

# PAUL GIBSON SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 AUGUST, 2016

FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. GOOD CONDITION

FOUND MAG NAIL AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.



### VICINITY MAP (NO SCALE) LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = FENCE LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = EXISTING BUILDING

### BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES S00°34'26"W 1267.24 FEET FROM A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 32; AND RUNNING THENCE ALONG THE BOUNDARY OF GIBSON SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S89°25'42"E 415.73 FEET; (2) N00°34'18"E 441.16 FEET; THENCE S89°16'08"E 453.30 FEET TO THE NORTHWEST CORNER OF GIBSON HILL SUBDIVISION; THENCE S09°39'41"W ALONG THE WESTERLY LINE OF GIBSON HILL SUBDIVISION 503.10 FEET TO THE NORTHERLY LINE OF LOT 10 WEST HILLS SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 10 WEST HILLS SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) N89°10'04"W 127.40 FEET; (3) S00°56'13"W 3.71 FEET; THENCE N89°25'34"W 662.12 FEET; THENCE N00°34'21"E 59.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 231,409 SQUARE FEET OR 5.312 ACRES.

4700 WEST STREET N00°34'21"E 59.99' (BASIS OF BEARINGS) S291.21'(M)

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ROAD DEDICATION 2400 S.F. 0.055 ACRES

30' RIGHT OF WAY ACCESS EASEMENT ENTRY NO. 2798952

FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. GOOD CONDITION, DATED 2004

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY TO CREATE A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY MATCHING EXISTING SUBDIVISIONS AND DEEDS. THE DEED FOR THE COLEMAN PROPERTY TO THE NORTH HAS A SLIGHT OVERLAP. THE COLEMAN DEEDS WERE ACCEPTED AS THEY FOLLOW CLOSER TO THE FENCE LINE, TO WHICH THERE IS A BOUNDING CALL.

### AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

### SITE SOIL INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12T NAD 83 (408675 E 4563390 N) 0-10" SANDY LOAM, GRANULAR STRUCTURE  
 10-69" SANDY LOAM, MASSIVE STRUCTURE  
 GROUND WATER OBSERVED AT 69 INCHES

**DEVELOPER**  
 PAUL GIBSON  
 5875 SOUTHGATE AVENUE  
 HAFB, UTAH 84056

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN 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.

SIGNATURE

#### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED WITH THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

#### 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\_\_\_\_.

WEBER- MORGAN HEALTH DEPARTMENT

#### PROJECT INFORMATION

Surveyor: T. HATCH  
 Designer: D. CAVE  
 Begin Date: 7-28-2016  
 Project Name: PAUL GIBSON SUBDIVISION  
 Number: 6730-01  
 Scale: 1"=40'  
 Revision: 1 of 1

#### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
 OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
 RECORDED FOR: \_\_\_\_\_

WEBER COUNTY RECORDER  
 \_\_\_\_\_ DEPUTY.



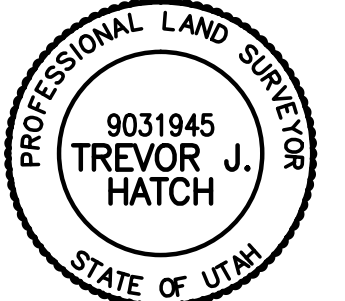
**Reeve & Associates, Inc.**  
 580 SOUTH 1000 WEST WASHINGTON, SUITE 200, HAFB, UTAH 84056  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

#### 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 PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF PAUL GIBSON SUBDIVISION 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 A LOT AS SHOWN ON THE PLAN AND NAME SAID SUBDIVISION PAUL GIBSON SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL RESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PAUL GIBSON  
 RONALD C. GIBSON  
 TRUSTEE, RONALD C. GIBSON AND  
 NANCY S. GIBSON FAMILY TRUST

#### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) ss.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF UTAH )  
 COUNTY OF \_\_\_\_\_ ) ss.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC