

PAUL GIBSON SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2016

FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. GOOD CONDITION

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

NEED TITLE COMMITMENT

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 32. SHOWN HEREON AS S00°34'26"W AS PER UTAH STATE PLANE HILL GRID AS PER WEBER COUNTY SURVEY

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

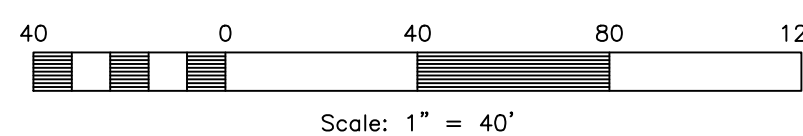
BEGINNING AT A POINT WHICH LIES S00°34'26"W 1267.24 FEET AND S89°25'42"E 37.65 FEET FROM A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER OF SAID SECTION 32; AND RUNNING THENCE ALONG THE BOUNDARY OF GIBSON SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) S89°25'42"E 378.08 FEET; (2) N00°34'18"E 441.16 FEET; THENCE S89°16'08"E 453.30 FEET TO THE NORTHWEST CORNER OF GIBSON HILL SUBDIVISION; THENCE S09°39'41"W ALONG THE WESTERLY LINE OF GIBSON HILL SUBDIVISION 503.10 FEET TO THE NORTHERLY LINE OF LOT 10 WEST HILLS SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 10 WEST HILLS SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) N89°10'04"W 127.40 FEET; (3) S00°56'18"W 3.71 FEET; THENCE N89°25'34"W 624.46 FEET; THENCE N00°34'26"E 59.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 229,150 SQUARE FEET OR 5.261 ACRES.



VICINITY MAP (NO SCALE) LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = PUBLIC UTILITY EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- = FENCE LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = EXISTING BUILDING



1267.24' (BASIS OF BEARINGS) 5291.21'(M)

4023.67' (BASIS OF BEARINGS) 5291.21'(M)

PLEASE SEE PARCEL NUMBER 15-083-0002 AS IT IS IN THE NAME OF WEBER COUNTY. IT REFERENCES 3 DEEDS THAT APPEAR TO RUN ALONG THE SECTION LINE WITH A 80' ROW 40' HALFWIDTH. THEY ALSO REFER TO "HOOPER-PLAIN CITY ROAD" (N.R.S. 155)

THE ENGINEERING OFFICE IS ALSO WANTING A DEDICATION OF A 60' HALFWIDTH. THIS WOULD NEED THE OWNERS DEDICATION UPDATED AS WELL.

I GOT IN CONTACT WITH UDOT AND THIS IS SR134 WITH A 80' ROW. YOU WILL NEED TO GET IN CONTACT WITH THEM FOR ROW PLANS. THEY ALSO MENTIONED 12' IN DEDICATION OVER THE 10' MENTIONED ABOVE. PLEASE GET IN CONTACT WITH THEM AND CONFIRM.

EASEMENT DOESN'T GIVE ACCESS TO A PUBLIC STREET AS RECORDED. UPON FURTHER RESEARCH OF THE DEED MENTIONED FOR THE ROAD THIS MAY CHANGE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY TO CREATE A ONE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY MATCHING EXISTING SUBDIVISIONS AND DEEDS. THE DEED FOR THE COLEMAN PROPERTY TO THE NORTH HAS A SLIGHT OVERLAP. THE COLEMAN DEEDS WERE ACCEPTED AS THEY FOLLOW CLOSER TO THE FENCE LINE, TO WHICH THERE IS A BOUNDING CALL.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

SITE SOIL INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12T NAD 83 (408675 E 4563390 N) 0-10" SANDY LOAM, GRANULAR STRUCTURE 10-69" SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 69 INCHES

DEVELOPER

PAUL GIBSON
5875 SOUTHGATE AVENUE
HAFB, UTAH 84056

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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNATURE

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 MONUMENTS 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 WITH THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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 _____, 20____.

WEBER- MORGAN HEALTH DEPARTMENT

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 7-28-2016
Project Name: PAUL GIBSON SUBDIVISION
Number: 6730-01
Scale: 1"=40'
Revision: 1 of 1

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER
DEPUTY



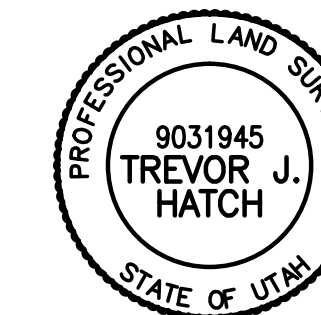
Reeve & Associates, Inc.
510 SOUTH 1500 WEST MORGAN, UTAH 84055
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF PAUL GIBSON SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT, AS SHOWN ON THE PLAT AND NAME SAID SUBDIVISION PAUL GIBSON SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT-OF-WAY AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER AND STORM DRAIN EASEMENTS; THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL RESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

PAUL GIBSON

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC