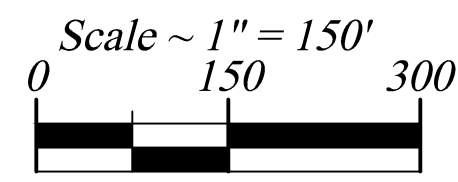
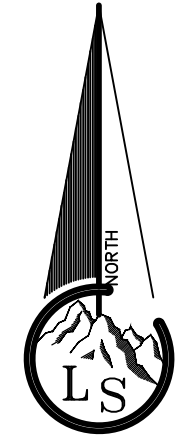


Ritter Ranch Subdivision - Site Plan

PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: July 2020



Legend

- x-x-x- EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC SECTION CORNER
- ▲ FND STREET MONUMENT
- ⊙ FND USFS AL Cap
- FND REBAR AND CAP
- SET PK Nail
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ⊕ ELEVATION BENCHMARK
- ⊕ RIGHT OF WAY MONUMENT
- r RECORD DATA
- md MEASURED DATA
- ▨ ROAD/STREET DEDICATION

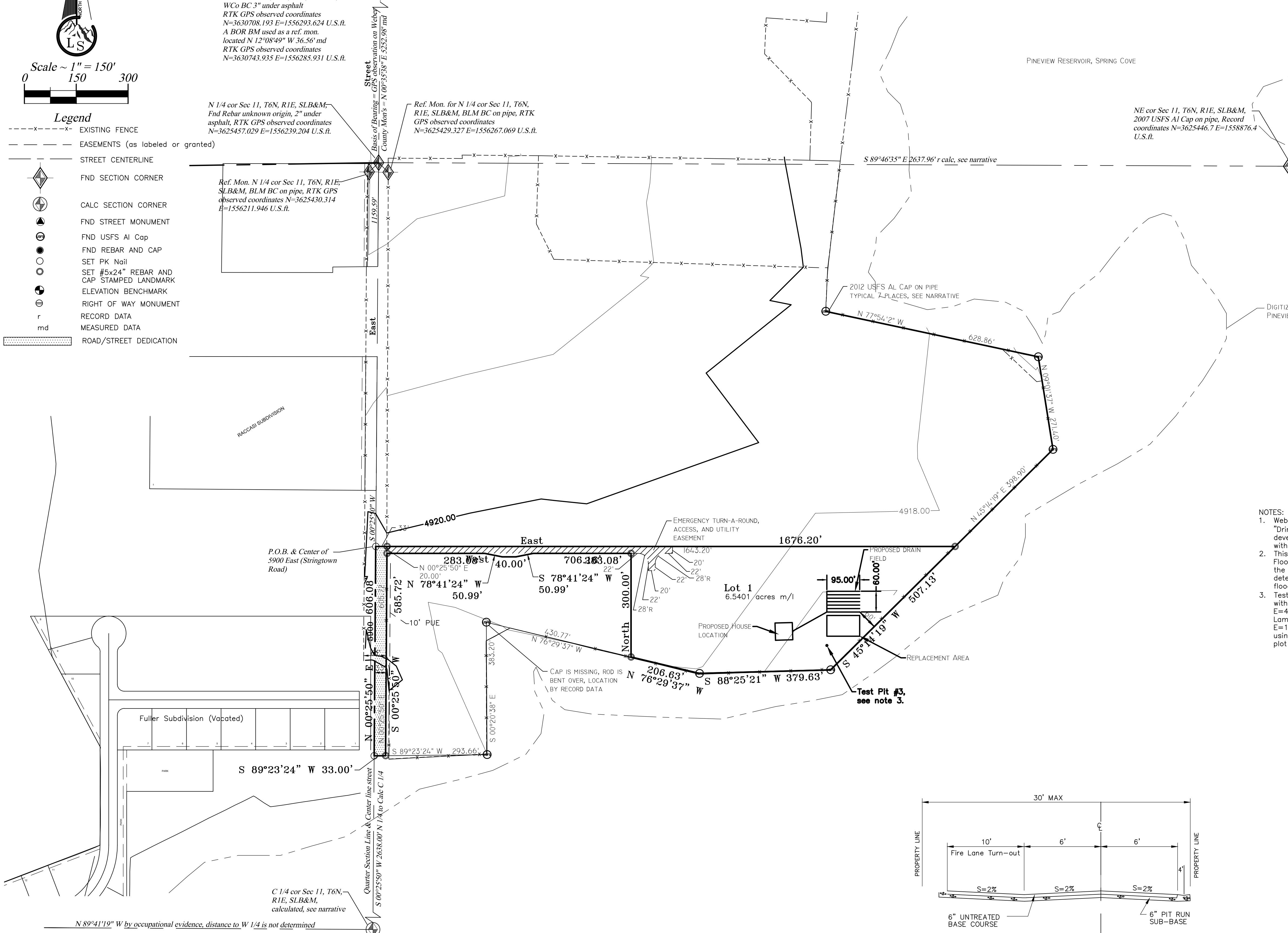
N 1/4 cor Sec 2, T6N, R1E, SLB&M,
WCo BC 3" under asphalt
RTK GPS observed coordinates
N=3630708.193 E=1556293.624 U.S.f.
A BORM used as a ref. mon
located N 12°08'49" W 36.56' md
RTK GPS observed coordinates
N=3630743.935 E=1556285.931 U.S.f.

N 1/4 cor Sec 11, T6N, R1E, SLB&M,
Fnd Rebar unknown origin, 2" under
asphalt, RTK GPS observed coordinates
N=3625457.029 E=1556239.204 U.S.f.

Ref. Mon. for N 1/4 cor Sec 11, T6N,
R1E, SLB&M, BLM BC on pipe, RTK
GPS observed coordinates
N=3625429.327 E=1556267.069 U.S.f.

Ref. Mon. N 1/4 cor Sec 11, T6N, R1E,
SLB&M, BLM BC on pipe, RTK GPS
observed coordinates N=3625430.314
E=1556211.946 U.S.f.

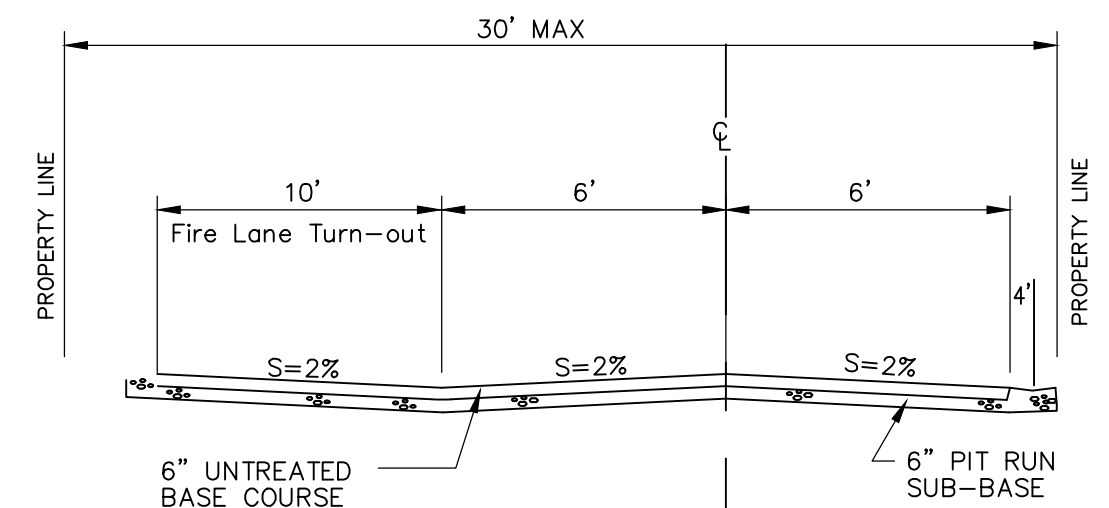
NE cor Sec 11, T6N, R1E, SLB&M,
2007 USFS AL Cap on pipe, Record
coordinates N=3625446.7 E=1558876.4
U.S.f.



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.f.) 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.f.), 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 1676.20 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) 507.13 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 300.00 feet;
Thence West 283.08 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line of this subdivision;
Thence South 78°41'24" West 50.99 feet;
Thence West 40.00 feet;
Thence North 78°41'24" West 50.99 feet;
Thence West 283.08 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 585.72 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 11;
Thence North 00°25'50" East 606.08 feet, along said center line and the evidenced Quarter Section line of said Section 11, to the point of beginning.
Containing 6.9965 acres, more or less.

- NOTES:
1. Weber County Land Use Ordinance Section 108-18 "Drinking Water Source Protection" restrictions and development restrictions are in force and effect with this subdivision.
 2. This subdivision is located in FEMA Flood Zone D. Flood Zone D is a designation of FEMA in which the area affected has not had a flood hazards determination made, additionally, no analysis of flood hazards have been conducted by FEMA.
 3. Test Pit #3 location was provided by the client with UTM Zone 12 coordinates of N=4569595 E=432871. These were converted to NAD83 Lambert coordinates of N=3624059.956 E=1557535.684 U.S.f. and expanded to ground using a Combined factor of 1.0002923772456 to plot on this map.



STEM ROAD SECTION DETAIL
SCALE: NONE

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: Ritter Ranch Company, LC		1 of 1
Address: 1090 N 900 E, Eden, Utah 84310		
NE 1/4 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian.		Site Plan
Revisions		DRAWN BY: EDR CHECKED BY: ... DATE: February 15, 2021 PROJ: 4018

Project Name: 4018 Ritter Ranch Sub-6.510c.dwg Save Date: March 26, 2021 8:35 PM Sheet: ###