GREEN HILL COUNTRY ESTATES PHASE NO. 1

A CLUSTER TYPE SUBDIVISION

A PART OF SECTIONS 9, 10 & 16, T6N, R2E, SLB&M, U.S. SURVEY

WEBER COUNTY, UTAH

WEBER COUNTY ENGINEER

I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal description of the land embraced thereon, and find them to agree with the lines and monuments on record in this office.

Signed this 21st day of July, 1979.

Kent L. Jones
Signature

WEBER COUNTY ATTORNEY

I have examined the proposed plat of Green Hill Country Estates Phase No. 1, and in my opinion it conforms with the County Ordinance applicable thereto and now in force and effect.

Signed this 23rd day of July, 1979.

Robert L. Demler
Signature

WEBER COUNTY PLANNING COMMISSION

Approved by the Weber County Planning Commission on the 19th day of November, 1979

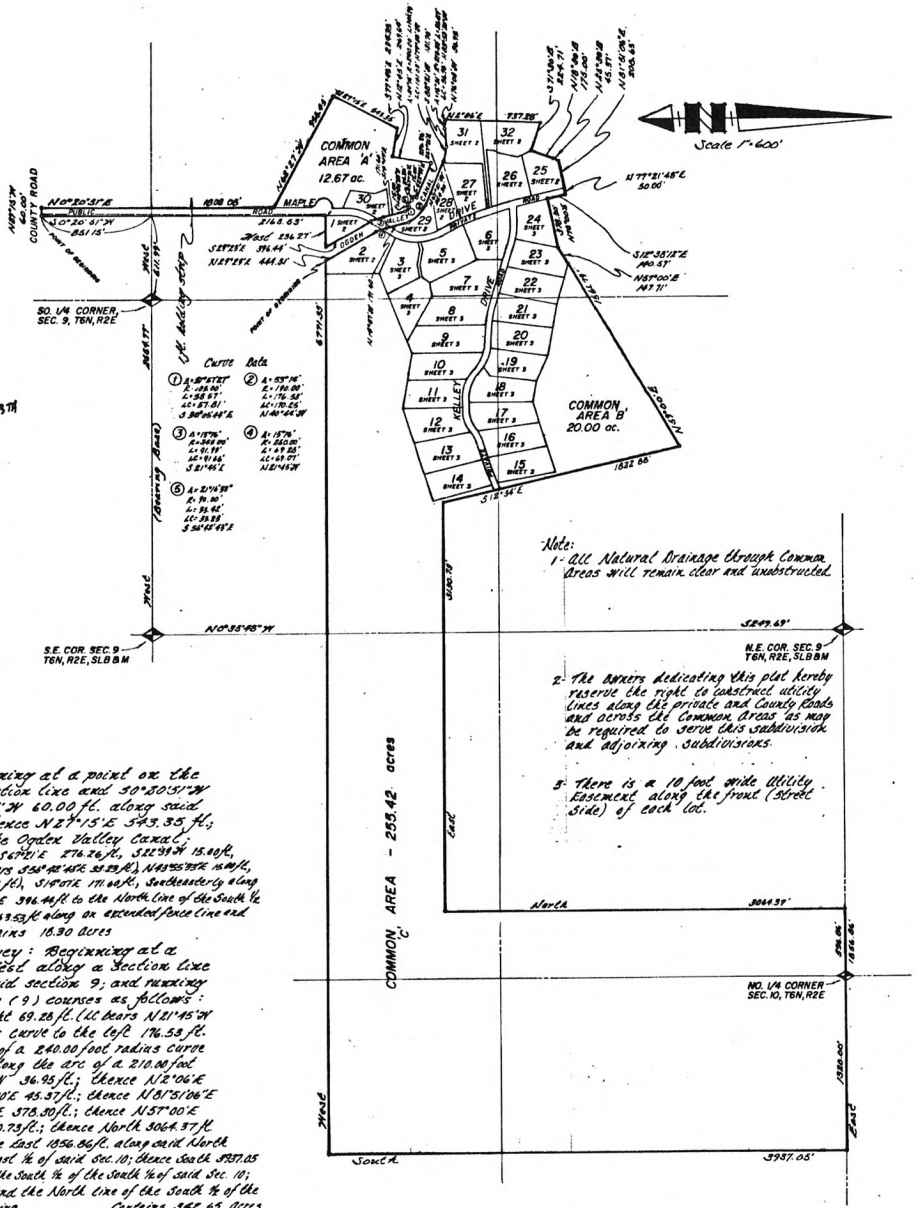
Wayne L. Wahlquist
Chairman

WEBER COUNTY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Commissioners of Weber County, Utah this 23rd day of July, 1979

Attest: Scott M. Hanney
Title: Deputy County Clerk

Commissioner



Note:

1- All Natural Drainage through Common Areas will remain clear and unobstructed.

2- The owners dedicating this plat hereby reserve the right to construct utility lines along the private and County Roads and across the Common Areas as may be required to serve this subdivision and adjoining subdivisions.

3- There is a 10 foot wide Utility Easement along the front (Street Side) of each lot.

BOUNDARY DESCRIPTION

A part of Sections 9 and 16, T6N, R2E, SLB&M, U.S. Survey: Beginning at a point on the centerline of a County Road, said point being West 611.99 ft. along a section line and S0°20'51"W 951.15 ft. from the S 1/4 corner of said Section 9; and running thence N 89°15'W 60.00 ft. along said centerline; thence N0°20'51"E 1808.08 ft.; thence N62°27'W 956.45 ft.; thence N27°15'E 543.35 ft.; thence S 77°45'E 234.85 ft.; thence N12°45'E 262.64 ft. to the South line of the Ogden Valley Canal; thence Southeasterly along said South line nine (9) courses as follows: S67°E 276.26 ft., S32°39'W 15.80 ft., thence 248.90 ft., Southeasterly along the arc of a 2900 foot radius curve to the right 33.42 ft. (LC bears S58°48'40"E 33.40 ft.), N43°55'30"E 16.80 ft., Southeasterly along the arc of a 1850.00 foot radius curve to the right 58.31 ft. (LC bears S33°54'40"E 58.31 ft.), S34°50'E 111.48 ft., Southeasterly along the arc of a 345.00 foot radius curve to the left 91.93 ft. (LC bears S27°45'E 91.66 ft.), and S20°39'E 396.44 ft. to the North line of the South 1/2 of the South 1/2 of said Section 9; thence West 236.21 ft. along said North line; thence S0°20'51"W 218.53 ft. along an extended fence line and fence line to the point of beginning.

Contains 16.30 acres

Also: A part of Sections 9 and 10, T6N, R2E, SLB&M, U.S. Survey: Beginning at a point on the North line of the Ogden Valley Canal, which is 611.99 ft. West along a Section line and 1312.38 ft. N0°20'51"E and 333.81 ft. East from the S 1/4 corner of said Section 9; and running thence Northwesterly along the North line of said Ogden Valley Canal nine (9) courses as follows: N 29°23'W 444.31 ft., Northwesterly along the arc of a 260.00 foot radius curve to the right 69.28 ft. (LC bears N 21°45'W 69.07 ft.), N14°07'W 171.60 ft., Northwesterly along the arc of a 190.00 foot radius curve to the left 176.53 ft. (LC bears N 40°44'W 170.25 ft.), N 67°21'W 359.30 ft., Northwesterly along the arc of a 240.00 foot radius curve to the left 101.79 ft. (LC bears N 79°30'W 101.03 ft.), S 85°21'W 131.70 ft., Westerly along the arc of a 210.00 foot radius curve to the right 56.87 ft. (LC bears N83°53'30"W 56.70 ft.), and N 76°05'W 36.95 ft.; thence N12°06'E 737.28 ft.; thence S71°30'E 224.71 ft.; thence N18°30'E 175.00 ft.; thence N25°30'E 45.37 ft.; thence N8°51'06"E 206.65 ft.; thence N77°21'45"E 50.00 ft.; thence S12°38'12"E 140.57 ft.; thence N78°00'E 378.30 ft.; thence N5°00'E 147.71 ft.; thence N59°00'E 1561.79 ft.; thence S12°34'E 1822.88 ft.; thence East 3130.73 ft.; thence North 3064.37 ft. to the North line of said Sec. 10; thence East 1856.86 ft. along said North line to the East line of the West 1/2 of the East 1/2 of said Sec. 10; thence South 3937.05 ft. along said East line to the North line of the South 1/2 of the South 1/2 of said Sec. 10; thence West 6711.33 ft. along said North line and the North line of the South 1/2 of the South 1/2 of said Sec. 9 to the point of beginning.

Contains 342.65 acres
Total 360.95 acres.

PREPARED BY
GREAT BASIN ENGINEERING INC.
CIVIL ENGINEERS —— LAND SURVEYORS
Ogden, Utah

SURVEYOR'S CERTIFICATE

I, Jay R. Anderson, a registered Land Surveyor in the State do hereby certify that this plat of Green Hill Country Estates in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the description of lands included in said subdivision based on data compiled from the Weber County Recorders Office, and of a survey made on the ground.

Signed this 12th day of November, 1979

2430
License No.

Jay R. Anderson

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land hereby set apart and subdivide the same into lots and streets on the plat and name said tract Green Hill Country Estates and do hereby; dedicate, grant and convey to Weber County those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever. Dedicate unto themselves, their heirs, their grantees and assigns, a right to be used in common with all others within said subdivision those adjoining subdivisions that may be subdivided by the undersigned owners, their successors or assigns) on, over or across all those parts of said tract of land designated on said plat as common areas to be maintained by a Home Owners Association, whose members are the lot owners of said owners, their grantees, successors or assigns. Convey to the subdivision Home Owners Association, all those portions of said tract of land designated as private roads and to be used for recreational and open space purposes for the benefit of the Owners Association member in common with all others entitled and grant and dedicate to Weber County a perpetual open space right and easement on and over the common areas to guarantee to the County that the Common Areas remain forever open and shall not be developed except for approved recreational and open space purposes and dedicate a perpetual right and easement over, upon and across the lands designated on the plat as public utility easements the same to be used for the installation, maintenance and operation of public utility service lines or for the perpetuation of water drainage channels in their natural state as may be applicable as may be authorized by Weber County, Utah, with buildings or structures being erected within such easements.

Signed this 12th day of NOVEMBER, 1979

Ogden Hill Development Incorporated

James Alard, Pres.

Harold B. Eborn, Sec.

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the ____ day of ____, 1979, personally appeared before me signed Notary Public, the signers of the above Owners Dedication number, who duly acknowledged to me they signed it freely and for the purposes therein mentioned.

Commission Expires ____ Notary Public

State of Utah
County of Weber

On the 12th day of Nov., 1979, personally appeared before me James Alard and Harold B. Eborn, who being by me duly sworn did say that they are President and Secretary and that said instrument was signed in behalf of said corporation by a resolution of its Board of Directors and that said corporation executed the same.

DECEMBER 1, 1981
Commission Expires

Charles A. Olsen
Notary Public

CHARLES A. OLSEN NOTARY PUBLIC STATE OF UTAH

ENTRY NO. 8[illegible]
FEE $[illegible] FILED
RECORDED [illegible]
12 o'clock M. IN BOOK
RECORDS, PAGE
JOSEPH [illegible]
BY [illegible]
FOR OGDEN

SHEET NO 1 OF

PART OF SECTIONS 9, 10, & 16, T.6N., R.2E., S.L.B. & M.

GREEN HILL COUNTRY ESTATES PHASE NO. 1

LOTS 12 – 17

TAXING UNIT: 231

IN WEBER COUNTY

SCALE 1" = 100'

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 23, PAGES 99, 100, 101.