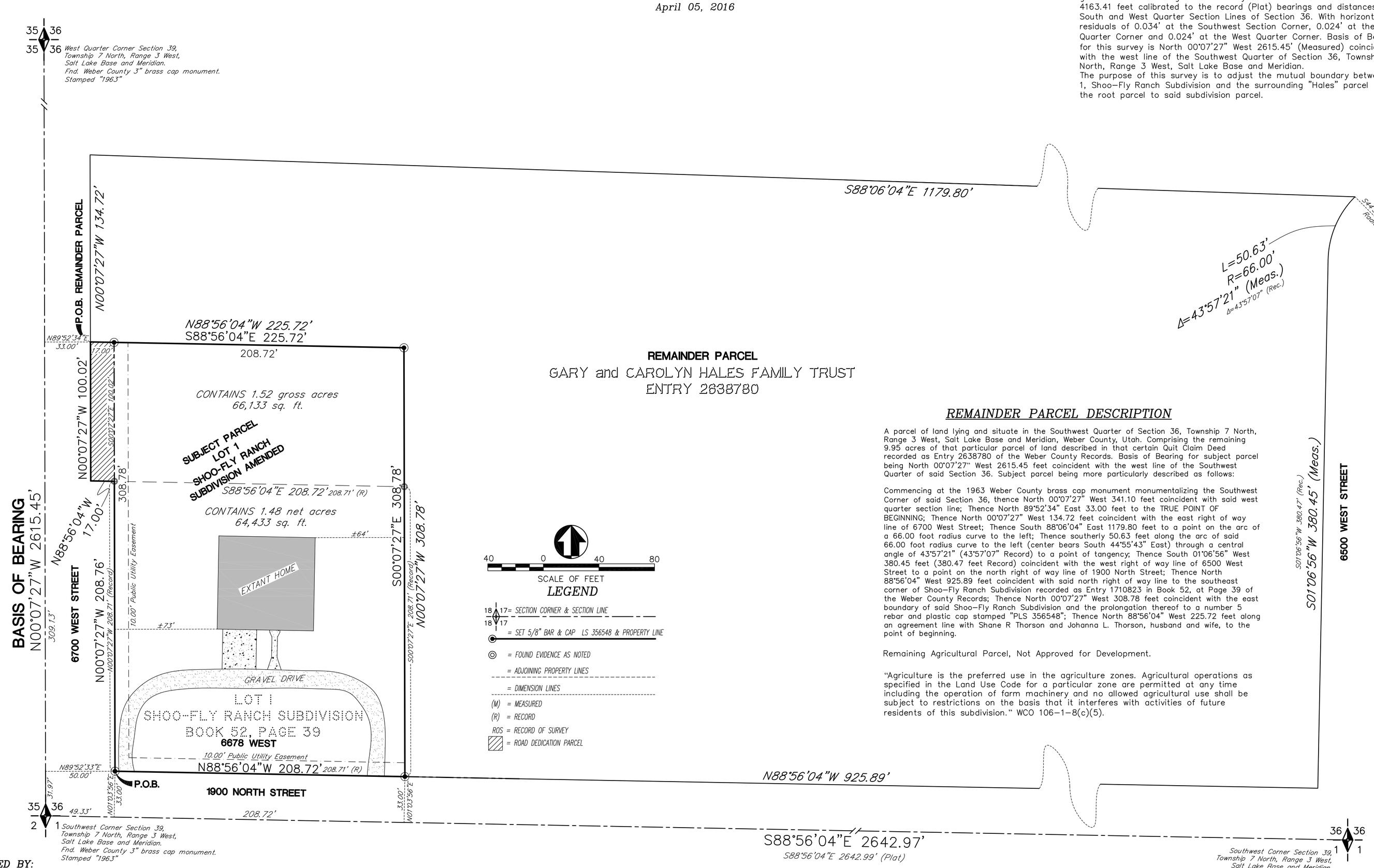
SHOO-FLY RANCH SUBDIVISION AMENDED
WEBER COUNTY, UTAH

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

April 05, 2016



NARRATIVE:

Boundary Consultants was retained by Shane Thorson to survey the subject parcel and re-monument the corners thereof.
This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4163.41 feet calibrated to the record (Plat) bearings and distances of the South and West Quarter Section Lines of Section 36. With horizontal residuals of 0.034' at the Southwest Section Corner, 0.024' at the South Quarter Corner and 0.024' at the West Quarter Corner. Basis of Bearing for this survey is North 00°07'27" West 2615.45' (Measured) coincident with the west line of the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian.
The purpose of this survey is to adjust the mutual boundary between Lot 1, Shoo-Fly Ranch Subdivision and the surrounding "Hales" parcel which is the root parcel to said subdivision parcel.

REMAINDER PARCEL DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising the remaining 9.95 acres of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 2638780 of the Weber County Records. Basis of Bearing for subject parcel being North 00°07'27" West 2615.45 feet coincident with the west line of the Southwest Quarter of said Section 36. Subject parcel being more particularly described as follows:

Commencing at the 1963 Weber County brass cap monument monumentalizing the Southwest Corner of said Section 36, thence North 00°07'27" West 341.10 feet coincident with said west quarter section line; Thence North 89°52'34" East 33.00 feet to the TRUE POINT OF BEGINNING; Thence North 00°07'27" West 134.72 feet coincident with the east right of way line of 6700 West Street; Thence South 88°06'04" East 1179.80 feet to a point on the arc of a 66.00 foot radius curve to the left; Thence southerly 50.63 feet along the arc of said 66.00 foot radius curve to the left (center bears South 44°55'43" East) through a central angle of 43°57'21" (43°57'07" Record) to a point of tangency; Thence South 01°06'56" West 380.45 feet (380.47 feet Record) coincident with the west right of way line of 6500 West Street to a point on the north right of way line of 1900 North Street; Thence North 88°56'04" West 925.89 feet coincident with said north right of way line to the southeast corner of Shoo-Fly Ranch Subdivision recorded as Entry 1710823 in Book 52, at Page 39 of the Weber County Records; Thence North 00°07'27" West 308.78 feet coincident with the east boundary of said Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and plastic cap stamped "PLS 356548"; Thence North 88°56'04" West 225.72 feet along an agreement line with Shane R Thorson and Johanna L. Thorson, husband and wife, to the point of beginning.

Remaining Agricultural Parcel, Not Approved for Development.

"Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5).

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon.
I further certify that all lots meet frontage, width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, being a part of Lot 12 of the local survey of said Section 36. Comprising 1.52 acres, the 1.00 acre parcel of land contained in Lot 1, Shoo-Fly Ranch Subdivision (Entry 1710823, Book 52, Page 39 of the Weber County Records) and a 0.52 acre portion of that particular remainder parcel of land owned in fee by the Gary & Carolyn Hales Family Trust, described in that certain Quit Claim Deed recorded as Entry #2638780 of the Weber County Records. Basis of Bearing for subject parcel being North 00°07'27" West 2615.45 feet coincident with the west line of the Southwest Quarter of said Section 36. Subject parcel being more particularly described as follows:

Commencing at the 1963 Weber County brass cap monument monumentalizing the Southwest Corner of said Section 36, thence North 00°07'27" West 31.97 feet coincident with the west line of said Southwest Quarter Section; Thence North 89°52'33" East 50.00 feet to the TRUE POINT OF BEGINNING;
Thence the following three (3) courses coincident with the east right of way line of 6700 West Street 1) North 00°07'27" West 208.76 feet to a number 5 rebar and red plastic cap stamped "CLS"; 2) North 88°56'04" West 17.00 feet; 3) North 00°07'27" West 100.02 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence South 88°56'04" East 225.72 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence South 00°07'27" East 308.78 feet coincident with the east boundary of said Lot 1 Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence North 88°56'04" West 208.72 feet coincident with the north right of way line of 1900 North Street to the point of beginning.

LICENSED PROFESSIONAL LAND SURVEYOR — No. 356548 — DAVID E. HAWKES — STATE OF UTAH

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and street, as shown on this plat and name said tract **SHOO-FLY RANCH SUBDIVISION AMENDED**, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County in witness we have hereunto set our signature.

Signed this_____day of_____2016.

Shane R. Thorson

Johanna L. Thorson

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the_____day of_____2016, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, Shane R. Thorson and Johanna L. Thorson, Husband & Wife, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER-MORGAN HEALTH DEPARTMENT APPROVAL

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.

the _____ day of _____ , 2016.

Director, Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____2016, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

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 affect.

Signed this _____ day of _____ , 2016.

Signature

COUNTY SURVEYOR'S CERTIFICATE

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 County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 2016.

Signature

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 _____ , 2016.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____ , 2016.

Chairman, Weber County Planning Commission

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 this _____ day of _____ , 2016.

Chairman, Weber County Commission

Attest:_____
Title: _____

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

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