L2-28

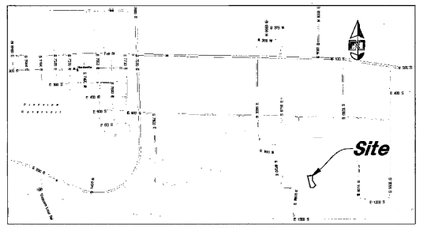
River Ranch - 1st Amendment

Amending Lot 4 River Ranch

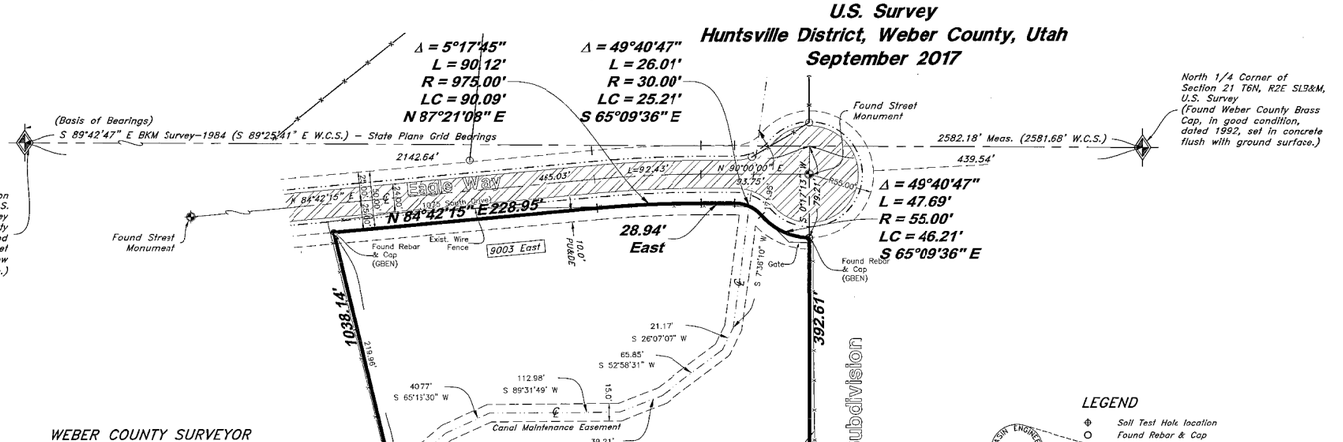
A part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M, U.S. Survey

Huntsville District, Weber County, Utah

September 2017



VICINITY MAP
(Not to Scale)



Scale: 1" = 60'

Graphic Scale

NORTH BANK CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	0°31'40"	4873.64'	44.88'	44.88'	N 39°02'14" E
(C2)	1°27'56"	6763.98'	173.01'	173.00'	N 40°02'02" E
(C3)	14°42'55"	283.64'	72.85'	72.65'	N 48°07'29" E
(C4)	6°02'57"	661.32'	69.82'	69.79'	N 58°30'27" E

LEGEND

- Set Test Hole location
- Found Rebar & Cap
- Set 5/8"x Rebar & Plastic Cap Stamped "Great Basin inc."
- (N/R) Non-radial line
- (Rad.) Radial line
- PUBDE 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"

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this 13 day of October, 2017.

Chairman, Weber County Planning Comission

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 12th day of October, 2017.

for Darren Hanlonson
Weber County Surveyor Chief Deputy Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on-site wastewater disposal systems.
Signed this 18th day of October, 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 12 day of OCTOBER, 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 Comission

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. 49018C0476F 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.

Line work for this amended plat is based on the original River Ranch subdivision plat. Pertinent monuments from that plat (Section Corners and Street Monuments) and those monument locations were verified in the field.

NOTE:

10' Utility and Drainage Easements each side of property line as indicated by dashed lines, or as otherwise shown.

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Owner information
Patrick Bonkemeyer
17022 N. Logan Ln.
Spokane, WA 99208
(509) 434-8466
petchbonk@gmail.com

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 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 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 25th day of September, 2017.

9239283
License No.

PROFESSIONAL LAND SURVEYOR
No. 9239283
JASON T. FELT
STATE OF UTAH

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 01°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 228.85 feet to a point of curvature, (2) Northeasterly 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) Southeasterly along the arc of a 30.00 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) Southeasterly 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 9.178 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 29 day of September, 2017.

Patrick H. & Rayleen T. Bonkemeyer - Trustees

Patrick H. Bonkemeyer - Trustee

Rayleen T. Bonkemeyer - Trustee
Rayleen T. Bonkemeyer Trustee

ACKNOWLEDGMENT

State of: Washington
County of: Spokane ss

REVOCABLE
On 9/29/2017, before me, the undersigned Notary Public, personally appeared Patrick H. and Rayleen Bonkemeyer Trustee(s) of the Patrick H. and Rayleen T. Bonkemeyer Trust dated March 9, 2004, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Cara Heine
A Notary Public commissioned in Utah, Washington

Commission Expires: 02/19/2021

Cara Heine
Print Name

CARA HEINE
Notary Public
State of Washington
My Appointment Expires
Feb 19, 2021

SEE RECORD OF SURVEY # 5825.

WEBER COUNTY RECORDER
ENTRY NO. 2888875 FEE PAID $30.00 FILED FOR RECORD AND RECORDED 08-NOV-2017 AT 1:01 PM IN BOOK 32 OF OFFICIAL RECORDS, PAGE 21 RECORDED FOR PATRICK BONKEMEYER
LEANN H KILTS
WEBER COUNTY RECORDER
BY: Deputy

82-27

95N007AP