary of U.S.A. property as monumented by U.S. Forest Service

aluminum cap: Thence the following Three (3) courses along said monumented U.S.A. property boundary, 1) South 45°14'19" West (S 45°14'22" W by said Special Warranty Deed) 438.08 feet, to a U.S. Forest Service Aluminum cap, 2) South 88°25'21" West 379.63 feet (S 88°25'18" W 379.5 feet by said Special Warranty Deed), to a U.S. Forest Service

Aluminum cap, 3) North 76°29'37" West 206.63 feet (N 76°29'38" W by said Special Warranty Deed), Thence leaving said U.S.A. property boundary North 251.37 feet; Thence West 706.16 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line

of this subdivision; Thence South 00°25'50" West 537.09 feet, to said U.S.A. property boundary;

Thence South 89°23'24" West 33.00 feet (N 89°54'11" W by said Special Warranty Deed, should be South 89°54'11' West), to the center of 5900 East Street (Stringtown Road), being the evidenced quarter section line of said Section 1 Thence North 00°25'50" East 557.44 feet, along said center line and the evidenced Quarter Section line of said Section 11, to the point of beginning.

Containing 5.9222 acres, more or less.

ing of bearing is as		
y Surveyor's Office in w Reservior. It should be ndary has not been of this subdivision which oundary determination fically for this subdivision, that the boundary shown	<i>SURVEYOR'S</i> I, Ernest D. Rowley, do hereby certify professional land surveyor in the State license no. 171781-2201 in accordanc Chapter 22 known as the Professional Professional Land Surveyor's Licensing	that I am a of Utah and hold we with Title 58, Engineers and
n of this portion of the be available for basic facts that I will	survey of the property(s) shown hereo with UCA 17-23-17, verifying measure placing monuments as represented. T prepared from the field notes of this	ements, and the solution of th
SA for the expansion of one, B632 pg 465, southern part of this nown for comparison and	documents and records as noted here that, to the best of my knowledge and the current requirements of the Land Weber county.	d belief, all lots meet <b>FOF</b>
of that description were of this drawing. The NE corner of the existing fencing. Is that the fence is a close	A Complete Land Surveying, Juc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 801-731-4075	Entry no
uments were set in 2012 on boundary. by splitting the existing This provides an ne South Quarter corner of	<b>DEVELOPER:</b> Address:	Filed for record and recorded   day of20    at    in book  of official record
nstruct their description of ns of existing monuments	xx 1/4 of Section xx, Township x North,	on page

Range x Xxst, Sal

evisions

- DIGITIZED WATER LINE OF

PINEVIEW RESERVOIR

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xx, Township x North, t Lake Base and Meridian.	Subdivision	on pag County
	DRAWN BY: EDR	
	CHECKED BY:	
	DATE: August 27, 2020	By Dep
	PROJ: 4018	Fee pa

his 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 Itah 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 shal ot be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

County	Recor
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County	Recorder:	Leann	Н	Kilts