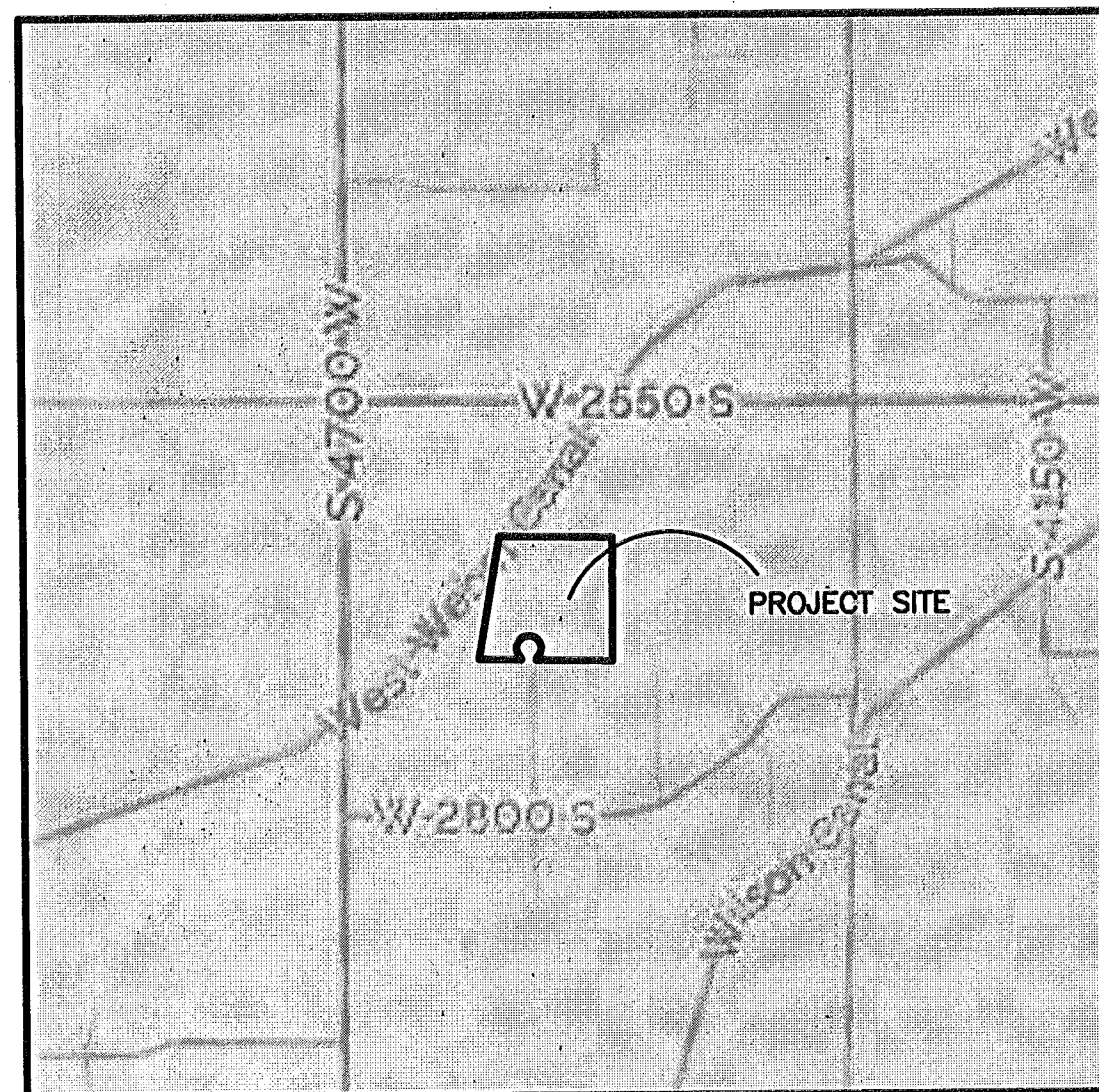


Gibson Hill Subdivision 1st Amendment

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M., U.S. SURVEY
CITY OF OGDEN, WEBER COUNTY, UTAH
JANUARY, 2017



Vicinity Map
(NO SCALE)

Parcel Info.

APN #15-416-0001
2698 SOUTH 4550 WEST, OGDEN, UTAH 84401
GIBSON, RICHARD B & WIFE CAROLYN D GIBSON

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	12.09'	11.77'	6.40'	N23°39'54"E	46°11'13"
C2	50.00'	237.69'	69.23'	47.97'	N89°25'43"W	272°22'28"
C3	15.00'	12.09'	11.77'	6.40'	S22°31'19"E	46°11'15"

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEBER COUNTY COORDINATE SYSTEM AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, T.6N., R.2W., S.L.B.& M., SHOWN HEREON AS: S89°17'54"E.

Narrative

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 1 OF GIBSON HILL SUBDIVISION TO REMOVE AN EASEMENT. THE BOUNDARY WAS DETERMINED BY RETRACING THE ORIGINAL SUBDIVISION PLAT. THE BOUNDARY OF LOT 1 WAS NOT AFFECTED.

Zoning Note

A-1 ZONE 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." (AMD. ORD. #3-82, JANUARY 26, 1982)

Notes

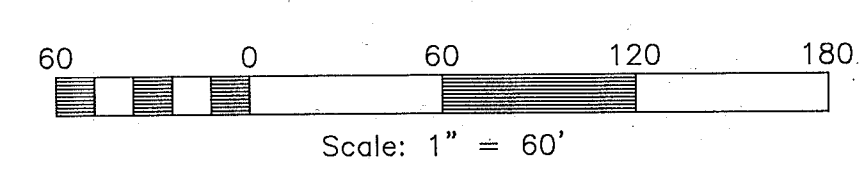
- 1 - 5' ACCESS STRIP IN FAVOR OF QUESTAR GAS COMPANY
- 2 - PERK TEST HOLE IS 146.6' WEST OF EAST BOUNDARY LINE AND 97.0' NORTH OF SOUTH BOUNDARY LINE.

Developer Info.

RICHARD B. GIBSON
2714 SOUTH 4550 WEST
OGDEN, UTAH 84401

Legend

- SECTION CORNER
- SET 5/8" x 24" REBAR W/CAP MARKED "REEVE AND ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- P.U.E. / EASEMENTS
- CENTER LINE
- SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT



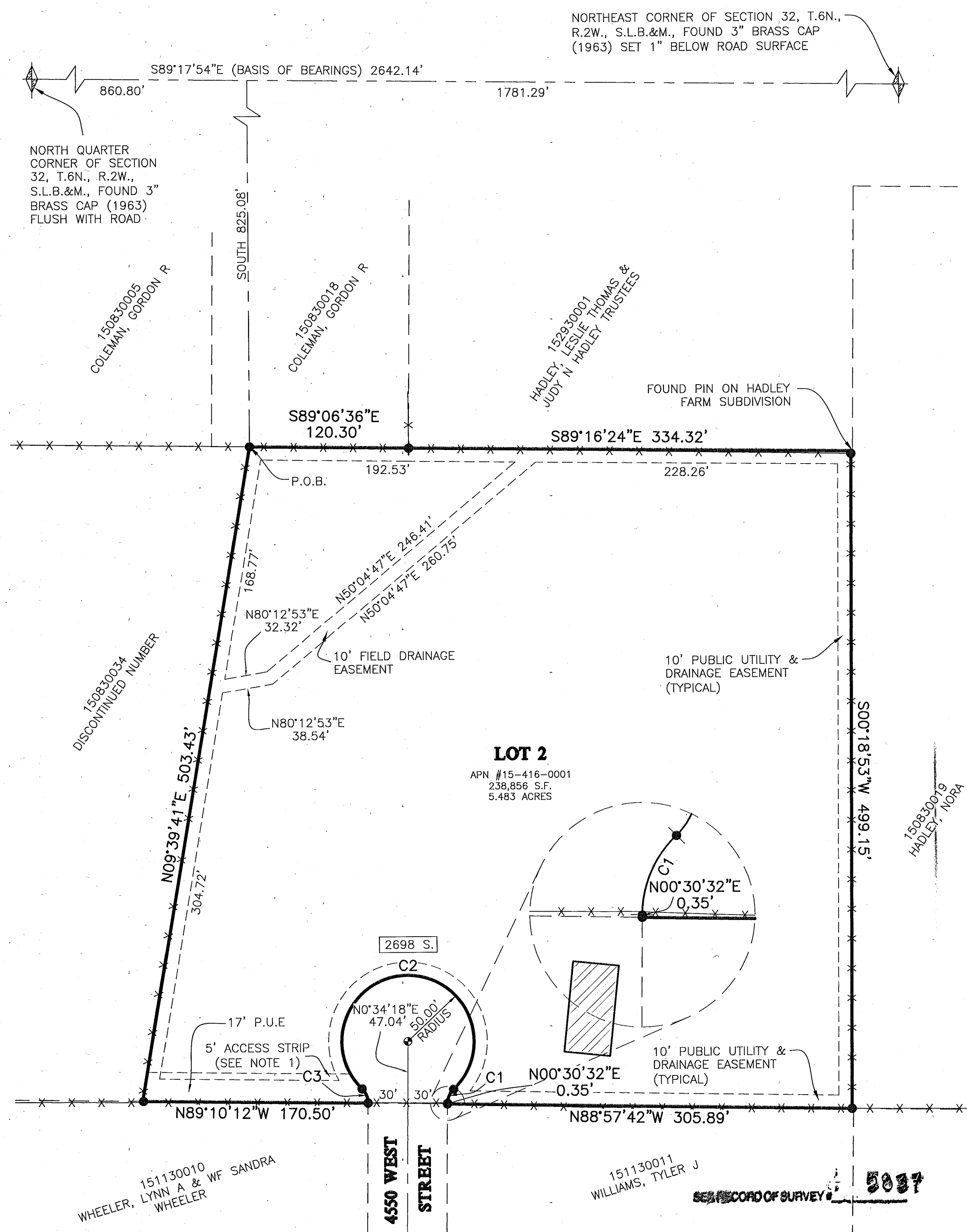
Boundary Description

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:

ALL OF LOT 1, GIBSON HILL SUBDIVISION, ALSO DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND THE NORTHWEST CORNER OF LOT 1 OF GIBSON HILL SUBDIVISION, SAID POINT BEING S89°17'54"E ALONG THE SECTION LINE 860.80 FEET, AND SOUTH 825.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE LINE OF LOT 1 THE FOLLOWING FOUR (4) COURSES; (1) S89°06'36"E 120.30 FEET; (2) S89°16'24"E 334.32 FEET; (3) S00°18'53"W 499.15 FEET; (4) N88°57'42"W 305.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4550 WEST STREET; THENCE ALONG THE RIGHT-OF-WAY LINE OF 4550 WEST STREET THE FOLLOWING FOUR (4) COURSES (1) N00°30'32"E 0.35 FEET; (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.09 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N23°39'54"E, AND A CHORD LENGTH OF 11.77 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.69 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF N89°25'43"W, AND A CHORD LENGTH OF 69.23 FEET; (4) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.09 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S22°31'19"E, AND A CHORD LENGTH OF 11.77 FEET TO THE SOUTHERLY LINE OF LOT 1 OF GIBSON HILL SUBDIVISION; THENCE ALONG THE LINE OF LOT 1 GIBSON HILL SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) N89°10'12"W 170.50 FEET; (2) N09°39'41"E 503.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 238,856 SQUARE FEET OR 5.483 ACRES MORE OR LESS



NORTHEAST CORNER OF SECTION 32, T.6N., R.2W., S.L.B.&M., FOUND 3" BRASS CAP (1963) SET 1" BELOW ROAD SURFACE

NORTH QUARTER CORNER OF SECTION 32, T.6N., R.2W., S.L.B.&M., FOUND 3" BRASS CAP (1963) FLUSH WITH ROAD

FOUND PIN ON HADLEY FARM SUBDIVISION

LOT 2
APN #15-416-0001
238,856 S.F.
5.483 ACRES

2698 S.

4550 WEST STREET

151130011 WILLIAMS, TYLER J

RECORD OF SURVEY 5037

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 **GIBSON HILL SUBDIVISION 1st AMENDMENT** IN **OGDEN CITY, 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 **OGDEN CITY, WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 10th DAY OF October, 2017

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 THREE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **GIBSON HILL SUBDIVISION 1st AMENDMENT**, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY DEDICATE TO ALL OWNERS OF LOTS PRIVATE LAND DRAINS ARE CONSTRUCTED OR ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION, AND DO HEREBY DEDICATE A 5' WIDE ACCESS TO QUESTAR GAS SHOWN HEREON.

SIGNED THIS 11th DAY OF Oct, 2017

Richard B. Gibson *Carolyn D. Gibson*
RICHARD B. GIBSON CAROLYN D. GIBSON

Richard B. Gibson *Carolyn D. Gibson*

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Webber) ss.

ON THE 11th DAY OF Oct, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Richard B. Gibson (AND) Carolyn D. Gibson THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME Richard B. Gibson SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

11-24-2019/685669 *[Signature]*
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHLEEN V BUCK & ROMNEY H BUCK BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE TRUSTEES OF THE KATHLEEN V BUCK FAMILY PROTECTION TRUST DATED THE 27TH DAY OF FEBRUARY 2004 AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Project Info.

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 12-2-2015
Name: GIBSON HILL SUBDIVISION
Number: 5069-01
Revision: 01/18/17 D.C.
Scale: 1"=60'
Checked: _____

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

WEBER COUNTY RECORDER

Entry No. 2893488
Filed For Record 11-OCT-2017
At 2:24 PM in Book 72
Of The Official Records, Page 12
Recorded For Richard B. Gibson
LEANN H. KILTS
Weber County Recorder
[Signature] Deputy.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 11 DAY OF October, 2017.

[Signature]
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.

10/11/17
[Signature]
WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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 _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

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 THEREWITH.

SIGNED THIS 10th DAY OF October, 2017.

[Signature]
WEBER COUNTY SURVEYOR

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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____

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 _____, 20____

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT