Ry-Ky Acres Subdivision - 1st Amendment A part of the Northeast 1/4 of Section 7, T6N, R2E, SLB&M, U.S. Survey SURVEYOR'S CERTIFICATE Weber County, Utah 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 Northeast Corner June 2016 the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed Section 7, T6N, R2E, North 1/4 Corner a survey of the property described hereon In accordance with Section 17-23-17 and that I have SLB&M, U.S. Survey Section 7, T6N, R2E. Northeast Corner verified all measurements shown hereon this plat of Wright Ry-Ky Acres Subdivision - 1st (Not Found. Calc. from _SLB&M, U.S. Survey Section 8, T6N, R2E, Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale Middle Fork Meadows Witness Corner (Not Found. Calc. from Scale: 1" = 50' SLB&M, U.S. Survey and is a true and correct representation of the following description of lands included in said (Found Brass Cap) Subdivision Plat) W.C.S. Tie Sheet) (Found Brass Cap) subdivision, based on data compiled from records in the Weber County Recorder's Office and all −*S 89°49'0" E (W.C.S.)* 2637.76' (Calc.) lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been S 88°31'33" E 5168.90' (Calc.) found or placed as represented on this plat. 210.80' (W.C.S.) 271.74' S 88°56'18" E (Basis of Bearings) Graphic Scale 7595.67' (Meas.) Signed this _____ day of ______, 2016. 6242920 License No. Andy Hubbard Adam & Karen Witness Corner BOUNDARY DESCRIPTION (Found Brass Cap) North Street All of Lots 2 and 3, Ry-Ky Acres Subdivision, being a part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber S 89°49'00" L —Point of Beginning S 89°49'00" E 664.11' Beginning at the Southeast corner of Lot 1, Middle Fork Meadows Subdivision, being on the South line of 1000 North Street, and being 271.74 feet North 89°49'00" West along the Section line and 702.23 feet South 0°11'00" West from the North Quarter Corner of said Section 7, and running thence Southerly two (2) courses along the East line of said Ry-Ky Acres Subdivision as 21.32' follows: (1) South 3°06'34" West 21.32 feet; and (2) South 0°59'42" West 612.06 feet to the S 3°06'34" W Northeast corner of Lot 4, said Ry-Ky Acres Subdivision; thence North 89°49'00" West 655.11 feet along the North line of said Lot 4 to the Northwest corner thereof, being the Easterly line of 7800 East Street; thence North 0°15'10" East 633.29 feet along said Easterly line to said South line of 1000 North Street, being the Southwest corner of said Lot 1, Middle Fork Meadows 7.0' (PUE) Subdivision; thence South 89°49'00" East 664.11 feet along the South line of said Lot 1, being said South line of 1000 North Street to the point of beginning. Contains: 9.584 acres (PUE) OWNER'S DEDICATION Lot 6 We, the undersigned owners of the hereon described tract of land, hereby set apart and Legend subdivide the same into Lots as shown on this plat, and name said tract Wright Ry-Ky Acres 3.089 acres Subdivision - 1st Amendment and hereby grant and dedicate a perpetual right and easement and Found Section Corner 4' Wire____ 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 Found Monument preservation of water channels in their natural state whichever is applicable as may be the governing authority, with no buildings or structures being erected with in such easements; and do PUE Public Utility Easement also dedicate, grant and convey to Weber County, Utah, those certain strips as easements for __N<u>_89°38'46"_W</u>_ public utility and drainage purposes as shown hereon, the same to be used for the installation, Set 5/8"x 24" Long Rebar & Cap w/ Lathe maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, Exploration Pit Signed this , 2016. Matthew Wright - Owner Jeffery C. Gay PUE to Protect 1- Due to the topography and the location of this subdivision Exist. Utilities 3' Dedicated for from the road adjacent to this property until curb and gutter Patricia J. Gay 2- Property lies entirely within Flood Zone 'X' (unshaded) as **ACKNOWLEDGMENT** shown on the FEMA Flood Insurance Rate Map for Weber County Utah and Incorporated Areas Map No. 49057C0244F State of Utah revised June 2, 2015, (Community Panel No. 4901870244F) County of Weber } ss Flood Zone 'X' (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain". 20.0' Drainage Easement 1.**4'** West per Ry-Ky Acres Subdivision The foregoing instrument was acknowledged before me this_____ on Original Plat) Residing At:__ A Notary Public commissioned in Utah Commission Number: Commission Expires: Lot 7 7.0'_ (PUE) 6.495 acres (PUE) **ACKNOWLEDGMENT** State of Utah County of Weber The foregoing instrument was acknowledged before me this_____ day of Fence ___ 20__ by ___ Residing At:__ A Notary Public commissioned in Utah Commission Number: Commission Expires: Print Name WEBER COUNTY PLANNING NARRATIVE COMMISSION APPROVAL This survey and subdivision plat were requested by Mrs. Mary Wright for the purpose of This is to certify that this subdivision plat Amending the Line between Lots 2 and 3, Ry-Ky Acres Subdivision. was duly approved by the Weber County Planning Centerline of 7800 East Street was established by Ry-Ky Acres Subdivision. Commission. N 89°49'00" W A Brass Cap Monument was found for the Northeast Corner of Section 8, and Brass Cap , 2016. Signed this Witness Monuments were found for the North Quarter and Northeast Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian RY-KY Acres Subdivision A line bearing South 88°56'18" East between the Brass Cap Witness Monument for the North Quarter Corner of Section 7 and the Brass Cap Monument for the Northeast Corner of Section 8, Chairman, Weber County Planning Comission was used as the Basis of Bearings for the survey. DEVELOPER INFORMATION WEBER COUNTY RECORDER WEBER COUNTY ATTORNEY WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY SURVEYOR Mary Wright 1002 N. 7800 E. FEE PAID ENTRY NO._ I have examined the financial guarantee and other I hereby certify that the soils, percolation rates, This is to certify that this subdivision plat, the I hereby certify that the required public I hereby certify that the Weber County Surveyor's Huntsville, UT 84317 documents associated with this subdivision plat, and and site conditions for this subdivision have been __FILED FOR RECORD AND improvement standards and drawings for this subdivision dedication of streets and other public ways and Office has reviewed this plat for mathematical (914) 443-1488 in my opinion they conform with the County investigate by this office and are approved for on-site , AT RECORDED conform with County standards and the amount of the financial guarantee of public improvements associated correctness, section corner data, and for harmony with with this subdivision, thereon are hereby approved and Ordinance applicable thereto and now in force and wastewater disposal systems. _ IN BOOK_____ OF OFFICIAL financial guarantee is sufficient for the installation of lines and monument on record in County Offices. The Signed this day of accepted by the commissioners of Weber County, Utah. RECORDS, PAGE_____. RECORDED these improvements. approval of this plat by the Weber County Surveyor does Signed this day of Signed this , 2016. not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities **GREAT BASIN** 0 associated therewith. Weber County Attorney Weber County Surveyor Weber County Engineer Chairman, Weber County Comission Signed this WEBER COUNTY RECORDER day of Attest: 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M Weber County Surveyor