

COBBLE GLEN PARK PHASE-3 SUBDIVISION

PART OF THE NE 1/4 OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY
PLAIN CITY, WEBER COUNTY, UTAH
FEBRUARY, 1997

1953.82'
NORTH 1/4 CORNER OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., 3" BRASS CAP SET ABOVE SURFACE OF THE GROUND, 1963.

NE CORNER OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., 3" BRASS CAP SET 3' BELOW ROAD SURFACE, 1972.

589°36'26"E 2649.27' (BASIS OF BEARINGS)

BOUNDARY DESCRIPTION

PART OF THE NE 1/4 OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 25 COBBLE GLEN PARK PHASE-2 SUBDIVISION SAID POINT ALSO BEING 589°36'26"E 1953.82 FEET ALONG THE SECTION LINE, SOUTH 341.72 FEET, S00°15'33"W 726.81 FEET, AND S00°07'39"E 181.83 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S89°46'38"E 208.44 FEET, (2) S00°13'22"W 111.28 FEET, AND (3) N56°36'46"E 585.47 FEET TO AN EXISTING FENCE, THENCE ALONG SAID FENCE S00°06'04"W 604.96 FEET, THENCE S33°25'00"W 222.52 FEET, THENCE S64°00'00"W 109.29 FEET, THENCE S33°46'16"E 69.44 FEET, THENCE S56°14'44"W 242.91 FEET, THENCE N33°46'16"W 45.42 FEET TO A POINT ON A 291.72 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N56°14'44"E, THENCE 20.00 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°55'41", THENCE S60°09'25"W 216.72 FEET TO AN EXISTING FENCE, THENCE ALONG SAID FENCE THE FOLLOWING FOUR (4) COURSES: (1) N00°09'05"E 95.44 FEET, (2) N00°08'27"E 533.69 FEET, (3) N00°41'37"E 105.00 FEET, AND (4) N00°07'39"W 18.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.73 ACRES

LOTS WITH AN "R" DESIGNATION ARE TO COMPLY WITH THE FOLLOWING:

NOTES:

THE FOLLOWING RESTRICTIONS APPLY IN PERPETUITY TO THE MITIGATION AREAS DENOTED AS "HABITAT PRESERVATION AREA"

- NO DISCHARGE OR DREDGED FOR FILL MATERIAL OR EXCAVATION IN THE MITIGATION AREAS SHALL BE ALLOWED, INCLUDING CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, MINOR GRADING AND PLACEMENT OF TOPSOIL.
 - THE EXISTING VEGETATION SHALL NOT BE TRIMMED, REMOVED OR OTHERWISE MODIFIED.
 - NO GRAZING OF ANIMALS IS ALLOWED.
 - NOTHING CAN BE DONE TO CHANGE THE CHARACTER OF THE MITIGATION AREAS.
 - NO MOWING OF THE MITIGATION AREAS SHALL BE ALLOWED UNLESS NECESSARY FOR SAFETY REASONS; AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS MUST BE OBTAINED PRIOR TO MOWING.
 - ANY PLANTING WITHIN THE MITIGATION AREA SHALL BE LIMITED TO NATIVE VEGETATION, INCLUDING GRASSES, FORBS, SHRUBS AND TREES.
- * IF THERE ARE ANY QUESTIONS PERTAINING TO THESE RESTRICTIONS, CONTACT:

U.S. ARMY CORPS OF ENGINEERS
1403 SOUTH 600 WEST SUITE 'A'
BOUNTIFUL, UTAH 84010
(801) 295-8380

LEGEND

- = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS
- = SECTION CORNER FOUND AS NOTED HEREON
- ▭ = AREA DEDICATED TO "HABITAT PRESERVATION AREA"



PLAIN CITY PLANNING COMMISSION
APPROVED BY THE PLAIN CITY PLANNING COMMISSION
ON THE 27 DAY OF JULY 19 97.
R. Hansen
CHAIRMAN

PLAIN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH, DATED THIS 11 DAY OF MAY, 19 97.
John Miller

PLAIN CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY REVIEWED AND ACCEPTED BY THE COUNCIL OF PLAIN CITY, WEBER COUNTY, UTAH, THIS 5 DAY OF AUGUST, 19 97.
ATTEST: *[Signature]*
CITY CLERK

PLAIN CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH, DATED THIS 11 DAY OF AUGUST, 19 97.
Jim Patience

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

SURVEYOR'S CERTIFICATE
I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF COBBLE GLEN PARK PHASE-3 SUBDIVISION IN PLAIN CITY, 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 PLAIN CITY 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 14 DAY OF AUGUST, 1997
22-148666-2201
UTAH LICENSE NUMBER
[Signature]
SIGNATURE

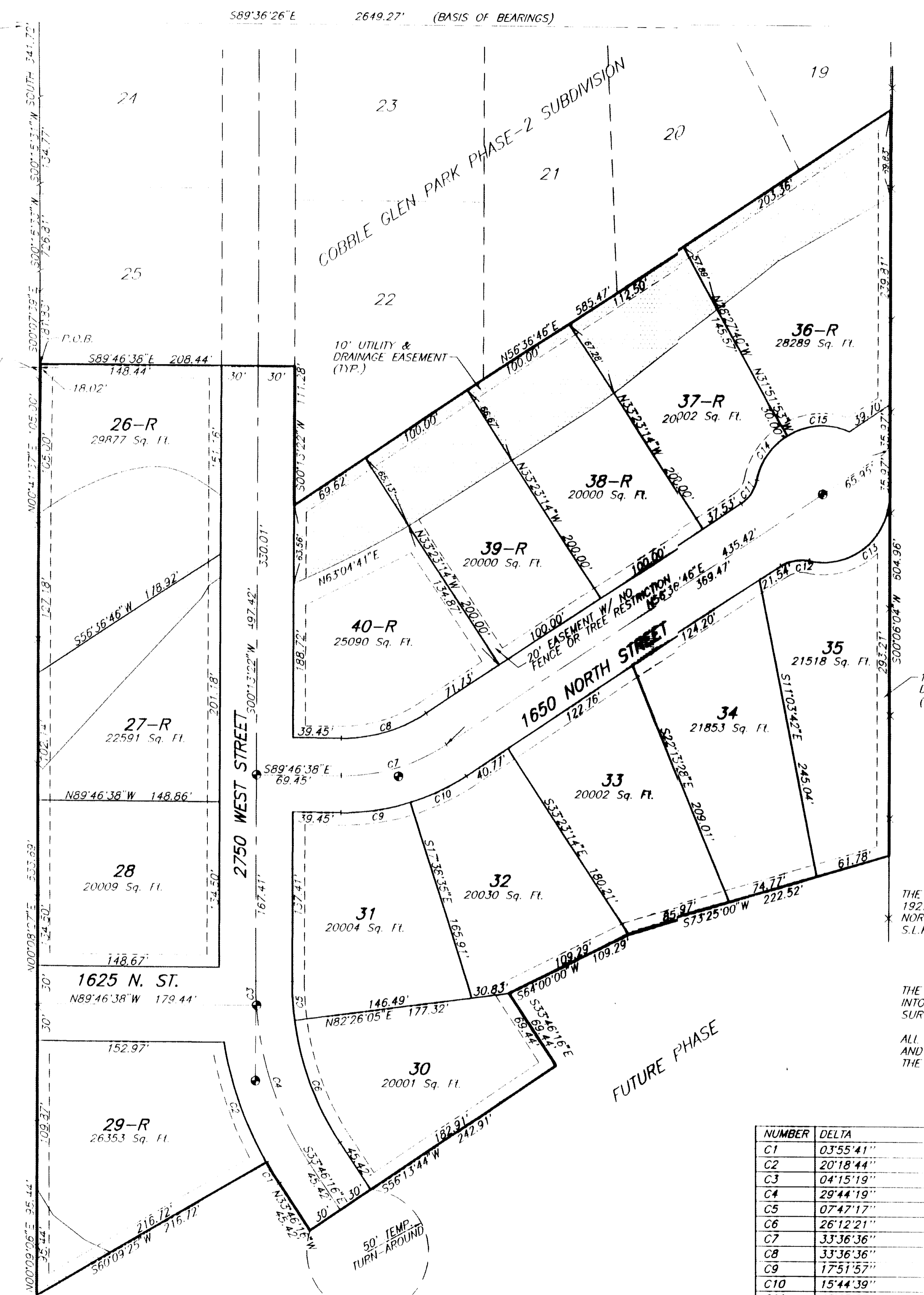
OWNER'S DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID PLAT COBBLE GLEN PARK PHASE-3 SUBDIVISION.
HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, UTAH, ALL 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 POND, 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
SIGNED THIS 17th DAY OF August, 1997
[Signature]
COMMISSION EXPIRES

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF Weber }
ON THE 17th DAY OF August, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Robb Miller* (AND *Mark H. Hoyer*, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION) WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
David Dye
COMMISSION EXPIRES NOTARY PUBLIC

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David Dye
COMMISSION EXPIRES NOTARY PUBLIC

02931
WEBER COUNTY RECORDER
JOB NO.: 1849-07 DESIGNED R. WILLIFORD
DATE: 2-27-97 DRAFTER R. HANSEN
SCALE: 1"=60' CHECKED *[Signature]*
ENTRY NO. 1000776 FEE PAID \$15.00
FILED FOR RECORD AND RECORDED
17-AUG-1997 AT 11:58 AM
IN BOOK 50 OF THE OFFICIAL RECORDS, PAGE 29
RECORDED FOR: PLAIN CITY
DUUG CROFTS
WEBER COUNTY RECORDER
BY: *[Signature]* DEPUTY



NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH LENGTH
C1	03°55'41"	291.72	20.00	10.00	N 31°48'26" W	20.00
C2	20°18'44"	291.72	103.42	52.26	N 19°41'13" W	102.88
C3	04°15'19"	261.72	19.44	9.72	S 01°54'18" E	19.43
C4	29°44'19"	261.72	135.84	69.49	S 18°54'07" E	134.32
C5	07°47'17"	231.72	31.50	15.77	S 03°40'16" E	31.47
C6	26°12'21"	231.72	105.98	53.93	S 20°40'06" E	105.06
C7	33°36'36"	155.56	91.25	46.98	N 73°25'04" E	89.95
C8	33°36'36"	125.56	73.65	37.92	N 73°25'04" E	72.60
C9	17°51'57"	185.56	57.86	29.17	N 81°17'23" E	57.63
C10	15°44'39"	185.56	50.99	25.66	N 64°29'06" E	50.83
C11	45°05'57"	30.00	23.61	12.46	N 34°03'48" E	23.01
C12	45°05'57"	30.00	23.61	12.46	N 79°09'44" E	23.01
C13	102°02'40"	55.00	97.96	67.97	N 50°41'23" E	85.51
C14	46°37'18"	55.00	44.75	23.70	N 34°49'28" E	43.53
C15	55°25'18"	55.00	53.20	28.89	N 85°50'46" E	51.15

WEBER STAKE OF JESUS CHRIST OF LATTER DAY SAINTS 15-004-0032

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH 1/4 CORNER AND THE NE CORNER OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S89°36'26"E

NARRATIVE
THE PURPOSE FOR 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 BOUNDARY AND REAR LOT CORNERS SHALL BE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & REEVE". NAILS SHALL BE SET IN THE TOP OF THE CURB ON THE EXTENSION OF LOT SIDELINES.

SCALE: 1" = 60'