



VICINITY MAP

MARYANN ESTATES SUBDIVISION 1ST AMENDMENT

A PART OF THE EAST 1/2 OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
MAY 2012

LEGEND

- SET #5, 24" REBAR AND CAP STAMPED GARDNER ENGINEERING
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SUBJECT PARCEL LINE
- EXISTING IRON FENCE
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- PUBLIC UTILITY EASEMENT (PUE)
- CONCRETE (PORTLAND CEMENT)
- ROAD DEDICATION
- CURB
- IRRIGATION MANHOLE
- IRRIGATION DIVERSION BOX
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING EDGE OF ASPHALT

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 01°06'08" EAST 2228.48 FEET AND SOUTH 89°00'00" EAST 1189.54 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE
NORTH 01°00'14" EAST 440.60 FEET; THENCE
NORTH 89°00'00" WEST 68.81 FEET; THENCE
NORTH 01°00'14" EAST 164.02 FEET; THENCE
SOUTH 88°45'18" EAST 212.54 FEET; THENCE
SOUTH 00°24'30" WEST 404.13 FEET ALONG THE WEST LINE OF GIBSON RANCHETTES SUBDIVISION NO. 3; THENCE
SOUTH 89°35'30" EAST 460.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE
NORTH 00°24'30" EAST 85.55 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE
SOUTH 89°35'30" EAST 135.35 FEET; THENCE
SOUTH 00°24'30" WEST 291.32 FEET; THENCE
NORTH 88°59'59" WEST 745.39 FEET TO THE POINT OF BEGINNING.
CONTAINING: 232,238 SQ. FT., 5.331 ACRES

REMAINDER PARCEL DESCRIPTION

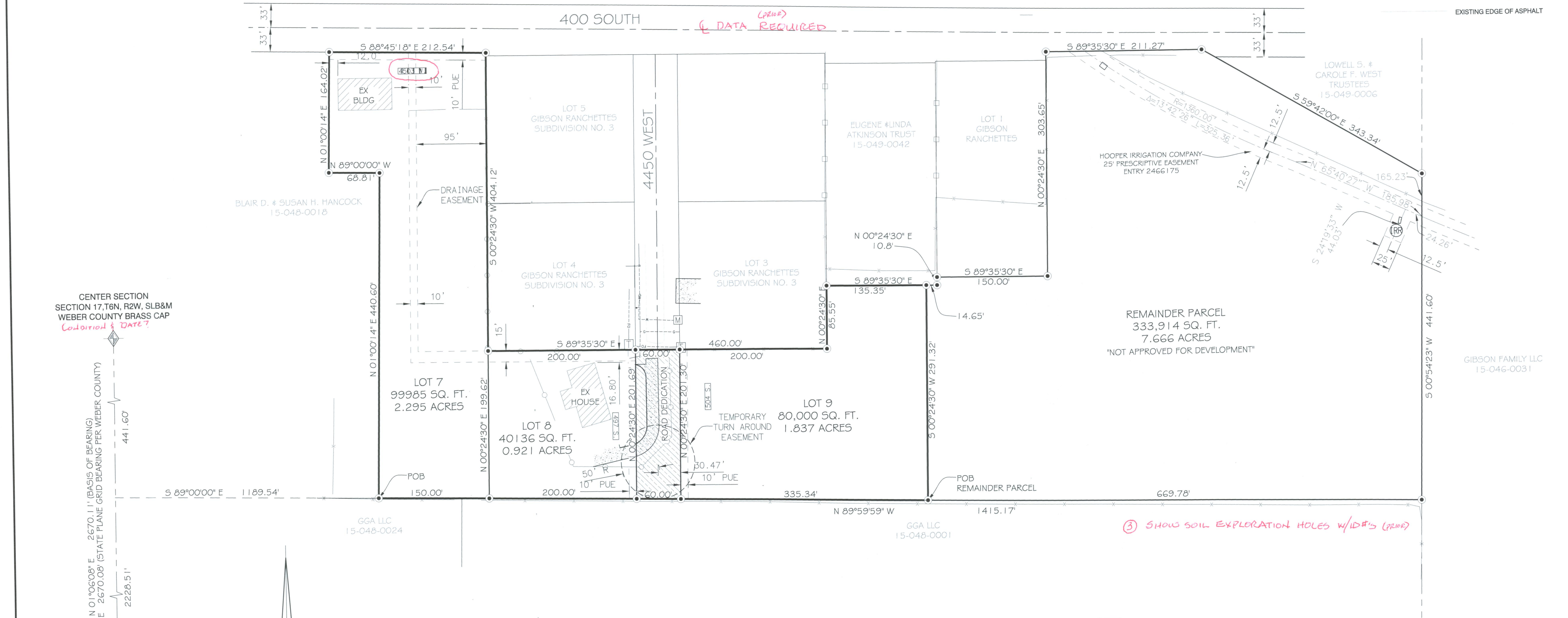
A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 01°06'08" EAST 2228.48 FEET AND SOUTH 89°00'00" EAST 1934.92 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE
NORTH 00°24'30" EAST 291.32 FEET; THENCE
SOUTH 89°35'30" EAST 14.65 FEET; THENCE
NORTH 00°24'30" EAST 10.80 FEET TO THE SOUTH LINE OF GIBSON RANCH SUBDIVISION; THENCE
SOUTH 89°35'30" EAST 150.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE
NORTH 00°24'30" EAST 303.65 FEET ALONG THE EAST LINES OF SAID SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE
SOUTH 89°35'30" EAST 211.27 FEET ALONG SAID RIGHT-OF-WAY; THENCE
SOUTH 59°42'00" EAST 343.34 FEET TO THE EASTERLY LINE OF SECTION 17; THENCE
SOUTH 00°54'23" WEST 441.60 FEET ALONG SAID SECTION LINE; THENCE
NORTH 88°59'59" WEST 669.78 FEET TO THE POINT OF BEGINNING.
CONTAINING: 333,914 SQ. FT., 7.666 ACRES

SURVEYOR'S CERTIFICATE

I, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 6387184 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT IS:
MARYANN ESTATES SUBDIVISION 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 RECORDERS OFFICE; 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 _____, 2012
TRAVIS J. DALEY, PLS NO. 6387184

OWNER'S SUBDIVISION DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT:
MARYANN ESTATES SUBDIVISION 1ST AMENDMENT
AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS, AND PRESCRIPTIVE ROAD EASEMENTS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.
SIGNED THIS _____ DAY OF _____, 2012
REPRESENTATIVE, GIBSON FAMILY LLC
REPRESENTATIVE, GIBSON FAMILY LLC



NARRATIVE:

THIS SUBDIVISION PLAT WAS COMPLETED AT THE REQUEST OF HANCOCK AND ASSOCIATES FOR THE PURPOSE OF SUBDIVIDING THE EXISTING LOT 6 AND REMAINDER PARCEL OF THE MARYANN ESTATES SUBDIVISION RECORDED NOVEMBER 3, 1999 AT BOOK 50, PAGE 92, AS ENTRY NO. 1672014, IN THE OFFICE OF THE WEBER COUNTY RECORDER. SAID SUBDIVISION WAS RELIED ON TO ESTABLISH SUBJECT PARCEL BOUNDARY. THE CENTERLINE OF 400 SOUTH STREET WAS DETERMINED FROM SAID RECORDED SUBDIVISION ALONG WITH SECTION CORNER MONUMENTATION. THE BASIS OF BEARING ON THIS PROJECT IS BETWEEN THE SOUTH QUARTER CORNER OF SECTION 17 AND THE CENTER OF SECTION 17 MONUMENT BEING NORTH 01°06'08" EAST.

AGRICULTURAL NOTE:

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

DEVELOPER:
GIBSON FAMILY LLC
4503 WEST 400 SOUTH
OGDEN, UTAH 84404

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2012
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2012
SIGNATURE

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
THIS _____ DAY OF _____, 2012
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER-MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
THIS _____ DAY OF _____, 2012
DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS
ON THIS _____ DAY OF _____, 2012,
PERSONALLY APPEARED BEFORE ME, BILL HANCOCK, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
NOTARY PUBLIC

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 EFFECT.
SIGNED THIS _____ DAY OF _____, 2012
SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 2012
SIGNATURE

Prepared By: Gardner Engineering
5875 South Adams Ave., Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 476-0202 • Fax (801) 476-0066
www.gardnerengineering.net

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY: _____ DEPUTY