SURVEYOR'S CERTIFICATE -Weber County Witness Corner Rhees Subdivision First Amendment (Fd. Ogden City Monument I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional 1980 Survey) Engineers and Professional Land Surveyors Licensing Act. I also certify that this amended plat of Rhees Subdivision First Amendment, in Weber County, Utah 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, Amending Lots 1 & 2, Rhees Subdivision based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments to be been set as depicted on this Drawing being a part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M, U.S. Survey Project Location Weber County, Utah Northwest Corner of Section 21, T6N, R2E, SLB & M not October 2023 in place (1992) (found Northeast Corner of Northwest 1/4 of Section 21. T6N. 6242920 monument 1980 Survey) Calc. R2E, SLB & M, U.S. Survey (Nothing found or set 1980 new monument location from Survey Fence is 1.5' West) Found New Weber County_ new tie sheet N45°50'E 0.66 Monument dated April 1992, 4.82' S 55°01' W of from 1980 Survey calculated location in 1980 (fence has been removed) VICINITY MAP S 89°25'32" E (Weber County State Plane) OWNER'S DEDICATION 2581.64' W.C.S We, the undersigned owners of the hereon described tract of land, hereby set apart and East (S 89°42'47" E 1980 Survey) subdivide the same into lots and streets as shown on this plat, and name said tract Rhees 1282.11' (calc.) 1286.00' (rec.) (N 89°42'47" W 1980 Survey) [N 0°00'26" E S 89°38'04" E Section line as now monumented BKM 1980 Survey Bearing Base) Subdivision First Amendment, and also do grant and dedicate to Weber County a perpetual right (N 89°38'04" W Section line as now monumented and easement over, upon and under the lands designated hereon as public utility easements, the 84.56' tie sheet] BKM 1980 Survey Bearing Base) 1980.00 rec. same to be used for the maintenance and operation of public utility service line and storm Fence Corner drainage facilities, whichever is applicable as may be authorized by the governing authority, with High Pointe Properties LLC (1980 Survey) no buildings or structures being erected within such easements, as may be authorized by Weber We also 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 forever. We also grant and dedicate to Felt, Petersen, Slater Irrigation Company a perpetual right and easement over, upon and under the lands designated hereon as Ditch Easement, the same to be used for the maintenance and operation of irrigation ditches and facilities, whichever is applicable as may be authorized by the governing authority. River Ranch Legend Michael Lee Droubay Revocable Trust Weber County Witness Corner Dated August 9, 1990 as amended (Fd. Ogden City Monument S 0°57'23" E Set Monument S 13°07'16" E Found Centerline Monument Michael L. Droubay - Trustee S 19°55'28" 980 South 8800 East, (Rad.) Radial Line Ogden Tower Huntsville Utah 84317 (N/R) Non-Radial Line B.F.E. FEMA Base Flood Elevation (NAVD88) PUE Public Utility Easement PU&DE Public Utility & Drainage S 12°22'25" E Easement Scale: 1" = 60' 60.0' Right of Way Entry No. 1485466 XXX Fence The foregoing instrument was acknowledged before me this _____ day ____ Flood Zone Area 2023 by <u>Michael Lee Droubay — Trustee.</u> 3.000 Acres Existing Building 1104 South Graphic Scale ---- Easement — Edge of River Bank S 32°46'31" W — — — Centerline of Ditch A Notary Public commissioned in Utah Boundary line Commission Number: — — — Existing Boundary ———— Lot Line Commission Expires: ■ Set Hub & Tack A will be set Nail in Curb ▲ @ Extension of Property S 44°38'29" V 5.644 Acres Set 5/8"x 24" Long 1128 South Rebar & Cap w/ Lathe BOUNDARY DESCRIPTION All of Lots 1 & 2 Rhees Subdivision being a part of the Northwest Quarter of $\Delta = 17^{\circ}55'05"$ Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. WEBER COUNTY ATTORNEY R = 233.01-L = 72.87'Commencing at the South Quarter Corner of Section 16, Township 6 North, Range LC = 72.57I have examined the financial guarantee and other N 27°06'15" W 2 East, Salt Lake Base & Meridian, U.S. Survey: thence 1,282.11 feet North 89°42'47" documents associated with this subdivision plat, and West along the Section line; 1,651.84 feet South 00°10'33" West; and 29.49 feet in my opinion they conform with the County North 89°49'27" West to the Southeast corner of Lot 3, Rhees Subdivision (Weber Ordinance applicable thereto and now in force and Set 5/8" x 24" Rebar & Cap County Recorder's Entry #1721219 in Bk 52 pg 82) being the POINT OF BEGINNING; Offset from Corner Signed this _____, day of ______, 2023. and running thence North 02°55'13" West 121.59 feet along the East line of said Lot 3 to the Northeast corner of said Lot 3; thence South 82°34'24" West 241.33 feet along the North line of said Lot 3 to the East Right of Way line of 8800 East Street; Weber County Attorney thence two (2) courses along said East Right of Way line as follows: (1) North $\triangle = 40^{\circ}12'57''$ 05°09'20" East 57.95 feet to a point of curvature; and (2) Northerly along the arc of a 230.00 foot radius curve to the left a distance of 161.45 feet (Central Angle equals L = 161.44'40°12'57" and Long Chord bears North 14°57'09" West 158.15 feet) to the Southeast R = 230.00'corner of Lot 10, River Ranch Phase 2 (Weber County Recorder's Entry #2257785 in $\Delta = 23^{\circ}18'03"$ R = 233.01Bk 66 pg 005); thence North 00°59'59" East 436.92 feet along the said East line to LC = 158.15-L = 94.76the Southwest corner of Lot 6 River Ranch (Weber County Recorder's Entry #1963391 N 14°57'09" W LC = 94.11Set 5/8" x 24" Rebar & Cap in Bk 58 pgs 033-034); thence North 82°34'24" East 573.89 feet to the Southeast N 6°29'41" W WEBER COUNTY COMMISSION ACCEPTANCE CURVE DATA corner of said Lot 6 and the West Line of Lot 5 of said River Ranch; thence South Curve Delta Radius Length Chord Chord Bearing 666 sq.ft. 01°11'12" East 563.99 feet along the West line of said Lot 5 to the Center of the South Branch of South Fork of Ogden River; thence South 51°06'12" West 394.82 feet along said center to the POINT OF BEGINNING. This is to certify that this subdivision plat, the (C1) 15°07'23" 128.44 33.90 33.80' S 19°56'06" E *57.95*′ dedication of streets and other public ways and (C2) 49°55'03" 45.18 39.36 38.13' S 12°35'07" W N 5°09'20" E financial guarantee of public improvements associated Containing 8.6591 acres, more or less. (C3) 32°23'37" 47.56 26.89 26.53' S 23°09'24" W with this subdivision, thereon are hereby approved and (C4) 47°43'36" 43.90 36.57 35.52' S 58°10'53" W accepted by the Commissioners of Weber County, Utah NARRATIVE (C5) 13*06'24" 245.33 56.12 56.00' S 88*35'53" W this _____ day of _________, 2023. The purpose of this plat is to amend lots 1 and 2 of Rhees Subdivision as was requested by Mr. Michael Droubay. The Basis of Bearings for this survey is S 65°24'52" W between the Witness corner to Chairman, Weber County Commission the Northwest corner of Section 21, T6N, R2E, SLB&M, and the tower on Mount Ogden. See original plat of Rhees Subdivision (Weber County Recorder's Entry #1721219 in Bk 52 pg 82) for complete boundary retracement details. Flood Zones were documented using the FEMA Nations Flood Hazard map 49057C0476F dated 6/02/2015. Property corners were monumented as depicted on this drawing NOTE Andy Hubbard P.L.S. Julie Olsen Trust Great Basin Engineeing Inc. 5746 S 1475 E Ste 200 WEBER COUNTY SURVEYOR 1. 10' wide Public Utility Easement as indicated Ogden Utah, 84403 by dashed lines, except as otherwise shown. (801) 394-4515 Depiction of Flood Zone AE is shown using I hereby certify that the Weber County Surveyor's information from FEMA FIRM Map 49057CO476F WEBER COUNTY PLANNING WEBER COUNTY ENGINEER Office has reviewed this plat and all conditions for with a revision June 2, 2015. approval by this office have been satisfied. The COMMISSION APPROVAL Due to the topography and the location of this approval of this plat by the Weber County Surveyor does I hereby certify that the required public WEBER COUNTY RECORDER subdivision all owners will accept responsibility not relieve the Licensed Land Surveyor who executed improvement standards and drawings for this subdivision This is to certify that this subdivision plat was for any storm water runoff from the road this plat from the responsibilities and/or liabilities conform with County standards and the amount of the duly approved by the Weber County Planning ENTRY NO.____ adjacent to this property until curb and gutter associated therewith financial guarantee is sufficient for the installation of Commission. __FILED FOR RECORD AND these improvements. Signed this _____ day of ____ RECORDED_ Signed this _____, day of ______, 2023. ____ IN BOOK___ RECORDS, PAGE___ Chairman, Weber County Planning Comission GREAT BASIN OF ENGINEERING Weber County Surveyor Weber County Engineer Record of Survey #_ WEBER COUNTY RECORDER WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) 746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M