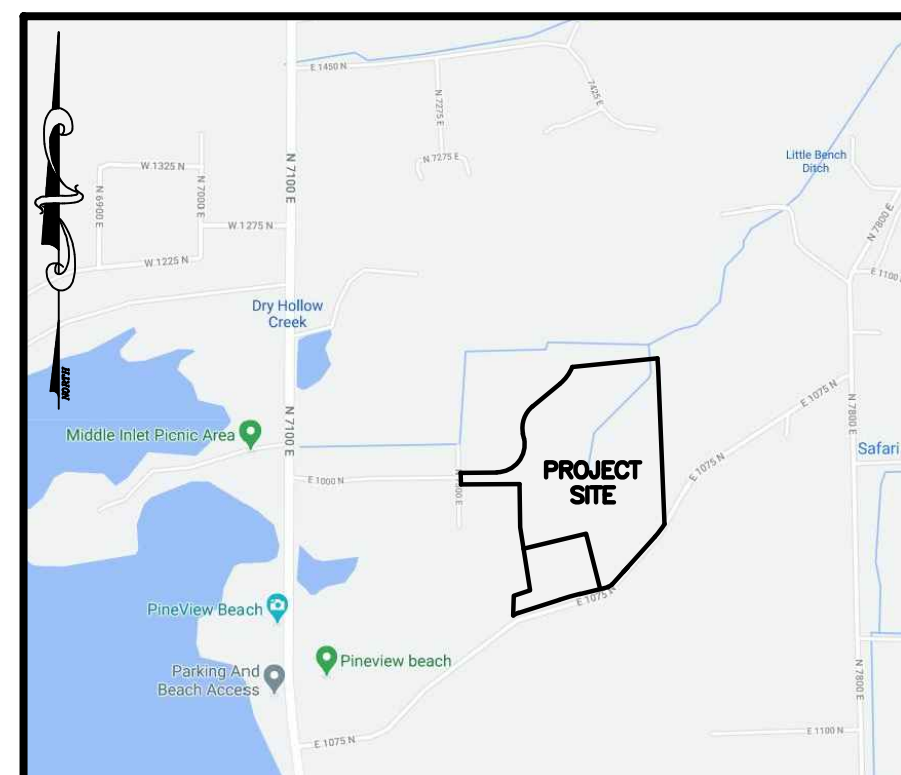


# SKY RANCH 1ST AMENDMENT - LOTS 4 & 5

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2022



**VICINITY MAP**  
NOT TO SCALE

### SOIL TEST PIT INFORMATION

**EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 0435635 E 4569907 N)  
0-43" SANDY LOAM, BLOCKY STRUCTURE  
43-125" SAND WITH CLAY LOAM LENS, SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.

**EXPLORATION PIT #7** (UTM ZONE 12 NAD 83 0435467 E 4569749 N)  
0-46" SANDY LOAM, BLOCKY STRUCTURE  
46-69" SANDY LOAM, MASSIVE STRUCTURE  
69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"  
99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 3375 FEET AND EAST 1289.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER CORNER BEING S00°16'36"W 2854.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE N89°28'19"E 258.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, A DELTA ANGLE OF 101°23'13", A CHORD BEARING OF N38°46'42"E, AND A CHORD LENGTH OF 309.49 FEET; THENCE N11°54'54"W 36.30 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 218.41 FEET, A DELTA ANGLE OF 62°34'21", A CHORD BEARING OF N19°22'17"E, AND A CHORD LENGTH OF 207.72 FEET; THENCE N50°39'27"E 254.91 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 299.99 FEET, AN ARC LENGTH OF 151.25 FEET, A DELTA ANGLE OF 28°53'17", A CHORD BEARING OF N36°12'49"E, AND A CHORD LENGTH OF 149.65 FEET; THENCE N84°13'20"E 613.93 FEET; THENCE S03°33'20"E 63.11 FEET; THENCE S02°23'08"E 1124.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STOKER LANE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 114.90 FEET, A DELTA ANGLE OF 09°40'54", A CHORD BEARING OF S37°00'46"W, AND A CHORD LENGTH OF 114.77 FEET; (2) S41°51'13"W 461.45 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.76 FEET, A DELTA ANGLE OF 34°07'40", A CHORD BEARING OF S58°55'06"W, AND A CHORD LENGTH OF 32.28 FEET; (4) S75°58'56"W 209.20 FEET; (5) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2193.54 FEET, AN ARC LENGTH OF 152.81 FEET, A DELTA ANGLE OF 03°59'29", A CHORD BEARING OF S73°51'55"W, AND A CHORD LENGTH OF 152.78 FEET; (6) S72°32'50"W 309.10 FEET; (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 114.50 FEET, AN ARC LENGTH OF 40.50 FEET, A DELTA ANGLE OF 20°15'50", A CHORD BEARING OF S62°25'00"W, AND A CHORD LENGTH OF 40.28 FEET; THENCE N01°58'03"E 142.60 FEET; THENCE N71°21'28"E 121.64 FEET; THENCE N08°57'13"W 457.35 FEET; THENCE N00°43'17"W 308.85 FEET; THENCE S89°42'06"W 419.94 FEET; THENCE N00°31'41"W 83.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,541,994 SQUARE FEET OR 35.399 ACRES MORE OR LESS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°16'36"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND SKY RANCH PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS FOUND.

### NOTE

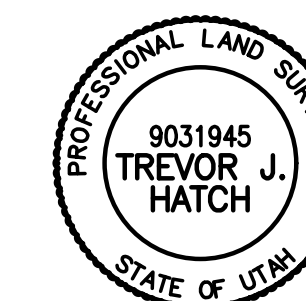
1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 THAT 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 THAT THIS PLAT OF **SKY RANCH 1ST AMENDMENT LOTS 4 & 5** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 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 \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SKY RANCH 1ST AMENDMENT - LOTS 4 & 5** AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

### DEVELOPER:

CW Land Co.  
1222 W. Legacy Crossing Blvd, Ste. 6  
Centerville, UT

#### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

#### 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.

\_\_\_\_\_  
WEBER COUNTY ENGINEER

#### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

#### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY SURVEYOR

#### 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

#### 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

#### Webber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Webber County Recorder  
\_\_\_\_\_  
Deputy.



#### Project Info.

Surveyor: T. HATCH  
Designer: E. ROCHE  
Begin Date: 8-1-22  
Name: SKY RANCH 1ST AMENDMENT LOTS 4&5  
Number: 7562-02  
Revision: \_\_\_\_\_  
Scale: 1"=100'  
Checked: \_\_\_\_\_

# SKY RANCH 1ST AMENDMENT - LOTS 4 & 5

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2022

**LINE TABLE**

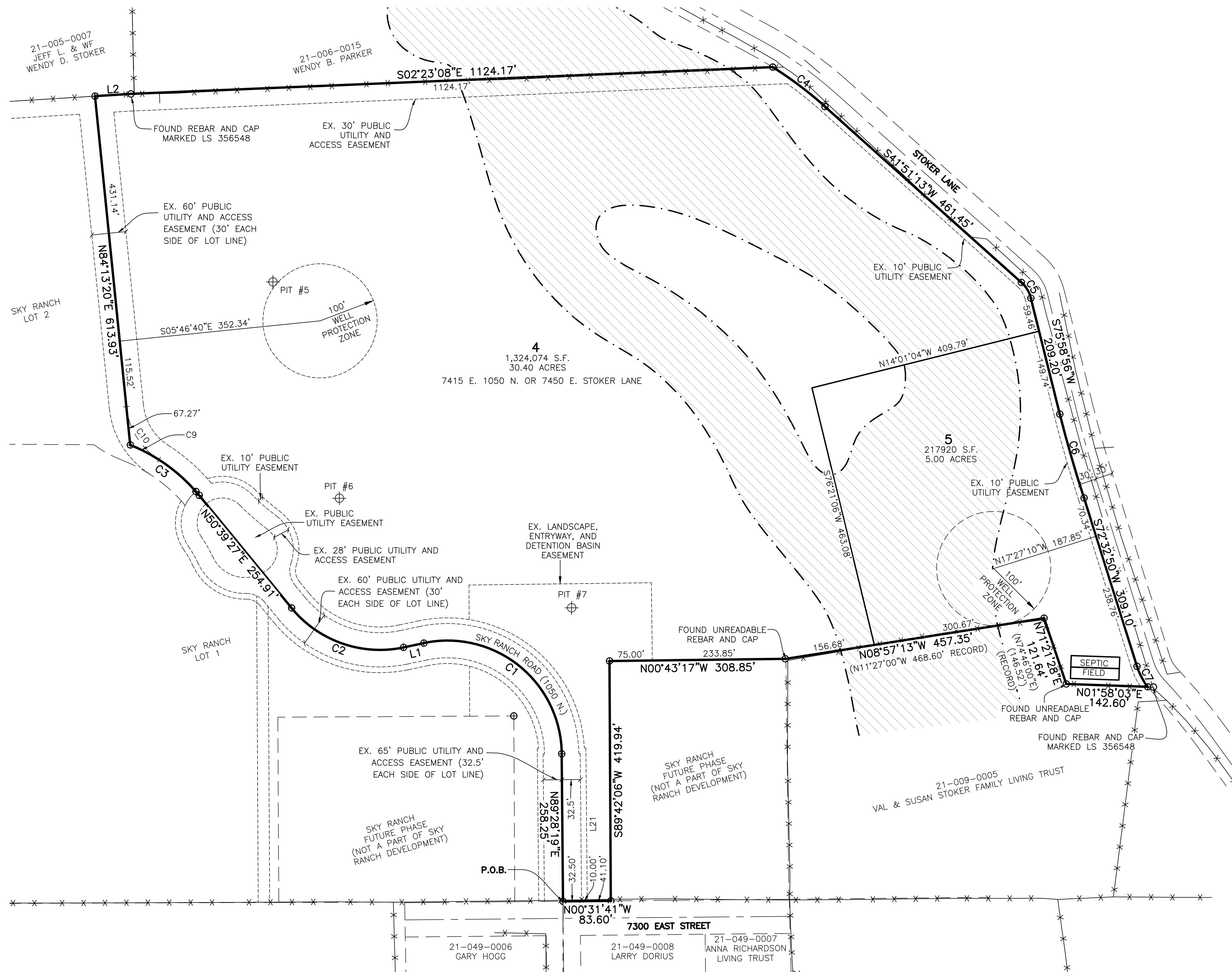
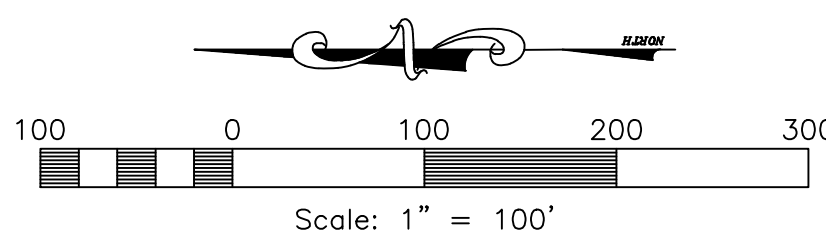
#	BEARING	DISTANCE
L1	N11°54'54"W	36.30'
L2	S03°33'20"E	63.11'

**CURVE TABLE**

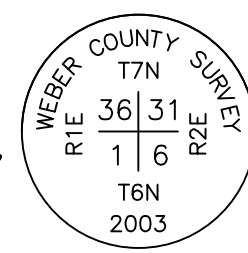
CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	199.99'	353.89'	309.49'	N38°46'42"E	101°23'13"
C2	199.99'	218.41'	207.72'	N19°22'17"E	62°34'21"
C3	299.99'	151.25'	149.65'	N36°12'49"E	28°53'17"
C4	680.00'	114.90'	114.77'	S37°00'46"W	9°40'54"
C5	55.00'	32.76'	32.28'	S58°55'06"W	34°07'40"
C6	2193.54'	152.81'	152.78'	S73°51'55"W	3°59'29"
C7	114.50'	40.50'	40.28'	S62°25'W	20°15'50"
C8	299.99'	94.65'	94.25'	N41°37'09"E	18°04'37"
C9	299.99'	56.60'	56.52'	N27°10'30"E	10°48'40"
C10	125.00'	112.66'	108.89'	N58°24'05"E	51°38'30"

**LEGEND**

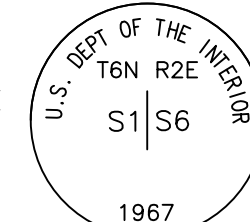
- = SECTION CORNER
- = TEST PIT LOCATION
- = FOUND AS NOTED
- = FOUND REBAR MARKED "REEVE & ASSOCIATES"
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = SENSITIVE LANDS



NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 2003.



WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1967.



(BASIS OF BEARINGS)  
N00°16'36"E 2654.00'

SOUTH 3375.00'



**Project Info.**

Surveyor: T. HATCH  
 Designer: E. ROCHE  
 Begin Date: 8-1-22  
 Name: SKY RANCH 1ST AMENDMENT LOTS 4&5  
 Number: 7562-02  
 Revision:  
 Scale: 1"=100'  
 Checked:

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_ Weber County Recorder  
 \_\_\_\_\_ Deputy.