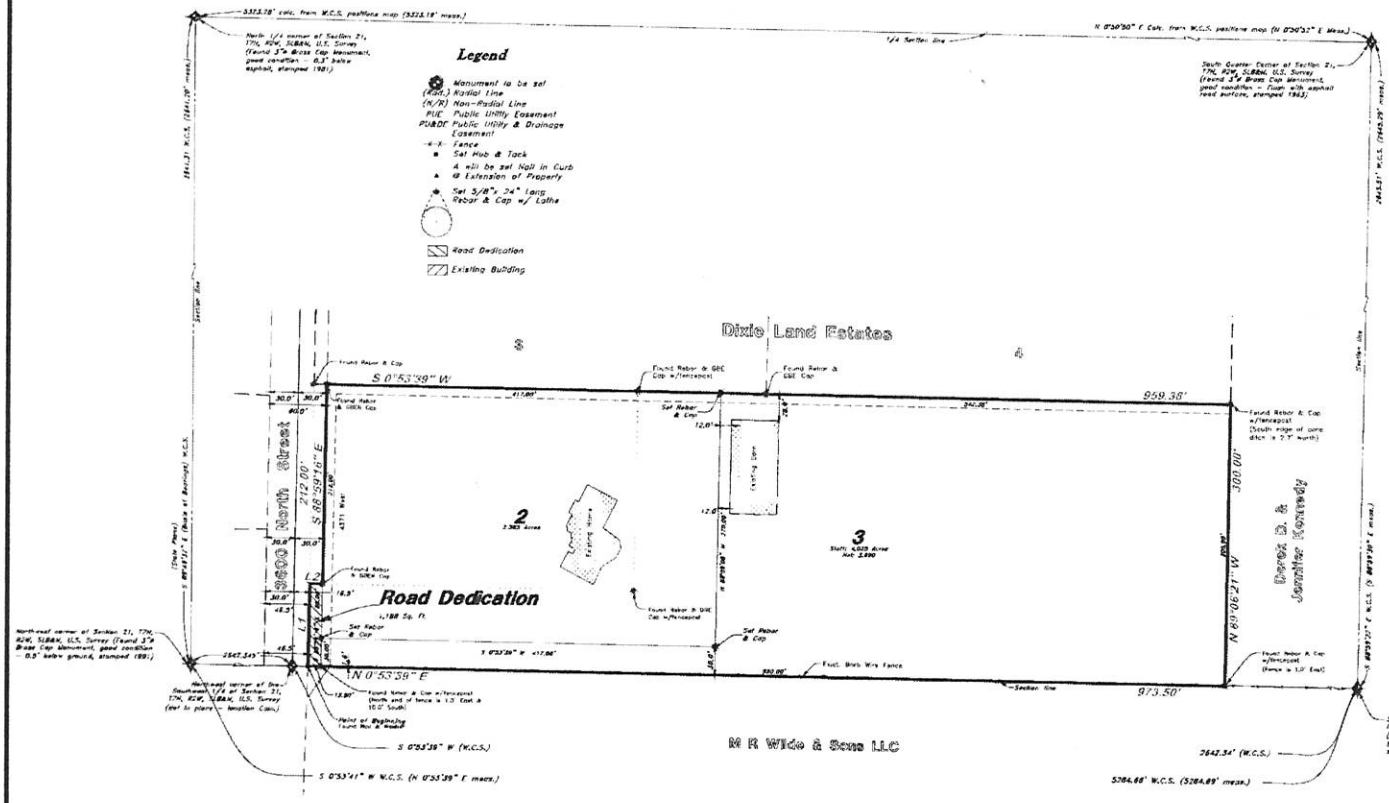
Stoker Subdivision Amendement

All of Lot 1, Stoker Subdivision, being
A part of the Southwest 1/4 of Section 21, T7N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2018

Scale: 1" = 60'

Graphic Scale



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. 6242920 , as prescribed with Title 58, Chapter , of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of the Stoker Amendment in Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2018.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract [illegible] and do hereby dedicate, to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm sewage facilities, irrigation canals, or for the perpetual preservation of water drainage channels in their natural state, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2018.

_____ and wf, _____
Kyle S. Stoker JoLayne M. Stoker

ACKNOWLEDGMENT

State of Utah }ss
County of _____ }

On the _____ day of _____, 2018, personally appeared before me Kyle S. Stoker, who being by me duly sworn did say that they are Owners of said parcel, and that said instrument was signed in behalf of said Owners by a resolution of the Owners and Kyle S. Stoker and JoLayne M. Stoker, acknowledged to me that said Owners duly executed the same.

Residing At: _____

A Notary Public commissioned in Utah

Commission Expires: _____

Notary

DESCRIPTION

All of Lot 1, Stoker Subdivision, Weber County Utah, according to the Official Plat thereof, being a part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the Southerly Right of Way Line of 3500 North Street, said point being 16.50 feet South 0°53'39" West (Weber County Survey) along the Section Line; and running thence along said Southerly and Westerly Right of Way Lines the following three (3) courses: (1) South 88°39'16" East 86.00 feet, (2) South 0°53'39" West 13.50 feet and (3) South 88°39'16" East 212.00 feet to the Westerly Line of Dirk Land Estates, Weber County, Utah; thence along said Westerly Line South 0°53'39" West 959.38 feet to the Northerly Line of the Dave D. & Jennifer Kennedy Property; thence along said Northerly Line North 89°06'21" West 300.00 feet to a point on an Existing Fence Line and the Easterly Line of the M R Wide & Sons LLC Property; thence along said Fence Line and Easterly Line North 0°53'39" East 973.50 feet to the said Southerly Right of Way Line and the Point of Beginning.

Contains 6.837 Acres

NARRATIVE

This Survey and Subdivision plat was requested by Mr. JoLayne [illegible] for the purpose of platting one residential lot.
Brass Cap Monuments were found at the Northwest and Southeast corners, North and South 1/4 corners of Section 21, T7N, R2W, a line bearing South 88°49'37" East between the Northwest corner and the North 1/4 corner of Section 21 was used as the basis of bearings.
The East Line was established using Dirk Land Estates Subdivision. The West Lines as established along the Section Line. The North Line was established along the South Line of 3500 North Street.
Property corners were monumented as depicted on drawing.

NOTE:

10' Public Utility and Drainage Easement upon side of property lines as indicated by dashed lines, unless otherwise shown.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

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 _____ of _____, 2018

_____
Weber County Engineer

LINE DATA		
Line	Bearing	Length
L1	S 88°39'16" E	86.00'
L2	S 0°53'39" W	13.50

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.

_____
Chairman, Weber County Commission

Attest: _____
Title: _____

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 _____, 2018.

_____
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 an site wastewater disposal systems.

Signed this _____ day of _____, 2018.

_____
Director Weber-Morgan Health Department

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2018.

_____
Taylor West Weber Water

HOOPER WATER IMPROVEMENT DISTRICT

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.
Signed this _____ day of _____, 2018.

_____
Hooper Water Improvement District

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 _____, 2018.

_____
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 harmony with lines and monument 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 _____, 2018.

_____
Weber County Surveyor

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____
DEPUTY

GREAT BASIN ENGINEERING, INC
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DZN216 - Stocker Amended