DRAWING NUMBER 001507

STOOF SUBDIVISION

PART OF THE NE 1/4 OF SECTION 12 & PART OF THE SE 1/4 OF SECTION 1,
T.7N.,R.1W., S.L.B.&M. U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 1997

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 12, AND PART OF THE SOUTHEAST QUARTER OF SECTION 1. T.7N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26 OF COBBLECREEK PARK SUBDIVISION–PHASE 1; THENCE S33°05'03"E 190.00' TO A 420.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N15°39'55"W; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°50'05" A DISTANCE OF 94.08 FEET; THENCE N61°30'00"E 43.00 FEET; THENCE S28°30'00"E 60.00 FEET; THENCE N61°30'00"E 150.00 FEET TO THE WEST LINE OF 2250 EAST STREET; THENCE ALONG SAID LINE N28°30'00"W 124.39 FEET TO A POINT ON A 777.41 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N61°30'00"E THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°57'45" A DISTANCE OF 53.76 FEET TO THE SOUTHERN BOUNDARY OF SAID LOT 26; THENCE S76°35'13"W 314.17 FEET ALONG THE BOUNDARY OF SAID LOT TO THE POINT OF BEGINNING.

CONTAINS 1.26 ACRES

NARRATIVE

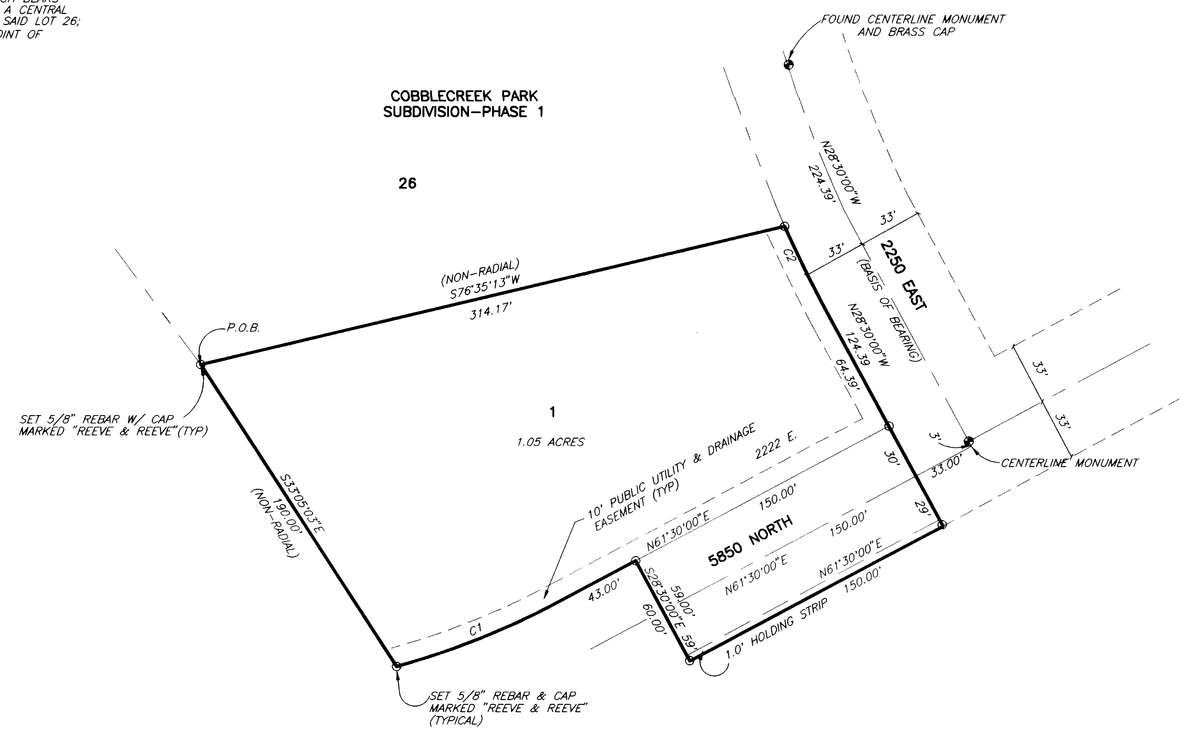
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON SAID LAND. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" RE-BAR AND CAP STAMPED "REEVE & REEVE".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT SYSTEM IN COBBLECREEK PARK SUBDIVISION PHASE 1 AS SHOWN HEREON.

A-1 ZONE NOTE:

"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 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." (AMD. ORD. #3-82, JANUARY 26, 1982)



SCALE: 1" = 40'

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	420.00'	94.08'	47.24'	93.89'	N 67°55'03" E	12°50'05"
C2	777.41'	53.76'	26.89'	53.75'	N 26°31'08" W	03°57'45"

NOTE:
ALL EXISTING STRUCTURES COMPLY WITH SIDE YARD REQUIREMENTS OF THE ZONE.

RECEIVED
JAN 15 1997
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF STOOF SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 4 DAY OF JAN., 1997

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR ... 2201 ... UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID PLAT STOOF SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS_____ DAY OF _____, 19__.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF_____ } ss.

ON THE _____ DAY OF_____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)_____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME_____SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES | NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF_____ } ss.

ON THE _____ DAY OF_____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____AND _____BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE_____AND _____OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES | NOTARY PUBLIC

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____DAY OF_____, 19__.

DIRECTOR, WEBER–MORGAN HEALTH DEPARTMENT

R&R

JOB NO.: 1469-00	DRAFTER TL
DATE: 8-28-96	REVISION 1-14-97 (JAE)
SCALE: 1"=40'	CHECKED

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID_____
FILED FOR RECORD AND RECORDED, AT_____
IN BOOK_____OF THE OFFICIAL RECORDS, PAGE_____.

RECORDED FOR:

WEBER COUNTY RECORDER

BY:_____DEPUTY.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 19__.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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_____, 19__.

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION | ATTEST

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____DAY OF_____, 19__.

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_____, 19__.

SIGNATURE

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS, & SURVEYORS
3670 QUINCY AVE. SUITE NO. 1
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666