hs-96

# GREEN HILL COUNTRY ESTATES PHASE NO. 1 2nd AMENDMENT

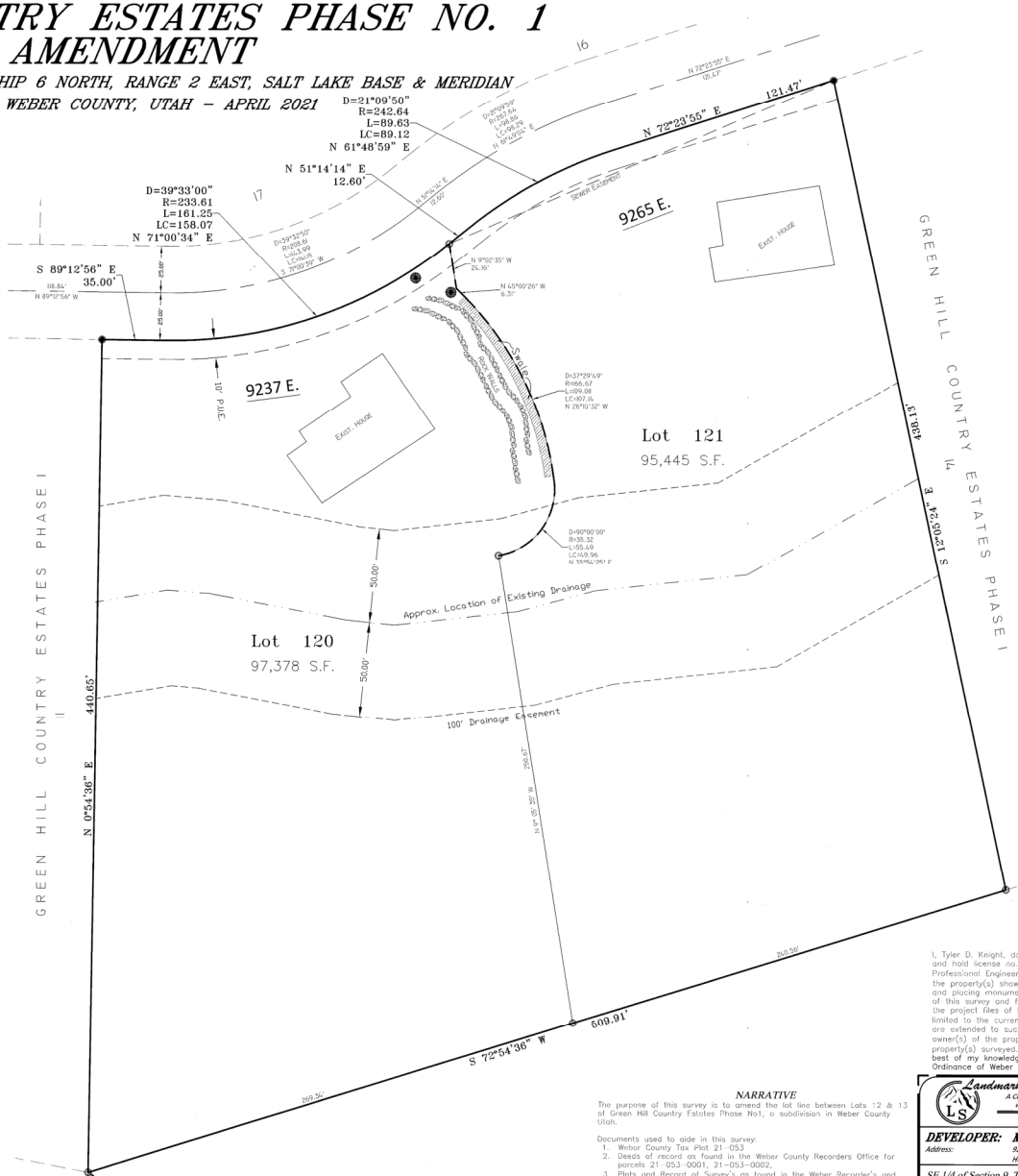
## PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

### UNINCORPORATED WEBER COUNTY, UTAH – APRIL 2021

Scale ~ 1" = 30'
0 30 60

**Legend**

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA




NOTES:

1. The following is required to be included on this plat by Weber County Engineering: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

SEE RECORD OF SURVEY # 6835

### WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 27th day of April, 2021.

Weber County Surveyor

### 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 28th day of April, 2021.

Signature

### 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 this ____ day of _____, 20__.

Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

### 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 an on site wastewater disposal systems. Signed this ____ day of _____, 20__.

Director, Weber-Morgan Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 30 day of April, 2021.

Chairman, Weber County Planning Commission

### 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 effect. Signed this ____ day of _____, 20__.

Signature

### OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract GREEN HILL COUNTRY ESTATES PHASE NO. 1 2ND AMENDMENT. (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.

### Trust Acknowledgement

IN WITNESS WHEREOF, said GREGORY MICHAEL AND CYNTHIA LYNN THORNTON REVOCABLE LIVING TRUST, dated the 23rd day of May, 2019, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this 8th day of May, 2021

GREGORY MICHAEL THORNTON: Trustee CYNTHIA LYNN THORNTON: Trustee

STATE OF UTAH )
: SS
COUNTY OF WEBER )

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, having commission number 703021 WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: DANIEL R. BLACK My Commission Expires: 10/24/2022
(print name below signature):

### Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this 4th day of MAY, 2021

MARY THORNTON

STATE OF UTAH )
: SS
COUNTY OF WEBER )

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number 705242 witness my hand and official seal.

Ann J O Morby
Notary Signature: 2-18-2023
(print name below signature): My Commission Expires:

### BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian, described as follows:

All of Lots 12 and 13 of Green Hills Country Estates Phase No1. according to the official plat thereof:

Beginning at the Southwest corner of said Lot 12, being a common corner with Lot 11 of said subdivision, which point is 1736.78 feet North 89°05'24" West and 1908.09 feet North 0°54'36" East from the Southeast corner of said Section 9; and running thence North 0°54'36" East along the East line of said Lot 11 440.65 feet to the South right-of-way of Kelley Drive, a private road; thence along said right-of-way the following five (5) courses: (1) South 89°12'56" East 35.00 feet to a point of curvature, (2) along the arc of a 233.61 foot radius curve to the left a distance of 161.25 feet, (3) North 51°14'14" East 12.60 feet to a point of curvature, (4) along the arc of a 242.64 foot radius curve to the right a distance of 89.63 feet, and (5) North 72°23'55" East 121.47 feet to the Northwest corner of Lot 14 of said subdivision; thence South 17°05'24" East along the East line of said Lot 14 438.13 feet; thence South 72°54'36" West 509.91 feet to the point of beginning.

### NARRATIVE

The purpose of this survey is to amend the lot line between Lots 12 & 13 of Green Hill Country Estates Phase No1, a subdivision in Weber County Utah.

Documents used to aide in this survey:

1. Weber County Tax Plat 21-053
2. Deeds of record as found in the Weber County Recorders Office for parcels 21-053-0001, 21-053-0002,
3. Plats and Record of Survey's as found in the Weber Recorder's and Surveyor's offices.

Boundary was established from said Green Hill Country Estates Phase No1.

Basis of bearing is state plane grid from monument as shown.

### SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.

4-21-21
9008384
STATE OF UTAH


Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER: MARY THORNTON**
Address: 9237 E. KELLEY DR HUNTSVILLE UT, 84317

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SE 1/4 of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: TK
CHECKED BY: TK
DATE: 1/28/2021
PROJ#: 3867-2021


This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and seals across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If the document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used as Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.



This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.


Weber County Recorder
Entry no. 3152916
Filed for record and recorded
14 day of MAY 2021
at 1:16 PM
in book 90 of official records,
on page 54
County Recorder: Leann H Kilts
By Deputy:
Fee paid $ 21.00

90-54