

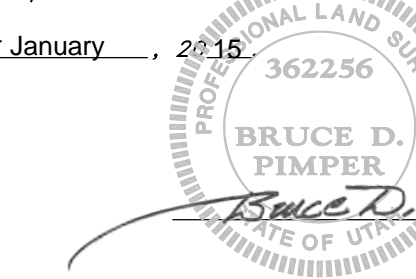
Buhrley South Fork Ranch Subdivision

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
November 2014

Surveyor's Certificate

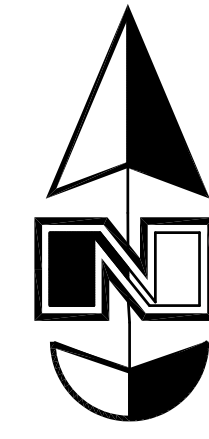
I, Bruce D. Pimper, a Professional Land Surveyor Licensed as per Title 58, Chapter 22, Professional Engineers and Professional Land Surveyor's Licensing Act, in the State of Utah, do hereby certify that this plat of Buhrley South Fork Ranch Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and 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 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.

Signed this 30th day of January, 2015.



Legend

- Existing Fire Hydrant
- Found Section Corner monument as noted
- Section Corner not found location calc'd
- Subdivision Boundary
- Easement Line
- Adjoining Property Line
- Floodplain Line
- Existing Driveway
- Radial Line
- Non-Radial Line
- Street Address
- Weber County Survey



Scale: 1" = 100'

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 01°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 82.40 feet; North 12°03'35" East 100.17 feet; North 18°43'55" West 50.15 feet; North 3°52'12" West 46.43 feet; North 44°39'04" East 56.21 feet; North 43°01'00" East 83.68 feet to the Southwest Corner of Lot 4 of Cottonwood River's 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: Southeastly along the arc of a 153.28 foot radius curve to the left a distance of 6.92 feet (Center bears North 49°04'33" 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; Southeastly 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; Southeastly 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; Southeastly along the arc of a 186.10 foot radius curve to the left a distance of 150.29 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; Southeastly 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; Southeastly along the arc of a 672.40 foot radius curve to the right a distance of 147.08 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 Southeastly 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 Southeastly, Easterly and Northeastly 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

Narrative

This Survey and subdivision plat was requested by Ron Buhrley in order to create three (3) residential lots. A line between Weber County Monuments found at the Northwest Corner and the Southeast Corner of Section 20, T6N, R2E was assigned the Utah State Plane North Zone as per Weber County Surveyor bearing of S 89°20'22" E as the basis of bearings.

A monument was recovered South of the Northeast Corner of this Section along with witness corners for the North Quarter Corner but nothing for the Northwest Corner except a rebar with a "GBEN" Plastic Cap South of the calculated location.

The 2005-2006 Hansen & Associates, Inc. survey was reviewed but geometric ambiguities and lack of occupation made retracement difficult. A stone was found over 200 ft. Northwesterly from the County location for the West Quarter Corner - but was not accepted over the County pedigree monumentation for the true section lines.

The 1992 Cottonwood River's Subdivision was retraced and original Subdivision corners were recovered and honored since the geometry matches the 3.33" counter-clockwise rotation into the Weber County basis. The Northwest corner of Lot 3, and the Northwest corner of Lot 4 are monumented by rebars with Mountain West Plastic Caps - other subdivision evidence was recovered including a ban rebar at the Northeast corner of Lot 5, a rebar with "Reese" Plastic Cap at a point of curvature along Cottonwood Lane and a rebar with "GBEN" Plastic Cap at the Point of beginning of the subdivision at the Northwest corner of Cottonwood Lane which all match the subdivision geometry.

Owner's Dedication

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and Private Right-of-Way as shown hereon and name said tract Buhrley South Fork Ranch Subdivision, and do hereby: Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be shown in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Private Right-of-Way as access to the individual lots, to be maintained by a Lot Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and Dedicates to the governing authority a sensitive lands easement as shown hereon which complies with Weber County Ordinance #43-2-2-1, wherein no structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream.

Setbacks: 100' on each side of the South Fork of the Ogden River from their respective high water mark of the river.

Signed this day of _____, 20__.

Buhrley South Fork Ranch, LLC

By: Ron Buhrley
Its: Manager

Acknowledgment

State of _____, ss

On the _____ day of _____, 20__, personally appeared before me, the undersigned Notary Public, Ron Buhrley who being by me duly sworn did say that he is the Manager of Buhrley South 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.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

Developer

Gregory H. Graves
651 S. 7900 E
PO Box 77
Huntsville, UT 84317
phone: (801) 648-6822
email: ggraves@jub.com

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

Southeast Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found 3" Brass County Monument stamped 1988)

5219.51' meas. (5219.55' WCS)

20 21

BY: _____

29 28 DEPUTY

Weber County Recorder

ENTRY NO. _____ FEE PAID _____
RECORDED IN BOOK _____ AT _____
RECORDS, PAGE _____ OF OFFICIAL RECORDS

WEBER COUNTY RECORDER

BY: _____

29 28 DEPUTY

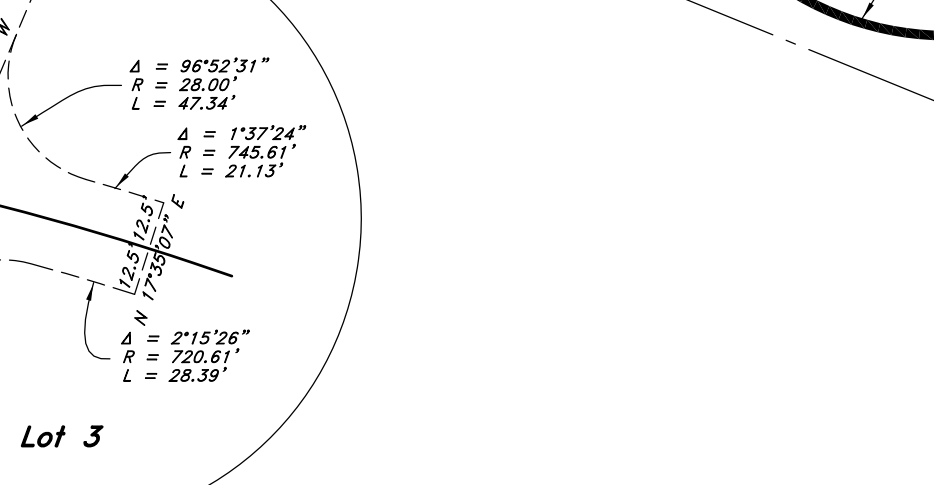
Preliminary Flood Plain Data

This property lies entirely within Flood Zone AE, and Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and incorporated Areas Map Number 4905700475F dated Preliminary October 27, 2011. 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 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. Base flood elevations determined." Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

2005 Flood Plain Data

This property lies entirely within Flood Zone AE, and Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and incorporated Areas Map Number 4905700475F dated December 16, 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 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. Base flood elevations determined." Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Trun-around Easement Detail



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 effect.

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__.

Signature

Chair, Ogden Valley Township Planning Commission

Buhrley South Fork Ranch, LLC
210340002

Lot 4
210660004

Lot 5
210660005

Lot 1
210340001
653,976 sq. ft. or 15.013 acres (1313 South)

Lot 2
526,183 sq. ft. or 12.080 acres (1417 South)

Lot 3
558,173 sq. ft. or 12.814 acres (1440 South)



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAAengineering.net

Remainder Parcel
Buhrley South Fork Ranch, LLC
210320001
Not Approved For Development
250.66 acres ± remaining per record

Northwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (No Monument found, witness monument not in place)

Ogden River Opportunities Fund, LLC
210300022

West Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found broken concrete monument base with no monument)

Southwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found 1" Brass County Monument stamped 1988)

S 89°20'22" E Utah State Plane North Zone as per Weber County Surveyor (Basis of Bearings)