

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <i>July 18, 2016</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>Gibson Hill subdivision 1st amendment</i>	Number of Lots <i>1</i>
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Approximate Address <i>2698 S. 4550 W</i>	Land Serial Number(s) <i>154160001</i>
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Current Zoning <i>A-1</i>	Total Acreage <i>5.49 ac.</i>
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Culinary Water Provider <i>Taylor Wed Weber</i>	Secondary Water Provider <i>Hooper water improvement</i>	Wastewater Treatment _____
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Property Owner Contact Information

Name of Property Owner(s) <i>Richard B. Gibson</i>	Mailing Address of Property Owner(s) <i>2698 S. 4550 W Ogden (Taylor) Utah</i>
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Phone Home <i>801 731 8453</i> Fax <i>cell 801-814-8196</i>	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
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Phone	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Reeve</i>	Mailing Address of Surveyor/Engineer
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Phone <i>801-621-3100</i>	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), Richard Gibson, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Richard B. Gibson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 18 day of July, 2016



Angela Martin
(Notary)

Authorized Representative Affidavit

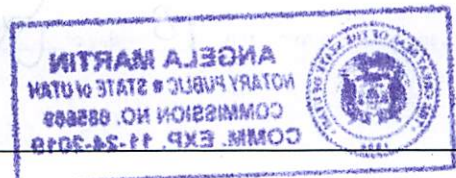
I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

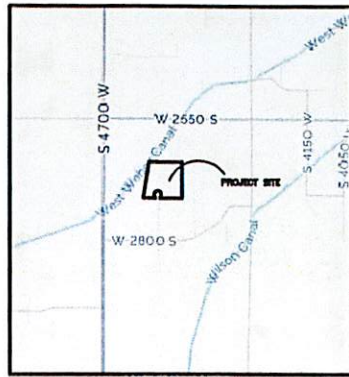
Dated this _____ day of _____, 20_____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



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



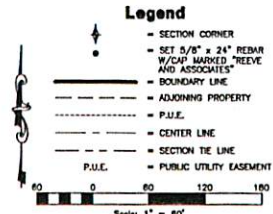
Vicinity Map
(NO SCALE)

Parcel Info.

APN #154180001
2888 SOUTH 4550 WEST, OGDEN, UTAH 84401
GIBSON, RICHARD B&W CAROLYN D GIBSON

Curve Table

RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
11.500	12.09	11.77	8.40	189.39	28.111
12.000	23.29	22.54	17.87	189.39	27.727
15.000	12.09	11.77	8.40	242.31	14.118



Legend

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.

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°03'04"E 120.30 FEET; (2) S89°12'47"E 334.32 FEET; (3) S02°18'53"W 499.15 FEET; (4) N89°57'42"W 305.89 FEET TO THE EASTERN 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 N03°29'54"E, AND A CHORD LENGTH OF 11.77 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.89 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 S23°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°38'41"E 503.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 238,858 SQUARE FEET OR 5.483 ACRES MORE OR LESS

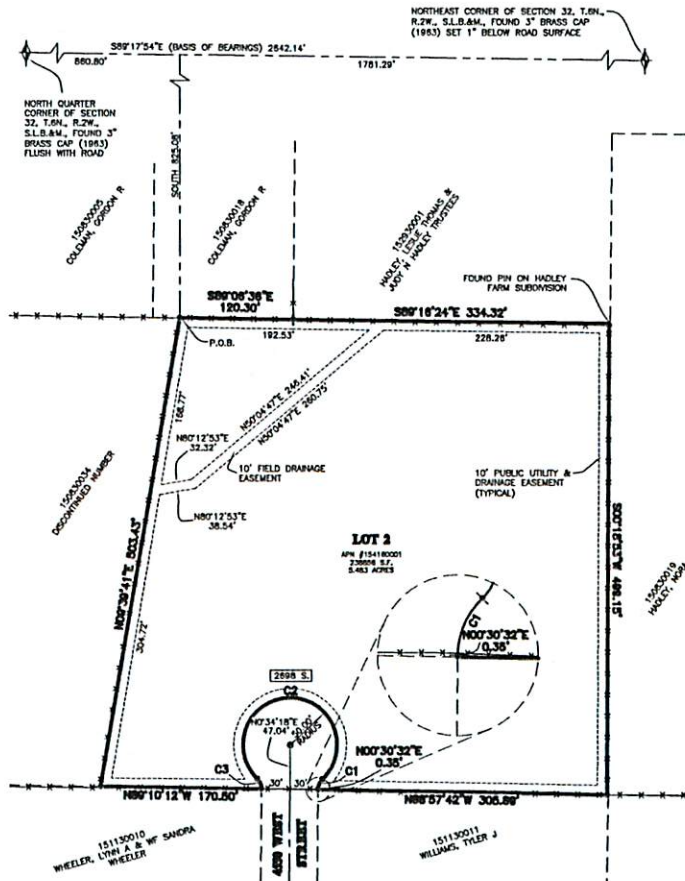
Narrative

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." (AM. ORD. #3-82, JANUARY 26, 1982)



SURVEYOR'S CERTIFICATE

I, **THOMAS J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 54, 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____

8031946

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 POND, 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 WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDING OR STRUCTURES BEING ERECTED WITH SAID EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT

STATE OF UTAH }
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 }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHLEEN V. BUCK & ROONEY 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. GAYE**
Begin Date: **12-2-2015**
Name: **GIBSON HILL SUBDIVISION**
Number: **8098-01**
Revision: _____
Scale: **1"=60'**
Check: _____



Reeve & Associates, Inc.
1511 3001 S. WHEELER STREET, SUITE 200, OGDEN, UT 84401
(801) 462-2100

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 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 THEREON AND NOW IN FORCE AND EFFECT. 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

Webster County Recorder

Entry No. _____ Filed For Record
And Recorded, _____
At _____ Book _____
Of The Official Records, Page _____
Recorded For: _____

Webster County Recorder
Deputy



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	18456

Receipt Date
07/19/16

Received From:

Richard Gibson

Time: 13:02
Clerk: ssillitoe

Description	Comment	Amount
Subdivison Fee	Subdivision	\$550.00

Payment Type	Quantity	Ref	Amount
CHECK		269	

AMT TENDERED: \$550.00
 AMT APPLIED: \$550.00
 CHANGE: \$0.00