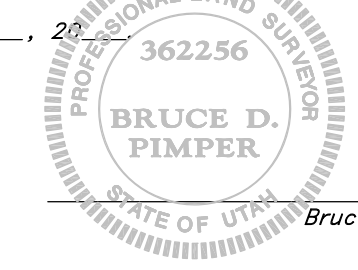


# Buhrley South Fork Ranch Subdivision

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  
October 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, including 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

## 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; East 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 83.40 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°39'01" East 56.21 feet; and North 59°01'20" East 83.68 feet; thence South 55°21'10" East 150.20 feet; thence South 55°21'10" East 150.20 feet; thence North 55°21'10" 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°04'33" 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; 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°20'21" East 96.63 feet) to a point of tangency; South 10°18'14" West 185.16 feet to a point of curvature; Southeasterly 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 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 Northerly 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 North 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 or 3 Lots

- Show date stamped on monument
- What evidence was found of the SW corner of 4?
- We need to see the easement description for the private access right of way. Also there will need to be an easement granted for access across the portion of lot 4 Cottonwood River's Sub.
- The addresses will be as shown for south, and the private lane will be 8000 East

## 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 Southwest 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. Northerly 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 Subdivision was retraced and original Subdivision corners were recovered and honored since the geometry matches the 3.33" counter clock wise 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 owner's of the herein 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, LLC and do hereby grant a private access right-of-way to benefit each lot as depicted hereon.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

## Acknowledgment

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_

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

## 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\_\_\_\_

## 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\_\_\_\_

## 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 \_\_\_\_\_  
RECORDED IN BOOK \_\_\_\_\_ AT \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ OF OFFICIAL RECORDS, \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Signature \_\_\_\_\_

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\_\_\_\_

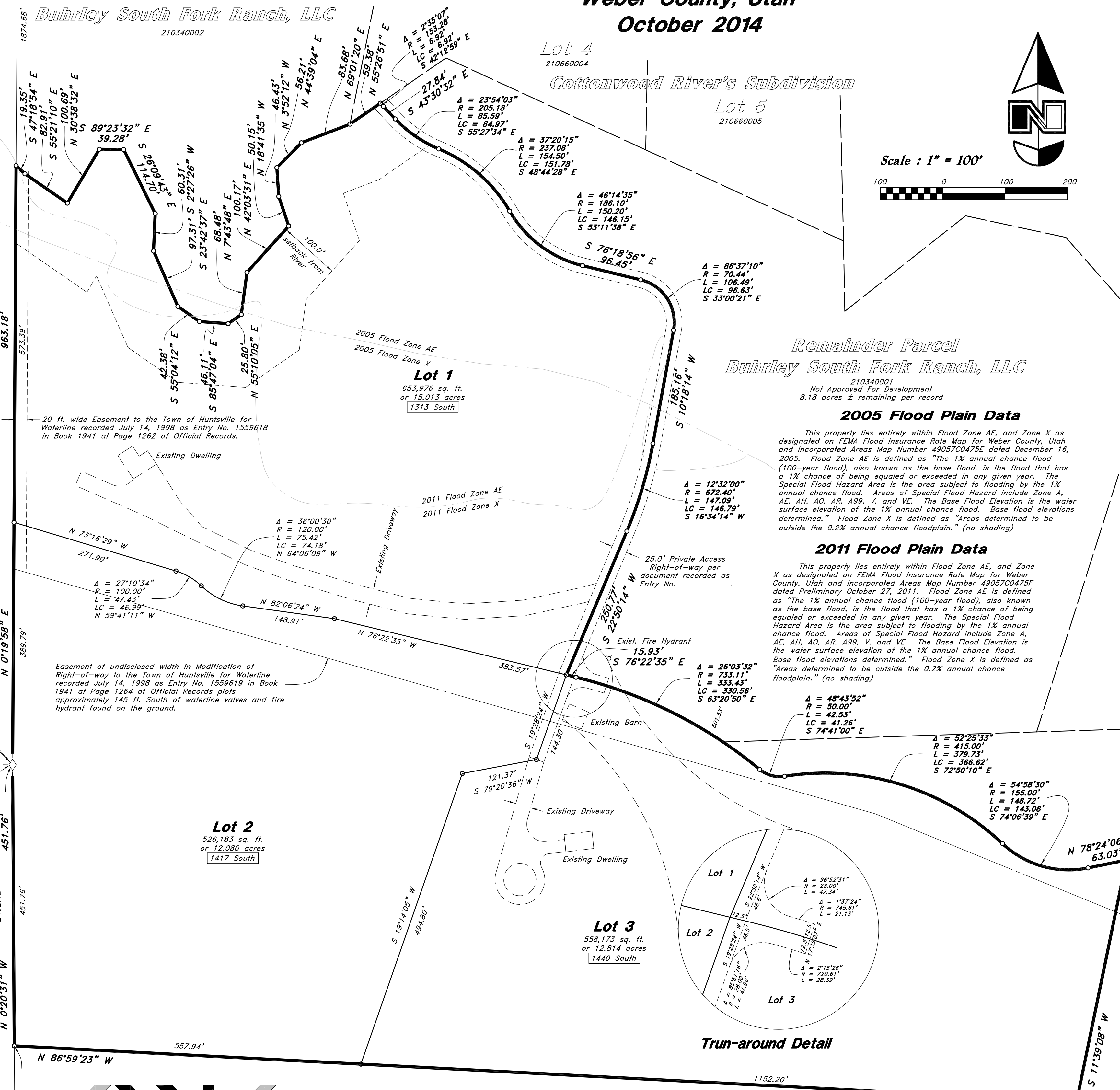
Chair, Ogden Valley Township Planning Commission

## 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 \_\_\_\_\_



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

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

Southwest Corner of Section 20, T6N, R2E, SLB&M, U.S. Survey (Found 1" Brass County Monument March 14, 2014)

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

29 28

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

18 17

19 20

2857.66'

1874.68'

19.35'

47°18'54" E

82.91'

S 55°21'10" E

100.69'

30°38'32" E

114.70'

2°27'26" W

60.31'

23°42'37" E

97.31'

55°04'12" E

42.38'

85°47'04" E

46.11'

55°10'05" E

25.80'

7°43'48" E

83.40'

42°03'31" E

100.17'

18°41'35" W

50.15'

3°52'12" W

46.43'

44°39'01" E

56.21'

59°01'20" E

83.68'

150.20'

55°21'10" E

150.20'

59.38'

55°21'10" E

150.20'

27.84'

43°30'32" E

27.84'

23°54'03" A

85.59'

23°54'03" R

205.18'

L = 85.59'

LC = 84.97'

S 55°27'34" E

37°20'15" A

R = 237.08'

L = 154.50'

LC = 151.78'

S 48°44'28" E

154.50'

46°14'35" A

R = 186.10'

L = 150.20'

LC = 146.15'

S 53°11'38" E

86°37'10" A

R = 70.44'

L = 106.49'

LC = 96.63'

S 33°20'21" E

12°32'00" A

R = 672.40'

L = 147.08'

LC = 146.79'

S 16°34'14" W

36°00'30" A

R = 120.00'

L = 75.42'

LC = 74.19'

W 64°06'09" W

27.10'34" A

R = 100.00'

L = 49.43'

LC = 46.39'

N 59°41'11" W

271.90'

73°16'28" W

271.90'

82°06'24" W

148.91'

76°22'35" W

15.93'

76°22'35" E

26°03'32" A

R = 733.11'

L = 333.41'

LC = 330.56'

S 63°20'50" E

48°43'52" A

R = 50.00'

L = 42.53'

LC = 41.26'

S 74°41'00" E

52°25'33" A

R = 415.00'

L = 379.73'

LC = 366.62'

S 72°50'10" E

54°58'30" A

R = 155.00'

L = 148.72'

LC = 143.08'

S 74°06'39" E

78°24'06" E

63.03'

396.72'

11°39'08" W

1710.14'

1152.20'

1710.14'

11°39'08" W

396.72'

78°24'06" E

63.03'

1152.20'

86°59'23" W

557.94'

1980.66'

0°20'31" W

451.76'

2432.42'

451.76'

0°20'31" W

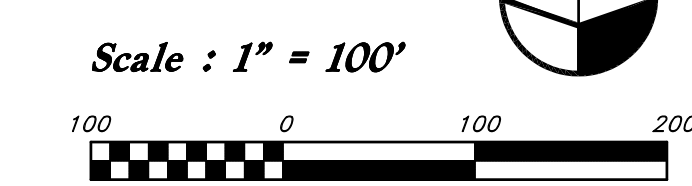
1980.66'

19 20

30 29

## 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
- (R) Radial Line
- (N/R) Non-Radial Line
- 1:300 W. Street Address
- W.C.S. Weber County Survey
- Lot Corners to be set: rebar with GBEN plastic cap or nail with GBEN brass tag



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 March 14, 2014)