

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

United States of America

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 17-25-17 and that I have verified all measurements shown hereon 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 115.36 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 Western 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°22'42" 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 1995.55 feet North 1°57" East along the Section line and 668.16 feet North 89°41'42" West from the Southwest corner of said Section 4, and running thence North 89°41'42" West 668.10 feet, more or less; thence North 0°58'09" East 675.89 feet, more or less to the Quarter Section line; thence South 89°12'53" East 673.82 feet, more or less along said Quarter Section line; thence South 1°27'42" West 670.34 feet, more or less to the point of beginning.

Contains: 10.367 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 0°54'31" West 5196.00 feet, more or less, along the Quarter Section line to the North Quarter Corner of said Section 3, thence North 89°56'21" East 2635.30 feet, more or less, along the Section line to the Northeast Corner of said Section 3, thence South 0°53'50" East 5151.00 feet, more or less along the Section line to the Southeast corner of said Section 3, thence South 88°57'39" West 2634.00 feet, more or less, along the Section line to the point of beginning.

Contains: 312.893 Acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Parcels as 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 as common areas to have 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 hereon, 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

Lynn Turner - Owner

Brian See - Secretary

Frank B. Westerfield - Owner

Sam Clark - Treasurer

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: _____

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: _____

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: _____

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 property currently owned by Green Hill Country Estates into dedicated open space within 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.

Locations for the North Quarter Corner of Section 9, The East Quarter Corner of Section 4, and the North Quarter Corner, the Northeast Corner, the Southeast Corner, and the South Quarter Corner of Section 3 were provided by Weber County Surveyor's office and not currently published, nor have they been verified by this office. Common Area "M" and Common Area "N" are aliquot parts of Sections 4 and 3 respectively and are described as such. Property corners set are as depicted on drawing.

Per my conversation with Jason Felt I reviewed the Green Hill Country Estates Phase No. 7 - 1st Amendment to check for items we had talked about with reference to the unpublished corner locations. Please make sure that the following items are changed/added to the plat per my discussion with Jason.

- 1) Add the following plat note or state it in the survey narrative "State plane Northing and Easting positions of the North Quarter Corner of Section 9, East Quarter Corner of Section 4, and the North Quarter Corner, the Northeast Corner, the Southeast Corner, and the South Quarter Corner of Section 3, were provided by Weber County Surveyor's Office as a reference only and have not been published by that office because the coordinates have not met the standards required by the County Surveyor for publication. The coordinate positions provided by the Weber County Surveyor's Office have been truncated to an accuracy of greater than one foot and have been provided for the purpose of the general location of the monuments."
- 2) Remove "per Weber County Surveyor's Office" from all unpublished section corners and indicate whether a search was made for them or not.
- 3) Remove "From Weber County Survey Plat" and replace it with "Location Calculated from Weber County Surveyor Bearing Sheet"
- 4) Indicate on the Northeast Corner of Section 9 whether Great Basin found a stone or whether it was a calculated location, it should be one or the other not both.
- 5) Remove all "(WCS)" notes from section lines to unpublished corners.

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

Section 3

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

Section 4

Lot 6
BEARING

Lot 7

Section 10

Neva C. McKay et al

Middlefork Ranch LLC

Middlefork Ranch LLC

Green Hill Country Estates Phase No. 6

Green Hill Country Estates Phase No. 4

Jamie E. Simpson IRA

Green Hill Country Estates Phase No. 7

119
25.78 Acres

120
25.76 Acres

Green Hill Country Estates Phase No. 5

Green Hill Country Estates Phase No. 2

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.

Webber 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.

Webber 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.

Webber County Surveyor

Attest:

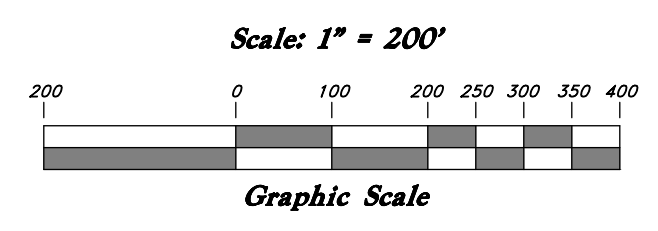
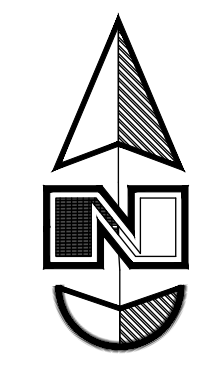
Title:

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 244-515 BLDG (801) 521-0222 FAX (801) 522-7544
WWW.GREATBASINENGINEERING.COM

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
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"

Lot 6

Lot 7

Common Area "D"

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

Green Hill Country Estates Phase No. 5

2605.12' (W.C.S.)

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

2605.12' (W.C.S.)

(5210.25' W.C.S.)

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
△ = 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)394-4515 FAX (801)392-7544
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

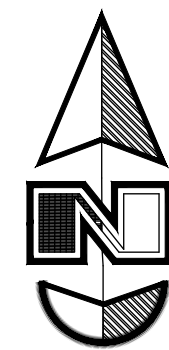
BY: _____ DEPUTY _____

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

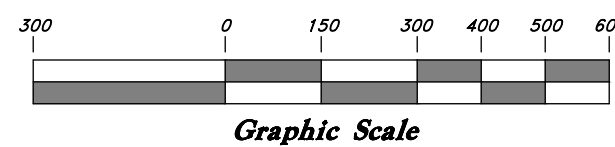
A part of the Southeast 1/4 of Section 5, the Northeast 1/4 of Section 8, the Northwest 1/4 of Section 9, the Southeast 1/4 of Section 4, and the East 1/2 of Section 3, T6N, R2E, SLB&M, U.S. Survey

Weber County, Utah

July 2015



Scale: 1" = 300'



Graphic Scale

Legend

◆ Found Section Corner

⊕ Found Monument

PU&DE Public Utility & Drainage Easement

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

United States of America

N 89°56'21" E

2635.30'

North 1/4 Corner of Section 3, T6N, R2E, SLB&M, U.S. Survey (per Weber County Surveyor's Office)

Northeast Corner of Section 3, T6N, R2E, SLB&M, U.S. Survey (per Weber County Surveyor's Office)

5196.00'

5151.00'

Northwest Corner of Section 3, T6N, R2E, SLB&M, U.S. Survey (Not Found)

East 1/4 Corner of Section 4, T6N, R2E, SLB&M, U.S. Survey (per Weber County Surveyor's Office)

East 1/4 Corner of Section 3, T6N, R2E, SLB&M, U.S. Survey (Not Found)

Timothy Patrick Charwood

673.82'

S 89°12'53" E

Common Area "M"
10.367 Acres

Lot 6

675.89' N 0°58'09" E

S 1°27'42" W 670.34'

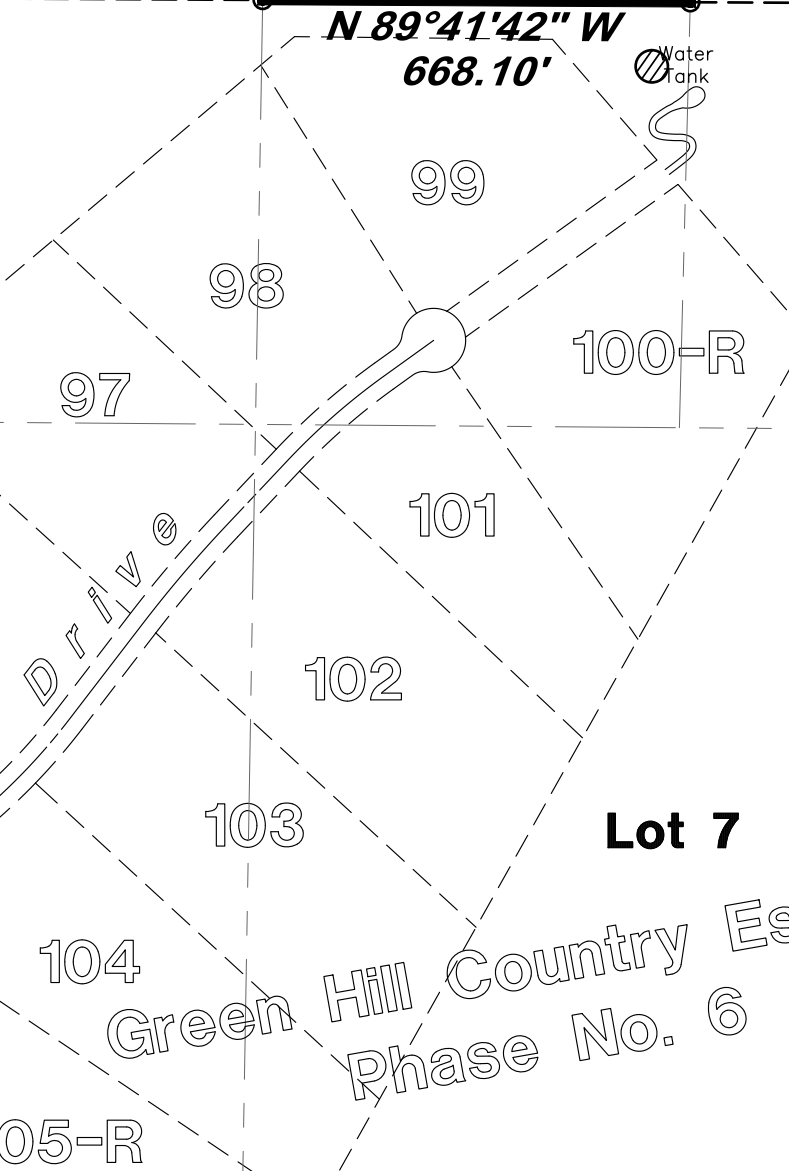
N 89°41'42" W 668.10'

668.16' BEARING

Middlefork Ranch LLC

Common Area "N"
312.893 Acres

Kingfisher Capital III LLC



Common Area "K"

Common Area "K"

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

Northeast Corner of Section 9, T6N, R2E, SLB&M, U.S. Survey From Weber County Survey Plat (Found Stone)

2605.12' (W.C.S.)

(5210.25' W.C.S.)

N 1°57' E (WCS)

N 89°03' E (WCS)

2768.00' (WCS)

N 0°54'31" W

S 88°57'39" W

North 1/4 Corner of Section 10, T6N, R2E, SLB&M, U.S. Survey (per Weber County Surveyor's Office)

2634.00'

Northeast Corner of Section 10, T6N, R2E, SLB&M, U.S. Survey (per Weber County Surveyor's Office)

SHEET 3 OF 3

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Green Hill Country Estates Phase No. 4
Common Area "P"

Green Hill Country Estates Phase No. 1
Common Area "C"

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 _____