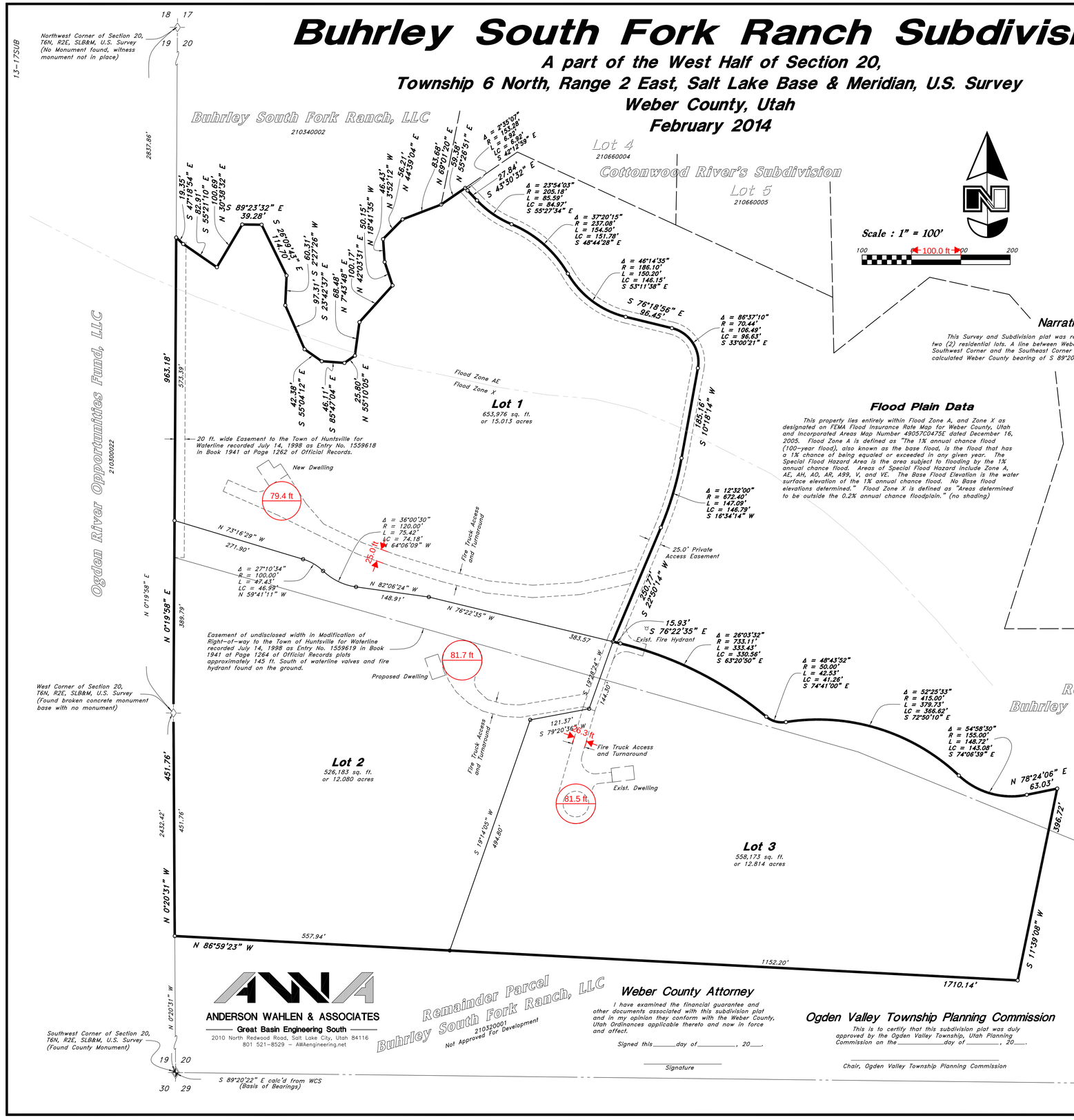
Buhrley South Fork Ranch Subdivision

A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey
Weber County, Utah
February 2014



Legend

- Existing Fire Hydrant
- Section Corner
- Easement Line
- (R) Radial Line
- (N/R) Non-Radial Line
- 1300 W. Street Address
- W.C.S. Weber County Survey
- o Lot Corners to be set; rebar with GBES plastic cap or nail with GBES brass tag

Narrative

This Survey and Subdivision plat was requested by Ron Buhrley in order to create two (2) residential lots. A line between Weber County Monuments found at the Southwest Corner and the Southeast Corner of Section 20, T6N, R2E was assigned the calculated Weber County bearing of S 89°20'22" E as the basis of bearings.

Flood Plain Data

This property lies entirely within Flood Zone A, and Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0475E dated December 16, 2005. Flood Zone A is defined as "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. No Base flood elevations determined." Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Surveyor's Certificate

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Buhrley South Fork Ranch Subdivision 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, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground. I further certify that the requirements of all applicable land use codes of Weber County concerning zoning requirements have been complied with.

Signed this_____day of_____, 20___

PRELIMINARY

BRUCE D. PIMPER — STATE OF UTAH

Bruce D. Pimper License No. 362256

Property Description

A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the West Quarter Corner of said Section 20; and running thence North 0°19'58" East 963.18 feet along the Section Line to the Center of the South Fork of the Ogden River; thence along the Center of said River the following sixteen courses: South 47°18'54" East 19.35 feet; South 55°21'10" East 82.91 feet; North 30°38'32" East 100.69 feet; South 89°23'32" East 39.28 feet; South 26°09'43" East 114.70 feet; South 2°27'26" West 60.31 feet; South 23°42'37" East 97.31 feet; South 55°04'12" East 42.38 feet; South 85°47'04" East 46.11 feet; North 55°10'05" East 25.80 feet; North 7°43'48" East 68.48 feet; North 42°03'31" East 100.17 feet; North 18°41'35" West 50.15 feet; North 3°52'12" West 46.43 feet; North 44°39'04" East 56.21 feet; and North 69°01'20" East 83.68 feet to the Southwest Corner of Lot 4 of Cottonwood Rivers Subdivision as it exists on the ground; thence North 55°26'51" East 59.38 feet along the Southerly Line of said Lot 4 to the Center of an existing road; thence along the Center of said existing road the following twelve courses: Southeasterly along the arc of a 153.28 foot radius curve to the left a distance of 6.92 feet (Center bears North 49°04'35" East; Central Angle equals 2°35'07" and Long Chord bears South 42°12'59" East 6.92 feet) to a point of tangency; South 43°30'32" East 27.84 feet to a point of curvature; Southeasterly along the arc of a 205.18 foot radius curve to the left a distance of 85.59 feet (Central Angle equals 23°54'03" and Long Chord bears South 55°27'34" East 84.97 feet) to a point of reverse curvature; Southeasterly along the arc of a 237.08 foot radius curve to the right a distance of 154.50 feet (Central Angle equals 37°20'15" and Long Chord bears South 48°44'28" East 151.78 feet) to a point of reverse curvature; Southeasterly along the arc of a 186.10 foot radius curve to the left a distance of 150.20 feet (Central Angle equals 46°14'35" and Long Chord bears South 53°11'38" East 146.15 feet) to a point of tangency; South 76°18'56" East 96.45 feet to a point of curvature; Southeasterly and Southerly along the arc of a 70.44 foot radius curve to the right a distance of 106.49 feet (Central Angle equals 86°37'10" and Long Chord bears South 33°00'21" East 96.63 feet) to a point of tangency; South 10°18'14" West 185.16 feet to a point of curvature; Southwesterly along the arc of a 672.40 foot radius curve to the right a distance of 147.09 feet (Central Angle equals 12°32'00" and Long Chord bears South 16°34'14" West 146.79 feet) to a point of tangency; South 22°50'14" West 250.77 feet; South 76°22'35" East 15.93 feet to a point of curvature; and Southeasterly along the arc of a 733.11 foot radius curve to the right a distance of 333.43 feet (Central Angle equals 26°03'32" and Long Chord bears South 63°20'50" East 330.56 feet) to a point of reverse curvature; thence Southeasterly and Easterly along the arc of a 50.00 foot radius curve to the left a distance of 42.53 feet (Central Angle equals 48°43'52" and Long Chord bears South 74°41'00" East 41.26 feet) to a point of reverse curvature; thence Easterly and Southeasterly along the arc of a 415.00 foot radius curve to the right a distance of 379.73 feet (Central Angle equals 52°25'33" and Long Chord bears South 72°50'10" East 366.62 feet) to a point of reverse curvature; thence Southeasterly, Easterly and Northeasterly along the arc of a 155.00 foot radius curve to the left a distance of 148.72 feet (Central Angle equals 54°58'30" and Long Chord bears South 74°06'39" East 143.08 feet) to a point of tangency; thence North 78°24'06" East 63.03 feet; thence South 11°39'08" West 396.72 feet; thence North 86°59'23" West 1710.14 feet to the Section Line; thence North 0°20'31" West 451.76 feet along the Section Line to the point of beginning.

Contains 1,738,332 sq. ft.
or 39.907 acres
3 Lots

Owner's Dedication

We the undersigned owner's of the hereln described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Buhrley South Fork Ranch Subdivision and do hereby: grant a private access right-of-way to benefit each lot as depicted hereon.

Signed this day of , 20 .

Buhrley South Fork Ranch, LLC

By:
Its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he/she/they is/are the _____ of Buhrley South Fork Ranch, LLC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Residing at: _____

A Notary Public commissioned in Utah

Commission Expires: _____

Print Name

APPROVED
WEBER FIRE DISTRICT
09/29/2014 8:31:52 AM

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_____, 20___.

Signature

Weber County Surveyor

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data and for harmony with lines and monuments on record in the County offices. 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___.

Signature

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 thereon are hereby accepted by the Commissioners of Weber County, Utah this _____day of_____, 20___.

Attest _____

Title _____

Chair, Weber County Commission

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

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 Weber County, Utah Ordinances applicable thereto and now in force and affect.

Signed this_____day of_____, 20___.

Signature

Ogden Valley Township Planning Commission

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township, Utah Planning Commission on the_____day of _____, 20___.

Chair, Ogden Valley Township Planning Commission

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

13-175UB

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