

# River Ranch Phase No. 2

A part of Common Area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, T6N, R2E, S16&M, U.S. Survey  
Huntsville District, Weber County, Utah



### Legend

- Soil Test Hole location
- Found Rebar & Cap (Set fencepost)
- Set 5/8" Rebar (24" long) & Cap w/ Fencepost
- Found Rebar (Set Fencepost)
- (N/R) Non-radial line
- (Rad.) Radial line
- ▨ Buildable Area
- ▨ Existing Asphalt

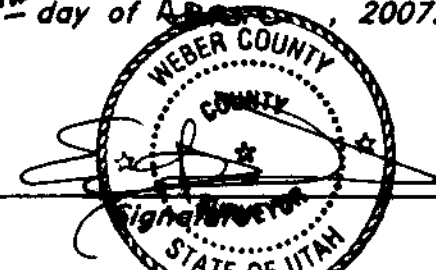
### NARRATIVE

This plat and survey was requested by Mr. John Rhee in order to subdivide one (1) residential lot.  
The original survey was done in 1984 for BKM Agricultural Development.  
A line bearing S 89°42'47" E between Northwest corner and North 1/4 corner of Section 21, T6N, R2E was used as the basis of bearing. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0°17'15" clockwise from State Plane to match the survey honored.

April, 2007

### WEBER COUNTY SURVEYOR

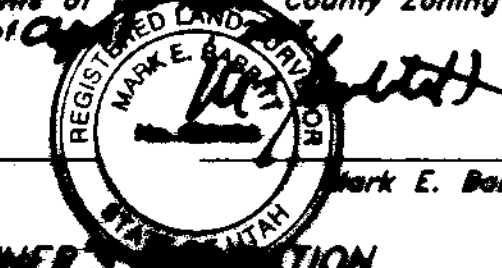
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.  
Signed this 17<sup>th</sup> day of April, 2007.



### SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat of River Ranch Phase No. 2 in Huntsville District, 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.  
I also certify that all the lots within River Ranch Phase No. 2 meets the frontage and area requirements of the Weber County Zoning Ordinance.  
Signed this 18<sup>th</sup> day of April, 2007.

166484  
License No.



### OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights of Way) as shown hereon and name said tract River Ranch Phase No. 2, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfare and also dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas forever open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.  
Signed this 20 day of April, 2007.

### 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 18<sup>th</sup> day of April, 2007.

*Signature*  
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 19 day of April, 2007.

*Signature*  
Chair, 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 19 day of April, 2007.

*Signature*  
Chair, Weber County Commission

### 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 19 day of April, 2007.

*Signature*  
Director Weber-Morgan Health Department

### 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 19<sup>th</sup> day of April, 2007.

*Signature*  
Signature

### NOTE

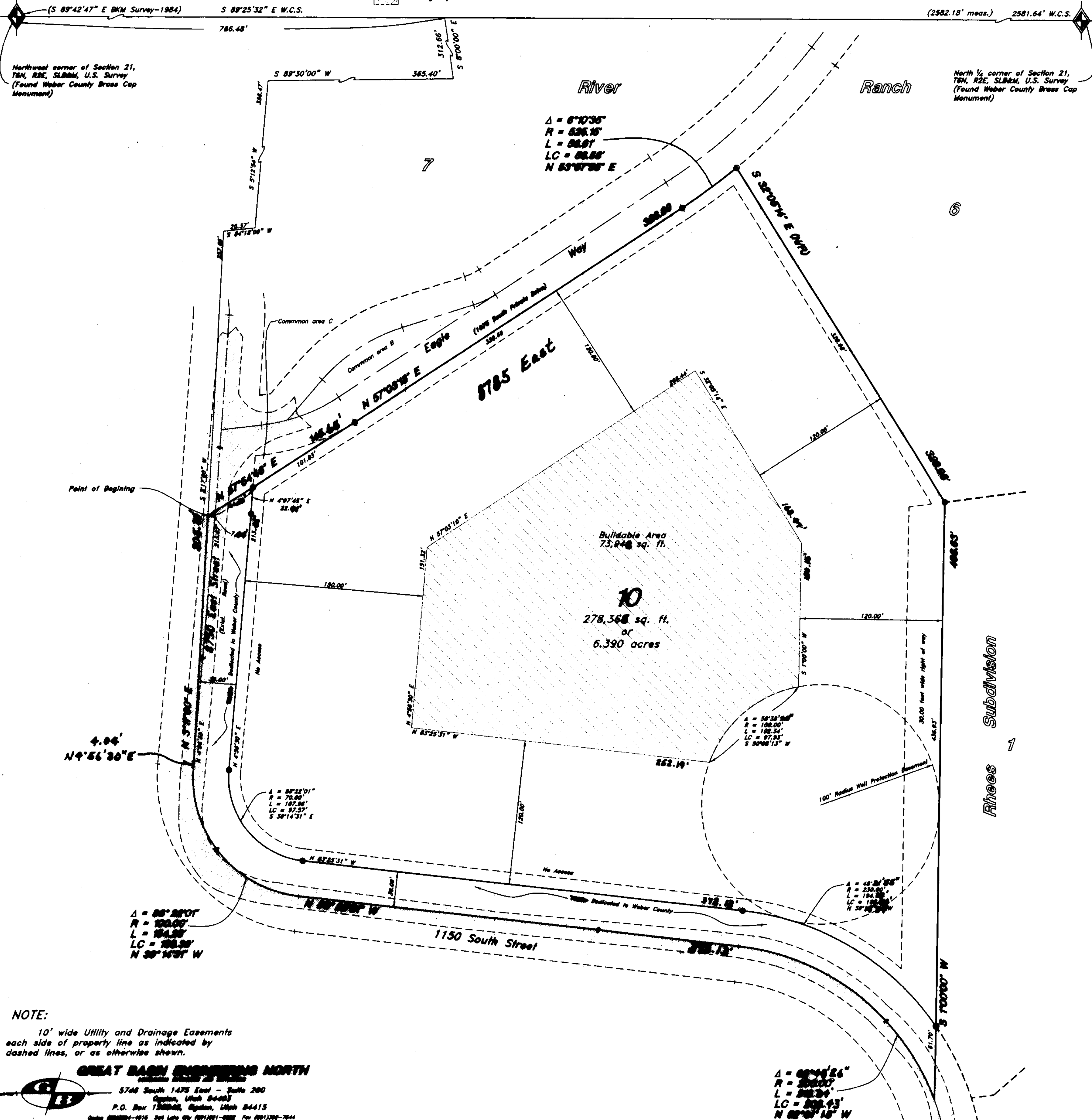
This Property falls within Zone 'C' as shown on the Flood Insurance Rate Map, Community Panel No. 490187 0500 C dated January 18, 1989 and on Community Panel No. 490187 0275 B dated July 19, 1982.  
Zone C - areas of minimal flooding (no shading)

### BOUNDARY DESCRIPTION

A part of common area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at the most Southwest corner of River Ranch, a subdivision in Huntsville District, Weber County, Utah which is 786.48 feet South 89°42'47" East along the Section line; 312.66 feet South 8°00'00" East; 365.40 feet South 89°30'00" West; 356.47 feet South 5°12'54" West; 25.37 feet South 84°18'00" West and 257.60 feet South 3°17'00" West from the Northwest corner of said section 21; and running thence four (4) courses along the Southerly boundary of said River Ranch as follows: North 57°54'46" East 145.00 feet; North 57°03'13" East 328.69 feet; Northeastly along the arc of a 525.15 foot radius curve to the left a distance of 56.61 feet (Central angle equals 6°10'35" and Long Chord bears North 53°57'55" East 56.58 feet) and South 32°05'14" East 328.98 feet to Rhee Subdivision, Huntsville District, Weber County, Utah, thence South 1°00'00" West 498.63 feet along the Westerly boundary of said Rhee Subdivision to the projection of an existing roadway; thence Northwestly along the arc of a 200.00 foot radius curve to the left a distance of 219.84 feet (Central Angle equals 62°00'00" and Long Chord bears North 52°08'00" West 208.00 feet); thence North 83°25'31" West 100.00 feet; thence Northwestly along the arc of a 100.00 foot radius curve to the right a distance of 154.23 feet (Central Angle equals 88°22'01" and Long Chord bears North 39°14'31" West 139.39 feet); thence North 3°17'00" East 307.00 feet to the point of beginning.

Contains 307,000 sq. ft. or 7.048 acres

North 4°56'30" East 4.04 feet;



NOTE:  
10' wide Utility and Drainage Easements each side of property line as indicated by dashed lines, or as otherwise shown.

**GREAT BASIN ENGINEERS NORTH**  
7746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 178000, Ogden, Utah 84415  
Phone (801)241-0716 Fax (801)241-0888

Δ = 6°10'35"  
R = 526.15'  
L = 88.97'  
LC = 88.86'  
N 65°07'58" E

003819  
SEE RECORD OF SURVEY #

RECEIVED  
MAY 17 2007  
WEBER CO SURVEY

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND

RECORDED IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_ RECORDED FOR

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY