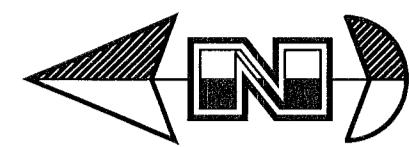
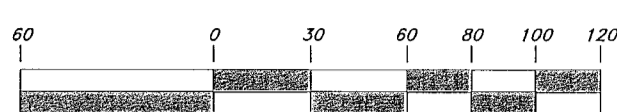


Stoker Subdivision 1st Amendment

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
January 2021



Scale: 1" = 60'



Graphic Scale

NARRATIVE

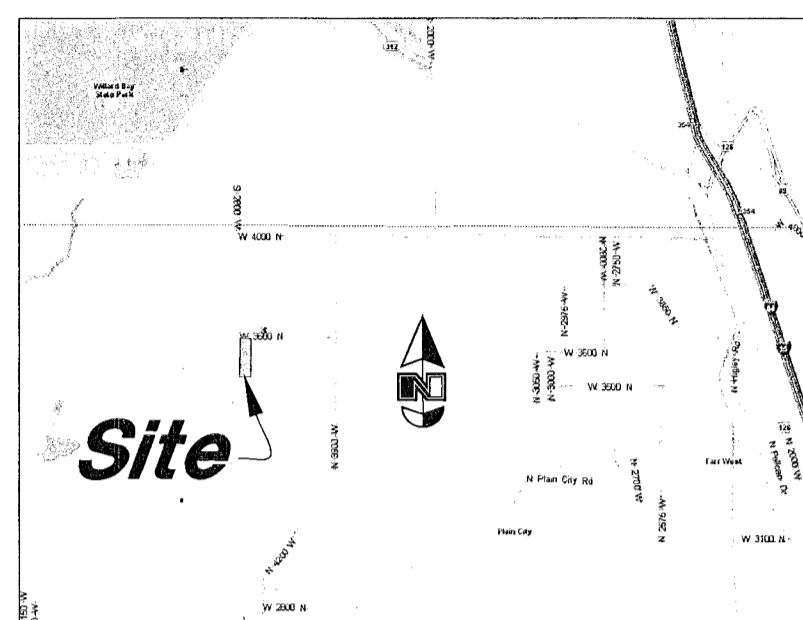
This Survey and Subdivision plat was requested by Ms. Julayne Stoker for the purpose of platting one residential lot.
Brass Cap Monuments were found at the Northwest and Southwest corners of the Northwest and Southwest corners, North and South 1/4 corners of Section 21, T7N, R2W, SLB&M, U.S. Survey. 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 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.

5323.28' calc. from W.C.S. positions map (5323.19' meas.)

North 1/4 corner of Section 21, T7N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, good condition - 0.3' below asphalt, stamped 1981)

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



VICINITY MAP
Not to Scale

South Quarter Corner of Section 21, T7N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, good condition - Flush with asphalt road surface, stamped 1963)

6242920
License No.

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 22 day of Jan, 2021.

Kyle S. Stoker and wt. *Julayne M. Stoker*

ACKNOWLEDGMENT

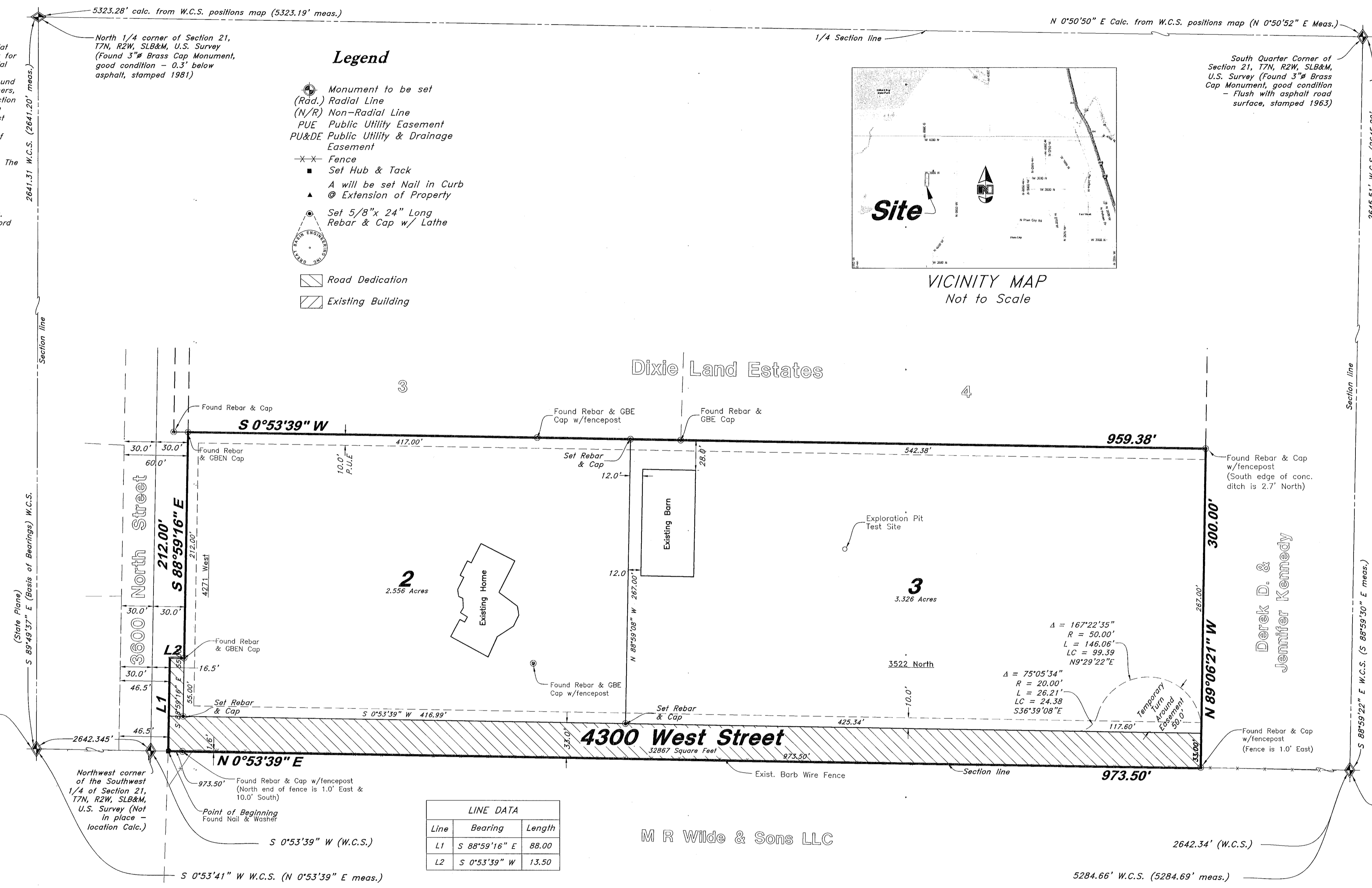
The foregoing instrument was acknowledged before me this 22 day of Jan, 2021 by Kyle S. Stoker and Julayne M. Stoker.

Residing At: Weber
Commission Number: 709793
Commission Expires: 12-23-2023

Angela Usatin
A Notary Public commissioned in Utah

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



Line	Bearing	Length
L1	S 88°59'16" E	88.00
L2	S 0°53'39" W	13.50

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 20th day of January, 2021

Corey Myers
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 15th day of January, 2021

Stacy Morgan
Director Weber-Morgan Health Department

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, hereon are hereby approved and accepted by the commissioners of Weber County, Utah.
Signed this 20th day of January, 2021

John H. Harker
Chairman, Weber County Commission

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 19 day of January, 2021

Matthew
Weber County Attorney

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this 19 day of January, 2021.

Julie
Chairman, Weber County Planning Commission

NOTES:

- 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 Moles Below 22".
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

SEE RECORD OF SURVEY # 3198

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 20th day of January, 2021.

Bill
Weber County Surveyor

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. 3119961
22-JAN-2021 FILED FOR RECORD AND RECORDED 8:21 AM IN BOOK 99 OF OFFICIAL RECORDS, PAGE 71 RECORDED FOR KYLE S. STOKER AND JULAYNE M. STOKER
LEANN H. KILTS
WEBER COUNTY RECORDER
BY: *Bill* DEPUTY