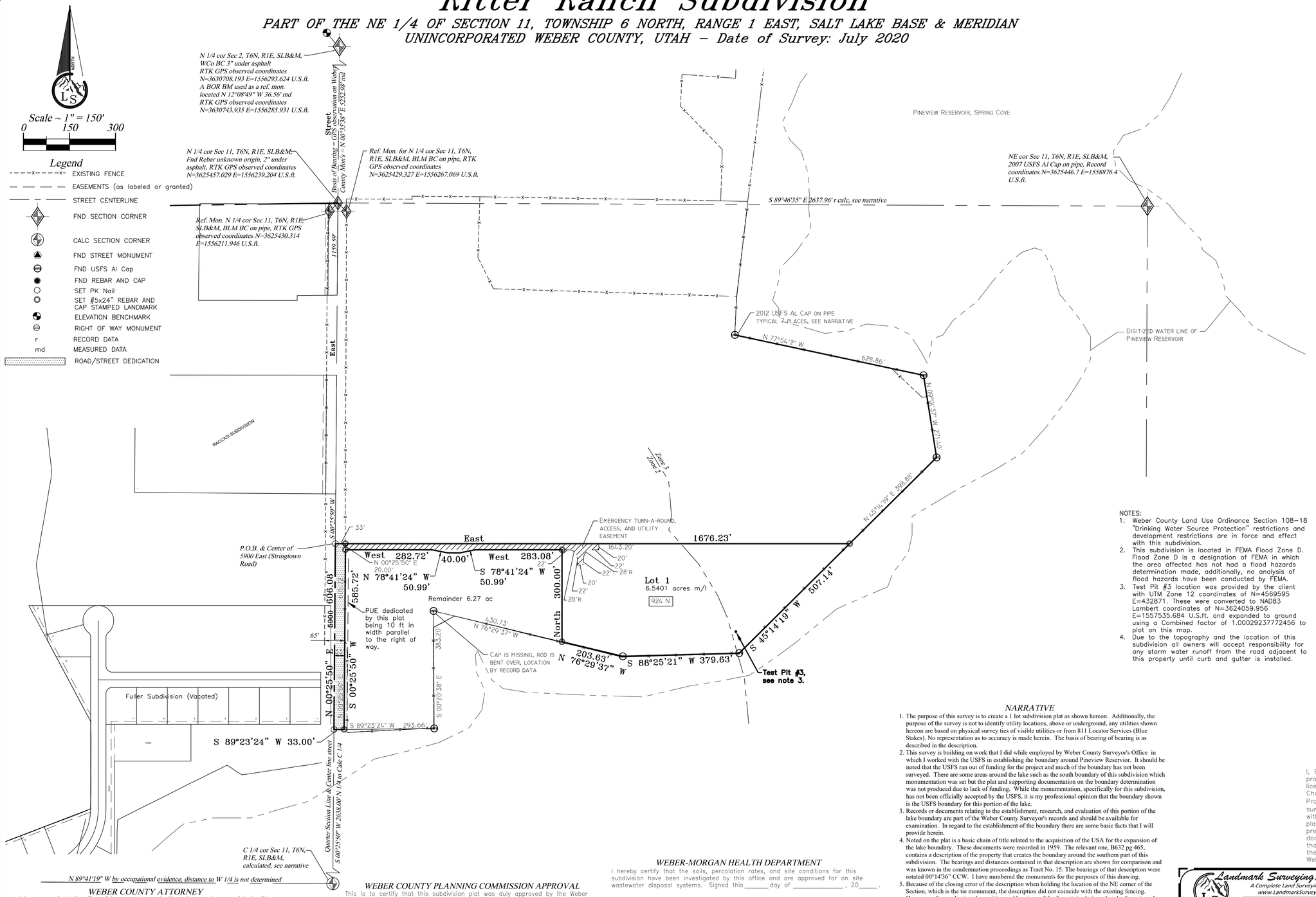
Ritter Ranch Subdivision

PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH – Date of Survey: July 2020



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract RITTER RANCH SUBDIVISION: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby dedicate a right-of-way to the Local Entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local Entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, and other uses as may be authorized by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

We hereby grant a perpetual right and easement over and upon the lands designated hereon as "Emergency turn-a-round easement" for the use of Emergency Services, to the Local Entity, their successors and/or assigns, for the limited purpose of emergency access and emergency vehicle turn-a-round as may be authorized by the Local Entity. This easement is deemed a no parking zone. This easement is intended to be situated on a driveway as constructed.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____ , 20___.

RITTER RANCH COMPANY, LC, a Utah Limited Liability Company

By: By:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.

As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: My Commission Expires:
(print name below signature):

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being all of that certain parcel of land described in Special Warranty Deed recorded as Entry No. 2783749 on March 21, 2016 and a portion of that certain parcel of land described in Warranty Deed recorded as Entry No. 2787461 on April 11, 2016, said tract of land having a basis of bearing of North 00°35'38" East, by RTK GPS observation, between the monumented North Quarter corner of said Section 11 (having RTK GPS NAD83 Utah North Zone coordinates of N=3625457.029 E=1556239.204 U.S.ft.) and the monumented North Quarter corner of Section 2 said Township and Range (having RTK GPS NAD83 Utah North Zone coordinates of N=3630708.193 E=1556293.624 U.S.ft.), described by survey as follows:

COMMENCING at a point located 1159.59 feet South 00°25'50" West, along the center line of 5900 East Street (Stringtown Road) and the Quarter Section line, FROM said North Quarter corner of Section 11;
RUNNING thence East 1676.23 feet, to the boundary of U.S.A. property as monumented by U.S. Forest Service aluminum cap;
Thence the following Three (3) courses along said monumented U.S.A. property boundary, 1) South 45°14'19" West (S 45°14'22" W by said Special Warranty Deed) 507.14 feet, to a U.S. Forest Service Aluminum cap, 2) South 88°25'21" West 379.63 feet (S 88°25'18" W 379.5 feet by said Special Warranty Deed), to a U.S. Forest Service Aluminum cap, 3) North 76°29'37" West 203.63 feet (N 76°29'38" W by said Special Warranty Deed),
Thence leaving said U.S.A. property boundary North 300.00 feet;
Thence West 283.08 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line of this subdivision;
Thence South 78°41'24" West 50.99 feet;
Thence West 40.00 feet;
Thence North 78°41'24" West 50.99 feet;
Thence West 282.72 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line of this subdivision;
Thence South 00°25'50" West 585.72 feet, to said U.S.A. property boundary;
Thence South 89°23'24" West 33.00 feet (N 89°54'11" W by said Special Warranty Deed, should be South 89°54'11" West), to the center of 5900 East Street (Stringtown Road), being the evidenced quarter section line of said Section 11;
Thence North 00°25'50" East 606.08 feet, along said center line and the evidenced Quarter Section line of said Section 11, to the point of beginning.
Containing 6.9989 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR ERNEST D ROWLEY No.171781 STATE OF UTAH

NOTES:

1. Weber County Land Use Ordinance Section 108-18 "Drinking Water Source Protection" restrictions and development restrictions are in force and effect with this subdivision.
2. This subdivision is located in FEMA Flood Zone D. Flood Zone D is a designation of FEMA in which the area affected has not had a flood hazards determination made, additionally, no analysis of flood hazards have been conducted by FEMA.
3. Test Pit #3 location was provided by the client with UTM Zone 12 coordinates of N=4569595 E=432871. These were converted to NAD83 Lambert coordinates of N=3624059.956 E=1557535.684 U.S.ft. and expanded to ground using a Combined factor of 1.00029237772456 to plot on this map.
4. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

NARRATIVE

1. The purpose of this survey is to create a 1 lot subdivision plat as shown hereon. Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes). No representation as to accuracy is made herein. The basis of bearing of bearing is as described in the description.
2. This survey is building on work that I did while employed by Weber County Surveyor's Office in which I worked with the USFS in establishing the boundary around Pineview Reservior. It should be noted that the USFS ran out of funding for the project and much of the boundary has not been surveyed. There are some areas around the lake such as the south boundary of this subdivision which monumentation was set but the plat and supporting documentation on the boundary determination was not produced due to lack of funding. While the monumentation, specifically for this subdivision, has not been officially accepted by the USFS, it is my professional opinion that the boundary shown is the USFS boundary for this portion of the lake.
3. Records or documents relating to the establishment, research, and evaluation of this portion of the lake boundary are part of the Weber County Surveyor's records and should be available for examination. In regard to the establishment of the boundary there are some basic facts that I will provide herein.
4. Noted on the plat is a basic chain of title related to the acquisition of the USA for the expansion of the lake boundary. These documents were recorded in 1959. The relevant one, B632 pg 465, contains a description of the property that creates the boundary around the southern part of this subdivision. The bearings and distances contained in that description are shown for comparison and was known in the condemnation proceedings as Tract No. 15. The bearings of that description were rotated 00°14'36" CCW. I have numbered the monuments for the purposes of this drawing.
5. Because of the closing error of the description when holding the location of the NE corner of the Section, which is the tie monument, the description did not coincide with the existing fencing. However, after evaluating the position and bearings of the fence it is obvious that the fence is a close construction of the intent of the condemnation description. The USFS monuments were set in 2012 under my supervision. I am holding this monumented line as the subdivision boundary.
6. The establishment of the West boundary of the subdivision was established by splitting the existing fences and holding the rebar monument at the North Quarter of the section. This provides an alignment for the center of the street as well as the Quarter Section line. The South Quarter corner of the section is in the lake and in an attempt to use the BLM plat data to reconstruct their description of the section it was found that there are slight differences between the locations of existing monuments and data noted on the plat. Because of the differences I have held the fence split of the road for the north half of the quarter section line.
7. The center of the section identified as calculated on this plat is a result of holding another section of fence that was the south boundary of the Fuller Subdivision (now vacated). This south boundary is also fenced and extending that fence east to intersect with the line of 5900 East Street provides the calculated center quarter corner.
8. The north boundary is set at a location to provide the acreage that the owner wants in the plat and is a portion of what they own.

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 _____, 20___.

_____
Signature

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 _____, 20 __.

_____
Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

_____
Chairman, Weber County Planning Commission

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 this_____day of _____, 20___.

_____ Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

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 _____, 20_____.

_____
Director, Weber-Morgan Health Department

WEBER COUNTY SURVEYOR'S CERTIFICATE

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 _____, 20___.

_____
Weber County Surveyor

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Ritter Ranch Company, LC
Address: 1090 N 900 E, Eden, Utah 84310

1 of 1

NE 1/4 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: March 26, 2021
	PROJ: 4018

Weber County Recorder
Entry no. _____
Filed for record and recorded _____day of _____ 20___.
at _____
in book _____ of official records, on page _____
County Recorder: Leann H Kilts
By Deputy: _____
Fee paid _____

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

Project Name: 4018 Fuller - Ritter Ranch Sub_6.51ac_WF2.dwg Save Date: April 23, 2021 9:28 AM Sheet: ###