Place County Witness Corner (Pd. Optim City Monument) Rhees Subdivision Fire Amending Lots 1 & 2, Rhees being a part of the Northwest Quarter of Section 2 Northwest Corner at Section 1 Weber County, Utal 1 Months (Section 2) (Secti	Subdivision 21, T6N, R2E, SLB&M, U.S. Survey	Project Location VICINITY MAP	SURVEYOR'S CERTIFICATE of the first better the second of	Utah, Rhees is a based is a based the many is a based the is a based the is a based the is a base is a bas
S 89'25'32" E (Weber County State Plane)	2581.64' W.C.S	Not to Scale	OWNER'S DEDICATION	art and
[N 0'00'26" E S8'34" E 1880 Survey) 1500.00' (rec.) West (N 85'42' 47" W 1880 Survey) 84.56" (is sheet) S8'38"04" E Section line os now monumented BM 1980 Survey Bearing Base) West (N 85'38"04" W 1880 Survey) (N 85'38"04" W 1880 Sur	\	You need to dedicate an	We, the undersignate-write of the horson interchale dreat of land, hereby set and subdivide the some left follows above on the lags, and dome sold frort of these Studentials Amendment, and also do great and desclote to Weber County a perpetual right and ease over, upon and under the lands designated hereon as public utility assemble, the same used for the maintenance and operation of public utility service line and storm dradage structures beling areated within such assemble, as may be outhorized by Weber County. Stand this Gard of . 2023.	on First ment to be facilities, s or
6 River Ranch	-	easement for the ditch to the entity who it is servicing or whoever is maintaining it. Unless Owner's Dedication Certificate s include the following Public Street dedication as applicable:	nall Michael Lee Droubay Revocable Trust Michael Lee Droubay Revocable Trust	
	,6	an easement already exists then need entry number for recorded portions of said tract of land design and easement already exists then portions of said tract of land design.	parts or onated as	
N 82°34'24" E	River Ranch	easement. streets, the same to be used as thoroughfares." WCO 106-7-1	Sublic Michael L. Droubay - Trustee 980 South 8800 East, Huntsville Uhnh 84317	
6 Weber County Wilness Corner (F.d. Ogden City Monument) 1980 Survey) 1980 Survey)	River	Monument to be set	State of Utah	
, maries a M		Found Centerline Manument	County of	
River No. 2	5 Scale: 1" = 60"	(Rods), Rodfol Line (N/P) Non-Pacifol Line B.F.E. FEMA Base Flood Elevation (NAVD88) PUE Public Utility Easurement PUBLE Public Utility & Drainage Essent	The foregoing instrument was acknowledged before me this day	of
10 000 series of may comp to may series of m	60 0 30 60 80	160 120 -X X Fence Flood Zone Area	Residing At: Commission Number: A Notary Public commissioned in Uta	nh .
1104 South	Check scale or	Existing Building Easement Warning Trustees up Edge of River Bank need to prove trustee	Commission, Expires: Print Name S of the furst and all	_
Edmund & Susan Alleit & Susan Alleit	△ 28.2° -	Contesting of Ottob trustops will pood to	sign. On October 1 2023 it	
Trust	plat dimension	Boundary line Existing Boundary Lot Line Set Hub & Tock Boundary in Boundary 17-21-1 and 17-50-3	ill 351 and Utan codes ### AD trust also need to ted Section 21, Township 5 North, Range 2 East, Salt Lake Base and Meridian, U.S. Surper:	er of
8 19723 W 5.644 Acres	24 x36		Section 21, Township 3 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
g d 20 1 128 South	Jeffrey & Janelle	Set 5/8"x 24" Long Rebar & Cap w/ Lathe does not match	Survei: Commencing at the South Quarter Corner of Section 16, Township 6 North, 2 East, Salt Lake Base & Meridian, U.S. Survey: thence 1,282.11 feet North 89* West along the Section line; 1,681,84 feet South 00*10*33. West, and 29.49 feet	42'47" !
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Barber Trust	original subdivision— boundary	County Recorder's Entry #1721219 in Bk 52 pg 82) being the POINT OF BEGINNII and running them. North 02'55'11" West 121.59 feet along the East line of sai	ING;
1 1755/05" A = 1755/05"	2		Heart Walley are Section Inde. 1, 23, 24 eet South Value 3, 5 eees, and 24 eet Section County Recorder's Entry #17219 in 8t 53 pg 82) being the POWN OF BEGINNIA and running Them 6275 0725511 PRED 121,55 feet along the East line of soil 3 to the Northmest corner of soil Cot 5, themee South 8274244 West 241,35 feet along the North line of soil Cot 5, to the East Right of Way line of 620 Ego thence for Q2 courses olong soil East Right of Way line of 620 Ego. Thence for Q2 courses olong soil East Right of Way line a follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of Way line as follows: (1) North Pence for Q2 courses olong soil East Right of	Street; Ea
N = 175050 L = 72507 L = 72507 N = 7761675 W	# E	WEBER COUNTY ATTORNEY	a 230.01 feet radius curve to the left a distance of 161.45 feet (Central Angle 40112/59 and Long Chard hears North 14157/00" Wast 158.15 feet) in the South	equals
N 2 POS'15" W	1//	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	corner of Lot 10, River Ranch Phase 2 (Weber County Recorder's Entry #225778. 8k 66 pg 005); thence North 00°59°59" East 436.92 feet along the sold East lift the Southwest corner of Lot 6 River Ranch (Weber County Recorder's Entry #186	
100 Commence of the state of th	5	affect. Signed this day of, 2023.	the Southwest corner of Lot o News Month (Weeter County Recorder's Entry #196 in 88:58 pps 205-263); Herees North 22**24" Cost 97:38" year to to the Souther 01**11*2" East 963:39 feet along the West line of sold Lot 5 to the Center of 1 20**Lift Prince of South Fork of Ogdera News Thence South 97:06**2" West 394.8 along sold center to the POINT OF ECONNING. Containing 8:6531 acres, more or less.	nast Couth the
Jone 1		Weber County Attorney	South Branch of South Fork of Ogden River; thence South 51*06'12" West 394.8 along said center to the POINT OF BEGINNING. Containing 8.6591 acres, more or less.	32 feet
A = 40°13′05″ L = 161.45′ (e)			NARRATIVE	
L = 40°13'05" L = 161.45' R = 230.00' LC = 158.15' N 14°57'09" W N 25'54'' N 14'57'09" W	100 ^d 100 CURVE DATA		The purpose of this plat is to amend lots 1 and 2 of Rhees Subdivision as a requested by Mr. Michael Droubay.	was
R = 230.00' LC = 158.15' N 14*57*09" W Roundway 66 sq.11.	CURVE DATA	WEBER COUNTY COMMISSION ACCEPTANCE	requested by Mr. Michael Droubay. The Basis of Bearings for this survey is \$ 65'24'52" W between the Witness of the Northwest corner of Section 21, T6N, R2E, SLB&M, and the tower on Mount Og See original plot of Rhees Subdivision (Weber County Recorder's Entry #1721219 in	corner to aden. a Bk 52 pg
57.95' N 5°03'20' E	Curve Delta Radius Length Chord Chord Bearing (C1) 15'07'23" 128.44 33.90 33.80' \$ 19'56'06" E	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, Uldh	See original plat of Rhees Subdivision (Weber County Recorder's Entry #1721219 in 82) for complete boundary retracement Idealias Flood Zones were fieldmened suing Nations Flood Hazard map 4903702476F dated 5/02/2015. Property corners were monumented as depicted on this drawing	g the FEMA
MRAA Property 582-34-24-W 241.33	(C2) 49'55'03" 45.18 39.36 38.13' \$ 12'35'07" W (C3) 32'23'37" 47.56 26.89 26.53' \$ 23'09'24" W	with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this day of, 2023.		
Holdings LLC	(C4) 47*43'36" 43.90 36.57 35.52' S 56*10'53" W (C5) 13'06'24" 245.33 56.12 56.00' S 88'35'53" W			
a nestanting a later of the second se		Chairman, Weber County Commission		
Point of Beginning Northwe	est	Attest:		
NOTE SUBDIVISION SOLUTIONS			Surveyor: Andy Hubbard P.L.S.	
I BINGES Indite Olean	Trust	WEBER COUNTY SURVEYOR	Surveyor. Andy Hubbard P.Li.S.ing Fortal Basin Engineeing 5746 S 1475 E Ste 20 Opden Uhn, 84403 (801) 384-4319	Inc.
2. Depiction of Flood Zone AE is shown using information from ELEMA FRIM Map 49057C0476F with a revision June 2, 2015.	WEBER COUNTY ENGINEER	I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been solfsided. They or approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed	WEBER COUNTY PLANNING COMMISSION APPROVAL	
3. Due to the lopography and the location of this 100	I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of 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	This is to certify that this subdivision plat was	RECORDER FEE PAID
odjacent to this property until curb and gutter built is installed.	tinancial guarantee is sufficient for the installation of these improvements.	associated therewith Signed this day of, 2023.	THEO F. Signed this day of, 2023.	FEE PAID FOR RECORD AND , AT
	Signed this day of, 2023.		RECORDS, PAGE Chairman, Weber County Planning Comission	OF OFFICIAL RECORDED
GREAT BASIN 0 ENGINEERING ²	Weber County Engineer	Weber County Survey # Record of Survey # WCO 106-1-8(f(1)h.10; WCO 45-4-2(c)	WESER COUNTY R	PECORDER
5746 SDUTH 1475 EAST DEDEN, UTAN 84403 MAN 881394-4515 R.LC 8801521-0222 FAX 8801392-7944 W W. J. R FAXT B A.S IN EN GI IN EER IN G. CO M			BY:	-