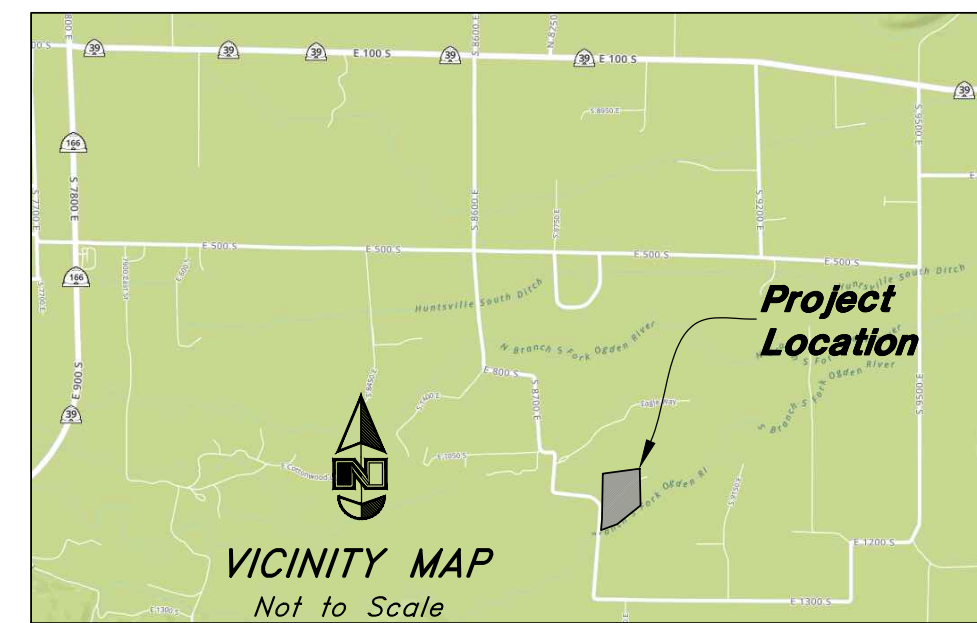


Rhees Subdivision First Amendment

Amending Lots 1 & 2, Rhees Subdivision
 being a part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M, U.S. Survey
 Weber County, Utah
 January 2023



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 Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this amended plat of Rhees Subdivision Amendment Plat, Weber County, Utah 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 of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
 Signed this ____ day of _____, 2023.
 License No. 6242920
 Andy Hubbard

OWNER'S DEDICATION
 We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Rhees Subdivision First Amendment, and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, as may be authorized by Weber County.
 Signed this ____ day of _____, 2023.

Michael Lee Droubay Revocable Trust
 Michael L. Droubay - Trustee

State of Utah
 County of _____ ss
 The foregoing instrument was acknowledged before me this ____ day ____ of 2023 by Michael Lee Droubay - Trustee.
 Residing At: _____ A Notary Public commissioned in Utah
 Commission Number: _____
 Commission Expires: _____
 Print Name _____

tie distance does not match plat or original subdivision plat bk 52 pg 82

BOUNDARY DESCRIPTION
 All of Lots 1 & 2 Rhees Subdivision being a part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Commencing at the South Quarter Corner of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; thence 1,267.39 feet North 89°42'47" West along the Section line; 1,651.84 feet South 08°50'53" West, and 299.40 feet North 89°49'27" West to the Southeast corner of Lot 3, Rhees Subdivision (Weber County Recorder's Entry #1721219 in Bk 52 pg 82) being the POINT OF BEGINNING; and running thence North 02°55'11" West 121.59 feet along the East line of said Lot 3 to the Northeast corner of said Lot 3; thence South 82°34'24" West 241.33 feet along the North line of said Lot 3 to the East Right of Way line of 8850 East Street; thence two (2) courses along said East Right of Way line as follows: (1) North 05°09'20" East 57.95 feet to a point of curvature; and (2) Northerly along the arc of a 230.01 feet radius curve to the left a distance of 161.45 feet (Central Angle equals 40°12'59" and Long Chord bears North 14°57'09" West 158.15 feet) to the Southeast corner of Lot 10, River Ranch Phase 2 (Weber County Recorder's Entry #2257785 in Bk 66 pg 005); thence North 00°59'59" East 436.92 feet along the said East line to the Southwest corner of Lot 6 River Ranch (Weber County Recorder's Entry #1963391 in Bk 58 pgs 033-034); thence North 82°34'24" East 573.89 feet to the Southeast corner of said Lot 6 and the West Line of Lot 5 of said River Ranch; thence South 01°11'12" East 563.99 feet along the West line of said Lot 5 to the Center of the South Branch of South Fork of Ogden River; thence South 51°06'12" West 394.82 feet along said center to the POINT OF BEGINNING.
 Containing 8.6591 acres, more or less.

NARRATIVE
 The purpose of this plat is to amend lots 1 and 2 of Rhees Subdivision as was requested by Mr. Michael Droubay.
 The Basis of Bearings for this survey is S 65°24'52" W between the Witness corner to the Northwest corner of Section 21, T6N, R2E, SLB&M, and the tower on Mount Ogden. See original plat of Rhees Subdivision (Weber County Recorder's Entry #1721219 in Bk 52 pg 82) for complete boundary re-creation details.
 Property corners were monumented as depicted on this drawing.

For Review
 01/06/2023 11:59:35 AM

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- B.F.E. FEMA Base Flood Elevation (NAVD88)
- PUE Public Utility Easement
- PUD&E Public Utility & Drainage Easement
- Fence
- Flood Zone Area
- Existing Building
- Easement
- Edge of River Bank
- Centerline of Ditch
- Boundary line
- Existing Building
- Lot Line
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Scale: 1" = 60'
 Graphic Scale

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 _____, 2023.
 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 this ____ day of _____, 2023.

Chairman, Weber County Commission
 Title:
 Attest:

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 _____, 2023.

Weber County Surveyor
 Record of Survey #
 WCO 106-1-8(c)(1), h.10; WCO 45-4-2(c)

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 _____, 2023.
 Chairman, Weber County Planning Commission

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

Northwest Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North East Corner of Northwest 1/4 of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North West Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North East Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North West Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North East Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North West Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North East Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

North West Corner of Section 21, T6N, R2E, SLB & M, U.S. Survey (Nothing found or set 1980 Survey) Found New Weber County Monument dated April 1992, 4.82' S 55°11' W of calculated location in 1980 (fence has been removed)

2581.64' W.C.S
 1282.11' (calc.) 1286.00' (rec.)

High Pointe Properties LLC
 6 River Ranch

River Ranch
 5

River Ranch
 10 No. 2

Edmund & Susan Aller Trust

Jeffrey & Janelle Barber Trust

Julie Olsen Trust

MRAA Property Holdings LLC

Rhees Subdivision

Rhees Subdivision

Rhees Subdivision

Rhees Subdivision

Rhees Subdivision

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within 30' to the tract of land to be subdivided. WCO 106-1-5(a) ROW as shown on original plat and any others per title report

Δ = 40°12'59"
 L = 161.45'
 R = 230.01'
 LC = 158.15'
 N 14°57'09" W

Δ = 23°26'36"
 R = 230.00'
 L = 94.11'
 LC = 93.45'
 S 6°33'56" E

NOTE
 1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
 2. Depiction of Flood Zone AE is shown using information from FEMA FIRM Map 49057C0476F with a revision June 2, 2015.

GREAT BASIN ENGINEERING INC.
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4315 FAX (801) 394-7544
 WWW.GREATBASINENGINEERING.COM

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

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 _____, 2023.
 Weber County Engineer

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 _____, 2023.
 Weber County Engineer

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 _____, 2023.
 Weber County Engineer

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 _____, 2023.
 Weber County Engineer

CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	15°07'23"	128.44	33.90	33.80'	S 19°56'06" E
(C2)	49°55'03"	45.18	39.36	38.13'	S 12°35'07" W
(C3)	32°23'37"	47.56	26.89	26.53'	S 23°09'24" W
(C4)	47°43'36"	43.90	36.57	35.52'	S 58°10'53" W
(C5)	13°51'18"	245.33	59.32	59.18'	S 88°58'20" W

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 _____, 2023.
 Weber County Engineer

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 _____, 2023.
 Weber County Engineer