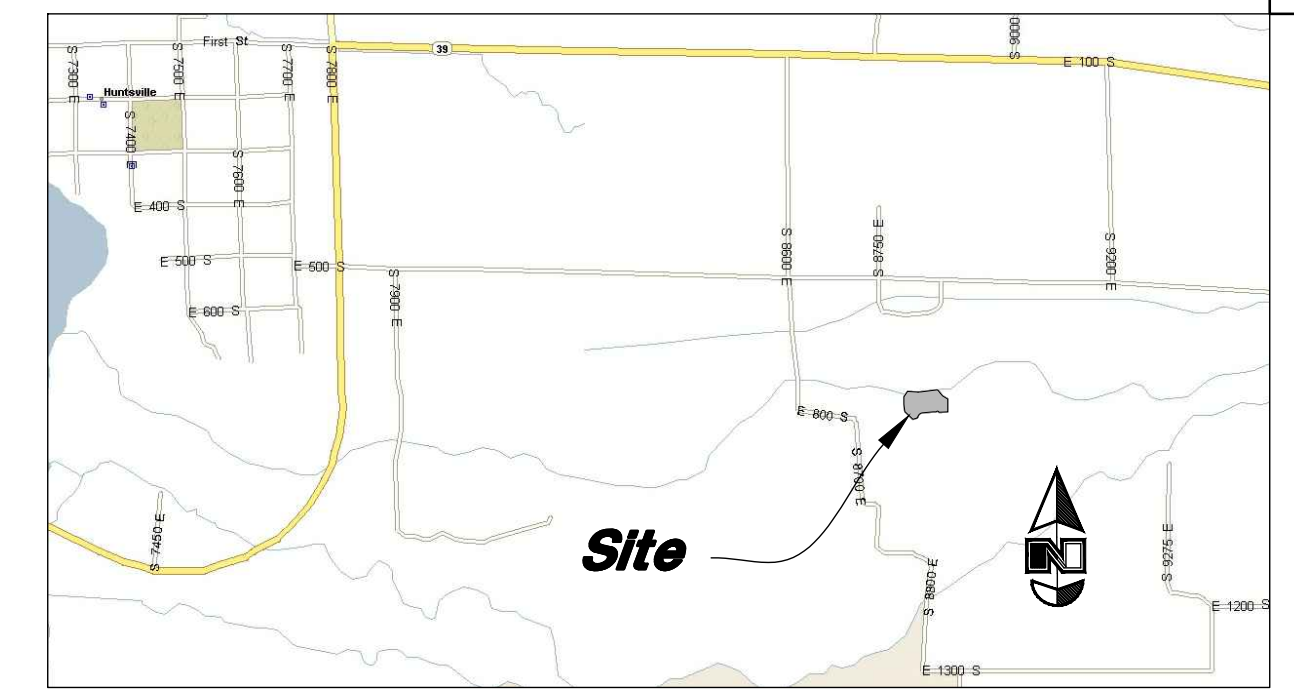


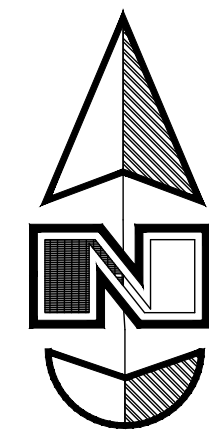
# River Ranch - 1st Amendment

Amending Lot 1 River Ranch  
 A part of the Southwest 1/4 of Section 16 and the Northwest  
 1/4 of Section 21, T6N, R2E, SLB&M, U.S. Survey  
 Huntsville District, Weber County, Utah  
 September 2015

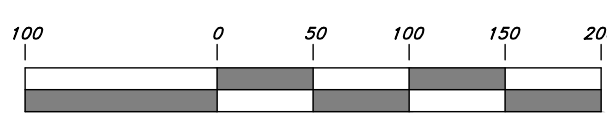
CONFIRM FLOOD ZONE MATCHES  
 THAT OF UPDATED FEMA FLOOD  
 MAP DATED JUNE 2, 2015



VICINITY MAP  
 Not to Scale



Scale: 1" = 100'



## Legend

- Street Monument
- (Rad.) Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Test Pit
- Flood Zone Easement
- Section Corner

## Notes:

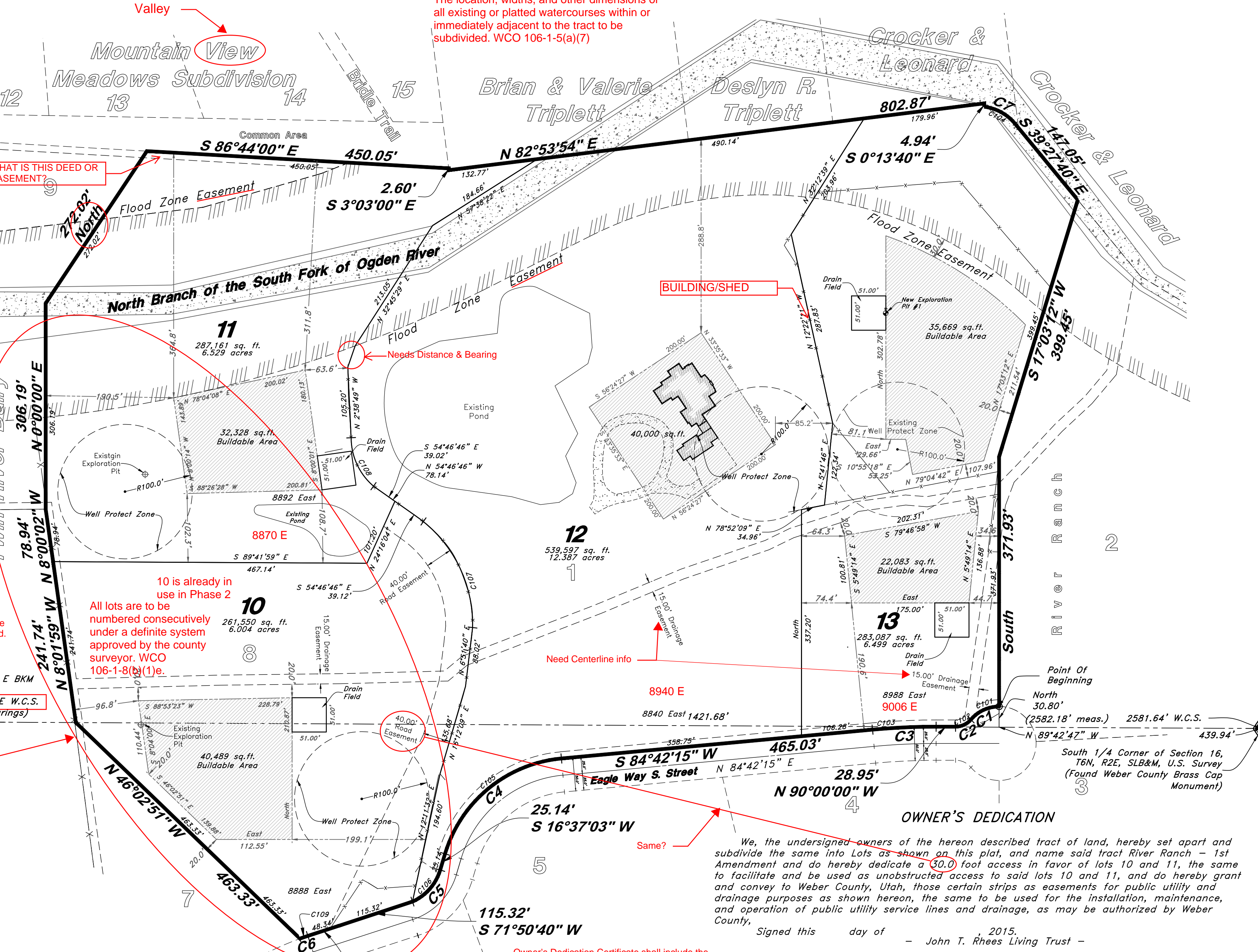
- Lot 10  
 Exploration Pit #2 - 1999  
 0-13" loam, 10-20% Gravel  
 13-58" gravelly loamy sand, 80% gravel
- Lot 11  
 Exploration Pit #1 - 1999  
 0-20" loam, granular structure, 10% gravel  
 20-32" gravelly sandy loam, 50% gravel  
 32-68" gravelly loamy sand, 80% gravel
- Lot 12  
 no soils need be referenced
- Lot 13  
 Exploration Pit #1 - 2015  
 0-13" coarse sandy loam, granular structure  
 13-87" gravelly loamy sand, single grain structure,  
 70% gravel, fine to cobble
- Lot 14  
 Exploration Pit #2 - 2002  
 0-12" Sandy Loam  
 12-70" Gravelly Loamy Sand

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(b)(1).

Southwest Corner of Section 16, T6N, R2E, SLB&M, U.S. Survey (Found Weber County Brass Cap Monument)

Differs from original subdivision lot. Leaves a portion of lot 8

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	49°40'47"	55.00'	47.69'	46.21'	S 65°09'36" W
C2	49°40'47"	30.00'	26.01'	25.21'	S 65°09'36" W
C3	5°17'45"	1025.00'	94.74'	94.71'	S 87°21'08" W
C4	68°05'12"	200.00'	237.67'	223.93'	S 50°39'39" W
C5	49°20'08"	75.00'	64.58'	62.60'	S 41°17'07" W
C6	1°34'15"	461.22'	12.65'	12.64'	S 71°08'34" W
C7	43°25'38"	70.60'	53.51'	52.24'	S 61°10'29" E
C101	49°40'47"	55.00'	47.69'	46.21'	S 65°09'36" W
C102	49°40'47"	30.00'	26.01'	25.21'	S 65°09'36" W
C103	5°17'45"	1025.00'	94.74'	94.71'	S 87°21'08" W
C104	43°25'38"	70.60'	53.51'	52.24'	S 61°10'29" E
C105	68°05'12"	200.00'	237.67'	223.93'	S 50°39'39" W
C106	49°20'08"	75.00'	64.58'	62.60'	S 41°17'07" W
C107	56°30'58"	195.71'	193.04'	185.31'	S 26°49'50" E
C108	49°45'40"	94.37'	81.96'	79.41'	S 24°48'33" E
C109	1°34'15"	461.22'	12.65'	12.64'	S 71°08'34" W



The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(7)

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:  
 Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements."  
 WCO 106-7-1.

**WEBER-MORGAN HEALTH DEPARTMENT**  
 I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Director,  
 Weber-Morgan Health Dept

**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 County Ordinance applicable thereto and now in force and effect.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**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 monument on record in 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 \_\_\_\_\_, 2015.

**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 associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**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.

**SURVEYOR'S CERTIFICATE**  
 I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of River Ranch - 1st Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 6242920 License No. Andy Hubbard

**BOUNDARY DESCRIPTION**  
 A Part of River Ranch, Weber County, Utah being a Part of the Southwest Quarter and the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville District Weber County, Utah and being more particularly described as follows:  
 Beginning at the Southwest Corner of Lot 2 said River Ranch being 439.94 feet North 89°42'47" West and 30.80 feet Due North from the South Quarter Corner of said Section 16 and running thence eleven (11) courses along the Northerly of said Eagle Way South street as follows: (1) Southwesterly along the arc of a 55.00 foot Radius curve to the left a distance of 47.69 feet (Delta Angle equals 49°40'47", Center bears South 0°00'01" West, and Long Chord bears South 65°09'36" West 46.21 feet) to a point of curvature; (2) Southwesterly along the arc of a 30.00 foot Radius curve to the right a distance of 26.01 feet (Delta Angle equals 49°40'47", Center bears North 49°40'47" West, and Long Chord bears South 65°09'36" West 25.21 feet); (3) Due West 28.95 feet to a point of curvature; (4) Southwesterly along the arc of a 1025.00 foot Radius curve to the left a distance of 94.74 feet (Delta Angle equals 5°17'45", Center bears Due South, and Long Chord bears South 87°21'08" West 94.71 feet); (5) South 84°42'15" West 465.03 feet to a point of curvature; (6) Southwesterly along the arc of a 200.00 foot Radius curve to the left a distance of 237.67 feet (Delta Angle equals 68°05'12", Center bears South 51°17'45" East, and Long Chord bears South 50°39'39" West 223.93 feet); (7) South 16°37'03" West 25.14 feet to a point of curvature; (8) Southwesterly along the arc of a 75.00 foot Radius curve to the right a distance of 64.58 feet (Delta Angle equals 49°20'08", Center bears North 73°22'57" West, and Long Chord bears South 41°17'07" West 62.60 feet); (9) South 71°50'40" West 115.32 feet; (10) South 72°00'03" West 48.34' to a point of curvature; (11) and Southwesterly along the arc of a 461.22 foot Radius curve to the left a distance of 12.64 feet (Delta Angle equals 1°34'15", Center bears South 17°58'54" East, and Long Chord bears South 71°08'34" West 12.64 feet) to the most Easterly line of said lot 7; thence North 8°01'59" West 241.74 feet; thence North 8°00'02" West 78.94 feet to the Southeast corner of lot 9, said River Ranch; thence two (2) courses along the Easterly line of said lot 9 as follows: (1) Due North 306.19 feet; and (2) North 33°37'55" East 272.02 feet to the South line of Mountain Valley Meadows Subdivision, Weber County, Utah, thence South 86°44'00" East 450.05 feet along said South street; thence South 3°03'00" East 2.60 feet; thence North 82°53'54" East 802.87 feet; thence South 0°13'40" East 4.94 feet to a point on the arc of curve; thence Southeasterly along the arc of a 70.60 foot Radius curve to the right a distance of 53.51 feet (Delta Angle equals 43°25'38", Center bears South 7°06'42" West, and Long Chord bears South 61°10'29" East 52.24 feet); thence South 39°27'40" East 147.05 feet to the Northwest Corner of Lot 2, said River Ranch; thence two (2) courses along the West line of said Lot 2 as follows: (1) South 17°03'12" West 399.45 feet; and (2) Due South 371.93 feet to the point of beginning.

Contains: 31.489 acres

**NARRATIVE**  
 This Plat and survey was requested by Mr. John Rhees for the purpose of amending Lots 1, 2 and 8 of River Ranch, Weber County, Utah.  
 The original survey was performed in 1984 for BKM Agricultural Development.  
 A line bearing South 89°25'32" East between Southwest corner and South quarter was used as the basis of bearings. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0.2875 clockwise to match that survey.  
 Corners were monumented as depicted on this plat.

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:  
 "Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns."  
 WCO 106-7-1.

Each lot going to maintain lot area of ROW?



**WEBER COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
 \_\_\_\_\_  
 WEBER COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY