

Heritage Ranch Subdivision First Amendment

Amending Lots 8 and 9 Heritage Ranch Subdivision

FARR WEST CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2025

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREFTER AS HERITAGE RANCH SUBDIVISION FIRST AMENDMENT IN FARR WEST CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARR WEST CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 20TH DAY OF FEBRUARY, 2025.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

ALL OF LOTS 8 AND 9, HERITAGE RANCH SUBDIVISION, ENTRY NO. 2077169 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8 LOCATED 1123.17 FEET NORTH 00°37'40" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1370.95 FEET SOUTH 89°22'20" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 1;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOTS 8 AND 9 THE FOLLOWING SIX (6) COURSES; (1) SOUTH 60°50'28" EAST 159.18 FEET; (2) SOUTH 43°41'21" EAST 551.49 FEET; (3) SOUTH 07°20'16" WEST 202.69 FEET; (4) NORTH 64°26'40" WEST 468.02 FEET; (5) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, A DISTANCE OF 248.15 FEET, CHORD BEARS NORTH 29°07'44" WEST 212.16 FEET, HAVING A CENTRAL ANGLE OF 109°22'14"; AND (6) NORTH 06°11'06" EAST 291.85 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART, AMEND, AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT THE HERITAGE RANCH SUBDIVISION FIRST AMENDMENT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITY PURPOSES AS SHOWN HEREON, THE SAME ALSO ENCOMPASSES PROVISION FOR DRAINAGE AND IRRIGATION MATTERS, AND FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITY LINES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2025.

SK HOME HOLDING, LLC, A WYOMING LIMITED LIABILITY COMPANY
BY ITS MANAGER
SK FAMILY MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

BY:
SHAWN L. HARTLEY-MANAGER

SK RANCH HOUSE, LLC, A WYOMING LIMITED LIABILITY COMPANY
BY ITS MANAGER
SK FAMILY MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

BY:
SHAWN L. HARTLEY-MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, SHAWN L. HARTLEY, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF SK HOME HOLDING, LLC, A WYOMING LIMITED LIABILITY COMPANY ("LLC") AND SK RANCH HOUSE, LLC, A WYOMING LIMITED LIABILITY COMPANY, BY IT'S MANAGER SK FAMILY MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, WHICH LLC'S ARE THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

State of Utah Notary Public _____ Commission Number _____

Notary Printed Name _____ My Commission Expires _____

RECEIVED
APR 23 2025
FILE # 8035

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

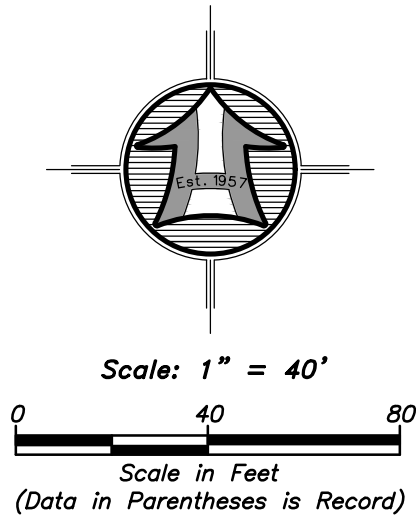
RECORDS, PAGE _____

RECORDED FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

WEST QUARTER CORNER OF SEC. 1,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS MONUMENT 2005



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Top Bank
- Edge Driveway
- Fence Line
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

NARRATIVE

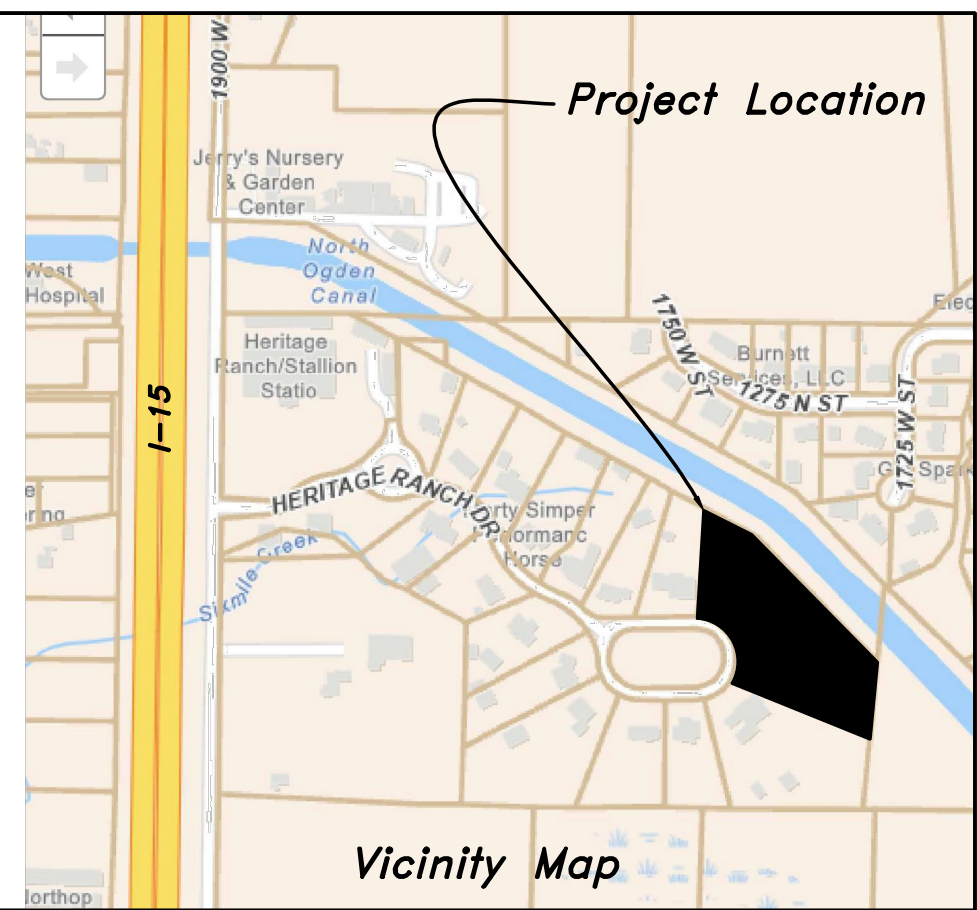
THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SHAWN L. HARTLEY, THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS HERITAGE RANCH SUBDIVISION, ENTRY NO. 2077169 AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 00°37'40" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

NOTE:

1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E. / M.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.



Developer:
SHAWN L. HARTLEY

SOUTHWEST CORNER OF SEC. 1,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS MONUMENT 1965



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FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED
BY THE FARR WEST CITY PLANNING COMMISSION ON THE
_____ DAY OF _____, 2025.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST CITY COUNCIL 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 CITY COUNCIL OF FARR WEST CITY, UTAH,
THIS _____ DAY OF _____, 2025.

BY: _____

MAYOR

ATTEST: _____

RECORDER

FARR WEST ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES
AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT
AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED
THIS _____ DAY OF _____, 2025.

SIGNATURE

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER
THIS _____ DAY OF _____, 2025.

CITY ENGINEER