

COBBLE GLEN PARK PHASE-4 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

REMAINDER 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 29, COBBLE GLEN PARK PHASE-3 SUBDIVISION, SAID POINT BEING 589.3626'E 1953.82 FEET ALONG THE SECTION LINE, SOUTH 341.22 FEET, S00°15'31" W 134.77 FEET, S50°15'31" W 726.81 FEET, S00°07'39" E 199.85 FEET, AND S00°07'39" E 199.85 FEET, S00°08'27" W 533.69 FEET, AND S00°08'27" W 533.69 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 3, THENCE N60°09'25" E 5.54 FEET ALONG THE SOUTH LINE OF LOT 29, THENCE S33°46'16" E 114.45 FEET, THENCE N03°55'41" E 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29, THENCE N33°46'16" W 69.44 FEET, THENCE N64°00'09" E 109.29 FEET, THENCE N64°00'09" E 109.29 FEET, THENCE N73°25'00" E 222.52 FEET, THENCE N56°13'44" E 242.91 FEET, THENCE N66°33'10" E 123.57 FEET, THENCE N66°33'10" E 123.57 FEET, THENCE N80°45'23" E 125.48 FEET, THENCE N80°45'23" E 125.48 FEET, THENCE N45°12'14" E 721.13 FEET, THENCE N45°12'14" E 721.13 FEET, THENCE N74°44'56" E 174.85 FEET, THENCE N74°44'56" E 174.85 FEET, THENCE S84°10'42" E 197.85 FEET, THENCE S84°10'42" E 197.85 FEET, THENCE S00°08'27" W 533.69 FEET, THENCE S00°08'27" W 533.69 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF COBBLE GLEN PARK PHASE-4 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 RECORDERS' 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 17th DAY OF August 1997
22-146666-2201
UTAH LICENSE NUMBER 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 LOTS AND STREETS. WE HEREBY DEDICATE, GRANT AND CONFIRM 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 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 PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 17th DAY OF August 1997
Notary Public

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Weber } ss.
ON THE 17th DAY OF August, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND (AND) Mark H. Gray, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME I SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

October 26, 2001
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF } ss.
ON THE DAY OF 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ARE BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME 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 COUNTY RECORDER
ENTRY NO. 155711 FEE PAID \$45.00
FILED FOR RECORD AND RECORDED
17-AUG-1997 AT 10:58 AM
IN BOOK 50 OF THE OFFICIAL RECORDS, PAGE 26
RECORDED FOR: PLAIN CITY
DOUG CROFTS
WEBER COUNTY RECORDER
By: Paul Brumson, DEPUTY

CURVE DATA table with columns: NUMBER, LENGTH, RADIUS, CHORD BEARS, etc.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 3, T. 6N., R. 2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF LOT 29, COBBLE GLEN PARK PHASE-3 SUBDIVISION, SAID POINT BEING 589.3626'E 1953.82 FEET ALONG THE SECTION LINE, SOUTH 341.22 FEET, S00°15'31" W 134.77 FEET, S00°15'31" W 726.81 FEET, S00°07'39" E 199.85 FEET, S00°07'39" E 199.85 FEET, S00°08'27" W 533.69 FEET, S00°08'27" W 533.69 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 3, THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: (1) N60°09'25" E 211.18 FEET, (2) ALONG THE ARC OF A CURVE WITH A RADIUS OF 291.72 FEET AND A CENTRAL ANGLE OF 03°55'41", 20.00 TO THE LEFT (CHORD BEARS S31°46'26" E 20.00), (3) S33°46'16" E 45.42 FEET, (4) N56°13'44" E 242.91 FEET, (5) N33°46'16" W 69.44 FEET, (6) N64°00'09" E 109.29 FEET, AND (7) N73°25'00" E 222.52 FEET TO AN EXISTING FENCE, THENCE ALONG SAID FENCE S00°06'04" W 560.77 FEET TO AN ANGLE POINT IN SAID FENCE, THENCE ALONG SAID FENCE LINE N80°06'35" W 376.60 FEET, THENCE N27°39'59" W 147.85 FEET, THENCE N33°46'16" W 200.00 FEET, THENCE N56°13'44" E 210.00 FEET, THENCE N33°46'16" W 30.00 FEET, THENCE S56°13'44" W 210.00 FEET, THENCE N33°46'16" W 214.45 FEET TO THE POINT OF BEGINNING.

- CONTAINS 8.77 ACRES. LOTS WITH AN "R" DESIGNATION ARE TO COMPLY WITH THE FOLLOWING: NOTES: THE FOLLOWING RESTRICTIONS APPLY IN PERPETUITY TO THE MIGRATION AREAS DENOTED AS "HABITAT PRESERVATION AREA" 1) NO DISCHARGE OR DREDGED FOR FILL MATERIAL OR EXCAVATION IN THE MIGRATION AREAS SHALL BE ALLOWED, INCLUDING CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, MINOR GRADING AND PLACEMENT OF TOPSOIL. 2) THE EXISTING VEGETATION SHALL NOT BE TRIMMED, REMOVED OR OTHERWISE MANIPULATED. 3) NO GRAZING OF ANIMALS IS ALLOWED. 4) NOTHING CAN BE DONE TO CHANGE THE CHARACTER OF THE MIGRATION AREAS. 5) NO MOWING OF THE MIGRATION AREAS SHALL BE ALLOWED UNLESS NECESSARY FOR SAFETY REASONS, AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS MUST BE OBTAINED PRIOR TO MOWING. 6) ANY PLANTING WITHIN THE MIGRATION AREA SHALL BE LIMITED TO NATIVE VEGETATION, INCLUDING GRASSES, FORBS, SHRUBS AND TREES.

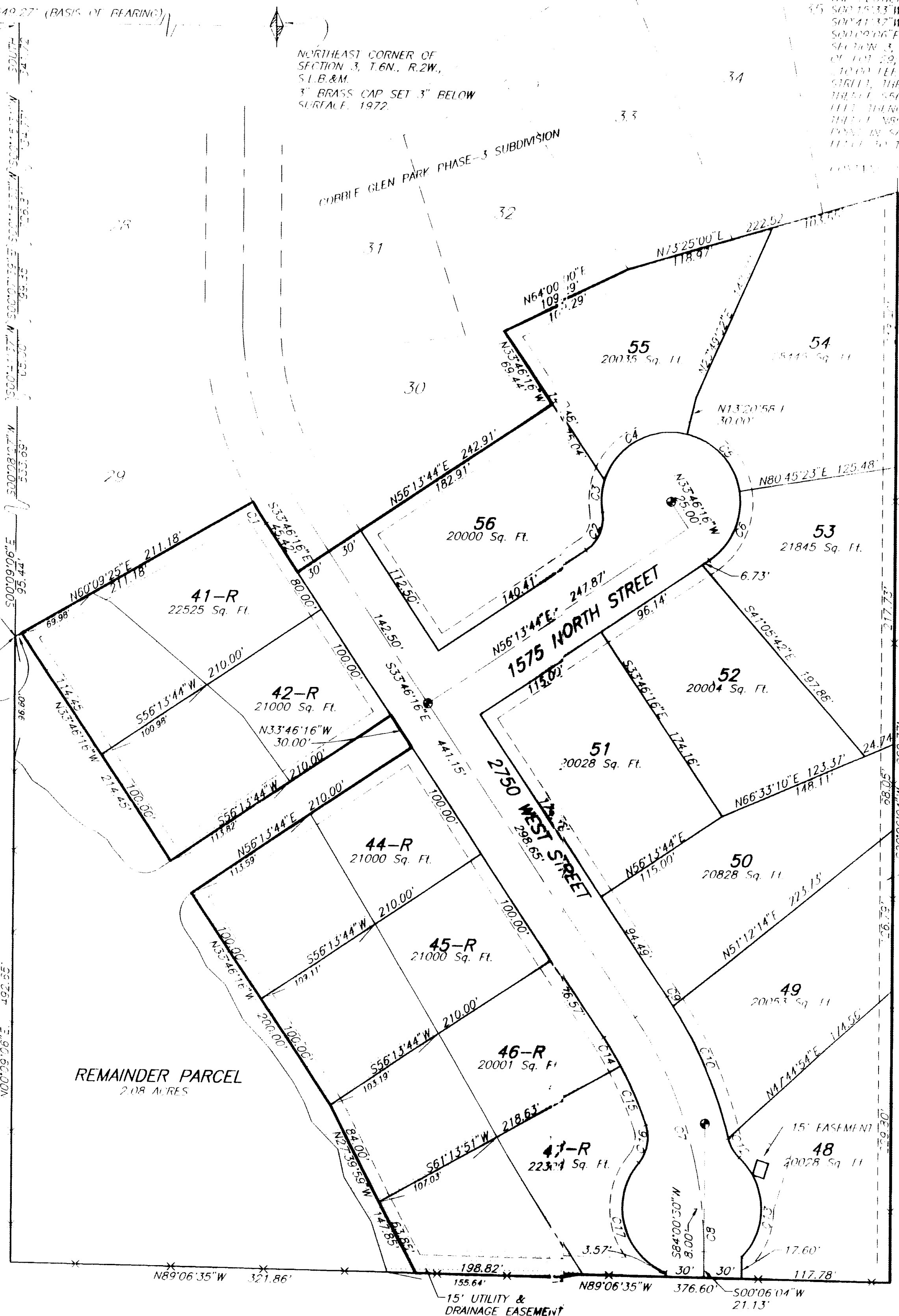
U.S. ARMY CORPS OF ENGINEERS
1403 SOUTH 600 WEST SUITE A
BOUNTIFUL, UT. 84010
(801) 295-8380

NARRATIVE

THE PURPOSE FOR THIS SUBDIVISION PLAT IS TO DIVIDE THE 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.

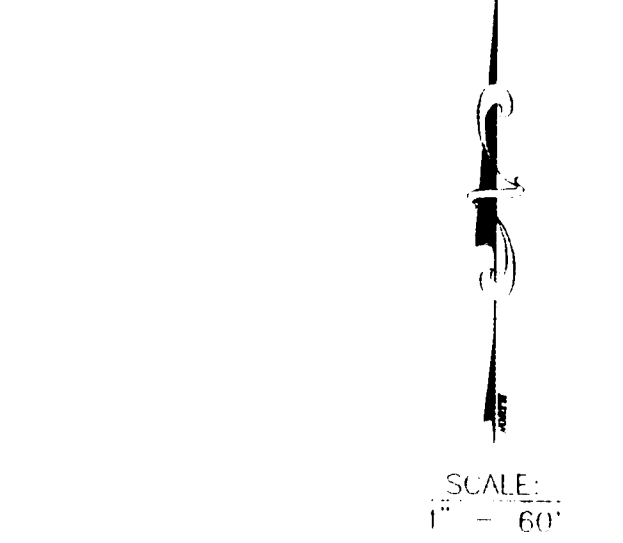
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH CONTINENTAL 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"



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

10' UTILITY & DRAINAGE EASEMENT (7')



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 29th DAY OF JULY 1997. 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 9 DAY OF MAY 1997. PLAIN CITY ACCEPTANCE THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE FULLY APPROVED AND ACCEPTED BY THE COUNCIL OF PLAIN CITY, WEBER COUNTY, UTAH, THIS 5 DAY OF August 1997. 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 17th DAY OF August 1997.

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