

# Middle Fork Ranches Second Amendment

Amending Lots 9, 11 and 12

Weber County, Utah

A Part of of the Southwest Quarter 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, 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 Herby 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 THE SOUTHWEST QUARTER OF SAID SECTION 6 AND 87.88 FEET (87.00 FEET BY RECORD) SOUTH 89°37'33" EAST AND 396.93 FEET NORTH 88°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 88°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 SOUTHWEST 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.

## 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-607, 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  
Trustees of the Marilyn S. Froerer Living Trust dated April 8, 1997.

Dennis T. Olson  
Trustees of the Dennis T. and Bonnie N. Olson Family Trust dated April 11, 2016.

Lance Froerer  
Braklyn 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.

Notary public  
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, 2016, 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.

Notary public  
State of Utah  
County of Weber  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Lance Froerer and Braklyn 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

Southwest Cor. Sec. 6, T6N,  
R2E, SLB&M Calculated Position.

S 00°33'46" W

(S 00°22'27" W 2656.63' Middle Fork Ranches Plat)

N 0°39'37" E 2656.37' Weber Co. Grid

West Quarter Cor. Sec. 6, T6N,  
R2E, SLB&M Fnd. BLM Brass  
Cap Monument stamped 1967  
in good condition.

S 00°33'46" W

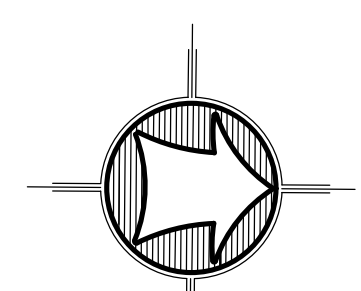
N00°10'45" E (N00°16'36" E Weber Co.)

Northwest Cor. Sec. 6, T6N,  
R2E, SLB&M Fnd. Weber Co. 3"  
brass cap monument in ring  
and cover stamped 2003 in  
good cond.

(2654.74') 2654.84' Meas.  
Section Line - Basis of Bearing

## LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- EASEMENT
- FENCE LINE
- EDGE OF GRAVEL DRIVE
- SECTION CORNER
- FIND REBAR SET BY OTHERS  
SET 5/8" X 24" REBAR WITH CAP
- FIND METAL T-BAR FENCE POST



0 60 120  
Scale in Feet  
1" = 60'

Bearings Shown are Middle Fork Ranches  
(data shown in parenthesis Weber Co. Grid)

## AGRICULTURAL NOTE

Agriculture is the preferred use in the Agriculture Zones. Agriculture operations as specified in the zoning ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agriculture use shall be subject to restriction on that it interferes with activities of future residents of this subdivision.

NOTES:  
1- All Public Utility Easements (PUE's) are 7.00' feet wide along interior lot lines and 10.0' wide on all street frontage unless noted otherwise.  
2- Lot Numbers 9, 11, and 12 of the Middle Fork Ranches Second Amendment are located within a potential Natural Hazards Area. The preparation of a geotechnical and geologic study has been waived due to the site being previously developed. Future development may require further geotechnical or geologic studies.

## 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 \_\_\_\_\_, 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 N 00°10'45" E Measured N 0°16'36" E Weber County Grid Bearing.

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



## 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

Attest \_\_\_\_\_ Title

## 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 Thereto 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

C. Dewey Taylor  
21-103-0002

C. Dewey Taylor  
21-103-0004

Paul Family Trust  
21-105-0026

Lot 22  
4.968 Acres  
Marilyn S. Froerer Living Trust  
21-048-0009

Lot 24  
5.250 Acres  
Lance Froerer and Braklyn Froerer  
21-048-0025

Lot 23  
2.666 Acres  
Dennis T. and Bonnie N. Olson Family Trust  
21-048-0011

Lot 10  
Ben Nicholls  
21-048-0010

Lot 13  
Rick Bailey  
21-048-0013

Lot 14

Lot 15