

GREEN HILL COUNTRY ESTATES PHASE NO. 6 LOT 107 - 1ST AMENDMENT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

WEBER COUNTY, UTAH

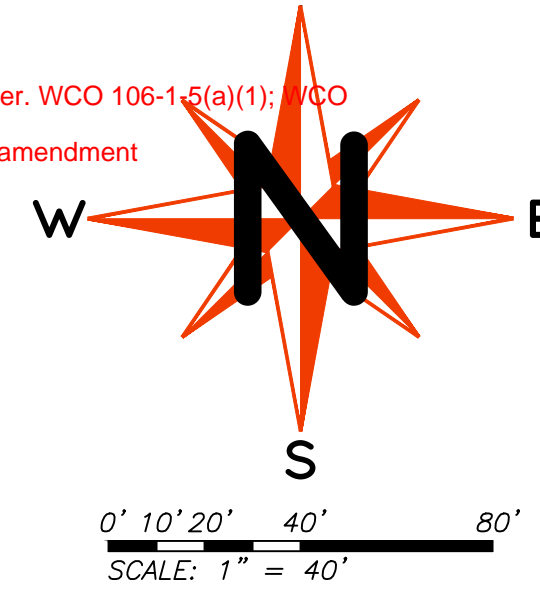
JULY 2019

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



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Subdivision Name approved by the county recorder, WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-803(1)(a) 1st amendment has been used needs to be 2nd amendment



BOUNDARY DESCRIPTION

ALL OF LOT 107, GREEN HILL COUNTRY ESTATES PHASE NO. 6, A CLUSTER TYPE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE WEBER COUNTY RECORDER'S OFFICE.

Description of land to be included in the subdivision, WCO 106-1-8(c)(1)h.1. A written boundary description of property surveyed, UCA 17-23-17(3)(f)

Where a subdivision complies with the cluster subdivision provisions of the Land Use Code, the final plat shall indicate underneath the subdivision name the words, "Cluster Subdivision". WCO 106-1-8(c)(1)b.

All lots are to be numbered consecutively under a definite system approved by the county surveyor, WCO 106-1-5(a)(4) needs to be consecutive from last amendment or original plat

The buildable area shall provide sufficient survey detail to make it locatable within the lot boundaries, WCO 106-1-8(c)(4)b.

Lots approved with "buildable areas" shall have said buildable areas designated on the final plat by short dashed lines with dimensions and distances to at least two lot lines to accurately indicate the location of such building area, WCO 106-1-8(c)(4)b.

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided, WCO 106-1-5(a)(6)

A signature block for County Surveyor conforming to state code and county ordinance.

Webster County Surveyor:
I hereby certify that the Webster 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 Webster 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 _____, 2019.

Webster County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADD A NEW BUILDABLE AREA TO LOT 107, GREEN HILL COUNTRY ESTATES PHASE 6, FOR THE PURPOSE OF BUILDING A HOUSE ON SAID LOT.
GREEN HILL COUNTRY ESTATES PHASE NO. 6 SUBDIVISION PLAT, WHICH WAS RECORDED ON NOVEMBER 18, 1998 AS ENTRY NO. 190957 IN BOOK 48 AT PAGE 64 IN THE WEBER COUNTY RECORDERS OFFICE, WAS USED TO RE-ESTABLISH THE LOT LINES OF SAID LOT 107.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING STATE PLANE NORTH BEARING BETWEEN FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

LEGEND

Section Monument	Street Monument	Reference/Witness Monument
Break Line		
Properly Line	Center Line	Easement Line
Section Line	New Buildable Area	

GENERAL NOTES:

- 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.
- NOTICE TO OWNER OF LOT WITHIN DESIGNATED BUILDING AREA. LOTS WITHIN DESIGNATED BUILDING AREA HAVE BEEN APPROVED SUBJECT TO CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS.

SURVEY PERFORMED FOR:
RANDY AADLAND
1088 N MAPLE ST
HUNTSVILLE, UT 84317

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2019.

SIGNATURE

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 _____, 2019.

SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS 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 _____, 2019.

SIGNED THIS _____ DAY OF _____, 2019.

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 _____, 2019.

ATTEST:

COUNTY RECORDER

COUNTY COMMISSION CHAIR

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR
FEE PAID _____
RECORD AND RECORDED
2019, AT _____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR _____

WEBER COUNTY RECORDER

DEPUTY.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED 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 GREEN HILL COUNTRY ESTATES PHASE NO. 6 LOT 107 - 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 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.

MICHAEL L. WANGEMANN, PLS #6431156 _____ DATE _____

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT.

GREEN HILL COUNTRY ESTATES PHASE NO. 6 LOT 107 - 1ST AMENDMENT

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2019.

SIGNATURE _____

Need who is signing the plat

PRINT NAME AND TITLE _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

Need who is signing the plat

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY ACKNOWLEDGED THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2019.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

WEBER/MORGAN HEALTH DEPARTMENT

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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2019.

SIGNATURE _____

A signature block for Weber-Morgan Health Department conforming to state code and county ordinance. 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
WCO 106-1-8(c)(1)h.11

GREEN HILL COUNTRY ESTATES PHASE NO. 6
LOT 107 - 1ST AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH