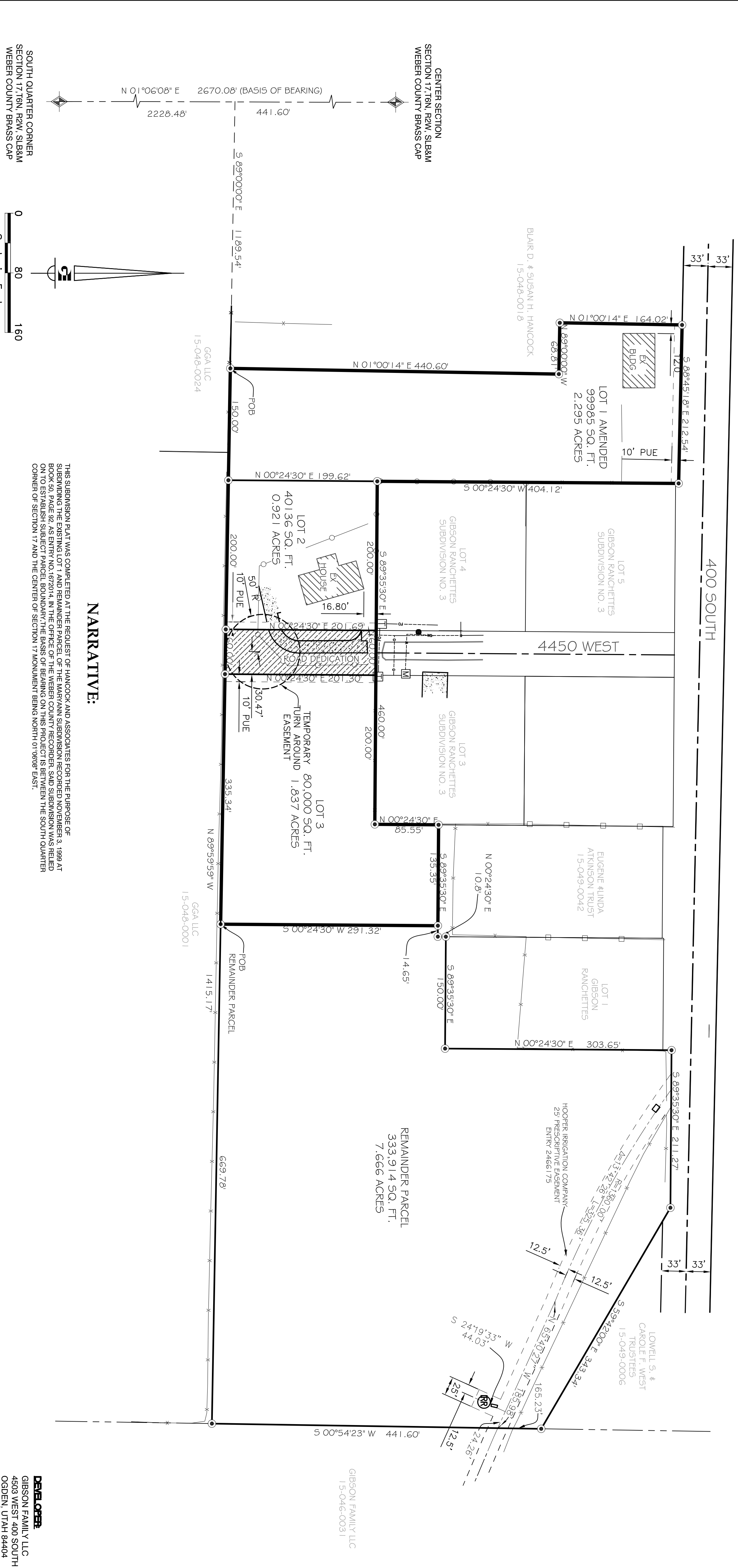


MARYANN ESTATES SUBDIVISION AMENDED

A PART OF THE EAST 1/2 OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S1&M, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL 2012

- LEGEND**
- SET BEAR AND CURB STAMPED CURBING EMBLEMINGS
 - CENTERLINE
 - SECTION LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SUBJECT PARCEL LINE
 - EXISTING IRON FENCE
 - EXISTING WOOD FENCE
 - EXISTING WIRE FENCE
 - PUBLIC UTILITY EASEMENT (PUB)
 - CONCRETE PORTLAND CEMENT CURB
 - Ⓜ IRRIGATION MANHOLE
 - Ⓜ IRRIGATION DIMENSION BOX
 - Ⓜ EXISTING WATER METER
 - Ⓜ EXISTING TELEPHONE REESTAL
 - EXISTING BEER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING EDGE OF ASPHALT



NARRATIVE:

THIS SUBDIVISION PLAT WAS COMPLETED AT THE REQUEST OF HANCOCK AND ASSOCIATES FOR THE PURPOSE OF SUBDIVIDING THE EXISTING LOT 1 AND REMAINDER PARCEL OF THE MARYANN SUBDIVISION RECORDED NOVEMBER 3, 1998 AT SECTION 17 T17N, R2W, S1&M WEBER COUNTY UTAH. THE CENTER OF SECTION 17 AND THE CENTER OF SECTION 17 MONUMENT BEING NORTH 01°08'08" EAST. ON TO ESTABLISH SUBJECT PARCEL BOUNDARY BY THE BASIS OF BEARING ON THE SOUTH QUARTER CORNER OF SECTION 17 AND THE CENTER OF SECTION 17 MONUMENT BEING NORTH 01°08'08" EAST.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2012

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

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 HANCOCK AND ASSOCIATES' COMPLIANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT. THE SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2012

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION COMMISSIONERS OF WEBER COUNTY, UTAH

THIS _____ DAY OF _____, 2012

CHAIRMAN, WEBER COUNTY COMMISSION _____

WEBER-MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE DEEMED SATISFACTORY FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

PERSONALLY APPEARED BEFORE ME BILL HANCOCK, THE SIGNER OF THE ABOVE OWNERS DECLARATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

THIS _____ DAY OF _____, 2012

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS
ON THIS _____ DAY OF _____, 2012,)
I, _____,)
PERSONALLY APPEARED BEFORE ME BILL HANCOCK, THE SIGNER OF THE ABOVE OWNERS)
DECLARATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND)
FOR THE PURPOSES THEREIN MENTIONED.)

DELA OBER
4803 WEST 400 SOUTH
OGDEN, UTAH 84404

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 THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2012

SIGNATURE

WEBER COUNTY ENGINEER

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

SIGNED THIS _____ DAY OF _____, 2012

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION COMMISSIONERS OF WEBER COUNTY, UTAH

THIS _____ DAY OF _____, 2012

CHAIRMAN, WEBER COUNTY COMMISSION _____

WEBER-MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE DEEMED SATISFACTORY FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

PERSONALLY APPEARED BEFORE ME BILL HANCOCK, THE SIGNER OF THE ABOVE OWNERS DECLARATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

THIS _____ DAY OF _____, 2012

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS
ON THIS _____ DAY OF _____, 2012,)
I, _____,)
PERSONALLY APPEARED BEFORE ME BILL HANCOCK, THE SIGNER OF THE ABOVE OWNERS)
DECLARATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND)
FOR THE PURPOSES THEREIN MENTIONED.)

DELA OBER
4803 WEST 400 SOUTH
OGDEN, UTAH 84404

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 01°08'08" EAST 2228.48 FEET AND SOUTH 89°00'00" EAST 1188.54 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE

NORTH 01°01'04" EAST	440.60 FEET;	THENCE
NORTH 89°00'00" WEST	68.01 FEET;	THENCE
NORTH 01°00'04" EAST	164.02 FEET;	THENCE
SOUTH 89°45'00" EAST	212.54 FEET;	THENCE
SOUTH 00°24'30" WEST	404.13 FEET	ALONG THE WEST LINE OF GIBSON RANCHETTES SUBDIVISION NO. 3, THENCE
SOUTH 89°35'00" EAST	460.00 FEET	ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE
NORTH 00°24'30" EAST	68.55 FEET	ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE
SOUTH 89°35'00" EAST	133.35 FEET;	THENCE
SOUTH 00°24'30" WEST	291.32 FEET;	THENCE
NORTH 89°59'00" WEST	745.39 FEET	TO THE POINT OF BEGINNING.

CONTAINING: 222,228 SQ. FT., 5.131 ACRES

REMAINDER PARCEL DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE

NORTH 00°24'30" EAST	291.32 FEET;	THENCE
SOUTH 89°35'00" EAST	14.66 FEET;	THENCE
NORTH 00°24'30" EAST	10.60 FEET	TO THE SOUTH LINE OF GIBSON RANCH SUBDIVISION; THENCE
SOUTH 89°35'00" EAST	150.00 FEET	ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE
NORTH 00°24'30" EAST	303.65 FEET	ALONG THE EAST LINES OF SAID SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE
SOUTH 89°35'00" EAST	211.27 FEET	ALONG SAID RIGHT-OF-WAY; THENCE
SOUTH 89°42'00" EAST	343.24 FEET	TO THE EASTERLY LINE OF SECTION 17; THENCE
SOUTH 00°24'30" WEST	441.00 FEET	ALONG SAID SECTION LINE; THENCE
NORTH 89°59'00" WEST	668.78 FEET	TO THE POINT OF BEGINNING.

CONTAINING: 333,914 SQ. FT., 7.666 ACRES

SURVEYOR'S CERTIFICATE

I, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8897194 IN ACCORDANCE WITH THE 36 CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE MEASUREMENTS SHOWN ON THIS PLAT AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AND ARE SUFFICIENT TO REPRODUCE THE SUBDIVISION PLAT AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME.

MARYANN ESTATES SUBDIVISION AMENDED

IN WEBER COUNTY, UTAH, I HAVE 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 MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND THAT THE INFORMATION HEREIN IS SUPPORTED BY THE MEASUREMENTS AND CALCULATIONS MADE BY ME.

SIGNED THIS _____ DAY OF _____, 2012

OWNER'S SUBDIVISION DEDICATION

TRAVIS J. DALEY, PLS. NO. 8897194

MARYANN ESTATES SUBDIVISION AMENDED

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED THEREON AS STREETS AND PRESCRIPTIVE ROAD EASEMENTS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER SAID TRACT OF LAND TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY WITH NO BUILDING OR STRUCTURES BEING ERIGED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2012.

REPRESENTATIVE: _____
GIBSON FAMILY, LLC

REPRESENTATIVE: _____
GIBSON FAMILY, LLC

COUNTY RECORDER

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

Prepared by: _____

Gardner Engineering
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LAND ACQUISITION
LAND DEVELOPMENT

5875 South Adams Ave, Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 478-0202 • Fax (801) 478-0066
www.gardnerengineering.net

BY: _____ DEPUTY