

# GIBSON RANCHETTES SUBDIVISION NO. 4

LOCATED IN THE EAST HALF OF SECTION 17,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JANUARY 2022

## BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF 400 SOUTH STREET BEING LOCATED SOUTH 0°54'26" WEST 2482.16 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND NORTH 88°45'18" WEST 660.33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'30" WEST 299.87 FEET; THENCE NORTH 89°35'30" WEST 2.84 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE SOUTH 01°31'08" WEST 301.24 FEET; THENCE NORTH 88°59'59" WEST 341.34 FEET TO THE EAST RIGHT-OF-WAY OF 4450 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°24'30" EAST 202.31 FEET; THENCE SOUTH 89°35'30" EAST 200.00 FEET; THENCE NORTH 00°24'30" EAST 397.41 FEET TO SAID SOUTH RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°45'18" EAST 150.02 FEET TO THE POINT OF BEGINNING. CONTAINING 129,152 SQ.FT. OR 2.96 AC, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS GIBSON RANCHETTES SUBDIVISION NO. 4 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



KLINT H. WHITNEY, PLS NO. 8227228

## OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### GIBSON RANCHETTES SUBDIVISION NO. 4

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY. THE SAME TO BE USED 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.      SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.      SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

EUGENE W. AND LINDA S. ATKINSON REVOCABLE LIVING TRUST      YVETTE VANDENBERGHE FAMILY TRUST      KN & LN, LLC

BY: EUGENE E. ATKINSON, TRUSTEE      BY: YVETTE VANDENBERGHE, TRUSTEE      BY: LANA NIELSEN, MANAGER

BY: LINDA S. ATKINSON, TRUSTEE      BY: JOSEPH E. VANDENBERGHE, TRUSTEE

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me EUGENE E. ATKINSON AND LINDA S. ATKINSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEES of THE YVETTE VANDENBERGHE FAMILY TRUST DATED ORIGINALLY JANUARY 10, 1997 AND AMENDED AND RESTATED ON THE 25TH DAY OF JANUARY, 2019, AS AMENDED, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said EUGENE E. ATKINSON AND LINDA S. ATKINSON acknowledged to me that said "Corporation executed the same.

STAMP      NOTARY PUBLIC  
ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

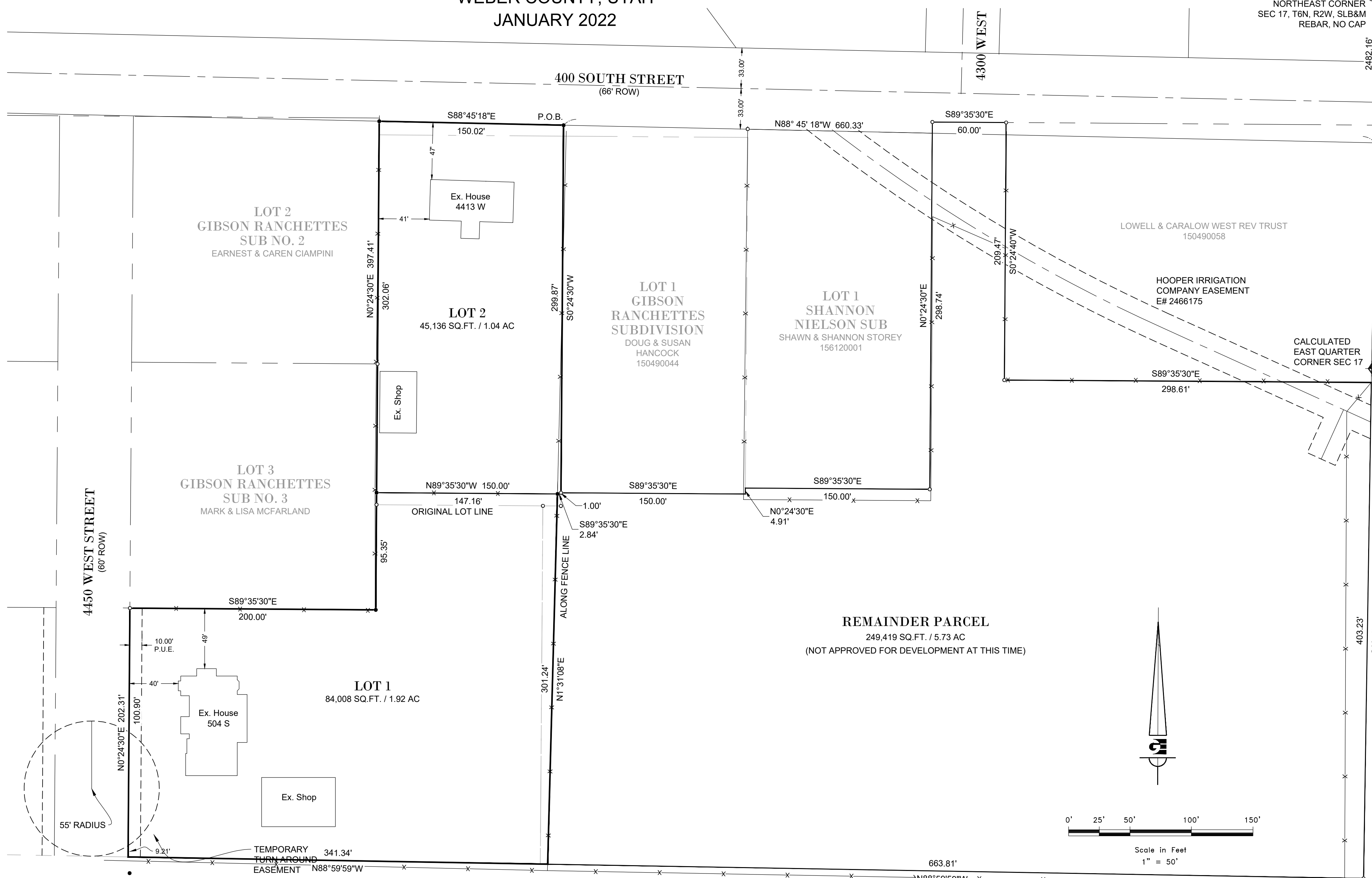
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me YVETTE VANDENBERGHE AND JOSEPH E. VANDENBERGHE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of KN & LN, LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said YVETTE VANDENBERGHE AND JOSEPH E. VANDENBERGHE acknowledged to me that said "Corporation executed the same.

STAMP      NOTARY PUBLIC  
ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me LANA NIELSEN, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of KN & LN, LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said LANA NIELSEN acknowledged to me that said "Corporation executed the same.

STAMP      NOTARY PUBLIC



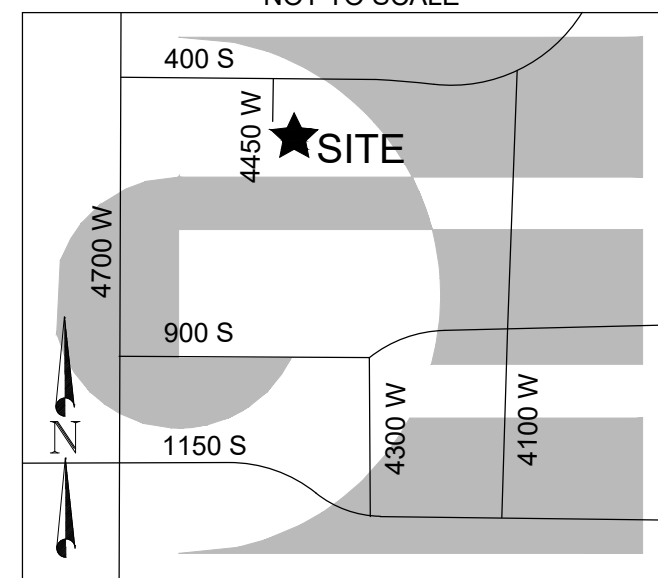
## NOTES

- ZONE A1  
MINIMUM AREA: 40,000 SQ.FT.  
MINIMUM LOT WIDTH: 150 FT.  
MINIMUM YARD SETBACK DWELLING:  
FRONT 30 FT. / REAR 30 FT. / SIDE 10 FT. WITH TOTAL OF 2 NOT LESS THAN 24 FT.  
MINIMUM YARD SETBACK ACCESSORY BUILDING:  
10 FT. EXCEPT 1 FT IF LOCATED AT LEAST 6 FT. IN REAR OF MAIN BUILDING
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0189E WITH AN EFFECTIVE DATE OF DECEMBER 15, 2005.
- RESTRICTION OF ALTERNATIVE WASTE WATER SYSTEM AS STATED ON THE COVENANT AND RESTRICTION DEED RECORDED ON JULY 3RD, 2013 WITH AN ENTRY NUMBER OF 2638814.

AGRICULTURAL NOTE:  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

## VICINITY MAP

NOT TO SCALE



## LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SET 5/8" X 24" REBAR & CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

## WEBER COUNTY SURVEYOR

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
COUNTY SURVEYOR

RECORD OF SURVEY # \_\_\_\_\_

## 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
COUNTY ATTORNEY

## 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_  
NAME/TITLE

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING 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 APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CHANGE THE BOUNDARIES OF PARCEL NO. 150490042, NO. 150490057 AND LOT 9, MARYANN ESTATES SUBDIVISION, 1ST AMENDMENT, AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SHANE MCFARLAND. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°54'23" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 400 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE MARYANN ESTATES SUBDIVISION 1ST AMENDMENT.

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1

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_

GARDNER ENGINEERING

CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066