

VICINITY MAP
Not to Scale

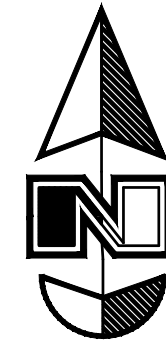
This subdivision name is already taken

Cook - Subdivision

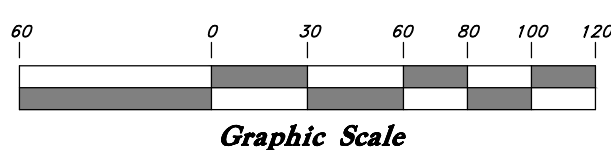
A part of the Northeast Quarter of Section 12, T7N, R1W, SLB&M, U.S. Survey

Liberty, Weber County, Utah

August 2018



Scale: 1" = 60'



Graphic Scale

Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line (WCS) Weber County Survey
- 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

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, 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 lots meet the requirements of the Weber County Land use Code 106-1-8(c)(1). 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°35'54" West (NAD 83 State Plane Grid Bearing), between the Northeast corner and North Quarter corner of Section 7, was used as the basis of bearings for this survey.

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

Property Corners were monuments and depicted on this survey.

North Quarter Corner of Section 7, T7N, R1E, SLB&M, U.S. Survey (Found 3" Brass Cap Monument; 1981, Fair Condition 3" above ground in concrete)

North Quarter Corner of Section 7, T7N, R1E, SLB&M, U.S. Survey (Found 3" Brass Cap Monument; 1989, Good Condition in concrete flush with ground)

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, COBBLE CREEK PARK SUBDIVISION PHASE 1, IN WEBER COUNTY UTAH, SAID POINT BEING 1056.92 FEET NORTH 89°35'54" WEST ALONG THE SECTION LINE AND 105.70 FEET NORTH 00°24'06" EAST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH 32°38'56" EAST 411.80 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°27'49" WEST THENCE WESTERLY ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 55.67 FEET (CENTRAL ANGLE EQUALS 06°38'44" AND LONG CHORD BEARS SOUTH 75°51'33" WEST 55.64 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 274.89 FEET (CENTRAL ANGLE EQUALS 78°45'05" AND LONG CHORD BEARS SOUTH 39°48'22" WEST 253.76 FEET) THENCE SOUTH 00°25'50" WEST 120.31 FEET THENCE NORTH 84°18'33" WEST 589.53 FEET, THENCE NORTH 14°08'25" EAST 358.18 FEET, THENCE NORTH 75°58'37" WEST 10.58 FEET, THENCE NORTH 13°54'36" EAST 280.04 FEET TO THE SOUTH BOUNDARY LINE OF SERENITY HILLS SUBDIVISION, IN WEBER COUNTY, UTAH THENCE THREE (3) COURSES ALONG SAID SOUTH BOUNDARY LINE AS FOLLOWS (1) SOUTH 89°35'10" EAST 83.32 FEET (2) SOUTH 65°16'47" EAST 243.84 FEET AND (3) NORTH 53°30'16" EAST 164.71 FEET TO THE POINT OF BEGINNING.

SUBJECT TO BOUNDARY LINE AGREEMENT (E# 2855583)

CONTAINS: 8.388 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, a 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 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.

Clayton Cook

Clayton Cook - Owner

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

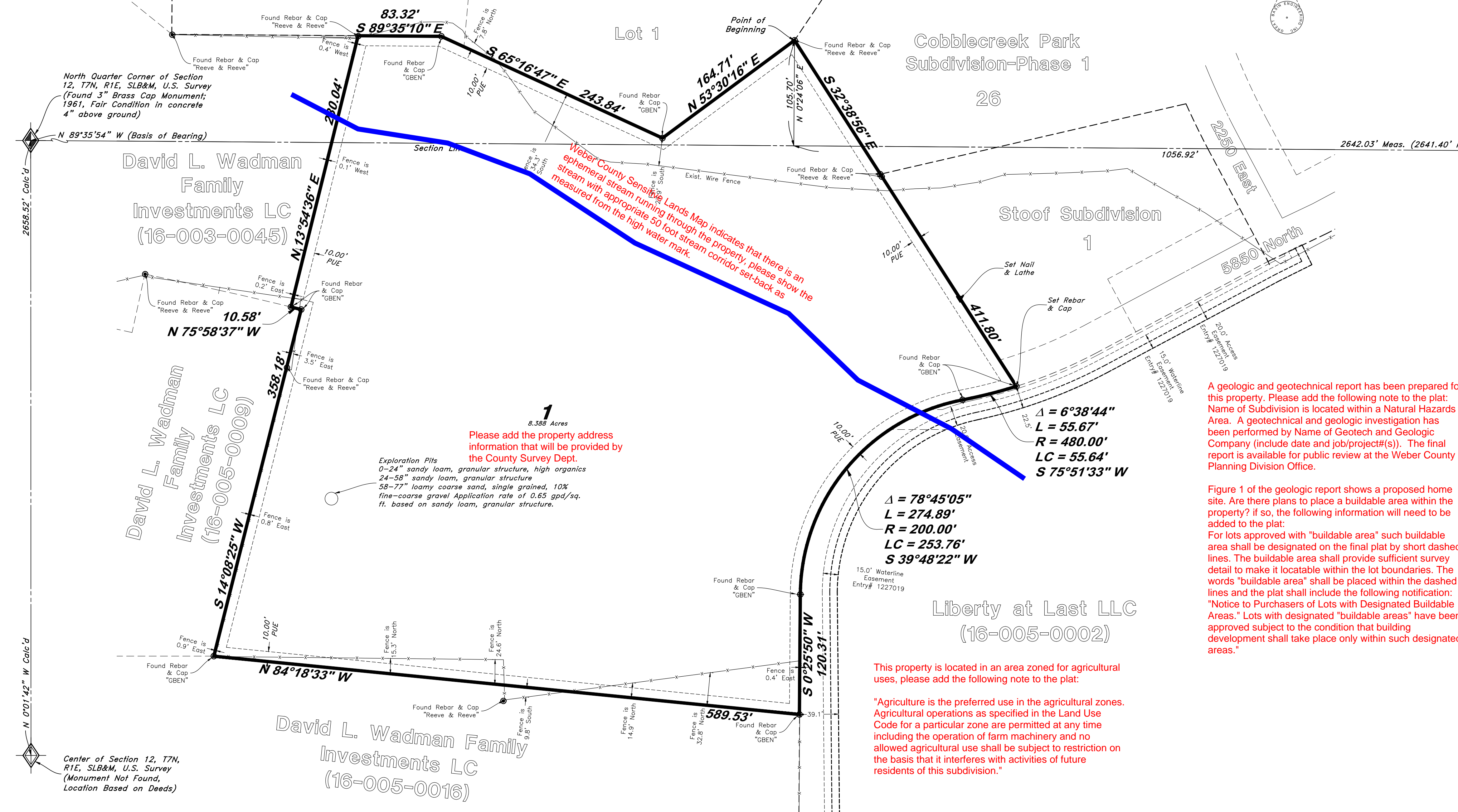
The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Clayton Cook.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name _____



Please add the property address information that will be provided by the County Survey Dept.

Exploration Pits
0-24" sandy loam, granular structure, high organics
24-58" sandy loam, granular structure
58-77" loamy coarse sand, single grained, 10% fine-coarse gravel Application rate of 0.65 gpd/sq. ft. based on sandy loam, granular structure.

A geologic and geotechnical report has been prepared for this property. Please add the following note to the plat: Name of Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by Name of Geotech and Geologic Company (include date and job/project#(s)). The final report is available for public review at the Weber County Planning Division Office.

Figure 1 of the geologic report shows a proposed home site. Are there plans to place a buildable area within the property? if so, the following information will need to be added to the plat:
For lots approved with "buildable area" such buildable area shall be designated on the final plat by short dashed lines. The buildable area shall provide sufficient survey detail to make it locatable within the lot boundaries. The words "buildable area" shall be placed within the dashed lines and the plat shall include the following notification: "Notice to Purchasers of Lots with Designated Buildable Areas." Lots with designated "buildable areas" have been approved subject to the condition that building development shall take place only within such designated areas."

$\Delta = 78^{\circ}45'05''$
 $L = 274.89'$
 $R = 200.00'$
 $LC = 253.76'$
 $S 39^{\circ}48'22'' W$

Liberty at Last LLC
(16-005-0002)

This property is located in an area zoned for agricultural uses, please add the following note to the plat:

"Agriculture is the preferred use in the agricultural 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 restriction on the basis that it interferes with activities of future residents of this subdivision."

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

Weber County
OGDEN VALLEY TOWNSHIP PLANNING
COMMISSION-Division

This is to certify that this subdivision plat was duly approved by the Great Weber County Planning Commission Division.
Signed this _____ day of _____, 2018.

Chair, Ogden Valley Township Planning Commission-Division
Director, Weber County

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 _____, 2018.

Signature

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.

Signature

WEBER COUNTY SURVEYOR

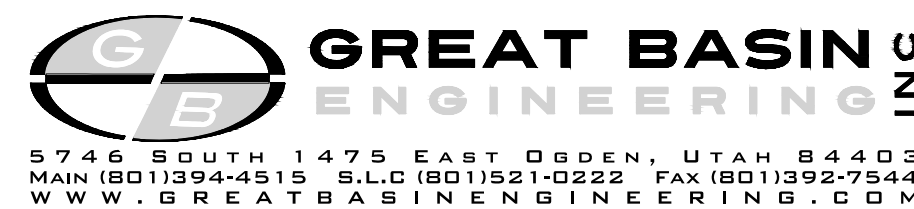
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2018.

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.
Signed this _____ day of _____, 2018.

Chair, Weber County Commission



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

TENTATIVE FINAL