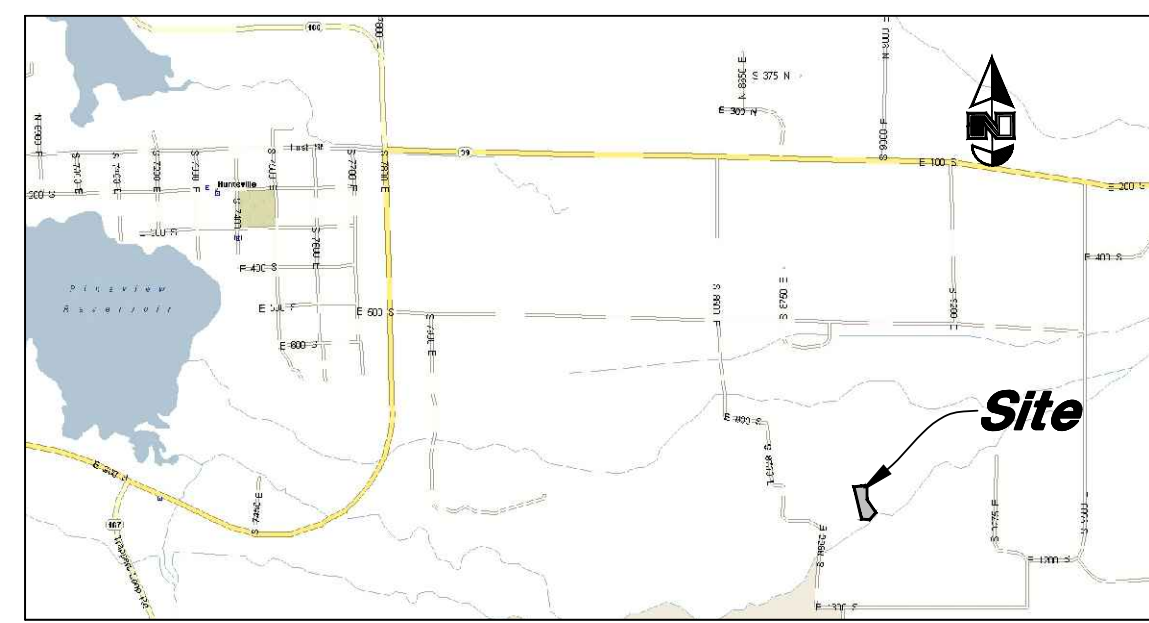
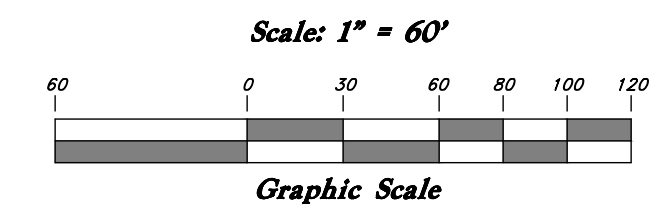
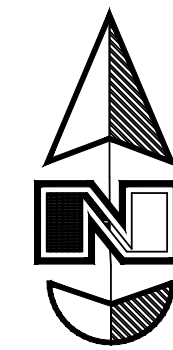


# River Ranch - 1st Amendment

Amending Lot 4 River Ranch  
 A part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M,  
 U.S. Survey  
 Huntsville District, Weber County, Utah  
 May 2017



VICINITY MAP  
(Not to Scale)

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1). The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6) Please show what you used to control the position of Eagle Way. You mentioned in your Narrative you found several brass cap monuments along Eagle Way. If that is what you used, please show the monuments you used. If not please explain.

(Basis of Bearings)  
 S 89°42'47" E BKM Survey-1984 (S 89°25'41" E W.C.S.) - State Plane Grid Bearings  
 Northwest Corner of Section 21, T6N, R2E, SLB&M, U.S. Survey (Found 3" Weber County Brass Cap dated 1982, set in concrete, 16" below ground surface.)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the ... condition, and ... as well as a description or graphic depiction of the markings, ... as inscribed on the monument. WCO 45-3-3(b)

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e)

North 1/4 Corner of Section 21, T6N, R2E, SLB&M, U.S. Survey (Found Weber County Brass Cap, dated 1992, set in concrete flush with ground surface.)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the size, condition, and ... as well as a description or graphic depiction of the markings, ... as inscribed on the monument. WCO 45-3-3(b)

## SURVEYOR'S CERTIFICATE

I, Jason T. Felt, 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 55, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein 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 the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office and all lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

9239283

License No.

Jason T Felt

## BOUNDARY DESCRIPTION

All of Lot 4 River Ranch, more particularly described as follows:

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northwest Corner of Lot 3, said River Ranch Subdivision, Huntsville District, Weber County, Utah, which is 439.54 feet North 89°42'47" West along the Section line and 79.21 feet South 0°17'13" West from the North Quarter corner of said Section 21; running thence two (2) courses along the West line of said Lot 3 as follows: (1) due South 392.60 feet and (2) South 33°52'09" East 500.37 feet to the North line of Lot 9, Silver Summit Estates, Huntsville District, Weber County, Utah; thence South 42°46'28" West 304.03 feet along said North line; thence North 84°04'09" West 247.07 feet to the Southeast Corner of Lot 5, said River Ranch Subdivision; thence North 13°16'23" West 1038.14 feet along said East line to the South Right of Way line of Eagle Way; thence along said Right of Way the line following five (5) courses; (1) North 84°42'15" East 228.95 feet to a point of curvature, (2) Northeastly along the arc of a 975.00 foot radius curve to the right a distance of 90.12 feet (Central Angle equals 5°17'45" and Long Chord bears North 87°21'08" East 90.09 feet), (3) due East 28.95 feet to a point of curvature, (4) Southeastly along the arc of a 50.00 foot radius curve to the right a distance of 26.01 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 25.21 feet) to a reverse curvature, and (5) Southeastly along the arc of a 55.00 foot radius curve to the left a distance of 47.69 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 46.21 feet) to the point of beginning. Contains 9.179 acres

## OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and name said tract River Ranch - 1st Amendment, and do hereby: dedicate, grant and convey to Weber County, Utah a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easements, 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 drainage 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. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Patrick H. & Rayleen T. Bonkemeyer - Trustees

Patrick H. Bonkemeyer - Trustee

Rayleen T. Bonkemeyer - Trustee

Acknowledgment must be for a trust. Name and date of trust, trustees signing for the trust, and etc.

## ACKNOWLEDGMENT

State of Utah } ss  
 County of Weber }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_ Print Name

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

## WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

- LEGEND**
- ⊕ Soil Test Hole location
  - Found Rebar & Cap
  - Set 5/8" Rebar & Plastic Cap Stamped "Great Basin Inc."
  - (N/R) Non-radial line
  - (Rad.) Radial line
  - PU&DE Public Utility and Drainage Easement
  - Property Boundary Line
  - - - Easement Line
  - Street Center Line
  - - - Adjoining Property Line
  - /// FEMA Flood Plain. Areas non-buildable for residential or commercial structures"

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)  
 Where conditions do not permit the marking of the actual corner, an offset or substitute marker may be set. The offset or substitute marker shall be marked pursuant to the Weber County Survey Property Corner Detail Sheet and shall be shown and appropriately dimensioned on the record of survey map prior to the time of filing. WCO 45-3-5(b)  
 The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1).  
 Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1) If the corners are not set please set them. If it is not feasible or possible to set the corners please set an offset or a substitute marker to preserve the corner position.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain/floodway boundaries. And base flood elevations in 1 ft increments in the flood area OR in lieu of providing base flood elevations designate areas as "non-buildable for residential or commercial structures" WCO 106-1-8 (c)(6)

## 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 \_\_\_\_\_, 2017.

Chairman, Weber County Planning Commission

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 \_\_\_\_\_, 2017.

Weber County Surveyor

## 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 \_\_\_\_\_, 2017.

Weber County Surveyor

## 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 \_\_\_\_\_, 2017.

Weber County Engineer

## 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 \_\_\_\_\_, 2017.

Weber County Attorney

## 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 \_\_\_\_\_, 2017.

Chairman, Weber County Commission

Attest:

Title:

## FLOOD ZONE

The South part of this Property falls within Zone 'AE' and the North part of this Property falls within Zone 'X' Unshaded as shown on the Flood Insurance Rate Map, Community Panel No. 49057C0476F dated June 2, 2015 and on Community Panel No. 4901870476F dated June 2, 2015.

Zone AE - area of 100 year flood; base flood elevations and flood hazard factors not determined.  
 Zone X - areas determined to be outside the 0.2% annual chance floodplain (no shading)

## NARRATIVE

This Plat and survey was requested by Mr. Patrick Bonkemeyer in order to Amend one (1) residential lot for the purpose of removing the designated buildable area from the lot.

Property lines for this amended plat are based on the original River Ranch subdivision. Not adjustment to any lot lines of record were performed.

The original survey was done in 1984 for BKM Agricultural Development. This survey was performed prior to the filing act and does not appear on county records.

Brass cap monuments were found for North Quarter Corner and Northwest of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Brass Caps Street monuments were also found in several places along Eagle Way.

A line bearing South 89°25'32" East between said 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 the survey honored.

Lot corners are set as required by state code and county ordinance, and were monumented as depicted on this plat.

## Owner information

Patrick Bonkemeyer  
 17022 N. Logan Ln.  
 Spokane, WA 99208  
 (509) 434-8468  
 patchbank@gmail.com

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