

# 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&WF 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:

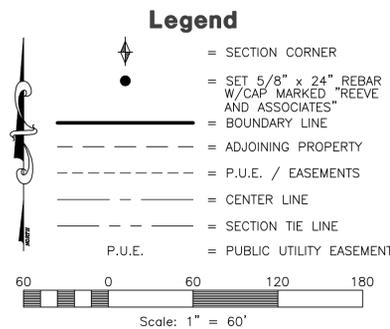
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES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



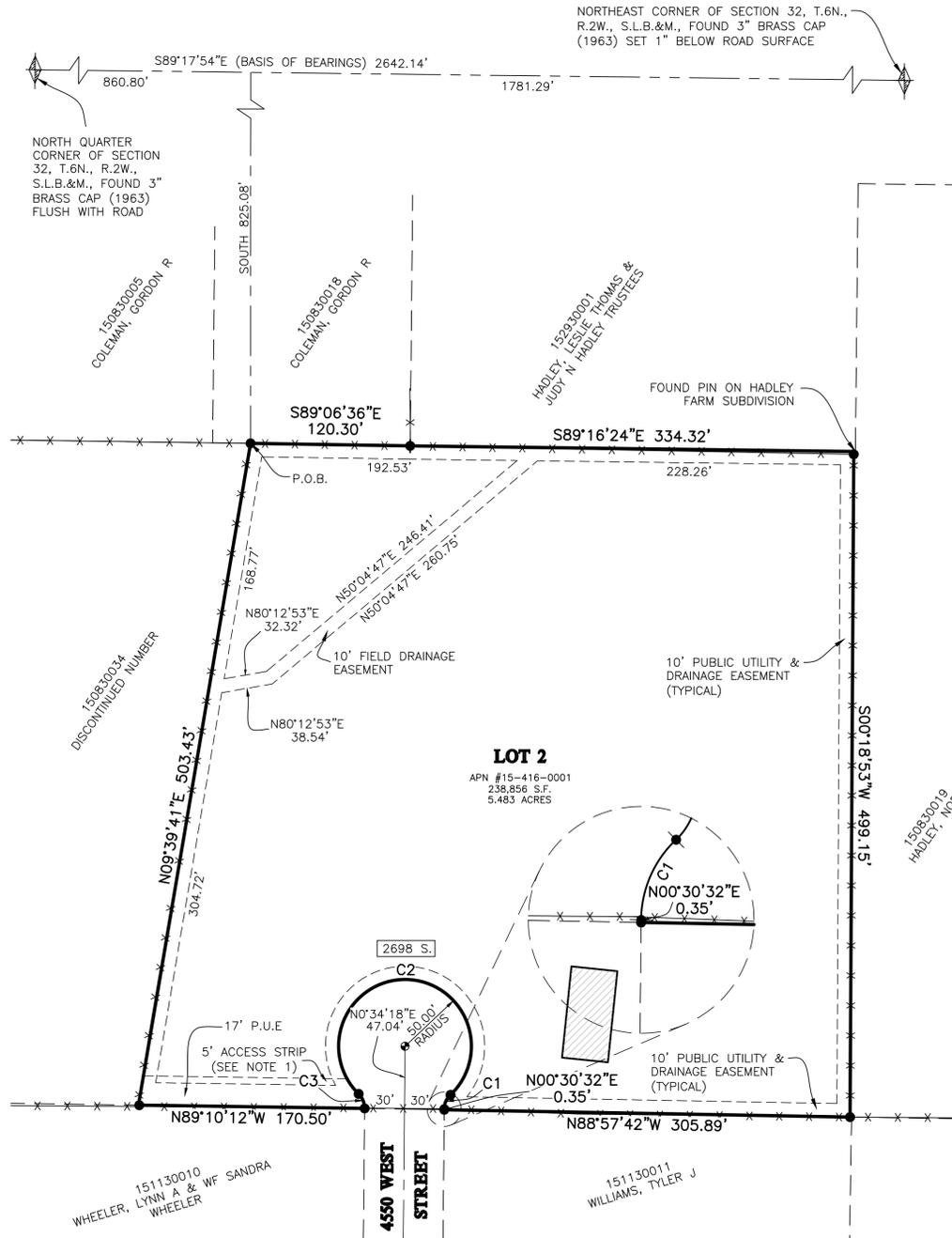
**Boundary Description**

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



**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR  
9031945  
TREVOR J. HATCH  
STATE OF UTAH

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RICHARD B. GIBSON CAROLYN D. 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

**ACKNOWLEDGMENT**

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

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: \_\_\_\_\_

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-ossoc.com

**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.

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 \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**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: \_\_\_\_\_