COX'S CORNER SUBDIVISION

A PART OF THE N.W. 1/4 OF SECTION 13 AND A PART OF THE N.E. 1/4 OF SECTION 14, T. 5 N., R. 3 W., S.L.B&M. WEBER COUNTY, UTAH

JUNE 25TH 1996

OWNERS 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 ON THE PLAT AND NAME SAID TRACT COX'S CORNER SUBDIVISION AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE [illegible] INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC [illegible] 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 28 DAY OF June, 1996.

Gordon E. Cox — GORDEN E. COX

Noleen Cox — NOLEEN COX

ACKNOWLEDGEMENT

STATE OF UTAH } SS:
COUNTY OF WEBER }

ON THIS 28th DAY OF JUNE, 1996 PERSONALLY APPEARED Gordon E. Cox, AND NoLeen Cox SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC Curtis Christensen RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 _____, 1996

SIGNATURE

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 FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 28th DAY OF June, 1996

Curtis Christensen — SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 28th DAY OF June, 1996.

Craig C. Baker
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 THIS _____ DAY OF _____, 1996.

TITLE

ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 27th DAY OF June, 1996

COUNTY SURVEYOR

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 00° 35' 44" W. (SOUTH) 1408.26 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION AS MONUMENTED AND WITNESSED WITH WEBER COUNTY SURVEYOR'S BRASS CAPS AND S. 88° 57' 27" E. 163.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE S. 88°57'27" E. 150.00 FEET, THENCE S. 00° 35' 44" W. 266.50 FEET TO THE NORTH SIDE OF 5100 WEST STREET, THENCE N. 89° 05' 36" W. (N. 88° 20' W.) 150.00 FEET ALONG SAID STREET TO A POINT WHICH BEARS S. 00° 35' 44" W. OF THE POINT OF BEGINNING, THENCE N. 00° 35' 44" E. 266.85 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 0.91 ACRES, MORE OR LESS.

REMAINING PARCEL PREPARED FROM DEEDS AND SURVEYORS RECORDS.
A PART OF THE NORTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS S. 00° 35' 44" W. (SOUTH) 1408.26 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION AS MONUMENTED AND WITNESSED WITH WEBER COUNTY SURVEYOR'S BRASS CAPS AND S. 88° 57' 27" E. 163.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE S. 88° 57' 27" E. 150.00 FEET, THENCE S. 00° 35' 44" W. 266.50 FEET TO THE NORTH SIDE OF 5100 WEST STREET, THENCE N. 89° 05' 36" E. (S. 88° 20' E.) 116.03 FEET ALONG SAID STREET, THENCE N. 05° 15' 41" E. 683.54 FEET MORE OR LESS TO A FENCE ON THE NORTH LINE OF GORDON COX PROPERTY (NORTHERLY 680 FEET TO A POINT WHICH BEARS S.88°20'E. 482 FEET FROM THE WEST LINE OF SAID NORTHWEST QUARTER), THENCE N.88°19'54"W. 447.75 FEET ALONG SAID FENCE, THENCE N.88°52'03"W. 112.84 FEET ALONG SAID FENCE, THENCE N.88°58'58"W. 115.55 FEET MORE OR LESS, ALONG SAID FENCE TO THE EAST LINE OF 6700 WEST STREET, THENCE S.0°42'59"W. 150.0 FEET (SOUTH) ALONG SAID STREET, THENCE S.89°05'36"E. (S.88°20'E.) 150.00 FEET, THENCE S.0°42'59"W. (SOUTH) 150.00 FEET, THENCE N.89°05'36"W (N.88°20'W.) 150.0 FEET TO SAID STREET, THENCE S.0°42'59"W. (SOUTH) 168.18 FEET TO A POINT WHICH IS 220 FEET NORTH OF THE NORTH LINE OF 5100 SOUTH STREET, THENCE S.89°05'36"E. 191.45 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE S.0°35'44"W. (SOUTH) 220.0 FEET TO SAID STREET, THENCE S.89°05'36"E. 13.98 FEET ALONG SAID STREET, THENCE N.0°35'45"E. 265.14 FEET, THENCE S.88°57'27"E. 150.00 FEET, THENCE N.0°35'44"E. 2.06 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 6.9 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND I FURTHER CERTIFY THAT ALL LOTS IN COX'S CORNER SUBDIVISION HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

6/24/96 — DATED — CYNTHIA L. ROBINETT R.L.S. 7511

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

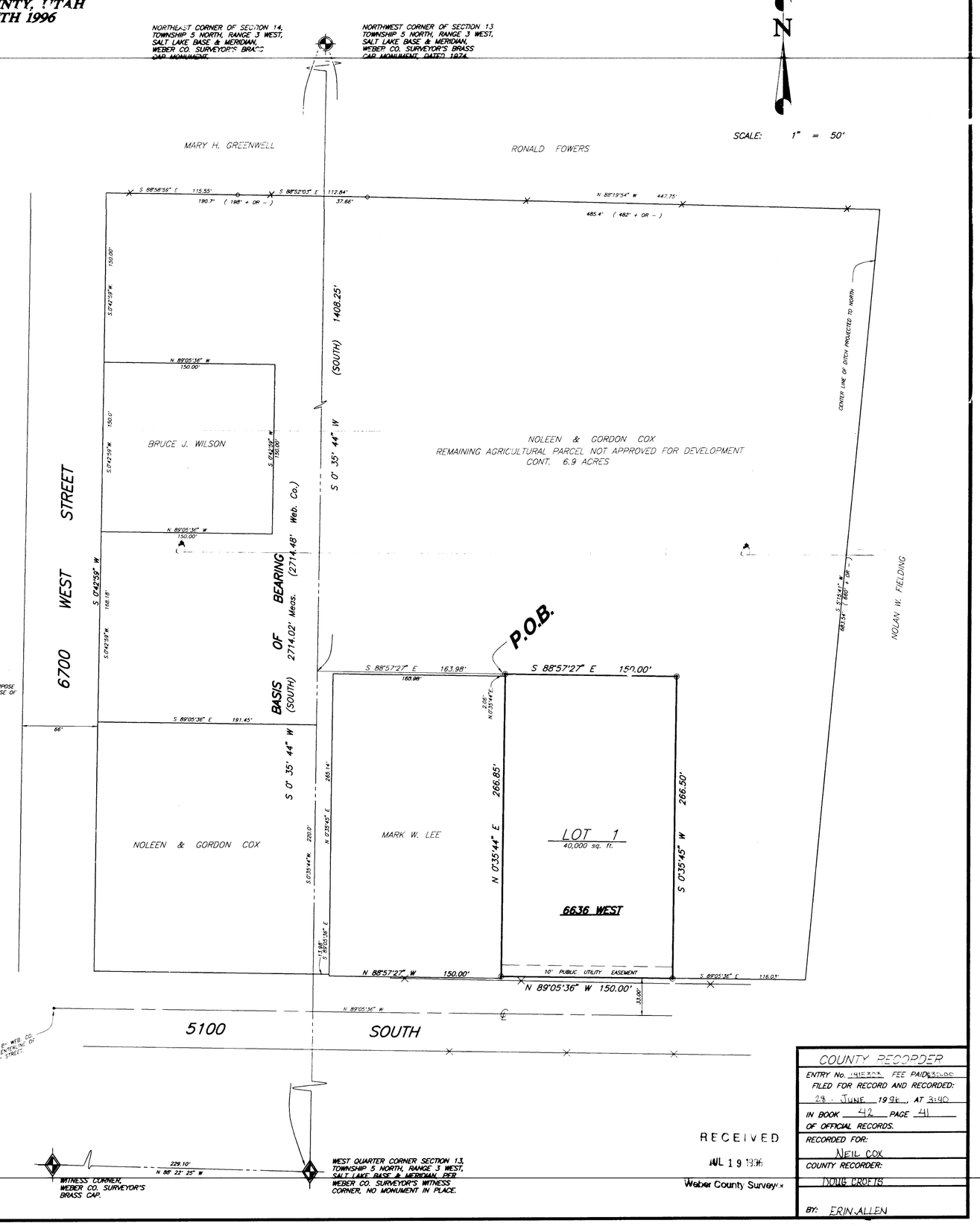
NOTE:
STREET DETERMINE FOR THE PURPOSE OF REMAINING PARCEL BY THE USE OF OCCUPATIONAL LINES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION FOR NOLEEN AND GORDON COX.

THE BASIS OF BEARINGS IS S. 00° 35' 44" W. (SOUTH) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AS MONUMENTED WITH WEBER COUNTY SURVEYOR'S BRASS CAPS AS SHOWN. THE CENTERLINE OF 5100 SOUTH STREET DATA HAS BEEN PROVIDED BY THE WEBER COUNTY SURVEYOR'S DEPARTMENT.

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF SIGN MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH THE ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION."



LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

-x-x- EXISTING FENCES.

● FOUND 3/4" REBAR WITH C. & L.S. CAP.

◉ SET 3/4" REBAR WITH C. & L.S. CAP.

RECEIVED
JUL 19 1996
Weber County Surveyor

COUNTY RECORDER
ENTRY No. 415223 FEE PAID 20.00
FILED FOR RECORD AND RECORDED:
29 JUNE 1996 AT 3:40
IN BOOK 42 PAGE 41
OF OFFICIAL RECORDS.
RECORDED FOR: NEIL COX
COUNTY RECORDER: DOUG CROFTS
BY: ERIN ALLEN

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
(801) 399-4935 OGDEN, UTAH FAX 627-1068

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