Buhrley South Fork Ranch Subdivision Surveyor's Certificate Northwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey I, Bruce D. Pimper, a Professional Land Surveyor Licensed as per Title 58, Chapter 22, Professional Engineers (No Monument found, witness and Professional Land Surveyor's Licensing Act, 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 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 Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey concerning zoning requirements have been complied with. Signed this 30th day of January , 2015. Weber County, Utah Existing Fire Hydrant Buhrley South Fork Ranch, LLC November 2014 Found Section Corner monument as noted Section Corner not found location calc'd Lot 4 Bruce D. Pimper License No. 362256 Subdivision Boundary ---- Easement Line 210660004 ---- Adjoining Property Line Cottomwood River's Subdivision Floodplain Line — — Existing Driveway Property Description Lot 5 Radial Line (N/R)210660005 Non-Radial Line LC = 84.97'A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey 1300 W. Street Address R = 237.08'Weber County Survey setback from 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'River area of 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: 5 x 24" rebar 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; non-disturbance S 48°44'28" E with AWA plastic cap or nail with AWA 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 $-L = 150.20^{\circ}$ Cottonwood Rivers Subdivision as it exists on the ground; thence North 55°26'51" East 59.38 feet along the Southerly Line LC = 146.15' S 53*11'38" E setback from of said Lot 4 to the Center of an existing road; thence along the Center of said existing road the following twelve River area of courses: Southeasterly along the arc of a 153.28 foot radius curve to the left a distance of 6.92 feet (Center bears non-disturbance 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" setback from East 84.97 feet) to a point of reverse curvature; Southeasterly along the arc of a 237.08 foot radius curve to the right River area of $R = 70.44^{\circ}$ 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 L = 106.49point of reverse curvature; Southeasterly along the arc of a 186.10 foot radius curve to the left a distance of 150.20 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; S 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 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 Remainder Parcell 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 Buhrley South Fork Ranch, LLC 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 Lot i 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 653,976 sq. ft. 74°41'00" East 41.26 feet) to a point of reverse curvature; thence Easterly and Southeasterly along the arc of a 415.00 or 15.013 acres 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 1313 South 72°50'10" East 366.62 feet) to a point of reverse curvature; thence Southeasterly, Easterly and Northeasterly along the 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 Waterline recorded July 14, 1998 as Entry No. 1559618 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 in Book 1941 at Page 1262 of Official Records. This property lies entirely within Flood Zone AE, and Zone X as 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 designated on FEMA Flood Insurance Rate Map for Weber County, Utah 451.76 feet along the Section Line to the point of beginning and Incorporated Areas Map Number 49057C0475E dated December 16, Narrative 2005. Flood Zone AE is defined as "The 1% annual chance flood or 39.907 acres (100-year flood), also known as the base flood, is the flood that has 3 Lots a 1% chance of being equaled or exceeded in any given year. The This Survey and Subdivision plat was requested by Ron $\Delta = 12^{\circ}32'00$ R = 672.40'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 annual chance flood. Areas of Special Flood Hazard include Zone A, Weber County Monuments found at the Southwest Corner and the Owner's Dedication L = 147.09'AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water Southeast Corner of Section 20, T6N, R2E was assigned the Utah LC = 146.79' S 16°34'14" W surface elevation of the 1% annual chance flood. Base flood elevations State Plane North Zone as per Weber County Surveyor bearing of S 89°20'22" E as the basis of bearings. We the undersigned owners of the herein described tract of land, do hereby set apart and determined." Flood Zone X is defined as "Areas determined to be subdivide the same into lots and Private Right-of-Way as shown heron and name said tract R = 120.00outside the 0.2% annual chance floodplain." (no shading) A monument was recovered South of the Northeast Corner of this Section along with witness corners for the North Quarter Buhrley South Fork Ranch Subdivision, and do hereby: Dedicate and reserve unto themselves, L = 75.42'their heirs, their grantees and assigns, a right-of-way to be used in common with all others Corner but nothing for the Northwest Corner except a rebar with a Preliminary Flood Plain Data N 64°06'09" W within said subdivision on, over and across all those portions or parts of said tract of land "GBEN" Plastic Cap South of the calculated location. 25.0' Private Access designated on said plat as Private Right-of-Way as access to the individual lots, to be The 2005-2006 Hansen & Associates, Inc. survey was Right-of-way and public This property lies entirely within Flood Zone AE, and Zone maintained by a Lot Owners Association whose membership consists of said owners, their reviewed but geometric ambiguities and lack of occupation made as designated on FEMA Flood Insurance Rate Map for Weber utility easement per grantees, successors, or assigns, and Dedicates to the governing authority a sensitive lands retracement difficult. A stone was found over 200 ft. Northerly County, Utah and Incorporated Areas Map Number 49057C0475F document recorded as easement as shown hereon which complies with Weber County Ordinance #43-2-2-1 from the County location for the West Quarter Corner - but was dated Preliminary October 27, 2011. Flood Zone AE is defined wherein No structure, accessory structure, road, or parking area shall be built within the not accepted over the County pedigree monumentation for the true L = 47.43'as "The 1% annual chance flood (100-year flood), also known required setback from a river or stream as measured from the high water mark of the river as the base flood, is the flood that has a 1% chance of being stream. The areas within the setback shall be maintained in a manner that protects the quality The 1992 Cottonwood Rivers Subdivision was retraced and equaled or exceeded in any given year. The Special Flood of water in the river or stream and the habitat of native vegetation and wildlife along the river original Subdivision corners were recovered and honored since the Hazard Area is the area subject to flooding by the 1% annual 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 Northwest corner of Lot 4 are monumented by rebars with the water surface elevation of the 1% annual chance flood. 15.93' 100' on each side of the South Fork of the Ogden River from their respective high Mountain West Plastic Caps - other subdivision evidence was Base flood elevations determined." Flood Zone X is defined as S 76°22'35" E water mark of the river. 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 floodplain." (no shading) Cottonwood Lane and a rebar with "GBEN" Plastic Cap at the Point recorded July 14, 1998 as Entry No. 1559619 in Book L = 333.43'Signed this day of 1941 at Page 1264 of Official Records plots of beginning of the subdivision at the Northwest corner of approximately 145 ft. South of waterline valves and fire Cottonwood Lane which all match the subdivision geometry. S 63°20'50" E $\Delta = 48^{\circ}43'52''$ hydrant found on the ground. > Buhrley South Fork Ranch, LLC > L = 42.53' LC = 41.26'Existing Barn West Corner of Section 20, Approximate Location_ S 74°41'00" E T6N, R2E, SLB&M, U.S. Survey Exploration Pit #3 By: Ron Buhrley (Found broken concrete monument R = 415.00'Its: Manager L = 379.73'base with no monument) LC = 366.62'S 72°50'10" E s 79°20'36"/W Acknowledgment $R = 155.00^{\circ}$ State of County of L = 148.72' $IC = 143.08^{\circ}$ Existing Driveway S 74°06'39" E __, 20____, personally appeared before me, the undersigned Lot 2 Notary Public, Ron Buhrley who being by me duly sworn did say that he is the Manager of Buhrley South Developer 526.183 sq. ft. Fork Ranch, LLC, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same. Gregory H. Graves 651 S. 7900 E 1417 South Existing Dwelling PO Box 77 Huntsville, UT 84317 phone: (801) 648-6822 A Notary Public commissioned in Utah email: ggraves@jub.com Lot 3 Weber County Engineer Lot 2 558,173 sq. ft. or 12.814 acres I hereby certify that the required public 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 ____. Trun-around Easement Detail Weber County Commission Acceptance N 86°59'23" W Weber County Surveyor 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, correctness, section corner data and for harmony with Weber County Utah this _____, 20_____, lines and monuments on record in the County offices. 1710.14' Weber County Attorney The approval of this plat by the Weber County Surveyor Recorder does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or I have examined the financial quarantee and ENTRY NO.__ liabilities associated therewith. other documents associated with this subdivision plat ANDERSON WAHLEN & ASSOCIATES __FILED FOR RECORD AND Signed this_____day of_____ Ogden Valley Township Planning Commission 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 Southwest Corner of Section 20, 2010 North Redwood Road, Salt Lake City, Utah 84116 __ IN BOOK_____ OF OFFICIAL approved by the Ogden Valley Township, Utah Planning T6N, R2E, SLB&M, U.S. Survey — 801 521-8529 - AWAengineering.net RECORDS, PAGE_____. RECORDE Signed this ______ day of ______, 20____. Commission on the ______day of _____, 20_ (Found 3" Brass County Monument stamped 1988) Southeast Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey -GOOD CONDITION Chair, Ogden Valley Township Planning Commission (Found 3" Brass County WEBER COUNTY RECORDER — S 89°20'22" E Utah State Plane North Zone as per Weber County Surveyor Monument stamped 1981) GOOD CONDITION 5219.51' meas. (5219.55' WCS) DEPUTY