Buhrley South Fork Ranch Subdivision Surveyor's Certificate Northwest Corner of Section 20. I, Bruce D. Pimper, a Professional Land Surveyor Licensed as per Title 58, Chapter 22, Professional Engineers T6N, R2E, SLB&M, U.S. Survey and Professional Land Surveyor's Licensing Act, in the State of Utah, do hereby certify that this plat of Buhrley South (No Monument found, witness Fork Ranch Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and monument not in place) A part of the West Half of Section 20, 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 per Title 17, Chapter 23, Section 17 of the Utah State Code. I further certify that the requirements of all applicable land use codes of Weber County concerning zoning requirements have been complied with. Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey Signed this 5th day of December 20 14 Weber County, Utah Existing Fire Hydrant Buhrley South Fork Ranch, LLC Found Section Corner monument as noted November 2014 Section Corner not found location calc'd Bruce D. Pimper License No. 362256 Lot 4 Subdivision Boundary ---- Easement Line 210660004 ---- Adjoining Property Line Cottomwood River's Subdivisiom Floodplain Line — — Existing Driveway Property Description Lot 5 (N/R)Non-Radial Line A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey 210660005 Weber County Survey Beginning at the West Quarter Corner of said Section 20; and running thence North 0°19'58" East 963.18 feet along $L = 154.50^{\circ}$ the Section Line to the Center of the South Fork of the Ogden River; thence along the Center of said River the following Lot Corners to be set: rebar with LC = 151.78' S 48°44'28" E 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; GBES plastic cap or nail with GBES 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 A = 46°14'35" 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 (2) WAS THERE ALL EXISTING PROPERTY $R = 186.10^{\circ}$ L = 150.20'Cottonwood Rivers Subdivision as it exists on the ground; thence North 55°26'51" East 59.38 feet along the Southerly Line Coller of what Evidence was Found of said Lot 4 to the Center of an existing road; thence along the Center of said existing road the following twelve LC = 146.15S 53°11'38" E courses: Southeasterly along the arc of a 153.28 foot radius curve to the left a distance of 6.92 feet (Center bears FOR THE SW COL OF LOT4 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 (3) SEE NOTE FROM PRIOR REVIEW 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" (5) A 10' FRONT PULE IS REQUIRED 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 L = 106.49SEE PLANHING LC = 96.63'feet (Central Angle equals 46°14'35" and Long Chord bears South 53°11'38" East 146.15 feet) to a point of tangency; (6) SHOW ALL SOIL EXPLORATION 5 33°00'21" South 76*18'56" East 96.45 feet to a point of curvature; Southeasterly and Southerly along the arc of a 70.44 foot TEST HOLES W/10#3 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; (7) SEE ATTACHED FOR CORRIDOR Southwesterly along the arc of a 672.40 foot radius curve to the right a distance of 147.09 feet (Central Angle equals EASEMENT TO BE INCLUDED 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 Remainder Parcel 2005 Flood Zone X WITHIN THE OWNER DEDICATION 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 Buhrley South Fork Ranch, LLC 63°20'50" East 330.56 feet) to a point of reverse curvature; thence Southeasterly and Easterly along the arc of a 50.00 Lot 1 foot radius curve to the left a distance of 42.53 feet (Central Angle equals 48°43'52" and Long Chord bears South 210340001 Not Approved For Development 74°41'00" East 41.26 feet) to a point of reverse curvature; thence Easterly and Southeasterly along the arc of a 415.00 653,976 sq. ft. foot radius curve to the right a distance of 379.73 feet (Central Angle equals 52°25'33" and Long Chord bears South 8.18 acres ± remaining per record or 15.013 acres 72°50'10" East 366.62 feet) to a point of reverse curvature; thence Southeasterly, Easterly and Northeasterly along the 1313 South 2005 Flood Plain Data 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 20 ft. wide Easement to the Town of Huntsville for 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 This property lies entirely within Flood Zone AE, and Zone X as in Book 1941 at Page 1262 of Official Records. 451.76 feet along the Section Line to the point of beginning. designated on FEMA Flood Insurance Rate Map for Weber County, Utah Contains 1,738,332 sq. ft. V and Incorporated Areas Map Number 49057C0475E dated December 16, Narrative or 39.907 acres / 2005. Flood Zone AE is defined as "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has This Survey and Subdivision plat was requested by Ron 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% Buhrley in order to create three (3) residential lots. A line between Weber County Monuments found at the Southwest Corner and the R = 672.40'annual chance flood. Areas of Special Flood Hazard include Zone A, Preliminary Flood Zone X Southeast Corner of Section 20, T6N, R2E was assigned the Utah -L = 147.09AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water State Plane North Zone as per Weber County Surveyor bearing of S surface elevation of the 1% annual chance flood. Base flood elevations S 16°34'14" W 89°20'22" E as the basis of bearings. determined." Flood Zone X is defined as "Areas determined to be A monument was recovered South of the Northeast Corner of outside the 0.2% annual chance floodplain." (no shading) this Section along with witness corners for the North Quarter L = 75.42'Corner but nothing for the Northwest Corner except a rebar with a LC = 74.18'Preliminary Flood Plain Data "GBEN" Plastic Cap South of the calculated location. N 64°06'09" W The 2005-2006 Hansen & Associates, Inc. survey was 25.0' Private Access Owner's Dedication This property lies entirely within Flood Zone AE, and Zone Right-of-way per reviewed but geometric ambiguities and lack of occupation made A document recorded as X as designated on FEMA Flood Insurance Rate Map for Weber retracement difficult. A stone was found over 200 ft. Northerly County, Utah and Incorporated Areas Map Number 49057C0475F We the undersigned owner's of the herein described tract of land, do hereby set apart Entry No. from the County location for the West Quarter Corner - but was dated Preliminary October 27, 2011. Flood Zone AE is defined and subdivide the same into lots as shown on the plat and name said tract Buhrley South Fork not accepted over the County pedigree monumentation for the true as "The 1% annual chance flood (100-year flood), also known L = 47.43'Ranch Subdivision and do hereby: grant a private access right-of-way to benefit each lot as The 1992 Cottonwood Rivers Subdivision was retraced and LC = 46.99equaled or exceeded in any given year. The Special Flood original Subdivision corners were recovered and honored since the Hazard Area is the area subject to flooding by the 1% annual Signed this day of geometry matches the 3'33" counter clock wise rotation onto the chance flood. Areas of Special Flood Hazard include Zone A, Weber County basis. The Northwest corner of Lot 3, and the S Exist. Fire Hydrant AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is DWHERS DEDICATION IS INCOMPLETE PER WEBER CO. DROWNANCE Northwest corner of Lot 4 are monumented by rebars with ___15.93° the water surface elevation of the 1% annual chance flood. Mountain West Plastic Caps - other subdivision evidence was SEE TITLE IDG CHAPTER I FOR OWNERS DEDIGATION REQUIREMENTS Base flood elevations determined." Flood Zone X is defined as S 76°22'35" E recovered including a bent rebar at the Northeast corner of Lot 5, Easement of undisclosed width in Modification of Areas determined to be outside the 0.2% annual chance a rebar with "Reeve" Plastic Cap at a point of curvature along Right-of-way to the Town of Huntsville for Waterline R = 733.11'Cottonwood Lane and a rebar with "GBEN" Plastic Cap at the Point floodplain." (no shading) recorded July 14, 1998 as Entry No. 1559619 in Book L = 333.43'of beginning of the subdivision at the Northwest corner of 1941 at Page 1264 of Official Records plots LC = 330.56'Cottonwood Lane which all match the subdivision geometry. A = 48°43'52" S 63°20'50" E approximately 145 ft. South of waterline valves and fire > Buhrley South Fork Ranch, LLC R = 50.00hydrant found on the ground. -L = 42.53LC = 41.26'West Corner of Section 20, S 74°41'00" E BY: NAMES/TRUST TO BE TYPED UNDER THE SIGNATURE LINE(S) T6N, R2E, SLB&M, U.S. Survey $R = 415.00^{\circ}$ (Found broken concrete monument L = 379.73' LC = 366.62' S 72°50'10" E base with no monument) Acknowledament s 79°20'36"/W State of County of LC = 143.08'Existing Driveway S 74°06'39" E On the _____ day of _____ _____, 20____, personally appeared before me, the undersigned Lot 2 ____, who being by me duly sworn did say that he/she/they Developer is/are the ______ of Buhrley South Fork Ranch, LLC, by authority of its members or its articles 526,183 sq. ft. of organization, and he/she acknowledged to me that said limited liability company executed the same. or 12.080 acres 1417 South Existing Dwelling 651 S. 7900 E Huntsville, UT 84317 $A = 96^{\circ}52'31'$ -R = 28.00' L = 47.34'A Notary Public commissioned in Utah phone: (801) 648-6822 email: ggraves@jub.com Commission Expires: ____ Lot 3 Weber County Engineer Lot 2 558,173 sq. ft. I hereby certify that the required public or 12.814 acres improvement standards and drawings for this subdivision 1440 South conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this _____day of _____, 20 ___. Lot 3 Trun-around Detail Weber County Commission Acceptance Weber County Surveyor N 86°59'23" W This is to certify that this subdivision plat, the dedication of streets and other public ways and I hereby certify that the Weber County Surveyor's financial guarantee of public improvements thereon are Office has reviewed this plat for mathematical hereby accepted by the Commissioners of Weber County, Weber County correctness, section corner data and for harmony with Utah this _____, 20____, lines and monuments on record in the County offices. 1710.14' Recorder The approval of this plat by the Weber County Surveyor Weber County Attorney does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or I have examined the financial guarantee and liabilities associated therewith. __FILED FOR RECORD AND other documents associated with this subdivision plat Ogden Valley Township Planning Commission Signed this ______day of ______, 20 ____. ANDERSON WAHLEN & ASSOCIATES and in my opinion they conform with the Weber County, Chair, Weber County Commission Utah Ordinances applicable thereto and now in force This is to certify that this subdivision plat was duly __ IN BOOK_____ OF OFFICIAL 2010 North Redwood Road, Salt Lake City, Utah 84116 Southwest Corner of Section 20, approved by the Ogden Valley Township, Utah Planning RECORDS, PAGE______. RECORDEL 801 521-8529 - AWAengineering.net T6N, R2E, SLB&M, U.S. Survey -Commission on the _____day of _____ (Found 3" Brass County Southeast Corner of Section 20, Monument stamped 1988) T6N, R2E, SLB&M, U.S. Survey — CONDITION OF MONUMENT Chair, Ogden Valley Township Planning Commission (Found 3" Brass County Monument stamped 1981) WEBER COUNTY RECORDER — S 89°20'22" E Utah State Plane North Zone as per Weber County Surveyor -ONDITION OF MONICHEST 30 29 5219.51' meas. (5219.55' WCS) DEPUTY 29