

SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2024



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

ALL OF LOT 3, SKY RANCH, TOGETHER WITH OTHER LANDS, BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SKY RANCH, BEING 3375.00 FEET SOUTH AND 1289.03 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER OF SAID SECTION BEING 2654.00 FEET SOUTH 00°16'36" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°28'19" EAST 258.25 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, WITH A DELTA ANGLE OF 101°23'13", A CHORD BEARING OF NORTH 38°46'42" EAST, AND A CHORD LENGTH OF 309.49 FEET; (3) NORTH 11°54'54" WEST 36.30 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 218.41 FEET, WITH A DELTA ANGLE OF 62°34'21", A CHORD BEARING OF NORTH 19°22'17" EAST, AND A CHORD LENGTH OF 207.72 FEET; AND (5) NORTH 50°39'27" EAST 254.91 FEET TO THE SOUTHERLY LINE OF LOT 2, SKY RANCH; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 299.99 FEET, AN ARC LENGTH OF 151.25 FEET, WITH A DELTA ANGLE OF 28°53'17", A CHORD BEARING OF NORTH 36°12'49" EAST, AND A CHORD LENGTH OF 149.65 FEET; AND (2) NORTH 84°13'20" EAST 613.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 03°33'20" EAST 63.11 FEET; THENCE SOUTH 02°23'08" EAST 1124.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STOKER LANE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 114.90 FEET, WITH A DELTA ANGLE OF 09°40'54", A CHORD BEARING OF SOUTH 37°00'46" WEST, AND A CHORD LENGTH OF 114.77 FEET; (2) SOUTH 41°51'13" WEST 461.45 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.76 FEET, WITH A DELTA ANGLE OF 34°07'40", A CHORD BEARING OF SOUTH 58°55'06" WEST, AND A CHORD LENGTH OF 32.28 FEET; (4) SOUTH 75°58'56" WEST 209.20 FEET; (5) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2193.54 FEET, AN ARC LENGTH OF 152.81 FEET, WITH A DELTA ANGLE OF 03°59'29", A CHORD BEARING OF SOUTH 73°51'55" WEST, AND A CHORD LENGTH OF 152.78 FEET; (6) SOUTH 72°32'50" WEST 309.10 FEET; AND (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 114.50 FEET, AN ARC LENGTH OF 40.50 FEET, WITH A DELTA ANGLE OF 20°15'50", A CHORD BEARING OF SOUTH 62°25'00" WEST, AND A CHORD LENGTH OF 40.28 FEET; THENCE NORTH 01°58'03" EAST 142.60 FEET; THENCE NORTH 71°21'28" EAST 121.64 FEET; THENCE NORTH 08°57'13" WEST 457.35 FEET; THENCE NORTH 00°43'17" WEST 308.85 FEET; THENCE SOUTH 89°42'06" WEST 419.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 7300 EAST STREET; THENCE NORTH 00°31'41" WEST 83.60 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 1,541,994 SQUARE FEET OR 35.399 ACRES.

DEVELOPER:

Sky Ranch Partners, LLC
By: Scott R Brusseau, Manager

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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 _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Recorded, _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

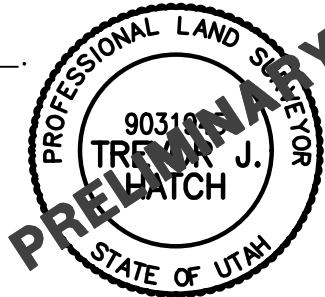
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **SKY RANCH 1ST AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SKY RANCH 1ST AMENDMENT**, AND DO HEREBY DEDICATE A 20 FOOT WIDE PRIVATE WATER EASEMENT TO EXTEND FROM LOCATION OF WELL ACROSS A PORTION OF LOT 4 IN FAVOR OF LOT 5 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIVATE WATER SERVICE LINE, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS 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

SIGNED THIS _____ DAY OF _____, 20____.

SKY RANCH PARTNERS, LLC

SCOTT R. BRUSSEAU, MANAGER

DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC, AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

SHEET 1 OF 2

Project Info.

Surveyor:

T. HATCH

Designer:

A. MULLINS

Begin Date:

4-16-2024

Name:

SKY RANCH 1ST AMD.

Number: 7838-02

Revision: 8-29-24 A.M.

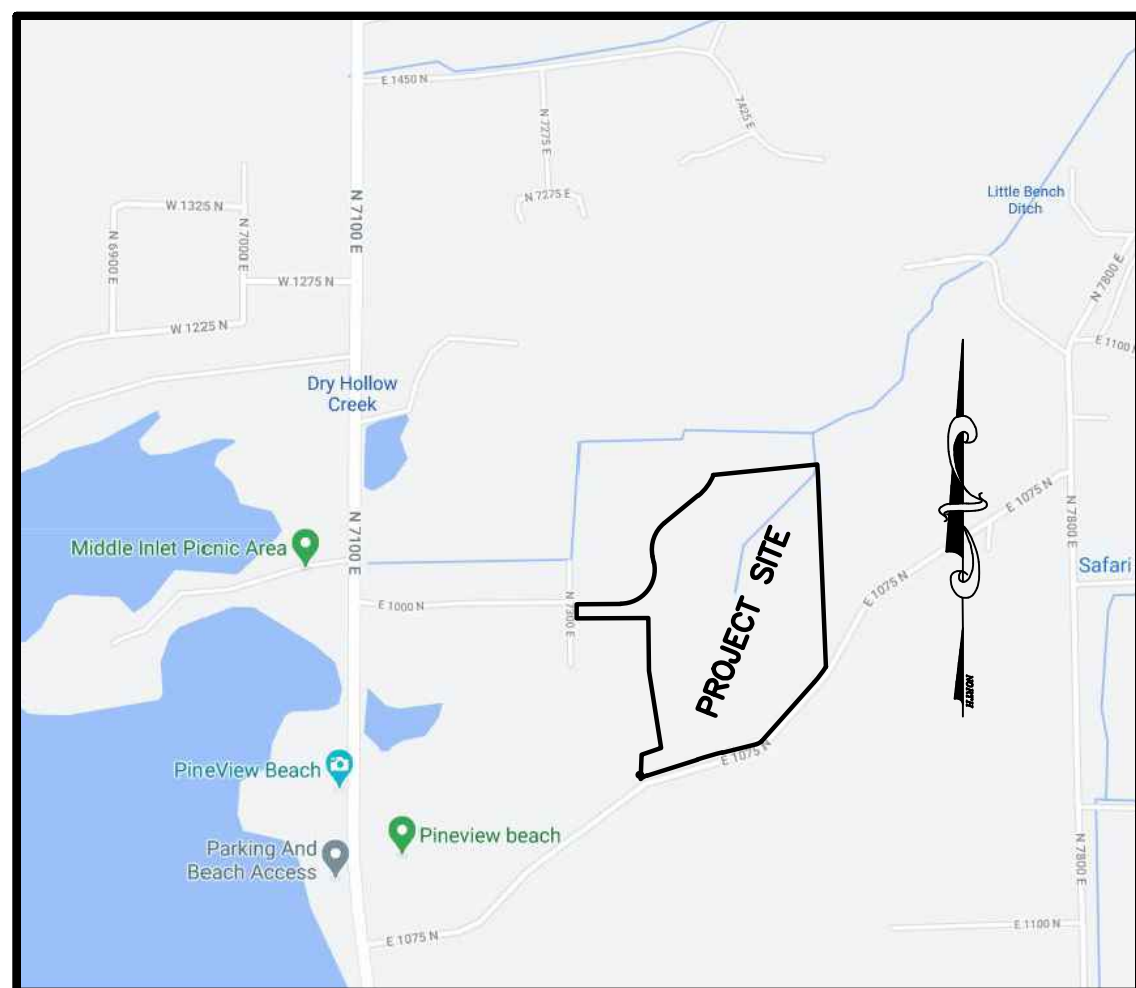
Scale: 1"=100'

Checked:

SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2024



VICINITY MAP
NOT TO SCALE

CURVE TABLE

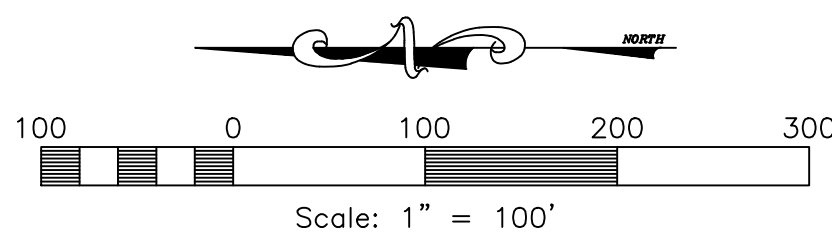
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	199.99'	353.89'	N38°46'42"E	309.49'	101°23'13"
C2	199.99'	218.41'	N19°22'17"E	207.72'	62°34'21"
C3	299.99'	151.25'	N36°12'49"E	149.65'	28°53'17"
C4	680.00'	114.90'	S37°00'46"W	114.77'	9°40'54"
C5	55.00'	32.76'	S58°55'06"W	32.28'	34°07'40"
C6	2193.54'	152.81'	S73°51'56"W	152.78'	3°59'29"
C7	114.50'	40.50'	S62°25'00"W	40.28'	20°15'50"
C8	239.99'	326.48'	N48°06'42"E	301.88'	77°56'39"
C9	159.99'	200.90'	N49°54'53"E	187.96'	71°56'50"
C10	299.99'	9.03'	N49°47'44"E	9.03'	1°43'28"
C11	299.99'	85.62'	N40°45'25"E	85.33'	16°21'09"
C12	299.99'	56.60'	N27°10'30"E	56.52'	10°48'40"
C13	125.00'	112.66'	N58°24'05"E	108.89'	51°38'30"
C14	55.00'	16.38'	S50°23'11"W	16.32'	17°03'50"
C15	55.00'	16.38'	S67°27'01"W	16.32'	17°03'50"

LINE TABLE

#	BEARING	DISTANCE
L1	N89°28'19"E	268.25'
L2	N00°31'41"W	2.71'
L3	N89°28'19"E	268.25'
L4	S00°31'41"E	2.19'
L5	S89°42'05"W	87.54'
L6	N50°39'27"E	1254.91'

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE
- = SENSITIVE LANDS



NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 2003.

(BASIS OF BEARINGS)
N00°16'36"E 2654.00'

WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1967.



SOUTH 3375.00'

21-005-0007
STOKER, JEFF L & WF
WENDY D STOKER ETAL

21-006-0015
NILSEN, ROBERT T

21-172-0002
REESE, LANCE J & WF
NANCY REESE
LOT 2, SKY RANCH

4
753,273 S.F.
17.293 ACRES
7461 E SKY RANCH ROAD
OR 7461 E 1050 N
OR 7500 EAST STOKER LANE

5
788,720 S.F.
18.107 ACRES
7379 E SKY RANCH ROAD
OR 7379 E 1050 N
OR 7436 EAST STOKER LANE

21-172-0001
BRUSSEAU, SCOTT R & WF
LISA J BRUSSEAU
LOT 1, SKY RANCH

21-009-0022
RICHARDSON, MORGAN &
JAMES RICHARDSON

21-009-0023
RALPH H HANSEN & HELEN
S HANSEN LIVING TRUST

21-009-0005
VAL & SUSAN STOKER FAMILY
LIVING TRUST 1/2 ETAL



5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.

Surveyor: T. HATCH

Designer: A. MULLINS

Begin Date: 4-15-2024

Name: SKY RANCH 1ST AMD.

Number: 7838-02

Revision: 8-29-24 A.M.

Scale: 1"=100'

Checked:

SHEET 2 OF 2

Weber County Recorder

Entry No. Fee Paid

At Filed For Record

And Recorded, In Book

Of The Official Records, Page

Recorded For:

Weber County Recorder

Deputy.