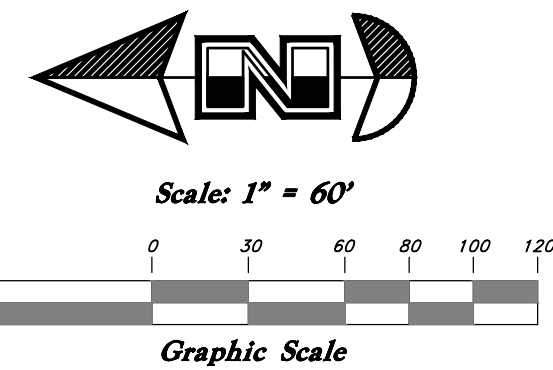


Stoker Subdivision 1st Amendment

All of Lot 1, Stoker Subdivision together with a part of the Southwest 1/4 of Section 21, T7N, R2W, SLB&M, U.S. Survey Weber County, Utah

November 2020



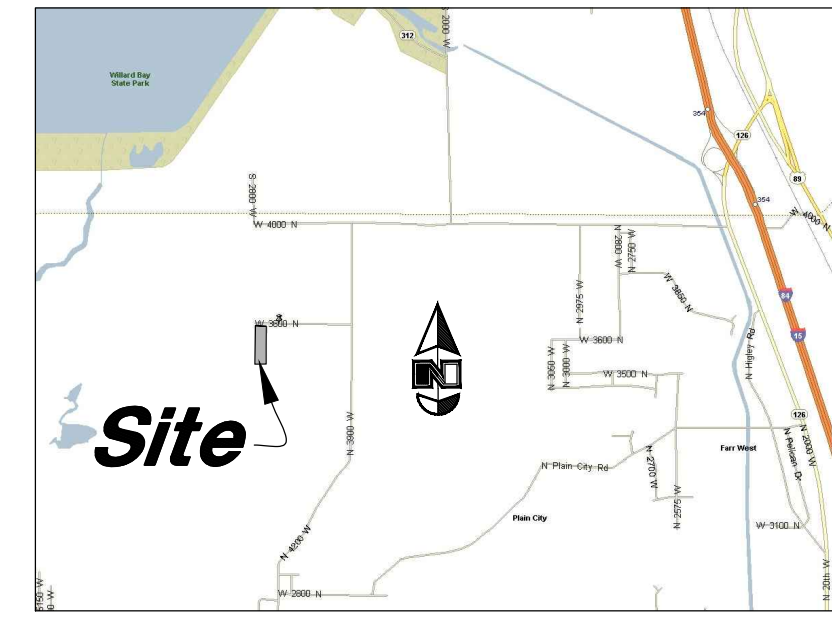
SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Stoker Subdivision 1st 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 _____, 2020.
TENTATIVE FINAL

6242920
License No. _____
Andy Hubbard

NARRATIVE
This Survey and Subdivision plat was requested by Ms. Julayne Stoker for the purpose of platting one residential lot.
Brass Cap Monuments were found at the Northwest and Southwest corners, North and South 1/4 corners of Section 21, T7N, R2W. A line bearing South 89°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 along Dixie Land Estates Subdivision. The West Line was established along the Section Line. The North Line was established along the South Line of 3600 North Street.
Property corners were monumented as depicted on drawing. See Weber County Surveyor Record of Survey Filing #3298.

- Legend**
- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Set Hub & Tack
 - A will be set Nail in Curb @ Extension of Property
 - Set 5/8"x 24" Long Rebar & Cap w/ Lathe
 - Road Dedication
 - Existing Building



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 Stoker Subdivision 1st Amendment 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 drainage 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 _____, 2020.

and w/ - _____
Kyle S. Stoker JuLayne M. Stoker

ACKNOWLEDGMENT

State of Utah } ss
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by Kyle S. Stoker and Julayne M. Stoker.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name _____

DESCRIPTION

All of Lot 1, Stoker Subdivision, Weber County Utah, according to the Official Plat thereof (Weber County Recorder's Office Book 56 page 027), together with 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 3600 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°59'16" East 88.00 feet, (2) South 0°53'39" West 13.50 feet and (3) South 88°59'16" East 212.00 feet to the Westerly Line of Dixie Land Estates, Weber County, Utah; thence along said Westerly Line South 0°53'39" West 959.38 feet to the Northerly Line of the Derek 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 Wilde & 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 6.637 Acres

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 _____, 2020.

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 affect.
Signed this _____ day of _____, 2020.

Weber 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 _____ of _____, 2020

Weber County Engineer

WEBER-MORGAN HEALTH DEPARTMENT

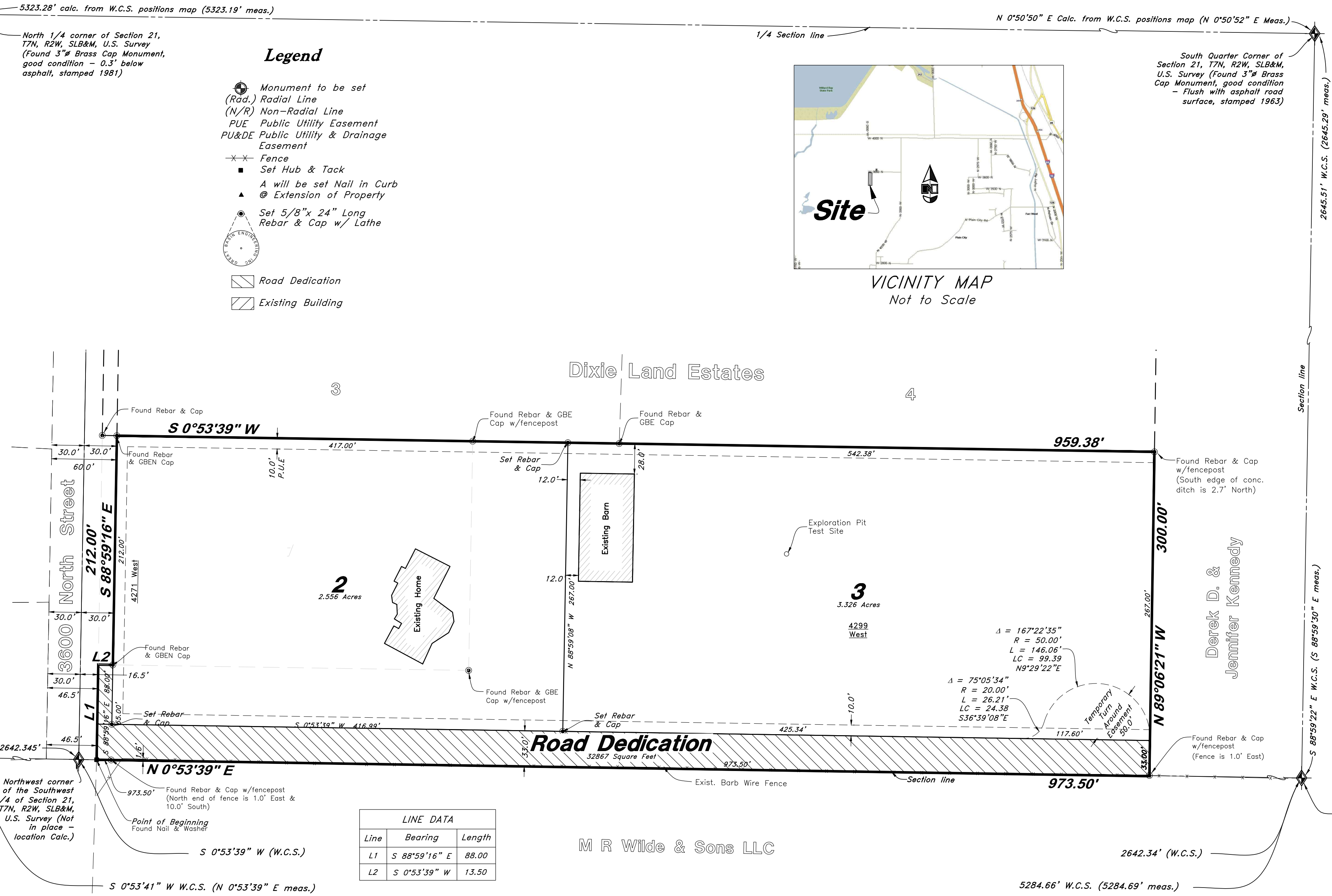
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.
Signed this _____ day of _____, 2020.

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.
Signed this _____ day of _____, 2020.

Chairman, Weber County Planning Commission



NOTE:
10' Public Utility and Drainage Easement each side of property lines as indicated by dashed lines, unless otherwise shown.
Exploration Pit: 0-22" Fine Sandy Loam (near fine loamy sand), Granular/weak massive Structure.
22-46" Fine Sandy Loam, Massive Structure, many Rad Mottles Below 22".

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.

ENGINEER/SURVEYOR
Great Basin Engineering Inc.
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER
Kyle S. Stoker
4271 West 3600 North
Ogden 84404

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER
BY: _____ DEPUTY