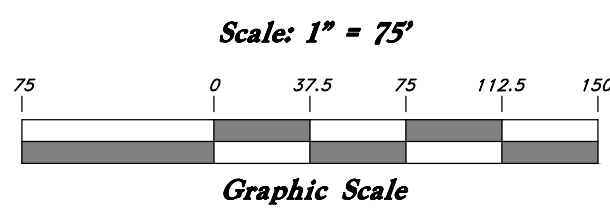
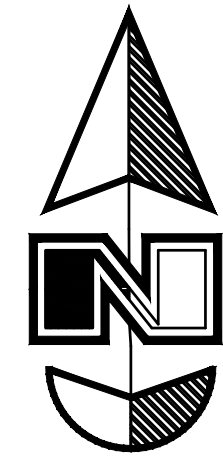


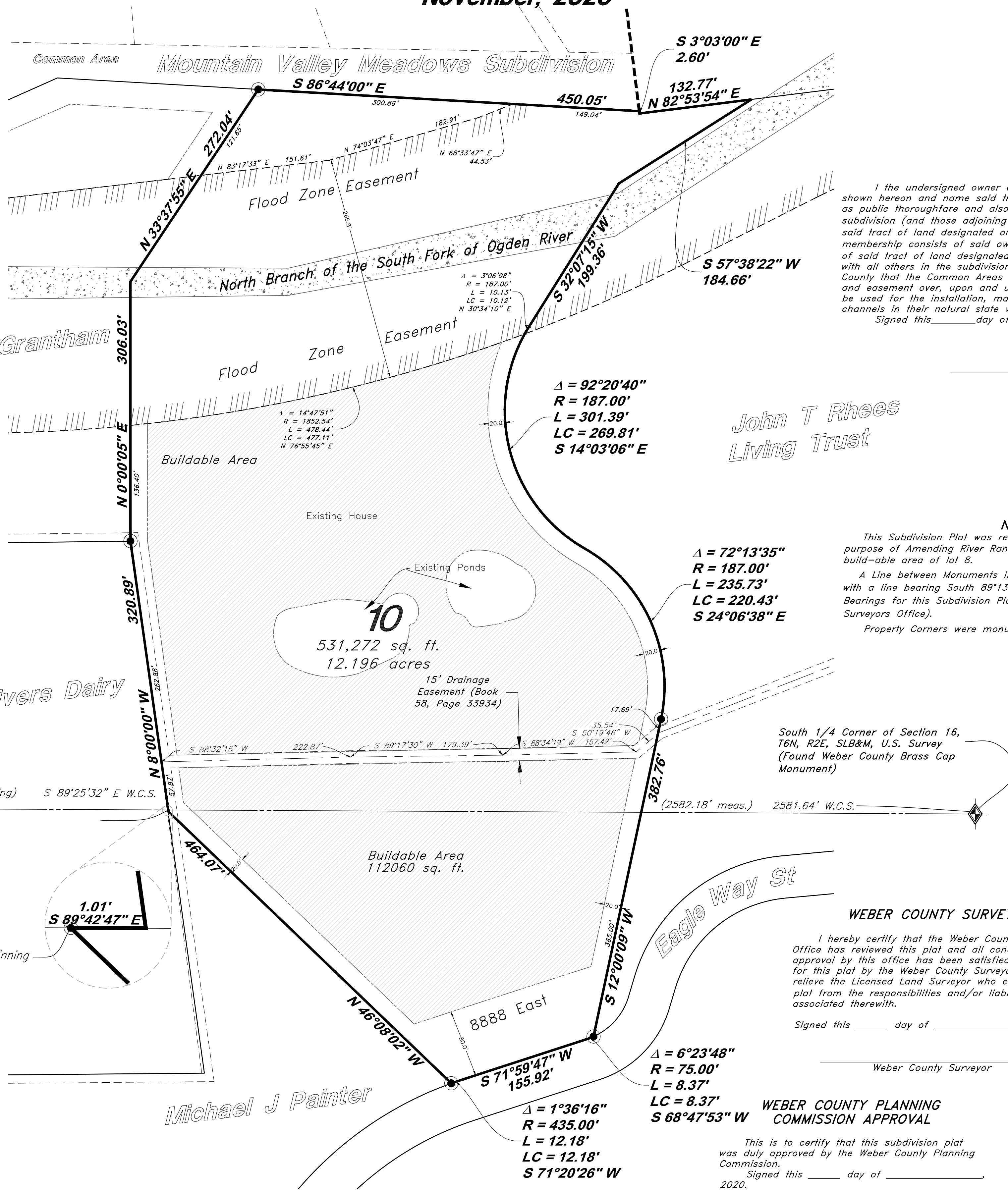
River Ranch Lot 8 Amendment

A part of the Southwest 1/4 of Section 16 and a part of the North one-half of Section 21, T6N, R2E, SLB&M, U.S. Survey
Huntsville District, Weber County, Utah
November, 2020



Legend

- ⊕ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- *** Fence
- Easement
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- ▨ Buildable Area
- ▨ Flood Zone Easement
- Center Line



SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License 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 Lot 8 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. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2020.

6242920
License No. Andy Hubbard

OWNER'S DEDICATION

I the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights of Way) as shown hereon and name said tract River Ranch, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfare and also dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those parts or portions of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas forever open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate 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 _____, 2020.

Timothy M. Hutter

Tamra F. McQueen Hutter

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Timothy M. Hutter

Commission Expires: _____

Tamra F. McQueen Hutter

NARRATIVE

This Subdivision Plat was requested by Timothy Hunter for the purpose of Amending River Ranch Subdivision lot 8 to increase the build-able area of lot 8.

A Line between Monuments in the South and Southwest of Section 16 with a line bearing South 89°13'19" East was used as the Basis of Bearings for this Subdivision Plat. (See River Ranch in the Weber County Surveyors Office).

Property Corners were monument as shown on this plat.

DESCRIPTION

A part of the Southwest Quarter of Section 16 and a part of the North half of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, being all of Lot 8 River Ranch according the official plat filed with Weber County more particularly described as follows:

Beginning at a point on the South Section line of Section 16 said point being 766.48 feet South 89°42'47" East from the Southwest Corner of said Section 16, and running thence South 89°42'47" East along said Section line 1.01 feet; thence North 8°00'00" West 320.89 feet; thence North 306.03 feet; thence North 33°37'55" East 272.04 feet; thence South 86°44'00" East 450.05 feet; thence South 3°03'00" East 2.60; thence North 82°53'54" East 132.77 feet; thence South 57°38'22" West 184.66 feet; thence South 32°07'15" West 199.36 feet to a point on an arc; thence Southeast along the arc of a 187.00 foot radius curve to the left a distance of 301.39 feet (Central Angle equals 92°20'40" Long Chord bears South 14°03'06" East 269.81 feet to a point of reverse curvature; thence Southeast along the arc of a 187.00 foot radius curve to the right a distance of 235.73 feet (Central Angle equals 72°13'35" Long Chord bears South 24°06'38" East 220.42 feet); thence South 12°00'09" West 382.76 feet to a point on an arc; thence Southwesterly along the arc of a 75 foot radius curve to the right a distance of 8.37 feet (Central Angle equals 6°23'48" Long Chord bears South 68°47'53" West 8.37 feet); thence South 71°59'47" West 155.92 feet to a point on an arc; thence Southwesterly along the arc of a 435 foot radius curve to the left a distance of 12.18 feet (Central Angle equals 1°36'16" Long Chord bears South 71°20'26" West 12.18 feet); thence North 46°08'02" West 464.07 feet to the point of beginning. Containing 12.196 Acres plus or minus.

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 has been satisfied. The approval for 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 _____, 2020.

Weber County Surveyor

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 _____, 2020.

Chairman, Weber County Planning Commission

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 _____, 2020.

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 _____, 2020.

Weber County Attorney

NOTES

1. Notice to purchasers of lots designated with buildable access has been approved subject to the conditions that the building development shall take place only within such designated areas.

Sheet 1 of 1

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY

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(801) 394-4515

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