

Stoker Subdivision Amendment

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

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 Utah Professional Engineers and Land Surveyors Licensing Act. I have completed a survey of the property described hereon in accordance with Sections 17-21 and 17-22 of the Utah Subdivision Amendment in Weber County, and verified all measurements shown hereon from this plat of Stoker Subdivision Amendment in Weber County, and that it has been correctly drawn and the designated scale and is a true and correct representation of the land being described 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 data within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2018.

License No. 6242920
 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 Stoker Subdivision Amendment and do hereby dedicate, to public use all those parts or portions of said first of land designated as streets, the same to be used as public thoroughfares, and also grant and declare a separate right and easement under the name designated hereon as public utility, storm water detention ponds, drainage easements and conduit easements, for the use of 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 _____, 2018.

Kyle S. Stoker
 and w.
 Juloynne M. Stoker

ACKNOWLEDGMENT

State of Utah
 County of _____
 On the _____ day of _____, 2018, personally appeared _____, _____ and _____, known to me and to me as the Owners of said parcel, and that said instrument was signed in behalf of said Owners by a resolution of its board of directors, the same being duly sworn and signed by me as the Recorder of said County, Utah, before me, the undersigned, a Notary Public in and for the State of Utah, and duly acknowledged to me that said Owners truly executed the same.

Residing at: _____
 Commission Expires: _____

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 Southern 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 thence along said Southern Right of Way Lines the following three (3) courses: (1) South 08°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 Northern Line of Dixie Land Estates, Weber County, Utah; thence along said Western Line South 0°53'39" West 959.38 feet to the Northern Line of the M R Wide & Sons LLC Property; thence along said Northern Line North 89°06'21" West 300.00 feet to a point on Kennedy Property; thence along said Northern Line North 89°06'21" West 300.00 feet along on an existing fence line and 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 Southern Right of Way Line and the Point of Beginning.

Contains 6.637 Acres

NARRATIVE

This Survey and Subdivision Plat was requested by Mr. Juloynne Stoker for the purpose of platting one residential lot.

Cross Cap Monuments were found at the Northwest and Southwest corners, North and South 1/4 corner of Section 21, T7N, R2W, SLB&M, U.S. Survey. (Found 3" Brass Cap Monument, 7/8" R2W, SLB&M, U.S. Survey, 1/4 corner of Section 21, T7N, R2W, SLB&M, U.S. Survey. (Found 3" Brass Cap Monument, good condition - flush with surface, stamped 1963).

2642.34' (W.C.S.)
 5284.66' W.C.S. (5284.69' meas.)
 973.50'
 N 89°06'21" W
 300.00'
 959.38'
 3600'
 North Street
 S 88°59'16" E
 212.00'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
 30.0'
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 30.0'

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.

Chairman, Weber County Commission

Attest:
 This is to certify that this subdivision plat was approved by the Commissioners of Weber County, Utah, on _____ day of _____, 2018.

Commissioner

Signed this _____ day of _____, 2018.

Webber County Surveyor

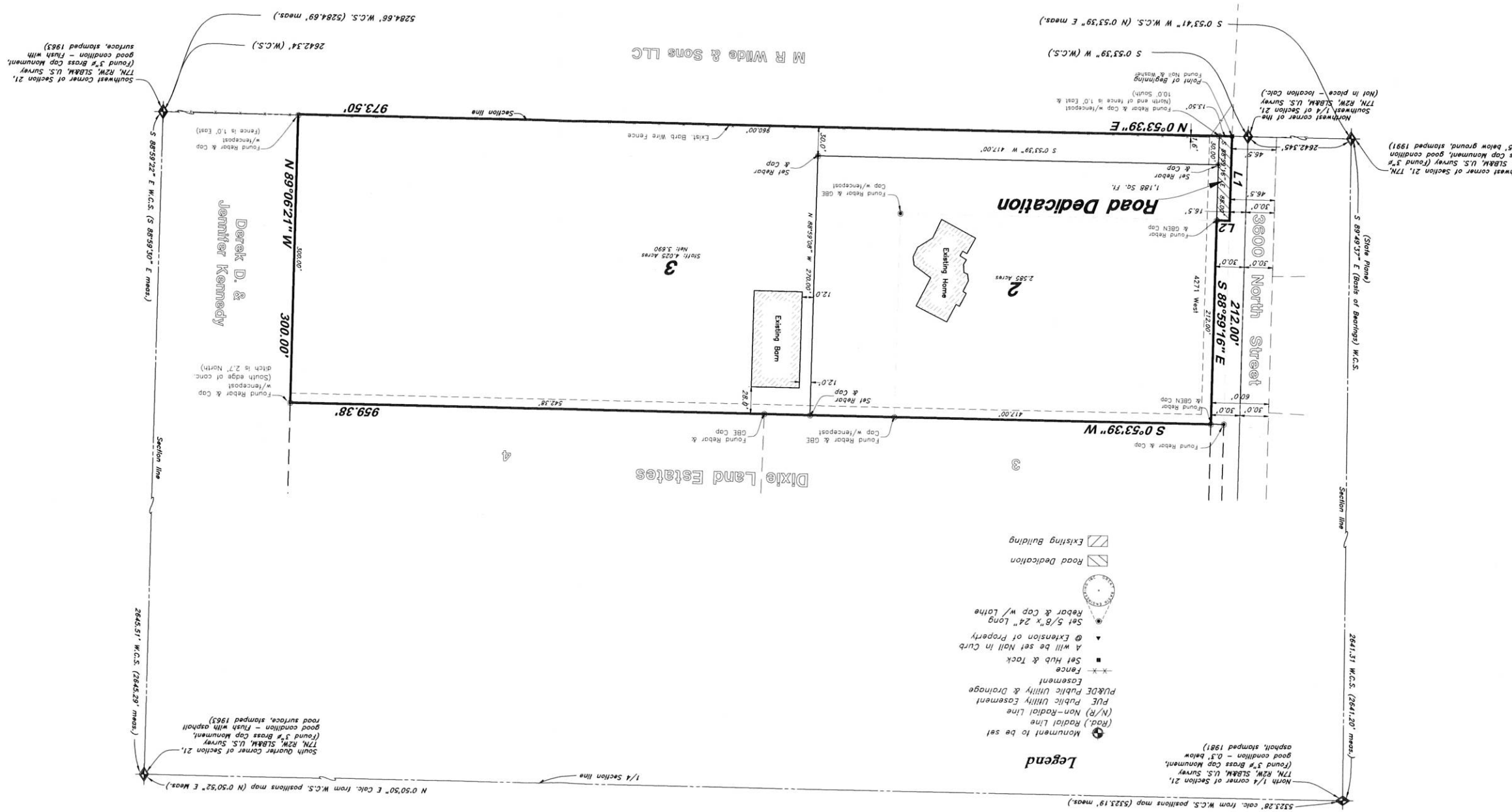
WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED. PAGE _____ OF _____ RECORDS. FILED _____

WEBER COUNTY RECORDER

DEPUTY

02N216 - Stoker Amendment



WEBER COUNTY PLANNING 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, hereon are hereby approved and accepted by the Commissioners of Weber County, Utah, on _____ day of _____, 2018.

Chairman, Weber County Commission

Attest:
 This is to certify that this subdivision plat was approved by the Weber County Planning Commission, on _____ day of _____, 2018.

Commissioner

Signed this _____ day of _____, 2018.

Webber County Surveyor

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

Hooper Water Improvement District

Signed this _____ day of _____, 2018.

Taylor West Weber Water

TAYLOR WEST WEBER WATER HOOPER WATER IMPROVEMENT DISTRICT

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

Taylor West Weber Water

Signed this _____ day of _____, 2018.

Weber County Engineer

WEBER COUNTY ENGINEER

I hereby certify that the required public improvements 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.

Weber County Engineer

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.

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

