

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Cook - Subdivision		Number of Lots 1
Approximate Address 2250 East 5850 North, Liberty		Land Serial Number(s) 16-005-0015
Current Zoning	Total Acreage 8.48	
Culinary Water Provider Cole Canyon Water Company	Secondary Water Provider Cole Canyon Water Co.	Wastewater Treatment Septic

Property Owner Contact Information

Name of Property Owner(s) Carl and Lynette Cook		Mailing Address of Property Owner(s) 6244 North Fork Rd Liberty, UT 84310
Phone (801) 347-3550	Fax	
Email Address CarlbcCook@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Clayton Cook		Mailing Address of Authorized Person 6275 North Fork Rd Liberty, UT 84310
Phone (801) 395-4240	Fax	
Email Address ClaytonbcCook@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Great Basin Engineering, Andy		Mailing Address of Surveyor/Engineer 5746 South 1475 East South Ogden, UT 84403
Phone (801) 521-0222	Fax	
Email Address		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

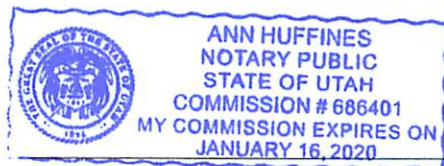
Property Owner Affidavit

I (We), Carl B. & Lynette Cook 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.

Carl B. Cook
(Property Owner)

Lynette Cook
(Property Owner)

Subscribed and sworn to me this 14th day of August, 2018
Ann Huffines



(Notary)

Authorized Representative Affidavit

I (We), Carl B. & Lynette Cook, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Clayton Cook, 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.

Carl B. Cook
(Property Owner)

Lynette H. Cook
(Property Owner)

Dated this 14th day of August, 20 18, personally appeared before me Carl B. Cook & Lynette H. Cook the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Ann Huffines (Notary)

Cook - Subdivision

A part of the Northeast Quarter of Section 12, T7N, R1W, SLB&M, U.S. Survey
Liberty, Weber County, Utah
August 2018

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 22222 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Cook - Subdivision, Liberty, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, and all laws meet the requirements of the Weber County Land Use Code 108-1-6(x)(2). Monumented lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 2018.

Andy Hubbard

NARRATIVE

This Survey was requested by Mr. Clayton Cook for the purpose of creating a Subdivision Plat. Weber county Brass Cap monuments were found at the Southeast Corner, the East Quarter Corner, the Northeast Corner, the North Quarter Corner, and the Northwest corner of Section 7, T7N, R1E, and the North Quarter corner of Section 12, T7N, R1W.

A line bearing North 89°32'34" West (NAD 83 State Plane Grid Bearing), between the Northeast corner and North Quarter corner of Section 7, was used as the basis of bearing for this survey.

A 2017 Record of Survey Completed by Great Basin Engineering was used as reference and honored in completion of this Plat.

Property Corners were monuments and depicted on this survey.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 12, AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF LOT 26, COBBLECREEK PARK SUBDIVISION PHASE 1, IN WEBER COUNTY UTAH, SAID POINT BEING 1058.82 FEET NORTH 89°32'34" WEST ALONG THE SECTION LINE AND 105.70 FEET NORTH 02°24'00" EAST FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH 32°38'58" EAST 111.80 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND SAID WEST LINE EXTENDED TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 17°37'48" WEST THENCE WESTERLY ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE POINT A DISTANCE OF 55.67 FEET (CENTRAL ANGLE EQUALS 78°45'05" AND LONG CHORD BEARS SOUTH 2°31'51" WEST 55.84 FEET) TO A POINT OF REVERSE CURVATURE THENCE SOUTHWESTERLY ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 274.88 FEET (CENTRAL ANGLE EQUALS 79°43'08" AND LONG CHORD BEARS SOUTH 39°48'23" WEST 253.76 FEET) THENCE SOUTH 02°25'50" WEST 120.31 FEET THENCE NORTH 84°18'51" WEST 589.53 FEET, THENCE NORTH 14°08'25" EAST 358.18 FEET, THENCE NORTH 75°26'37" WEST 115.50 FEET, THENCE NORTH 12°52'36" EAST 280.04 FEET TO THE SOUTH BOUNDARY LINE OF SEVENDY HILLS SUBDIVISION, IN WEBER COUNTY, UTAH THENCE THREE (3) COURSES ALONG SAID SOUTH BOUNDARY LINE AS FOLLOWS (1) SOUTH 89°32'10" EAST 83.32 FEET (2) SOUTH 85°18'44" EAST 243.84 FEET AND (3) NORTH 33°30'18" EAST 184.71 FEET TO THE POINT OF BEGINNING.

SUBJECT TO BOUNDARY LINE AGREEMENT (L# 2855583)

CONTAINS: 8.288 ACRES

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown on this plat, and name said tract Lot Cook - Subdivision, and do dedicate and reserve unto themselves, their heirs, their grantees and assigns, all public utility and drainage easements, 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 whenever the easements or may be authorized by the governing authority with no buildings or structures duly erected within such easements.

Signed this _____ day of _____, 2018.

Clayton Cook

Clayton Cook - Owner

ACKNOWLEDGMENTS

State of Utah / County of

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by

Residing At _____

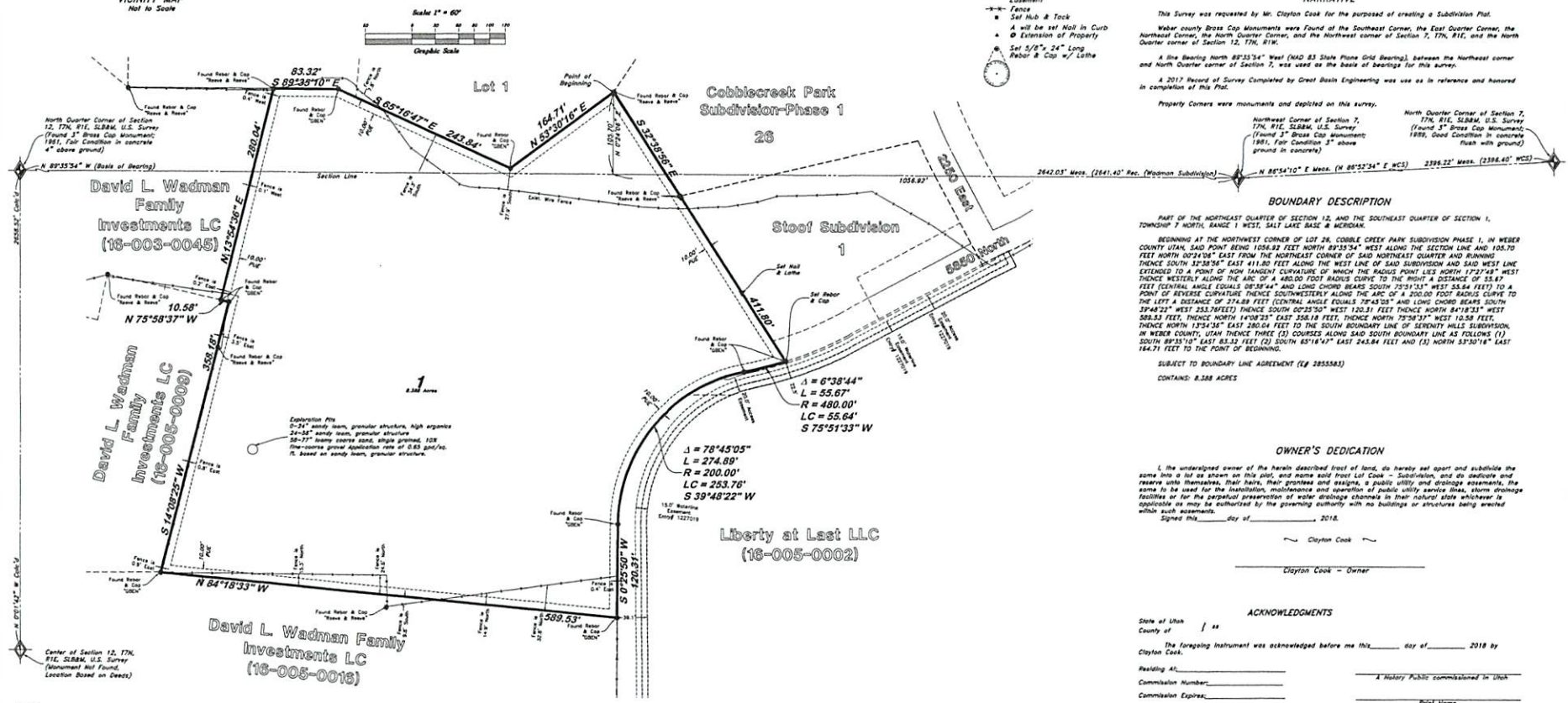
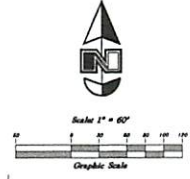
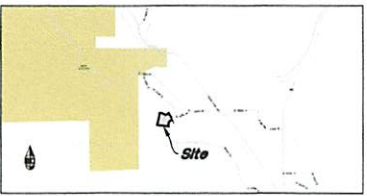
Commission Number: _____ A History Public Commissioned in Utah

Commission Expires: _____

Print Name _____

Legend

- ⊕ Monument to be set
- (Red) Radial Line
- (W/D) Non-Radial Line
- (WCS) Weber County Survey
- PLU Public Utility Easement
- PLUDE Public Utility & Drainage Easement
- - - Fence
- ⊙ Set Hub & Tick
- A will be set Not in Curd
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lotite



NOTE:
 1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.

Developer:
 Clayton Cook
 (801) 395-4240

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION
 This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission.
 Signed this _____ day of _____, 2018.

WEBER COUNTY ENGINEER
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and drawings for this subdivision and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
 Signed this _____ day of _____, 2018.

WEBER COUNTY ATTORNEY
 I have examined the financial guarantees 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 _____, 2018.

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 the laws and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not release the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
 Signed this _____ day of _____, 2018.

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 _____, 2018.



Chair, Ogden Valley Township Planning Commission

Signature _____

Signature _____

Signature _____

Chair, Weber County Commission

TENTATIVE FINAL

WEBER COUNTY RECORDER	
ENTRY NO.	FILED FOR RECORD AND
_____	_____
RECORDED	IN BOOK OF OFFICIAL
_____	RECORDS, PAGE _____
FILED	_____
WEBER COUNTY RECORDER	
BY:	DEPUTY



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	86860

Receipt Date
08/29/18

Received From:
CLAYTON COOK

Time: 14:19
Clerk: amartin

Description	Comment	Amount
PLAN SUBDIV FEE	SUBDIVISION	\$545.00
SURVEY SUBDIV	SUBDIVISION	\$200.00
ENG SUBDIV FEES	SUBDIVISION	\$200.00

Payment Type	Quantity	Ref	Amount
CHECK		220	

AMT TENDERED: \$945.00
 AMT APPLIED: \$945.00
 CHANGE: \$0.00