

Green Hill Country Estates Phase No. 7 - 1st Amendment

A part of the Southeast 1/4 of Section 5, the Northeast 1/4 of Section 8, the Northwest 1/4 of Section 9, the Southeast 1/4 of Section 4, and the East 1/2 of Section 3, T6N, R2E, SLB&M, U.S. Survey

Weber County, Utah

August 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of Green Hill Country Estates Phase No. 7 - 1st Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2015.

6242920
License No. Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 of Section 5, the Northeast 1/4 of Section 8, the Northwest 1/4 of Section 9, the Southeast 1/4 of Section 4, and the East 1/2 of Section 3, T6N, R2E, SLB&M, U.S. Survey

Beginning at the Southwesterly corner of Lot 79, Green Hill Country Estates Phase No. 5, a cluster type subdivision in Weber County, Utah, said point being 2296.41 feet West and 3688.58 feet North from the Brass Cap monument at the South Quarter Corner of said Section 9, running thence North 64°55'00" West 339.30 feet; thence North 53°31'50" West 1365.06 feet; thence North 37°41'00" West 196.02 feet to a point of curvature; thence Northwesterly along the arc of a 540.00 foot radius curve to the left a distance of 99.43 feet (Central Angle equals 10°33'00" and Long Chord bears North 42°57'30" West 99.29 feet) to a point of tangency; thence North 48°14'00" West 34.20 feet; thence North 41°48'00" East 5.00 feet; thence North 48°14'00" West 527.40 feet; thence North 41°00'08" East 1115.36 feet to the Northwesterly boundary corner of Common Area "N" Green Hill Country Estates Phase No. 2, a cluster type subdivision in Weber County, Utah; thence two (2) courses along the Westerly boundary line of said Phase No. 2 as follows: South 841.75 feet and East 1062.51 feet to the Northwesterly boundary corner of Common Area "J"; of said Green Hill Country Estates Phase No. 5; thence six (6) courses along the Westerly boundary line of Phase No. 5 as follows: South 9°30'00" East 500.45 feet; South 62°50'00" East 806.35 feet; South 25°05'00" West 424.69 feet; North 68°30'00" West 87.43 feet to a point of curvature; Northwesterly along the arc of a 814.44 foot radius curve to the right a distance of 147.54 feet (Central Angle equals 10°22'44" and Long Chord bears North 63°18'36" West 147.34 feet) and South 25°05'00" West 455.64 feet to the point of beginning.

Contains: 51.54 Acres

Also: All of the Northwest Quarter of Lot 6, Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey being more particularly described as follows:

Beginning at a point which is 1980.40 feet North along the Section line and 650.72 feet North 89°24'10" West from the Southeast corner of said Section 4, and running thence North 89°24'10" West 651.21 feet; thence North 0°00'15" West 673.47 feet to the Quarter Section line; thence South 88°48'04" East 651.29 feet along said Quarter Section line; thence South 0°00'23" East 666.63 feet to the point of beginning.

Contains: 10.016 Acres

Also: All of the East Half of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 3, and running thence North 5280 feet, more or less, along the Section line to the North Quarter Corner of said Section 3, thence East 2692.65 feet, more or less, along the Section line to the Northeast Corner of said Section 3, thence South 5280 feet, more or less, along the Section line to the Southeast corner of said Section 3, thence West 2692.65 feet, more or less, along the Section line to the point of beginning.

Contains: 326.382 Acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into Lots and Parcels shown on this plat, and name said tract Green Hill Country Estates Phase No. 7 - 1st Amendment, and hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Private Rights-of-Way as access to the individual lots, to be maintained by a Lot Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and do hereby grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant an dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes, and do hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this _____ day of _____, 2015.

Green Hill Country Estates Homeowners Association

Brad G. Johnson - Chairman

Brian See - Secretary

Sam Clark - Treasurer

Lynn Turner - Owner

Frank B. Westerfield - Owner

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Brad G. Johnson, Brian See, and Sam Clark.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Lynn Turner, who being by me duly sworn did acknowledge that he is the owner of Unit 119, and that the foregoing instrument was signed by him.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Frank B. Westerfield, who being by me duly sworn did acknowledge that he is the owner of Unit 119, and that the foregoing instrument was signed by him.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

SHEET 1 OF 3

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY

DEVELOPER INFORMATION

Sam Clark
Green Hill Country Estates Homeowners Association
P.O. Box 372
Huntsville, UT 84317
(801) 540-0395

NARRATIVE

This subdivision plat was requested by Mr. Sam Clark of Green Hill Country Estates Homeowners Association for the purpose of incorporating open space into Green Hill Country Estates Phase No. 7.

The bearing base for this subdivision and the adjoining subdivisions (Green Hill Country Estates No. 1, 2, 3, 4, 5, and 6) is a line bearing East between monuments found at the Southeast Corner of Section 9, T6N, R2E, and the South Quarter of said Section 9. Property corners set are as depicted on drawing.

Timothy Patrick
Charlwood

Common Area "M"
10.016 Acres
See Sheet 2&3 of 3

Section 3

Common Area "N"
326.382 Acres
See Sheet 3 of 3

Section 4

Lot 6
650.72'

Lot 7
2605.12' (W.C.S.)
(5210.25' W.C.S.)

Section 9

Section 10

Middlefork Ranch LLC

Middlefork Ranch LLC

Northwest Corner of Section 9, T6N, R2E, SLB&M, U.S. Survey (Not Found - Location calc. from Weber County monument Position map - 12/15/94)

North 1/4 Corner of Section 9, T6N, R2E, SLB&M, U.S. Survey (Not Found - Location calc.)
2605.12' (W.C.S.)
S 89°23'54" E Calc. (S 88°29'27" E W.C.S.)

Northwest Corner of Section 9, T6N, R2E, SLB&M, U.S. Survey (Found Stone)

North 1/4 Corner of Section 10, T6N, R2E, SLB&M, U.S. Survey (Not Found)

Northwest Corner of Section 10, T6N, R2E, SLB&M, U.S. Survey (Not Found)

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 _____, 2015.

Weber County Attorney

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 _____, 2015.

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 _____, 2015.

Weber County Engineer

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.
Signed this _____ day of _____, 2015.

Chairman, Weber County Commission

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2015.

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 monument 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 _____, 2015.

Weber County Surveyor

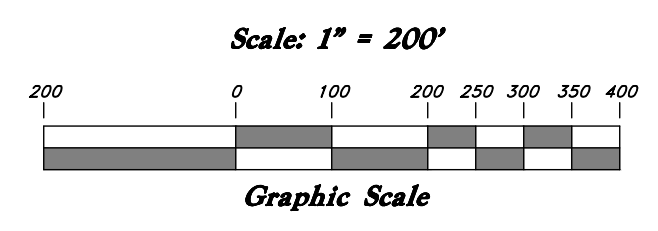
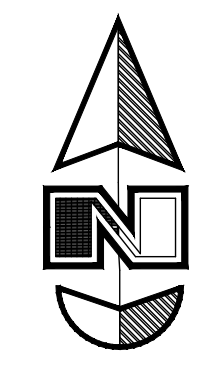
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 241-4515 B.L.C. (801) 521-0222 FAX (801) 521-7544
WWW.GREATBASINENGINEERING.COM

Attest: _____
Title: _____

Green Hill Country Estates Phase No. 7 - 1st Amendment

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 Weber County, Utah
 July 2015

West 1/4 Corner of Section 4,
 T6N, R2E, SLB&M, U.S. Survey
 (Not Found - Location Calc.
 from Weber County position
 map - 12/15/94)



Legend

- ◆ Found Section Corner
- ⊙ Found Monument
- P&DE Public Utility & Drainage Easement
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Middlefork Ranch
 LLC

Middlefork Ranch
 LLC

Middlefork Ranch
 LLC

Common
 Area "K"

**Common
 Area "M"**
 10.016 Acres

Common
 Area "D"

Northwest Corner of Section 9,
 T6N, R2E, SLB&M, U.S. Survey
 (Not Found - Location calc. from
 Weber County monument Position
 map - 12/15/94)

North 1/4 Corner of Section 9,
 T6N, R2E, SLB&M, U.S. Survey
 (Not Found - Location calc.)

119
 25.78 Acres
 8850 E.

120
 25.76 Acres
 8853 E.

Green Hill Country
 Estates Phase No. 7

△ = 10°22'47"
 L = 147.54'
 R = 814.43'
 LC = 147.34'
 N 63°18'36" W

87.43'
 N 68°30'00" W
 △ = 3°07'15"
 R = 814.43'
 L = 44.35'
 LC = 44.35'
 N56°33'36" W

N 41°00'08" E
 522.82'
 N 48°14'00" W
 527.40'
 5.00'
 N 41°46'00" E
 34.20'
 N 48°14'00" W
 Δ = 10°33'00"
 L = 99.43'
 R = 540.00'
 LC = 99.29'
 N 42°57'30" W

Jamie E. Simpson IRA

**GREAT BASIN
 ENGINEERING INC**
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 294-4515 B.L.C. (801) 521-0222 FAX (801) 292-7544
 WWW.GREATBASINENGINEERING.COM

SHEET 2 OF 3

WEBER COUNTY RECORDER

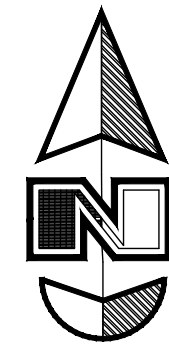
ENTRY NO. _____ FEE PAID _____
 RECORDED _____ FILED FOR RECORD AND
 AT _____
 IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____

WEBER COUNTY RECORDER

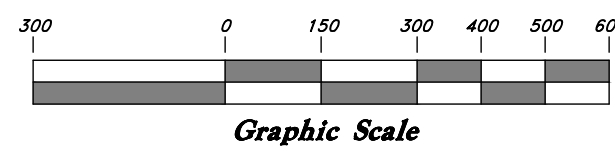
BY: _____
 DEPUTY

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 Weber County, Utah
 July 2015



Scale: 1" = 300'



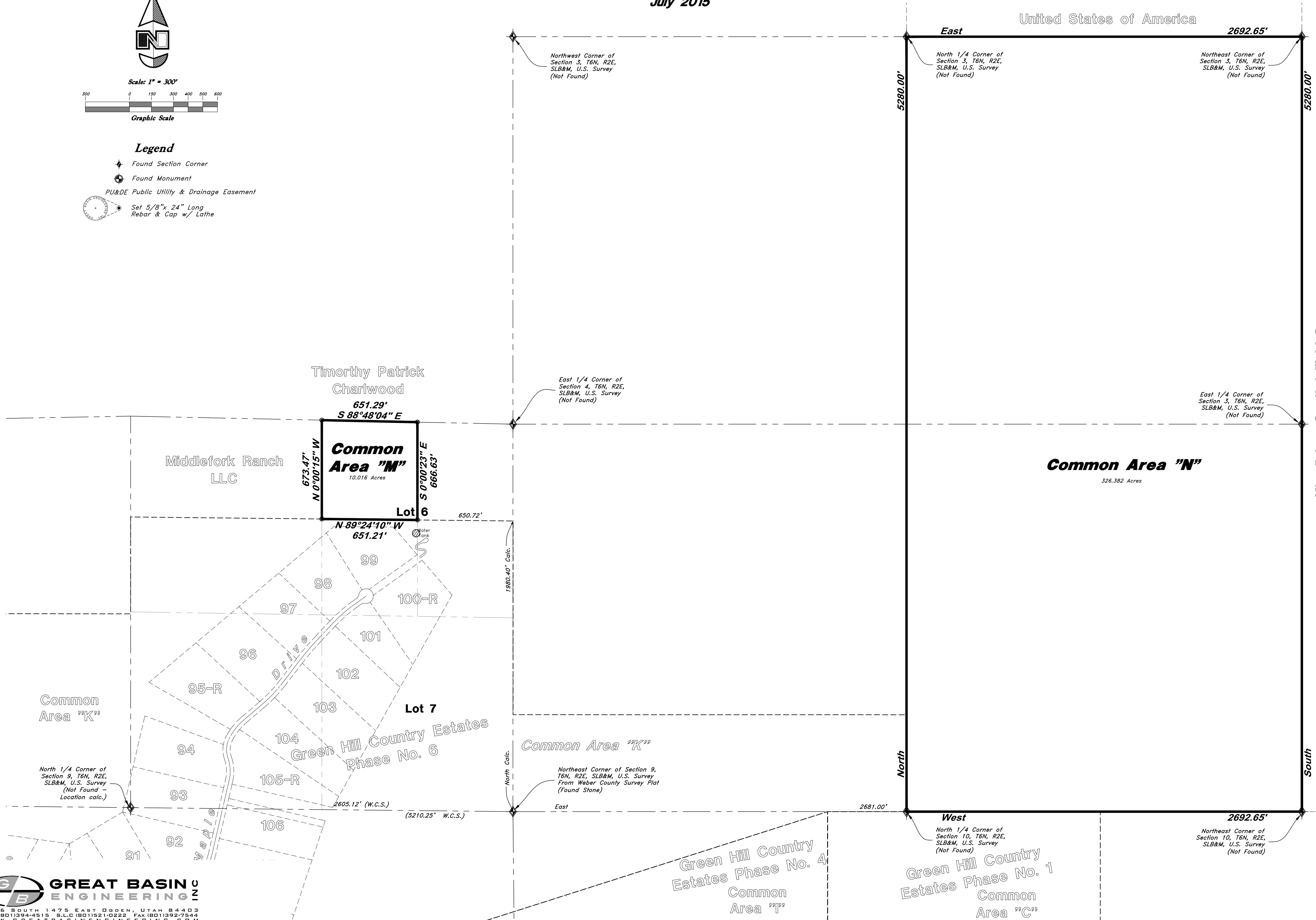
Legend

◆ Found Section Corner

⊕ Found Monument

PU&DE Public Utility & Drainage Easement

⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe



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 WWW.GREATBASINENGINEERING.COM

SHEET 3 OF 3

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ . RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY