

# 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 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°46'00" East 5.00 feet; thence North 48°14'00" West 527.40 feet; thence North 41°20'08" East 1115.35 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 Quarter 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 heron 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 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  
 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: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 A Notary Public commissioned in Utah  
 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: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 A Notary Public commissioned in Utah  
 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: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 A Notary Public commissioned in Utah  
 Print Name

## 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

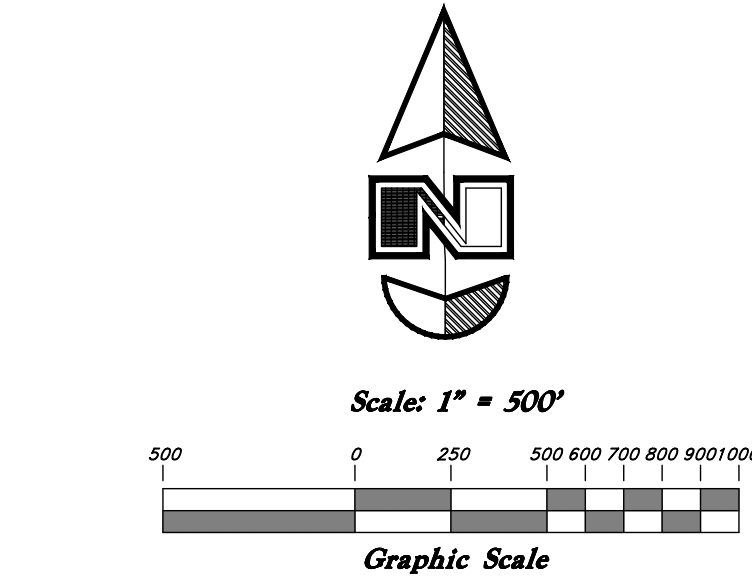
Lot 6  
650.72'

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

Section 9

Section 10

Neva C. McKay et al



## Legend

- Found Section Corner
- Found Monument

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)

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)

N:3625324  
E:1577106

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

Green Hill Country Estates Phase No. 7  
 Green Hill Country Estates Phase No. 5  
 Green Hill Country Estates Phase No. 2  
 Green Hill Country Estates Phase No. 4

## 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



5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 244-5115 B.L.C. (801) 592-10222 FAX (801) 592-7544  
 WWW.GREATBASINENGINEERING.COM

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 \_\_\_\_\_

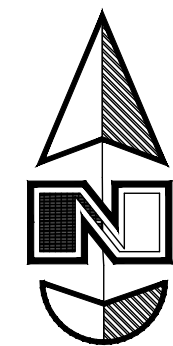
WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

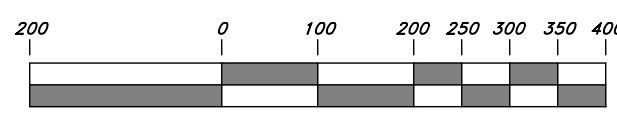
# Green Hill Country Estates Phase No. 7 - 1st Amendment

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)



Scale: 1" = 200'



Graphic Scale

### 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 "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.)

**Common  
Area "M"**  
10.016 Acres

Lot 6

Lot 7

Green Hill Country  
Estates Phase No. 7

Jamie E. Simpson IRA

Green Hill  
Country Estates  
Phase No. 5

Green Hill Country Estates  
Phase No. 2

Common  
Area "E"

Common  
Area "G"

**GREAT BASIN ENGINEERING INC**  
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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

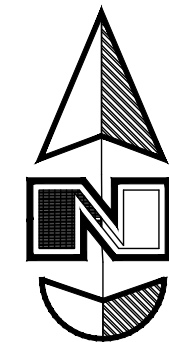
BY: \_\_\_\_\_ DEPUTY

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

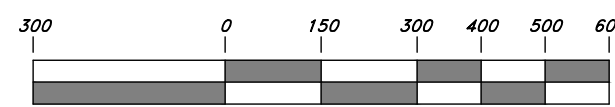
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Weber County, Utah

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

2692.65'

East

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

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

Weber County visited pile of stones, and Brass cap in 2012

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

Weber County visited Brass cap in 2012

5280.00'

5280.00'

Weber County visited Closing Corner in 2012

CALCULATED DISTANCES DON'T AGREE WITH LOCATIONS FROM WEBER COUNTY DATA I HAVE GIVEN SEARCH COORDINATES FOR YOU ON THE COVER SHEET.

Timothy Patrick Charwood

651.29' S 88°48'04" E

**Common Area "M"**  
10.016 Acres

Middlefork Ranch LLC

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

Weber County Set monument in 2012

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

**Common Area "N"**  
326.382 Acres

Kingfisher Capital III LLC

N 89°24'10" W 651.21'

673.47' N 0°00'15" W

666.63' S 0°00'23" E

Lot 6

Green Hill Country Estates Phase No. 6

Common Area "K"

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

Weber County visited stone in 2012

Weber County Set monument in 2012

2681.00'

2692.65'

West

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

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

**GREAT BASIN ENGINEERING INC.**  
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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 \_\_\_\_\_