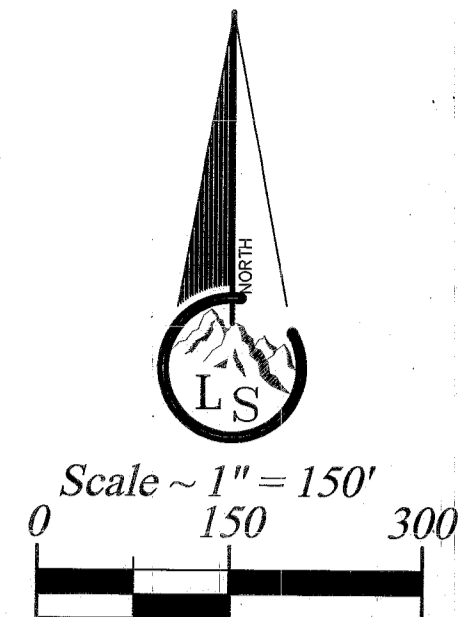


Ritter Ranch Subdivision

PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: July 2020



Legend

- EXISTING FENCE
- - - EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- CALC SECTION CORNER
- ▲ FND STREET MONUMENT
- FND USFS AI Cap
- FND REBAR AND CAP
- SET PK Nail
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- RIGHT OF WAY MONUMENT
- RECORD DATA
- MEASURED DATA
- ROAD/STREET DEDICATION

N 1/4 cor Sec 2, T6N, R1E, SLB&M,
WCo BC 3" under asphalt
RTK GPS observed coordinates
N=3630708.193 E=1556293.624 U.S.R.
A BOR BM used as a ref. mon.
located N 12°08'49" W 36.36' md
RTK GPS observed coordinates
N=3630743.935 E=1556285.931 U.S.R.

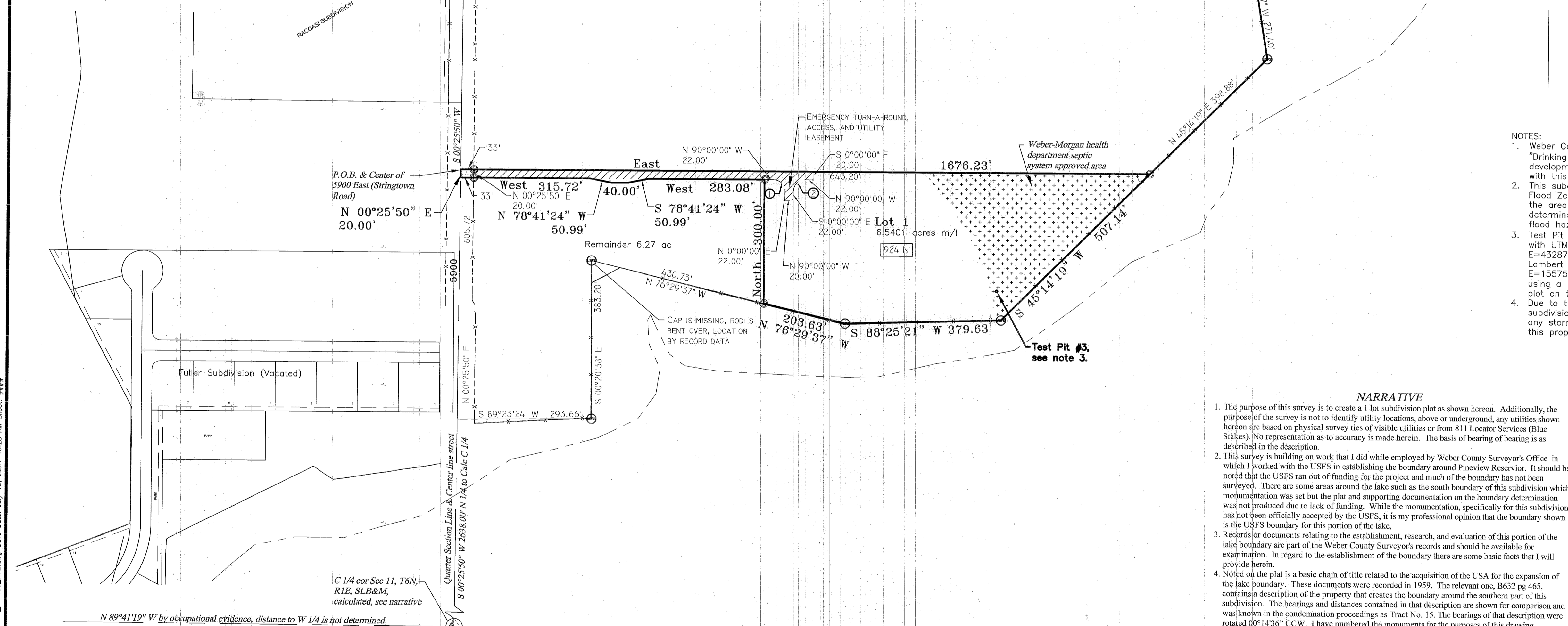
N 1/4 cor Sec 11, T6N, R1E, SLB&M,
Fnd Rebar unknown origin, 2" under
asphalt, RTK GPS observed coordinates
N=3625457.029 E=1556239.204 U.S.R.

Ref. Mon. for N 1/4 cor Sec 11, T6N,
R1E, SLB&M, BLM BC on pipe, RTK
GPS observed coordinates
N=3625429.327 E=1556267.069 U.S.R.

Ref. Mon. N 1/4 cor Sec 11, T6N, R1E,
SLB&M, BLM BC on pipe, RTK GPS
observed coordinates N=3625430.314
E=1556211.946 U.S.R.

NE cor Sec 11, T6N, R1E, SLB&M,
2007 USFS AI Cap on pipe, Record
coordinates N=3625446.7 E=1558876.4
U.S.R.

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
1	90°00'00"	28.000'	28.00'	43.98'	N 45°00'00" W 39.60'
2	90°00'00"	28.000'	28.00'	43.98'	S 45°00'00" W 39.60'



- NOTES:
- Weber County Land Use Ordinance Section 108-18 "Drinking Water Source Protection" restrictions and development restrictions are in force and effect with this subdivision.
 - This subdivision is located in FEMA Flood Zone D. Flood Zone D is a designation of FEMA in which the area affected has not had a flood hazards determination made, additionally, no analysis of flood hazards have been conducted by FEMA.
 - Test Pit #3 location was provided by the client with UTM Zone 12 coordinates of N=4569595 E=432871. These were converted to NAD83 Lambert coordinates of N=3624059.956 E=1557535.684 U.S.R. and expanded to ground using a Combined factor of 1.0002923772456 to plot on this map.
 - 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.

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian, being all of that certain parcel of land described in Special Warranty Deed recorded as Entry No. 2783749 on March 21, 2016 and a portion of that certain parcel of land described in Warranty Deed recorded as Entry No. 2787461 on April 11, 2016, said tract of land having a basis of bearing of North 00°35'38" East, by RTK GPS observation, between the monumented North Quarter corner of said Section 11 (having RTK GPS NAD83 Utah North Zone coordinates of N=3625457.029 E=1556239.204 U.S.R.) and the monumented North Quarter corner of Section 2 said Township and Range (having RTK GPS NAD83 Utah North Zone coordinates of N=3630708.193 E=1556293.624 U.S.R.), described by survey as follows:

COMMENCING at a point located 1159.59 feet South 00°25'50" West, along the center line of 5900 East Street (Stringtown Road) and the Quarter Section line, FROM said North Quarter corner of Section 11;

Thence East 1676.23 feet, to the boundary of U.S.A. property as monumented by U.S. Forest Service aluminum cap;

Thence the following Three (3) courses along said monumented U.S.A. property boundary, 1) South 45°14'19" West (S 45°14'19" W) by said Special Warranty Deed) 507.14 feet, to a U.S. Forest Service Aluminum cap, 2) South 88°25'21" West 379.63 feet (S 88°25'21" W 379.63 feet by said Special Warranty Deed), to a U.S. Forest Service Aluminum cap, 3) North 76°29'37" West 203.63 feet (N 76°29'37" W 203.63 feet by said Special Warranty Deed), Thence leaving said U.S.A. property boundary North 300.00 feet;

Thence West 283.08 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line of this subdivision;

Thence South 78°41'24" West 50.99 feet;

Thence West 40.00 feet;

Thence North 78°41'24" West 50.99 feet;

Thence West 315.72 feet, along a line being parallel to and 20 feet perpendicularly distant southerly of the north line of this subdivision;

Thence North 00°25'50" East 20.00 feet, along said center line and the evidenced Quarter Section line of said Section 11, to the point of beginning.

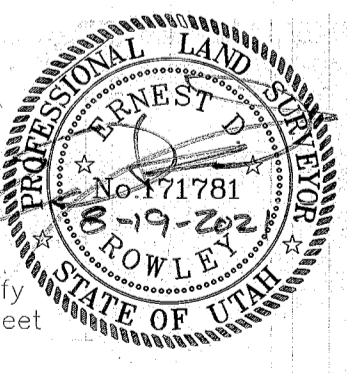
Containing 6.5511 acres, more or less.

NARRATIVE

- The purpose of this survey is to create a 1 lot subdivision plat as shown hereon. Additionally, the purpose of the survey is not to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes). No representation as to accuracy is made herein. The basis of bearing of bearing is as described in the description.
- This survey is being done on work that I did while employed by Weber County Surveyor's Office in which I worked with the USFS in establishing the boundary around Pineview Reservoir. It should be noted that the USFS ran out of funding for the project and much of the boundary has not been surveyed. There are some areas around the lake such as the south boundary of this subdivision which monumentation was set but the plat and supporting documentation on the boundary determination was not produced due to lack of funding. While the monumentation, specifically for this subdivision, has not been officially accepted by the USFS, it is my professional opinion that the boundary shown is the USFS boundary for this portion of the lake.
- Records or documents relating to the establishment, research, and evaluation of this portion of the lake boundary are part of the Weber County Surveyor's records and should be available for examination. In regard to the establishment of the boundary there are some basic facts that I will provide herein.
- Noted on the plat is a basic chain of title related to the acquisition of the USA for the expansion of the lake boundary. These documents were recorded in 1959. The relevant one, B632 pg 465, contains a description of the property that creates the boundary around the southern part of this subdivision. The bearings and distances contained in that description are shown for comparison and was known in the condemnation proceedings as Tract No. 15. The bearings of that description were rotated 00°14'36" CCW. I have numbered the monuments for the purposes of this drawing.
- Because of the closing error of the description when holding the location of the NE corner of the Section, which is the tie monument, the description did not coincide with the existing fencing. However, after evaluating the position and bearings of the fence it is obvious that the fence is a close construction of the intent of the condemnation description. The USFS monuments were set in 2012 under my supervision. I am holding this monumented line as the subdivision boundary.
- The establishment of the West boundary of the subdivision was established by splitting the existing fences and holding the rebar monument at the North Quarter of the section. This provides an alignment for the center of the street as well as the Quarter Section line. The South Quarter corner of the section is in the lake and in an attempt to use the BLM plat data to reconstruct their description of the section it was found that there are slight differences between the locations of existing monuments and data noted on the plat. Because of the differences I have held the fence split the road for the north half of the quarter section line.
- The center of the section identified as calculated on this plat is a result of holding another section of fence that was the south boundary of the Fuller Subdivision (now vacated). This south boundary is also fenced and extending that fence east to intersect with the line of 5900 East Street provides the calculated center quarter corner.
- The north boundary is set at a location to provide the acreage that the owner wants in the plat and is a portion of what they own.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 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 plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



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Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveying.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Surveyor	
DEVELOPER: Ritter Ranch Company, LC Address: 1090 N 900 E, Eden, Utah 84310			1 of 8		
NE 1/4 of Section 11, Township 6 North, Range 1 East, Salt Lake Base and Meridian.			Subdivision Record of Survey		
Revisions			DRAWN BY: EDR		
			CHECKED BY: ...		
			DATE: August 19, 2021		
			PROF: 4018		

Project Name: 4018 Fuller - Ritter Ranch Sub. & S. Sec. 11, T6N, R1E, SLB&M, Salt Lake Base & Meridian, July 13, 2021 10:28 AM Sheet: ###