

Middle Fork Ranches Second Amendment

Amending Lots 9, 11 and 12
 Weber County, Utah
 A Part of of Section 6,
 Township 6 North, Range 2 East, Salt Lake Base & Meridian
 June 2018

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby amended and subdivided said tract into three (3) lots. I know hereafter as Middle Fork Ranches Second Amendment in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground. I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this _____ day of _____, 2018.



K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

LOTS 9, 11 AND 12, MIDDLE FORK RANCHES BEING SITUATED IN SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1450 NORTH STREET LOCATED 386.11 FEET SOUTH 00°33'46" WEST (SOUTH 00°22'27" WEST 387.53 FEET BY RECORD) ALONG THE WEST LINE OF SAID SECTION 6 AND 87.88 FEET (87.00 FEET BY RECORD) SOUTH 89°37'33" EAST AND 396.53 FEET NORTH 85°57'57" EAST FROM THE CURRENT WEST QUARTER CORNER OF SAID SECTION 6;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 85°57'57" EAST 19.02 FEET; (2) TO THE LEFT ALONG THE ARC OF A 1347.58 FOOT RADIUS CURVE, A DISTANCE OF 153.25 FEET, CHORD BEARS NORTH 85°42'28" EAST 153.17 FEET, HAVING A CENTRAL ANGLE OF 06°30'57"; AND (3) NORTH 82°27'00" EAST 118.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 03°45'00" EAST 344.97 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 82°27'00" EAST 316.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 7275 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 03°45'00" EAST 344.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; AND (2) TO THE LEFT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 78.54 FEET, CHORD BEARS SOUTH 48°45'08" EAST 70.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'16" TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 03°45'00" EAST 263.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 82°45'00" WEST 189.49 FEET; AND (2) SOUTH 79°09'00" WEST 546.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 00°22'27" EAST 1056.43 FEET ALONG THE WEST BOUNDARY LINE OF SAID MIDDLE FORK RANCHES TO THE POINT OF BEGINNING. CONTAINING 12.88 ACRES.

(C1)
 Δ = 6°30'57"
 R = 1347.58'
 L = 153.25'
 LC = 153.17'
 N 85°42'28" E

(C2)
 Δ = 90°00'16"
 R = 50.00'
 L = 78.54'
 LC = 70.71'
 S 48°45'08" E

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be amended and subdivided into lots and streets, as shown on this plat and name said tract Middle Fork Ranches Second Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-807, Utah code, without condition, restriction or reservation 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 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 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 in witness we have here unto set our signature this _____ day of _____, 2018.

Marilyn S. Froerer _____ Zane B. Froerer
 Trustees of the Marilyn S. Froerer Living Trust dated April 8, 1997.

Dennis T. Olson _____ Bonnie N. Olson
 Trustees of the Dennis T. and Bonnie N. Olson Family Trust dated April 11, 2018.

Lance Froerer _____ Breklyn Froerer

TRUST ACKNOWLEDGMENT

State of Utah
 County of Weber
 On this _____ day of _____, 2018.

Marilyn S. Froerer and Zane B. Froerer Trustees of the Marilyn S. Froerer Living Trust dated April 8, 1997, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

TRUST ACKNOWLEDGMENT

State of Utah
 County of Weber
 On this _____ day of _____, 2018.

Dennis T. Olson and Bonnie N. Olson Trustees of the Dennis T. and Bonnie N. Olson Family Trust dated April 11, 2018, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

ACKNOWLEDGMENT

State of Utah
 County of Weber
 On this _____ day of _____, 2018, Lance Froerer and Breklyn Froerer, Husband and Wife, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

WEBER COUNTY RECORDER

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

 COUNTY RECORDER

BY: _____
 DEPUTY

If there are wells for culinary water on the properties, the well protection zone should be shown.

If there are any easements for Mountain Canal Irrigation Association, show on plat.

Recommend the PUE along the frontages be increased to 10ft.

Southwest Cor. Sec. 6, T6N, R2E, SLB&M Fnd. BLM Calculated Position.
 S 00°33'46" W Meas. (S 00°22'27" W Middle Fork Ranches Plat)
 (N 0°39'37" E Weber Co. Grid)

West Quarter Cor. Sec. 6, T6N, R2E, SLB&M Fnd. BLM Brass Cap Monument 1967.
 Good Cond.
 2655.63' Plat (2656.37' Weber Co.)
 386.11' (S 00°22'27" W 387.53')

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- EASEMENT
- FENCE LINE
- EDGE OF GRAVEL DRIVE
- FEMA FLOOD ZONE AE
- SECTION CORNER
- FND 5/8" GREAT BASIN REBAR AND CAP
- FOUND OLD 1/2" REBAR
- FND METAL T-BAR FENCE POST

Scale in Feet
 1" = 60'
 Bearings Shown are Middle Fork Ranches (data shown in parenthesis Weber Co. Grid)

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 the 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 Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2018.

 Weber County Surveyor

NARRATIVE

The purpose of this survey was to amend and Lots 9, 11 & 12 Middle Fork Ranches Subdivision and set the property corners as shown and described hereon. The survey was ordered by Lance Froerer. The control used to establish the property corners was the Weber County and BLM Monumentation surrounding Section 6, T6N, R2E, SLB&M and the original old 1/2" Rebar located throughout the subdivision. It is my opinion that the subdivision boundaries located on the ground should be in harmony with those found old 1/2" rebar. The bearings on this plat are those as shown on the Middle Fork Ranches Plat. The basis of bearing is the West line of the Northwest Quarter of said Section which bears S 0°33'46" W Measured, South 00°22'27" W Middle Fork Ranches Plat & (S 0°16'36" W NAD 83 State Plane Grid Bearing).

Developers:
 Lance Froerer
 1309 N 7275 E
 Huntsville, UT 84317
 (801) 668-0920

NOTES:
 1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 7.00' FEET WIDE UNLESS NOTED OTHERWISE.

HAI HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hais.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272

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 _____, 2018.

 Chairman, Weber County Commission

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 _____, 2018.

 Chairman, Weber County Planning Commission

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 Thereof and now in Force and Affect

Signed this _____ Day of _____, 2018.

 Weber County Attorney

WEBER COUNTY ENGINEER

I hereby certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this _____ Day of _____, 2018.

 Weber County Engineer