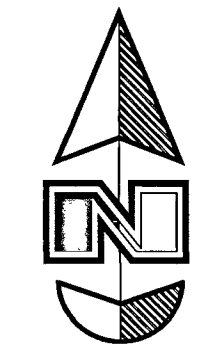
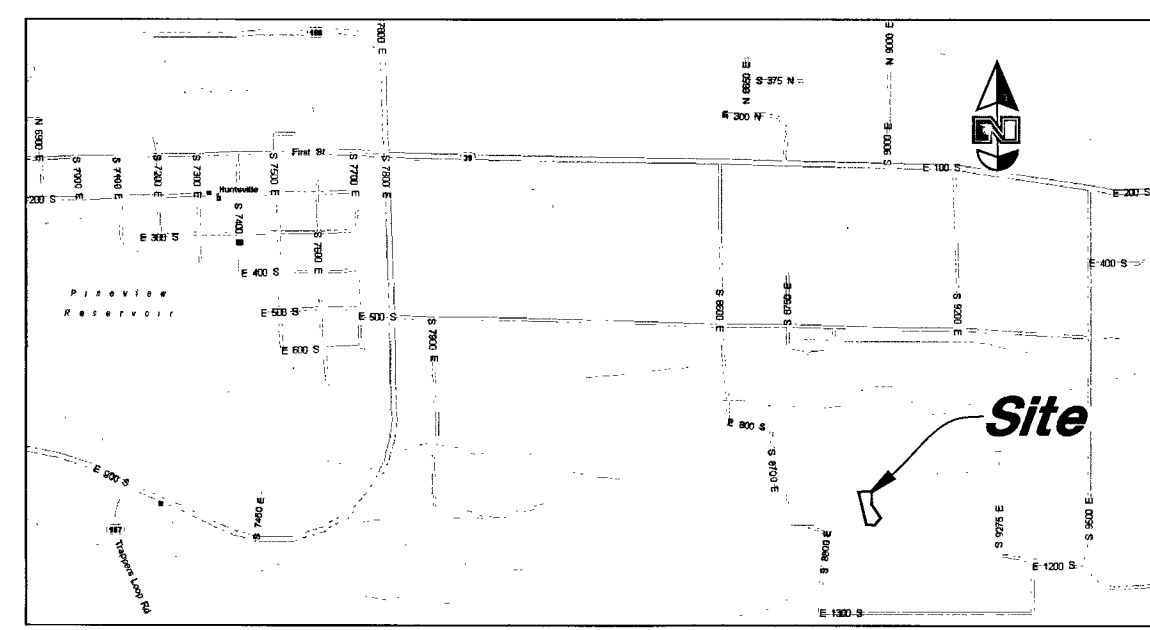
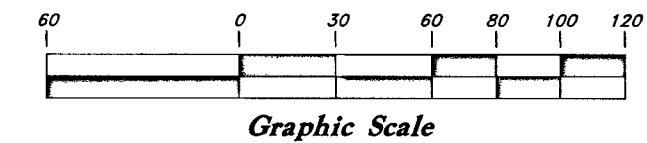


River Ranch - 1st Amendment

Amending Lot 4 River Ranch
 A part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M,
 U.S. Survey
 Huntsville District, Weber County, Utah
 September 2017

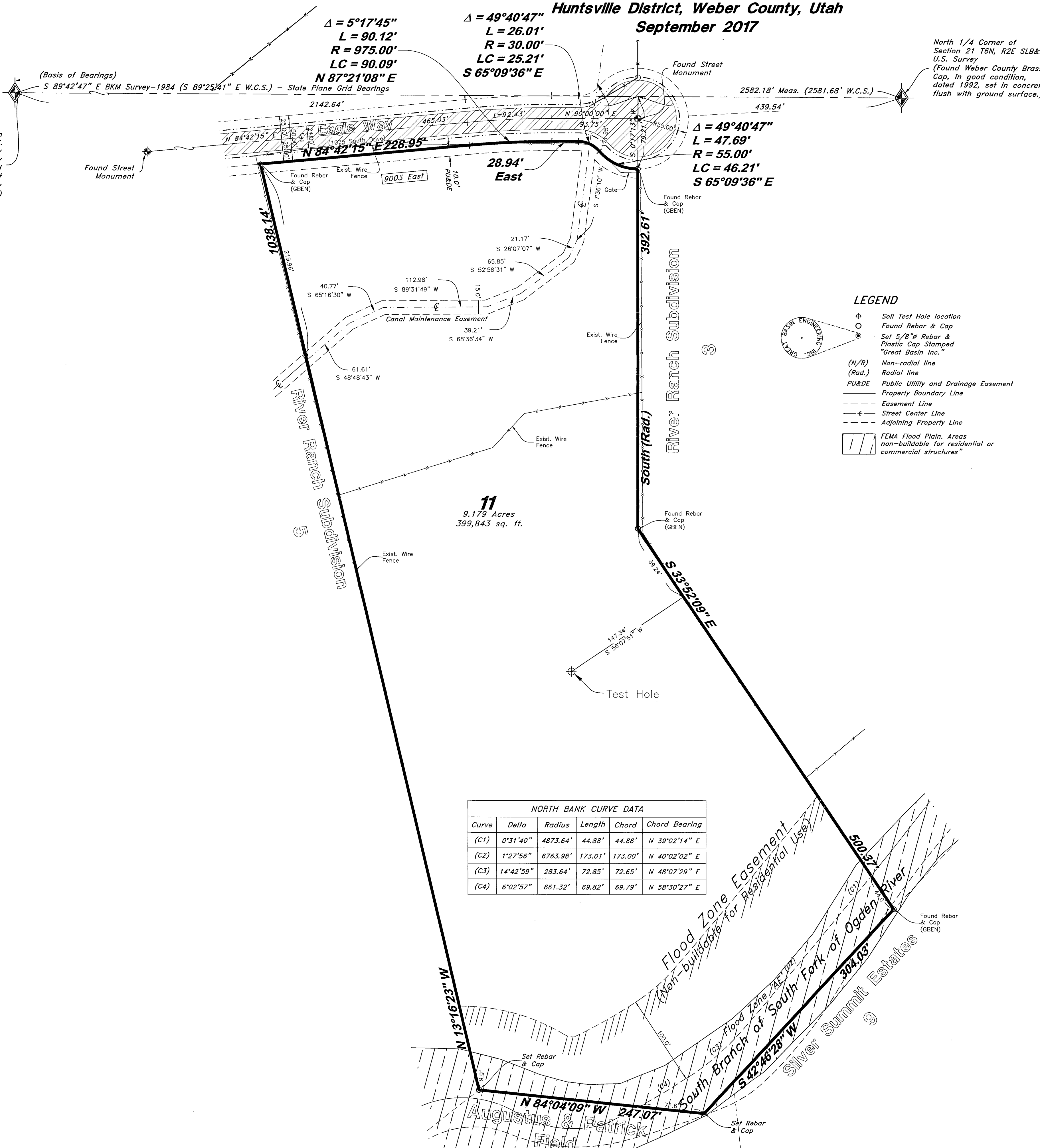


Scale: 1" = 60'



VICINITY MAP
 (Not to Scale)

Northwest Corner of Section 21 T6N, R2E SLB&M, U.S. Survey
 (Found 3" Weber County Brass Cap, in good condition, dated 1982, set in concrete, 16" below ground surface.)



(Basis of Bearings)
 S 89°42'47" E BKM Survey—1984 (S 89°25'41" E W.C.S.) — State Plane Grid Bearings

$\Delta = 5^{\circ}17'45''$
 $L = 90.12'$
 $R = 975.00'$
 $LC = 90.09'$
 N 87°21'08" E

$\Delta = 49^{\circ}40'47''$
 $L = 26.01'$
 $R = 30.00'$
 $LC = 25.21'$
 S 65°09'36" E

$\Delta = 49^{\circ}40'47''$
 $L = 47.69'$
 $R = 55.00'$
 $LC = 46.21'$
 S 65°09'36" E

North 1/4 Corner of Section 21 T6N, R2E SLB&M, U.S. Survey
 (Found Weber County Brass Cap, in good condition, dated 1992, set in concrete flush with ground surface.)

11
 9.179 Acres
 399,843 sq. ft.

LEGEND

- Soil Test Hole location
- Found Rebar & Cap
- Set 5/8" Rebar & Plastic Cap Stamped "Great Basin Inc."
- Non-radial line (N/R)
- Radial line (Rad.)
- Public Utility and Drainage Easement (PU&DE)
- Property Boundary Line
- Easement Line
- Street Center Line
- Adjoining Property Line
- FEMA Flood Plain. Areas non-buildable for residential or commercial structures

BOUNDARY DESCRIPTION

All of Lot 4 River Ranch, more particularly described as follows:
 A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at the Northwest Corner of Lot 3, said River Ranch Subdivision, Huntsville District, Weber County, Utah, which is 439.54 feet North 89°42'47" West along the Section line and 79.21 feet South 0°17'13" West from the North Quarter corner of said Section 21; running thence two (2) courses along the West line of said Lot 3 as follows: (1) due South 392.60 feet and (2) South 33°52'09" East 500.37 feet to the North line of Lot 9, Silver Summit Estates, Huntsville District, Weber County, Utah; thence South 42°46'28" West 304.03 feet along said North line; thence North 84°04'09" West 247.07 feet to the Southeast Corner of Lot 5, said River Ranch Subdivision; thence North 13°16'23" West 1038.14 feet along said East line to the South Right of Way line of Eagle Way; thence along said Right of Way the line following five (5) courses: (1) North 84°42'15" East 228.95 feet to a point of curvature, (2) Northeastly along the arc of a 975.00 foot radius curve to the right a distance of 90.12 feet (Central Angle equals 5°17'45" and Long Chord bears North 87°21'08" East 90.09 feet), (3) due East 28.95 feet to a point of curvature, (4) Southeastly along the arc of a 30.00 foot radius curve to the right a distance of 26.01 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 25.21 feet) to a reverse curvature, and (5) Southeastly along the arc of a 55.00 foot radius curve to the left a distance of 47.69 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 46.21 feet) to the point of beginning.
 Contains 9.179 acres

NARRATIVE

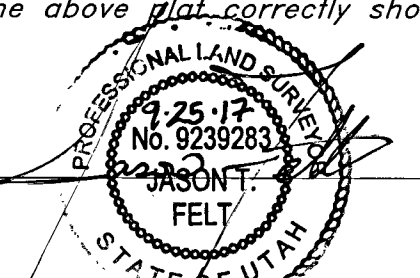
This Plat and survey was requested by Mr. Patrick Bonkemeyer in order to Amend one (1) residential lot for the purpose of removing the designated buildable area from the lot.
 Property lines for this amended plat are based on the original River Ranch subdivision. No adjustment to any lot lines of record were performed.
 The original survey was done in 1984 for BKM Agricultural Development. This survey was performed prior to the filing act and does not appear on county records.
 Brass cap monuments were found for North Quarter Corner and Northwest of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Brass Caps Street monuments were also found in several places along Eagle Way.
 A line bearing South 89°25'32" East between said Southwest corner and South Quarter was used as the basis of bearings. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0.2875° clockwise to match the survey honored.
 Lot corners are set as required by state code and county ordinance, and were monumented as depicted on this plat.
 Line work for this amended plat is based on the original River Ranch subdivision plat. Pertinent monuments from that plat (Section Corners and Street Monuments) and those monument locations were verified in the field.

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

NORTH BANK CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	0°31'40"	4873.64'	44.88'	44.88'	N 39°02'14" E
(C2)	1°27'56"	6763.98'	173.01'	173.00'	N 40°02'02" E
(C3)	14°42'59"	283.64'	72.85'	72.65'	N 48°07'29" E
(C4)	6°02'57"	661.32'	69.82'	69.79'	N 58°30'27" E

SURVEYOR'S CERTIFICATE

I, Jason T. Felt do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 9329283, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Owner information
 Patrick Bonkemeyer
 17022 N. Logan Ln.
 Spokane, WA 99208
 (509) 434-8466
 patchbonk@gmail.com

RECEIVED
 OCT 2 2017
 BY: 5825