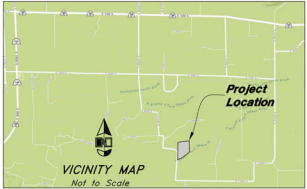
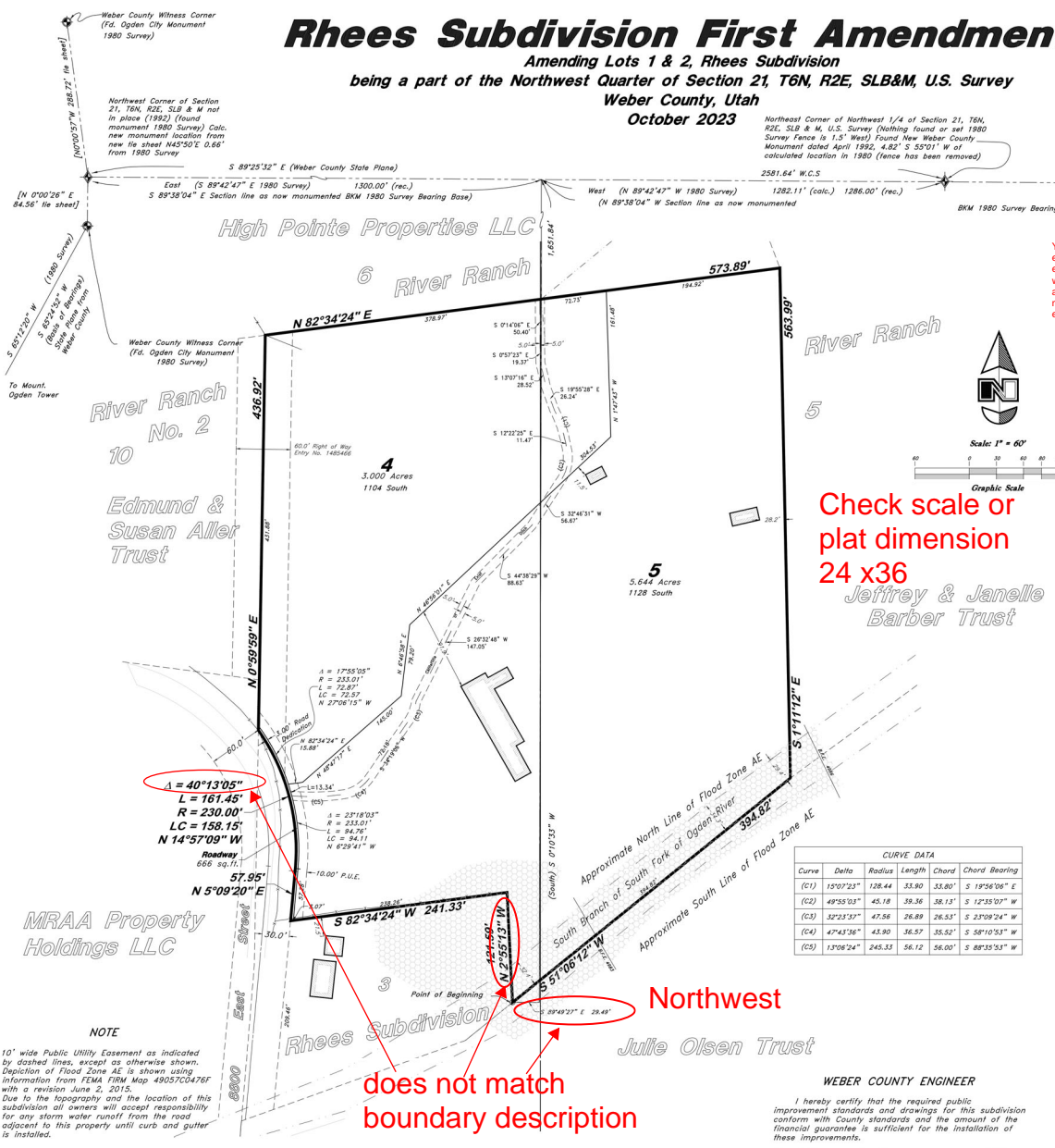


Rhees Subdivision First Amendment

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
 October 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 License 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 First Amendment, Weber County, Utah has been correctly drawn to the designated scale and to 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 17-21-1, Monuments have been set as depicted on this drawing.
 Signed this _____ day of _____, 2023.
 License No. 6242920
 Andy Hubbard
 10/02/2023



You need to dedicate an easement for the ditch to the entity who it is servicing or whoever is maintaining it. Unless an easement already exists then need entry number for recorded easement.

Owner's Dedication Certificate shall include the following Public Streets dedication as applicable:
 "Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares." WCO 106-7-1

Check scale or plat dimension
 24 x36

Jeffrey & Janelle Barber Trust

Warning Trustees upon recording you will need to prove trustees of the trust and all trustees will need to sign. On October 1 2023 it is up to the owners to sign out correctly according to House Bill 351 and Utah codes 17-21-1 and 17-50-340 trust also need to have date it was created

does not match original subdivision boundary

8800 East

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, the 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)(i), 10; WCO 45-4-2(c)

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 hereon 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
 980 South 8800 East,
 Huntsville Utah 84117

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

BOUNDARY DESCRIPTION
 Commencing at the South Quarter Corner of Section 16, Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey; thence 1,262.11 feet North 89°42'47" West along the Section line, 1,651.84 feet South 00°10'23" West; and 29.49 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 ~~N 2°55'13" W~~ 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 ~~CR850 Road~~ 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 ~~60°12'39"~~); and Long Chord bears North 14°57'09" West 158.15 feet) to the Southwest 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 #1985591 in Bk 58 pg 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 563.89 feet along the West line of said Lot 5 to the Center of the South Branch of South Fork of Ogden River; thence South S1°06'12" West 394.82 feet along said center to the POINT OF BEGINNING.
 Containing 6.661 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 retirement details. Flood Zones were determined using the FEMA National Flood Hazard map 49057C0476F dated 6/02/2015.
 Property corners were monumented as depicted on this drawing

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

Surveyor:
 Andy Hubbard P.L.S.
 Great Basin Engineering Inc.
 3746 S 1425 E Ste 200
 Ogden Utah, 84403
 (801) 394-4515

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



8746 SOUTH 1425 EAST OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM