

Gibson Hill Subdivision 1st Amendment

PART OF THE NORTHEAST QUARTER OF SECTION 32, T.6N., R.2W., S.L.B.&M.,
WEBER COUNTY, UTAH
JULY, 2016



Vicinity Map

(NO SCALE)

Parcel Info.

APN #154160001
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)

Legend

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

P.U.E. = PUBLIC UTILITY EASEMENT

Scale: 1" = 60'

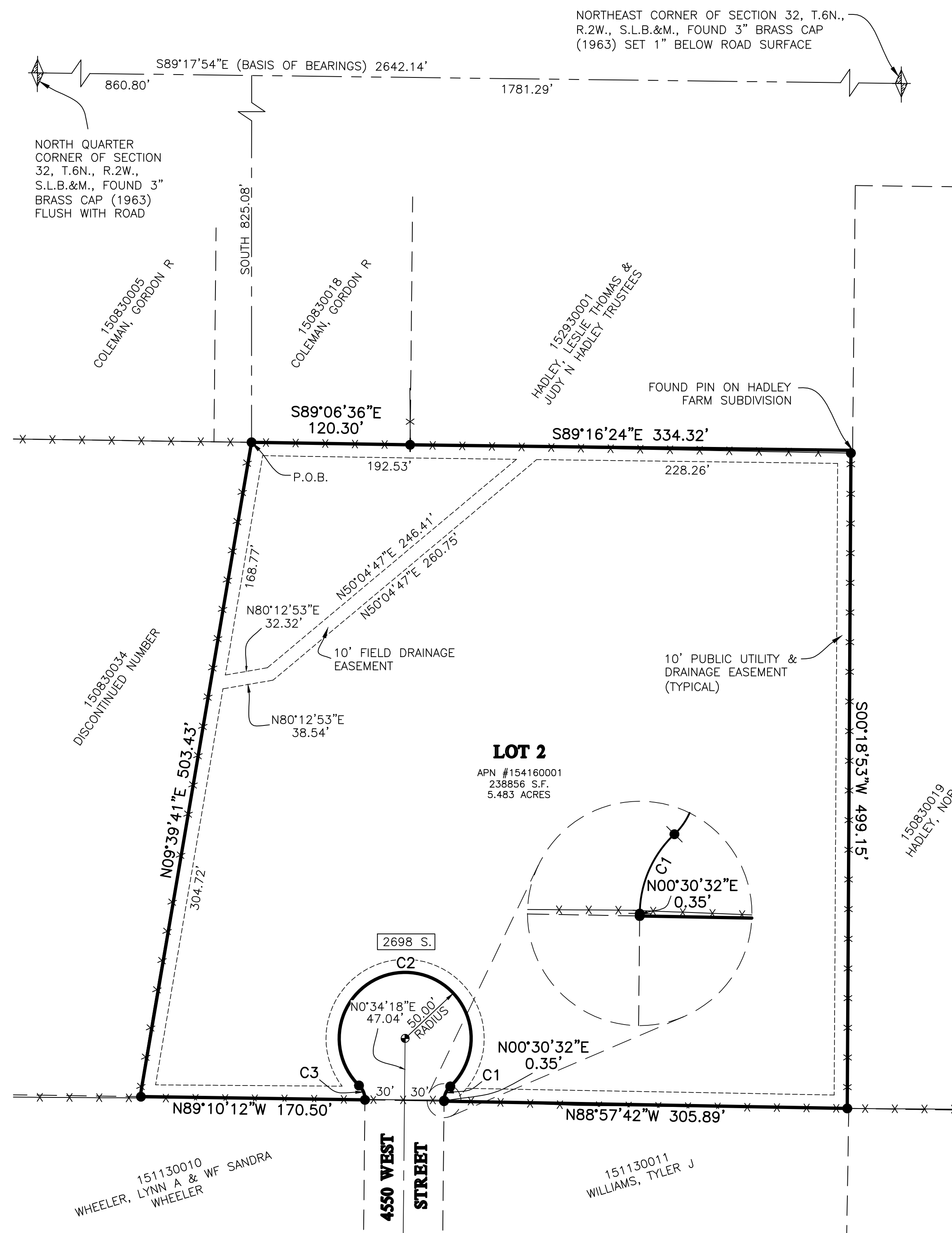
Boundary Description

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** 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

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**, 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.

SIGNED THIS _____ DAY OF _____, 20____.

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: _____
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 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 _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.