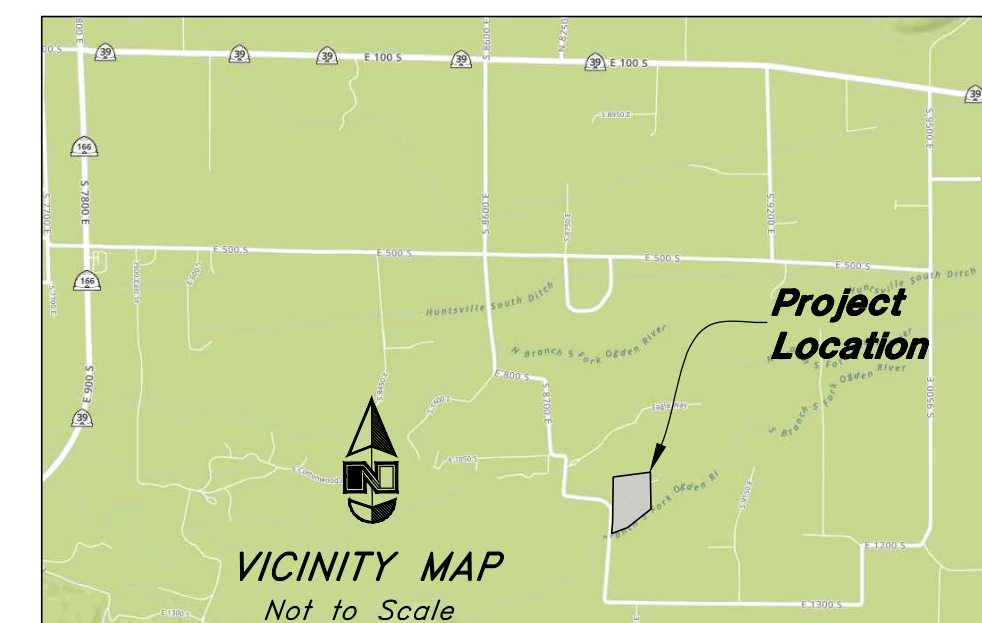


# Rhees Subdivision First Amendment

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, in 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 shown being set as depicted on this Drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



6242920  
License No.

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets 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.

We also 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 forever.

We also grant and dedicate to Felt, Petersen, Slater Irrigation Company a perpetual right and easement over, upon and under the lands designated herein as Ditch Easement, the same to be used for the maintenance and operation of irrigation ditches and facilities, whichever is applicable as may be authorized by the governing authority.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Michael Lee Droubay Revocable Trust  
Dated August 9, 1990 as amended

Michael L. Droubay - Trustee  
980 South 8800 East,  
Huntsville Utah 84317

State of Utah } ss  
County of \_\_\_\_\_

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

### 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 & Meridian, U.S. Survey; thence 1,282.11 feet North 89°42'47" West along the Section line; 1,651.84 feet South 00°10'33" 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 North 02°55'13" 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 8800 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 230.00 foot radius curve to the left a distance of 161.45 feet (Central Angle equals 40°12'57" 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 retracement details. Flood Zones were documented using the FEMA Nations Flood Hazard map 49057C0476F dated 6/02/2015.  
Property corners were monumented as depicted on this drawing.

Surveyor:  
Andy Hubbard P.L.S.  
Great Basin Engineering Inc.  
5746 S 1475 E Ste 200  
Ogden Utah, 84403  
(801) 394-4515

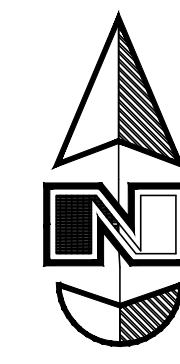
### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

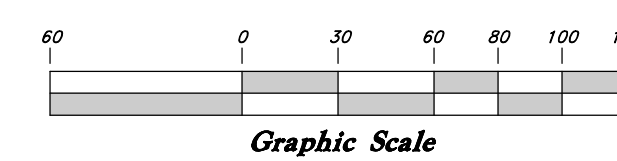
Chairman, Weber County Planning Commission

### Legend

- ⊕ Set Monument
- ⊕ 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 Boundary
- 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'



### 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.

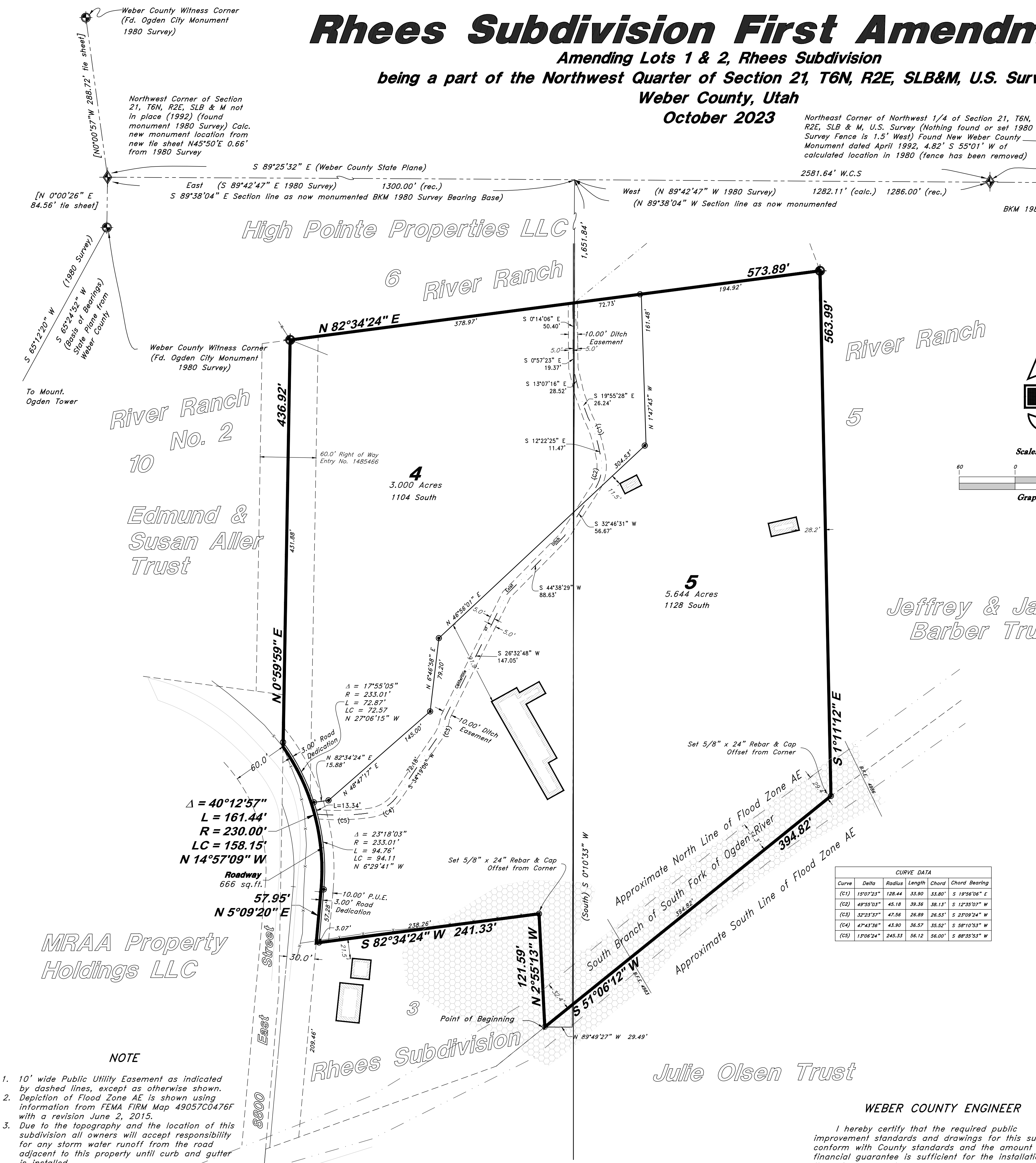
Weber County Surveyor  
Record of Survey # \_\_\_\_\_  
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

### WEBER COUNTY 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



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