

08-12

Cook Corner Subdivision

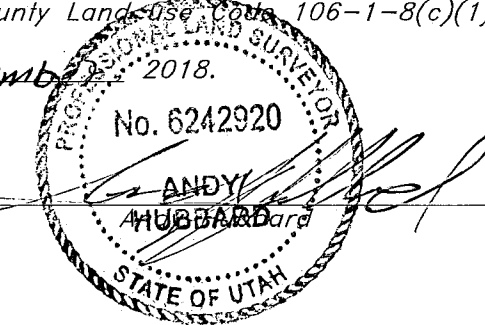
A part of the Northeast Quarter of Section 12, T7N, R1W, SLB&M, U.S. Survey

Liberty, Weber County, Utah

December 2018

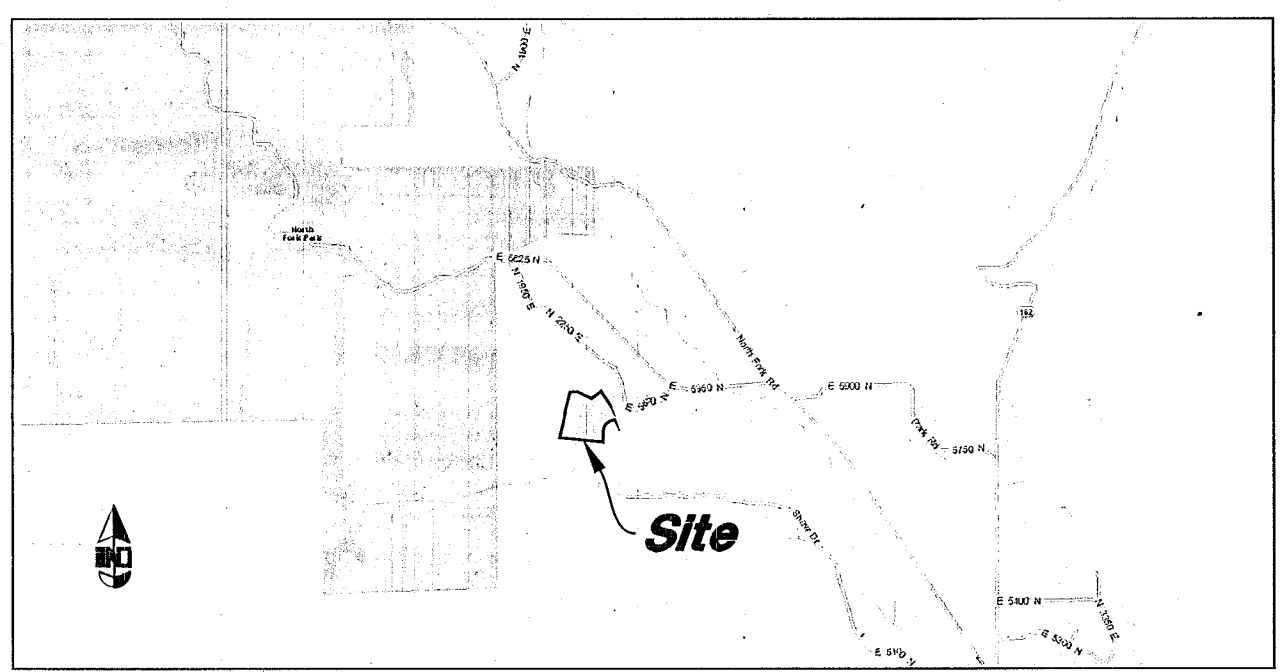
SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Cook Corner 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 Ordinance, 106-1-b(c)(1). Monumented lot corners have been set as shown on this drawing.
Signed this 17th day of December, 2018.

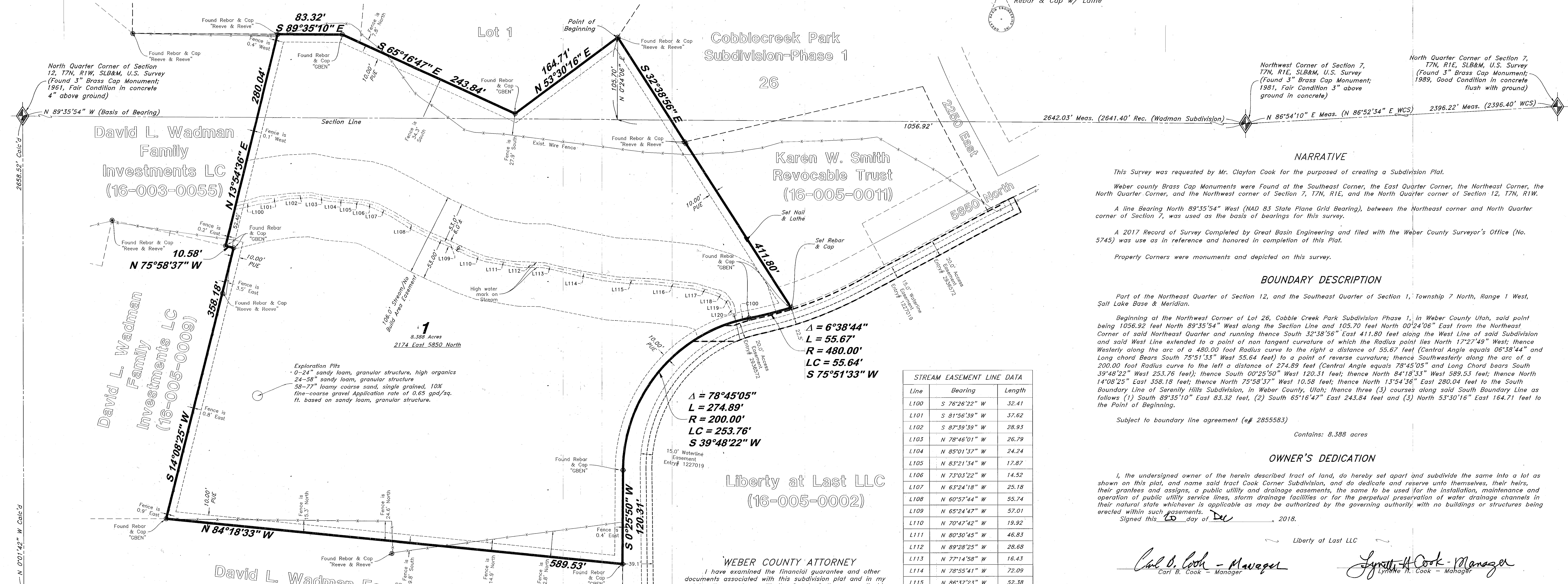
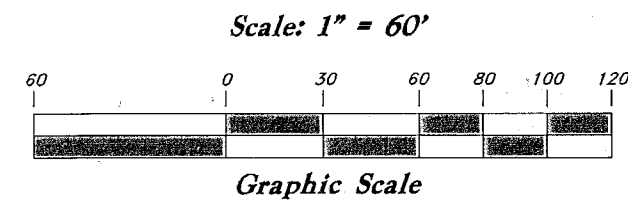
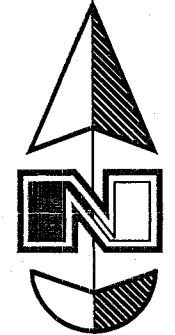


Legend

- 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



VICINITY MAP
Not to Scale



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 and filed with the Weber County Surveyor's Office (No. 5745) was used as in 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, 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 West 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 Sareny 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.

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 Cook Corner 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 10 day of Dec, 2018.

Carl B. Cook - Manager
Carl B. Cook - Manager

Lynette H. Cook - Manager
Lynette H. Cook - Manager

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this 20 day of Dec, 2018 by Carl B. Cook and Lynette H. Cook Managers of Liberty at Last LLC.

Residing At: Weber County
Commission Number: 625069
Commission Expires: 11-24-2019

Angie Martin
Angie Martin
Notary Public Commissioned in Utah

STREAM EASEMENT LINE DATA

Line	Bearing	Length
L100	S 76°26'22" W	32.41
L101	S 81°56'39" W	37.62
L102	S 87°39'39" W	28.93
L103	N 78°46'01" W	26.79
L104	N 85°01'57" W	24.24
L105	N 83°21'34" W	17.87
L106	N 73°03'22" W	14.52
L107	N 63°24'18" W	25.18
L108	N 60°57'44" W	55.74
L109	N 65°24'47" W	57.01
L110	N 70°47'42" W	19.92
L111	N 80°30'45" W	46.83
L112	N 89°28'25" W	28.68
L113	N 77°14'58" W	16.43
L114	N 78°55'41" W	72.09
L115	N 86°37'23" W	52.38
L116	N 83°40'23" W	54.50
L117	N 73°23'39" W	29.56
L118	N 64°33'04" W	13.39
L119	N 36°16'16" W	8.96
L120	N 17°39'22" W	25.08

STREAM EASEMENT CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	5°02'19"	200.00	17.59	17.58	S 76°39'46" W

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 _____

SEE RECORD OF SURVEY # 6047

- NOTES:**
- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
 - 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 on no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.
 - Cook Corner Subdivision is located within a Natural Hazards Area. A geotechnical and geologic investigation has been performed by AGEC (Project No. 1170956, dated December 19, 2017). The final report is available for public review at the Weber County Planning Division Office.

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the soil, 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 31st day of December, 2018.
Amber Price
Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING DIVISION
This is to certify that this subdivision plat was duly approved by the Weber County Planning Division.
Signed this 4 day of JANUARY, 2019.
[Signature]
Director, Weber County Planning Division

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 27 day of DECEMBER, 2018.
[Signature]

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 has 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 20th day of DECEMBER, 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.

Title _____
Chair, Weber County Commission

Attest _____



WEBER COUNTY RECORDER

ENTRY NO. 29400170 FEE PAID \$ 30.00 FILED FOR RECORD AND RECORDED 10-Jan-19 AT 5:01 IN BOOK 84 OF OFFICIAL RECORDS, PAGE 58 RECORDED FOR CLAYTON COOK

LEANN H KILTS
LEANN H KILTS
WEBER COUNTY RECORDER
DEPUTY