

BUHRLEY SOUTH FORK RANCH SUBDIVISION PHASE 2

PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

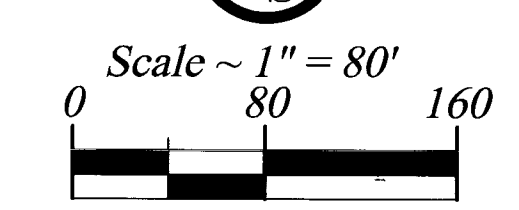
UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2021

RECORD OF SURVEY

BOUNDARY DESCRIPTION

A part of the West Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the Centerline of an existing Private Right-of-Way, being also the intersection of Lots 1, 2 and 3 of Buhrley South Fork Ranch Subdivision according to the official plat thereof, said point being 2688.13 feet South 0°19'58" West and 889.41 feet South 89°40'02" East from the Northeast corner of said Section 20; said point also being 149.77 feet North 0°19'58" East and 889.41 feet South 89°40'02" East from the East Quarter corner of said Section 20 as monumented in 1988; and running thence Northerly along said Centerline North 22°50'14" East 154.72 feet; thence South 67°09'46" East 412.75 feet; thence North 22°50'14" East 195.98 feet; thence North 10°18'14" East 421.80 feet to the Boundary Line Agreement recorded as Entry #2073449 as found in the Weber County Recorder's Office, said point being the Centerline of the South Fork of the Ogden River; thence along said centerline and Boundary Line Agreement the following thirteen (13) courses: (1) North 59°07'16" East 32.80 feet, (2) North 25°29'21" East 80.16 feet, (3) North 89°15'15" East 81.30 feet, (4) South 63°07'36" East 86.30 feet, (5) South 14°26'14" East 43.05 feet, (6) South 83°22'57" West 68.86 feet, (7) South 22°11'02" East 63.40 feet, (8) South 42°50'19" East 107.63 feet, (9) South 51°11'09" East 146.84 feet, (10) South 14°48'07" West 249.42 feet, (11) South 1°52'45" West 68.58 feet, (12) South 62°17'54" East 70.24 feet, and (13) North 35°42'05" East 23.88 feet to the beginning point of said Boundary Line Agreement; thence South 0°08'44" East 308.78 feet; thence South 78°24'06" West 141.95 feet to a point on the North line of said Lot 3, Buhrley South Fork Ranch Subdivision; thence following the said North line of Lot 3 the following five (5) courses: (1) Northwesterly along the arc of a 155.00 foot radius curve to the right a distance of 148.72 feet (Delta is 54°58'30" and Long Chord bears North 74°06'39" West 143.08 feet), (2) Northwesterly along the arc of a 415.00 foot radius curve to the left a distance of 379.73 feet (Delta is 52°23'33" and Long Chord bears North 72°50'10" West 366.62 feet), (3) Northwesterly along the arc of a 50.00 foot radius curve to the right a distance of 42.53 feet (Delta is 48°43'52" and Long Chord bears North 74°41'00" West 41.26 feet), (4) Northwesterly along the arc of a 733.11 foot radius curve to the left a distance of 333.43 feet (Delta is 26°03'32" and Long Chord bears North 63°20'50" West 330.56 feet, and (5) North 76°22'35" West 15.93 feet to the point of beginning.

RECEIVED
MAY 27 2021
BY: 6886



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - CENTERLINE
 - — — — — PROPERTY BOUNDARY
 - — — — — REMAINDER PARCEL BOUNDARY
 - — — — — RIVER BANK
 - ◆ FND SECTION CORNER
 - CALC SECTION CORNER
 - ▲ FND WITNESS MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ⊕ ELEVATION BENCHMARK
 - ⊖ RIGHT OF WAY MONUMENT
 - r RECORD DATA
 - md MEASURED DATA

This Property lies within Flood Zone AE, and Zone X as designated on FEMA Flood Insurance Rate Map Number 490187 Panel 0457F, dated June 2, 2015.

PERC TABLE		
HOLE #	DEPTH, in.	SOILS EVALUATION WEBER COUNTY HEALTH DEPT. #14366
1	0-95"	Loam, massive structure

- NARRATIVE**
- This survey was requested by Buhrley South Fork Ranch LLC to create a one (1) lot subdivision from a larger parcel, 21-034-0034.
- Documents used to aid in this survey:
- Weber County Tax Plots 21-034, 21-032, 21-030 (current and prior years).
 - Deeds of record as found in the Weber County Recorder's Office.
 - Plats of Record: #36-048 Cottonwood River's Subdivision, #76-096 Buhrley South Fork Ranch Subdivision, #77-020 Salterthwaite Southfork Ranches 1st Amendment.
 - Record of Survey: #1144, #2229, #3564, #5156, #5152, #5913.
 - County Section Corner Tie Sheet information.

The Northwest corner of Section 20, T6N, R2E, SLB&M is located from found reference monuments and County Tie Sheets. The Southwest corner is located from found monument. The 1988 monument for the West Quarter corner has been broken off the concrete base and the County Surveyor's office has filled an illicit destruction of a Monument Confirmation form. This monument has a Tie Sheet (Page No 18-53) dated 12-14-89. There is a Tie Sheet (A-9-#5) dated September 1964 that places the Quarter corner at a different location than the 1988 monument. This is shown on this plot as the "Possible Historical Location". This location closely matches the extension of an old fence line to the East that was used in Record of Survey #2229 as the best evidence of the Historical Quarter Section line and the dividing line between adjacent parcels. Using this historical location the Deed description for parcel 21-034-0034 better fits neighboring parcels.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed.

TYLER D. KNIGHT
9008384
STATE OF UTAH

RECORD OF SURVEY

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com</p>		<p>4646 South 3500 West - BA-3 West Haven, UT 84401 801-731-4075</p>	
<p>DEVELOPER: Buhrley South Fork Ranch LLC</p> <p>Address: 8003 E. 1500 S Huntsville, UT, 84317</p>		<p>1</p>	
<p>W 1/2 of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
<p>Revisions</p>		<p>DRAWN BY: TDK</p>	
<p>CHECKED BY: TDK</p>		<p>DATE: 6/09/2020</p>	
<p>PROJ: 4043</p>		<p>PROJ: 4043</p>	

This Plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a need to file and then receive the Professional Land Surveyor's seal in accordance with R176-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Geospatial and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for use and shall not be used in construction, nor be recorded or filed, nor implemented or used as a final product.

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