

River Ranch Second Amendment

Amending Lot 1, River Ranch

being a part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M, U.S. Survey

Weber County, Utah
September 2023

INCLUDE ALL QUARTER SECTIONS

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this amended plat of River Ranch Second Amendment Plat, 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, 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 have been set as depicted on this Drawing.

Signed this _____ day of _____, 2023.

6242920
License No. Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract River Ranch Second Amendment, and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, as may be authorized by Weber County.

Signed this _____ day of _____, 2023.

JOHN T RHEES LIVING TRUST

Owner

ACKNOWLEDGMENT

State of Utah } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day _____ of 2023 by _____

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

NARRATIVE

The purpose of this plat is to amend lot 1 of River Ranch as was requested by Mr. John T. Rhees.
The Basis of Bearings for this survey is S 89°25'32" E between the Witness corner to the Northwest corner of Section 21, T6N, R2E, SLB&M, and the tower on Mount Ogden.
River Ranch plat was used to retrace the parcel shown.
Property corners were monumented as depicted on this drawing.

BOUNDARY DESCRIPTION

INCLUDE ALL QUARTER SECTIONS

All of Lot 1 River Ranch being a part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southeast Corner of Lot 1 of said Subdivision; said point being 2142.08 feet South 89°25'32" East along the Section line and 30.79 feet South 00°17'13" West from the Northwest Corner of said Section; and running to a point of curvature; Southwesterly along the arc of a 55.00 feet radius curve to the left a distance of 47.69 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" West 46.21 feet); to a reverse curvature; Southwesterly along the arc of a 30.00 feet radius curve to the right a distance of 26.01 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" West 25.21 feet); thence West 28.95 feet to a point of curvature; Southwesterly along the arc of a 1025.00 feet radius curve to the left a distance of 94.74 feet (Central Angle equals 5°17'45" and Long Chord bears South 87°21'08" West 94.71 feet); thence South 84°42'15" West 465.03 feet; to a point of curvature; Southwesterly along the arc of a 200.00 feet radius curve to the left a distance of 237.67 feet (Central Angle equals 68°05'12" and Long Chord bears South 50°39'39" West 223.93 feet); thence South 16°37'03" West 25.14 feet; to a point of curvature; Southwesterly along the arc of a 75.00 feet radius curve to the right a distance of 64.12 feet (Central Angle equals 48°58'55" and Long Chord bears South 41°06'31" West 62.18 feet); thence North 12°00'09" East 382.10 feet; to a point of curvature; Northwesterly along the arc of a 187.00 feet radius curve to the left a distance of 235.73 feet (Central Angle equals 72°13'35" and Long Chord bears North 24°06'38" West 220.43 feet); to a point of a reverse curvature; Northwesterly along the arc of a 187.00 feet radius curve to the right a distance of 301.39 feet (Central Angle equals 92°20'40" and Long Chord bears North 14°03'06" West 269.81 feet); thence North 32°07'15" East 199.36 feet; thence North 57°28'22" East 184.66 feet; thence North 82°53'54" East 670.10 feet; thence South 00°13'40" East 4.94 feet; to a point of curvature; Southeastly along the arc of a 70.60 feet radius curve to the right a distance of 53.51 feet (Central Angle equals 43°25'38" and Long Chord bears South 61°10'29" West 52.24 feet); thence South 39°27'40" East 147.05 feet; thence South 17°03'12" West 399.45 feet; thence South 371.93 feet to the point of beginning.
Contains 18.886 Acres.

NOTE

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Depiction of Flood Zone AE is shown using information from FEMA FIRM Map 49057C0476F with a revision June 2, 2015.

THIS DOESN'T MATCH THE DRAWING

CHECK DIRECTION

NOTES:
CONTACT HEALTH DEPARTMENT FOR SIGNATURE BLOCK REQUIREMENTS

SHOW ALL APPLICABLE EASEMENTS FROM TITLE REPORT

ADDRESSES WILL BE ASSIGNED ON NEXT REVIEW

UPDATE ALL SIGNATURES TO 2024

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 _____, 2023.

Weber County Surveyor
Record of Survey # _____
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 _____, 2023.

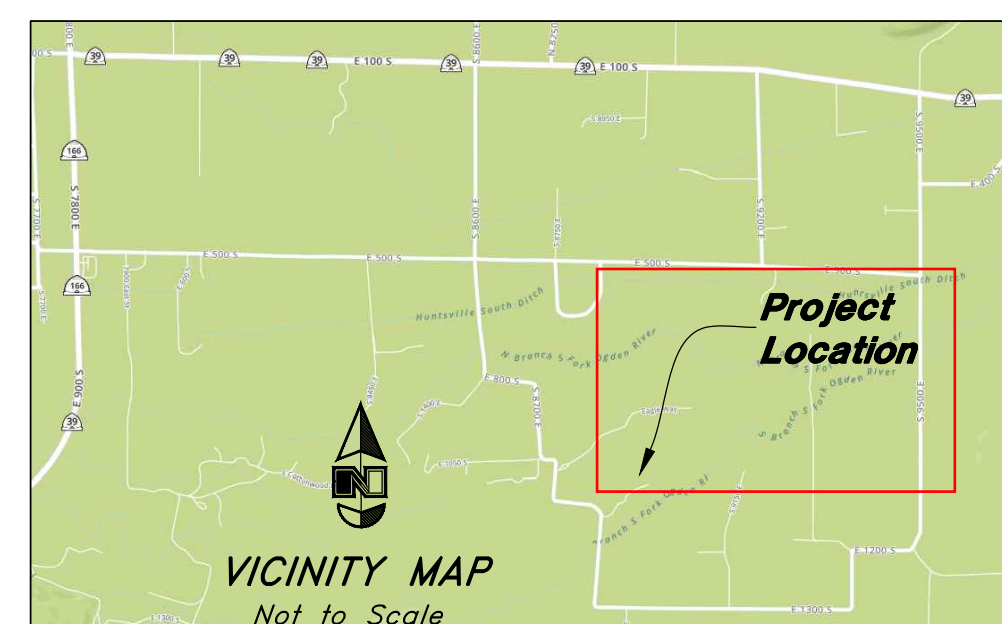
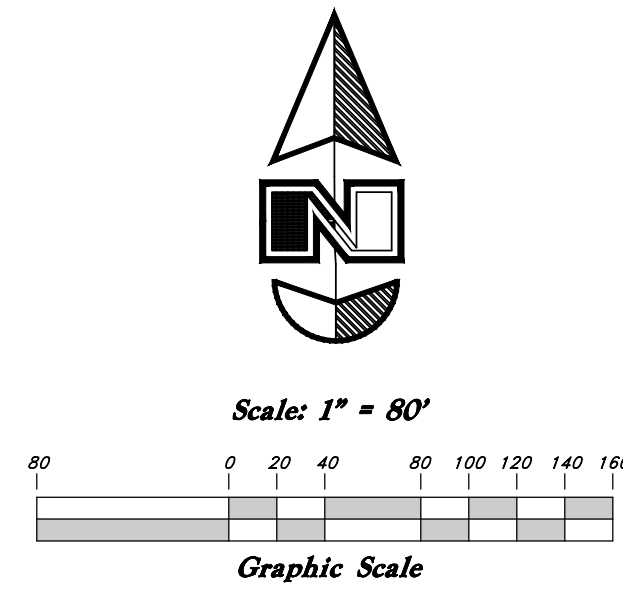
Chairman, Weber County Commission

Title: _____
Attest: _____

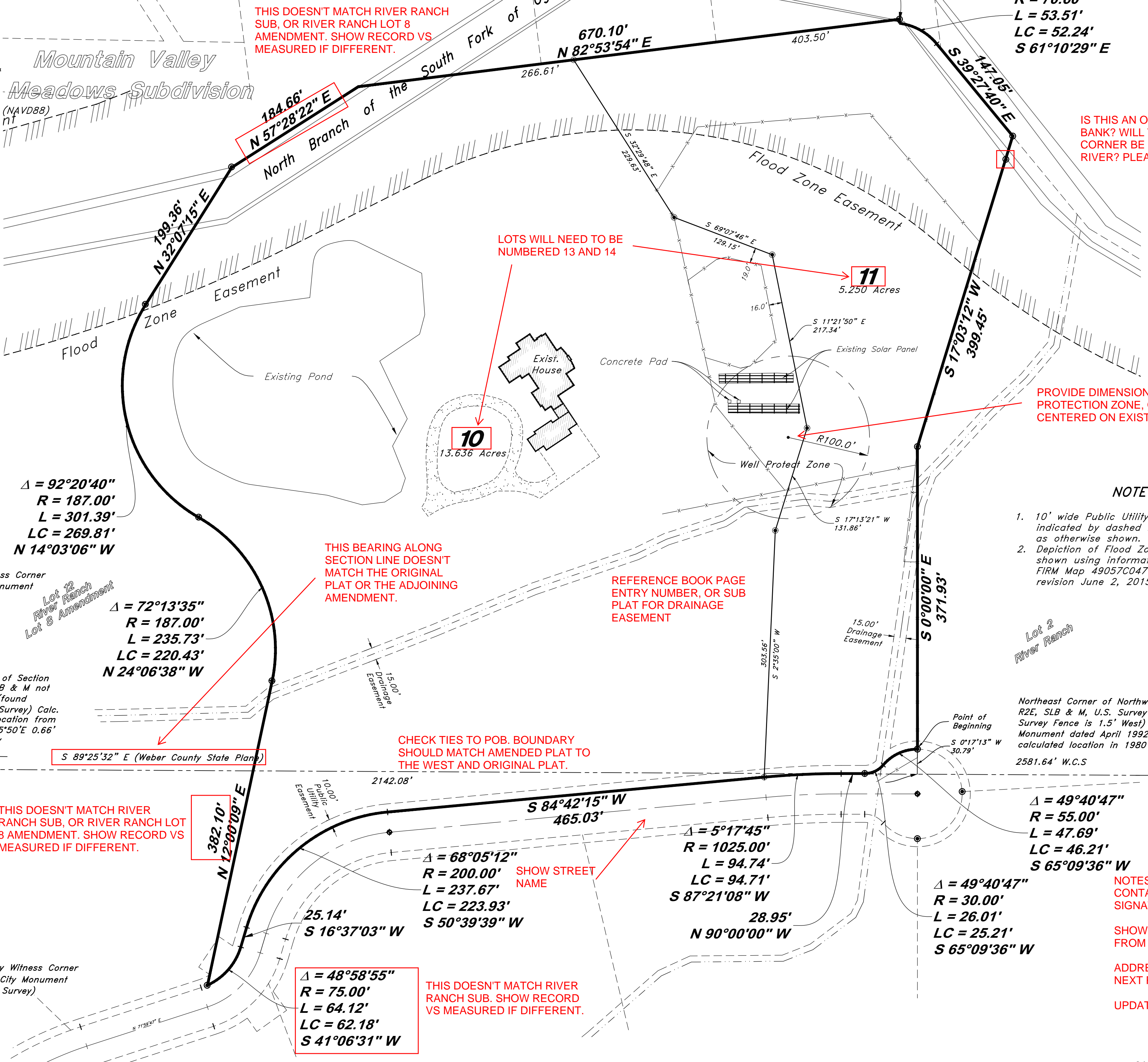
WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER
BY: _____ DEPUTY



- ### Legend
- Monument to be set
 - Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
 - B.F.E. FEMA Base Flood Elevation (NAVD88)
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Flood Zone Area
 - Existing Building
 - Easement
 - Edge of River Bank
 - Centerline of Ditch
 - Boundary line
 - Existing Boundary Lot Line
 - Set Hub & Tack
 - A will be set Nail in Curb
 - Extension of Property
 - Set 5/8"x 24" Long Rebar & Cap w/ Lathe



$\Delta = 92^{\circ}20'40''$
 $R = 187.00'$
 $L = 301.39'$
 $LC = 269.81'$
 $N 14^{\circ}03'06'' W$

$\Delta = 72^{\circ}13'35''$
 $R = 187.00'$
 $L = 235.73'$
 $LC = 220.43'$
 $N 24^{\circ}06'38'' W$

$\Delta = 48^{\circ}58'55''$
 $R = 75.00'$
 $L = 64.12'$
 $LC = 62.18'$
 $S 41^{\circ}06'31'' W$

$\Delta = 68^{\circ}05'12''$
 $R = 200.00'$
 $L = 237.67'$
 $LC = 223.93'$
 $S 50^{\circ}39'39'' W$

$\Delta = 5^{\circ}17'45''$
 $R = 1025.00'$
 $L = 94.74'$
 $LC = 94.71'$
 $S 87^{\circ}21'08'' W$

$\Delta = 49^{\circ}40'47''$
 $R = 55.00'$
 $L = 47.69'$
 $LC = 46.21'$
 $S 65^{\circ}09'36'' W$

$\Delta = 49^{\circ}40'47''$
 $R = 30.00'$
 $L = 26.01'$
 $LC = 25.21'$
 $S 65^{\circ}09'36'' W$

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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

Chairman, Weber County Planning Commission