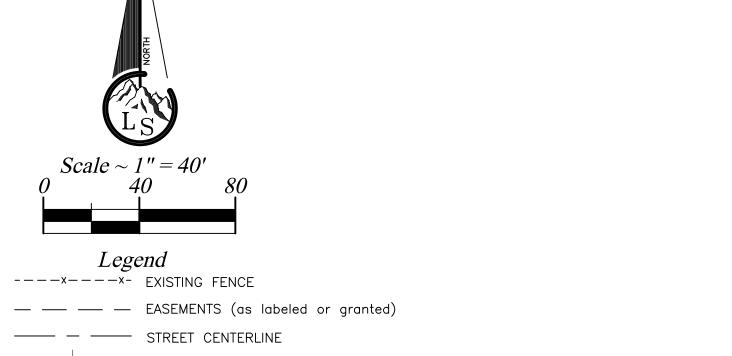
GIBSON ACRES SUBDIVISION FIRST AMENDMENT

2200 South Street

PART OF THE SW 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2021



FND REBAR AND CAP
SET #5x24" REBAR AND
CAP STAMPED LANDMARK
RECORD DATA

MEASURED DATA

FND SECTION CORNER

S 89°13'14" E P.O.B. г---- ----- --х- -----х= 4127 W. 4157 W. Exist. Hous EXIST. HOUSE Exist. House Lot 4 Lot 5 1.54 acres 3.52 acres Lot 3 GIBSON ACRES SUBDIVISION HADLEY & OSMOND ESTATES ----EXIST. FENCE FENCE IS 3'± — NORTH OF CORNER FENCE IS 3.8'± Barn NORTH OF CORNER S 89° 12' 29" E 200.00' WEBER COUNTY SURVEYOR'S CERTIFICATE 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____.

N 89°12'29" W

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

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 __________, 20_____.

Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

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 ______, 20____.

Chairman, Weber County Planning Commission

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 ______, 20___.

WEBER COUNTY ENGINEER

- WEST 1/4 SEC 28, T6N, R2W, SLB&M

Basis of Bearing

FND 3" WEBER COUNTY BRASS CAP,

DATED 2004, 5" BELOW SURFACE

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 ______, 20 __.

Signature

Weber County Surveyor

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract GIBSON ACRES SUBDIVISION FIRST AMENDMENT: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of

LONNIE BROWN ELIZABETH BROWN

STATE OF UTAH

EAST I/4 SEC 28, T6N, R2W, SLB&M -

FND 3" WEBER COUNTY BRASS CAP, DATED 2018, 6" BELOW SURFACE

COUNTY OF WEDER

_____ , 20____.

COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number _____ witness my hand and official seal.

Notary Signature: (print name below signature):

My Commission Expires:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____, 20___.

DAVID MCGINNIS SHARON L. MCGINNIS

STATE OF UTAH

:

COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number _____ witness my hand and official seal.

Notary Signature: (print name below signature): My Commission Expires:

9008384

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point on the South right-of-way of 2200 South Street which is South 89°13'14" East along the Section line 824.08 feet and South 0°35'48" West 33.00 feet from the West Quarter corner of said Section 28; and running thence South 89°13'14" East along said South right-of-way 350.00 feet; thence South 0°35'48" West 630.09 feet; thence North 89°12'29" West 350.00 feet; thence North 0°35'48" East 630.01 feet to the point of beginning.

Contains 5.06 acres

NARRATIVE

The purpose of this survey is to amend Lots 1 and 2 of Gibson Acres Subdivision as shown.

Documents used to aide in this survey:

1. Weber County Tax Plat 15-199, 15-270, 15-078.

Deeds of record as found in the Weber County Recorders Office for subject parcels and neighboring parcels,

3. Plats of Record: 39-090 Gibson Acres Subdivision, 51-088 Hadley & Osmond Estates.

4. Record of Survey's: #1089, #1715, #2740.

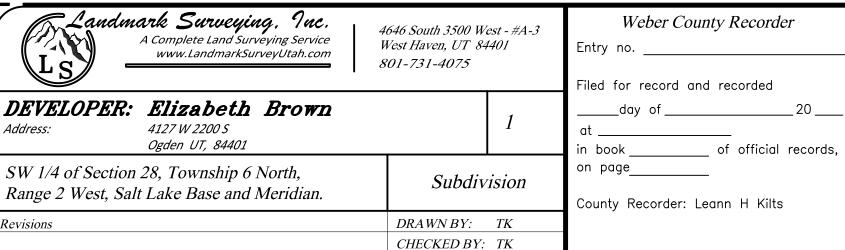
Boundaries were establish from prior plats and survey's.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use

Ordinance of Weber County as indicated by their approval hereon.



DATE: 3/2/2021

By Deputy:

Fee paid

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a vibrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall of be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.