

Stoker Subdivision

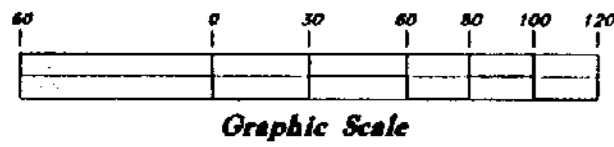
A part of the Southwest 1/4 of Section 21, T7N, R2W, SLB&M, U.S. Survey
Weber County, Utah
August 2002

SURVEYOR'S CERTIFICATE

003298



Scale: 1" = 60'



LEGEND

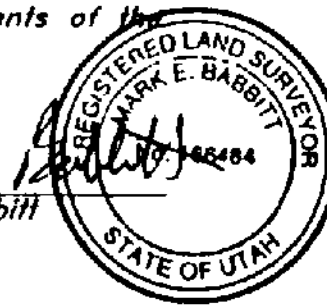
- ▲ Set Nail & Washer
 - Set 3/8" Rebar 24" Long & Cap with Fencepost
 - Set Hub & Tack
 - ◆ Monument to be Set
 - ◆ Found Section Corner
- W.C.S. Weber County Surveyor

I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Stoker Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground and that I further certify that all current lot widths and areas meet the requirements of the Weber County Zoning Ordinance.

Signed this 6th day of August, 2002.

166484
License No.

Mark E. Babbitt



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 and do hereby: dedicate, to public use all those parts or portions of said tract of land designated 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 13 day of August, 2002.

Kyle S. Stoker and Julayne M. Stoker

ACKNOWLEDGMENT

State of Utah }
County of }



On the 13th day of August, 2002, personally appeared before me Kyle S. Stoker, who being by me duly sworn did say that he is an Owner of said parcel, and that said instrument was signed in behalf of said Owners by a resolution of its Owners and Kyle S. Stoker, acknowledged to me that said Owners Trust executed the same.

Residing At: Weber County Sherri Sillitoe
A Notary Public commissioned in Utah
Commission Expires: 6/18/06 Sherri Sillitoe

ACKNOWLEDGMENT

State of Utah }
County of }



On the 13th day of August, 2002, personally appeared before me Julayne M. Stoker, who being by me duly sworn did say that he is an Owner of said parcel, and that said instrument was signed in behalf of said Owners by a resolution of its Owners and Julayne M. Stoker, acknowledged to me that said Owners Trust executed the same.

Residing At: Weber County Sherri Sillitoe
A Notary Public commissioned in Utah
Commission Expires: 6/18/06 Sherri Sillitoe

REMAINING PARCEL DESCRIPTION

A part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the Quarter Section which is 16.50 feet South 0°53'39" West from the Northwest corner of the said Quarter Section; running thence South 88°59'16" East 88.00 feet; thence South 0°53'39" West 342.50 feet; thence South 88°59'16" East 212.00 feet; thence South 0°53'39" West 630.38 feet; thence North 89°06'21" West 300.00 feet to said West line of said Quarter Section; thence North 0°53'39" East 973.50 feet along said West line to the point of beginning.
Contains 219,347.3 sq ft of 5.036 Acres

LOT 1 DESCRIPTION

A part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point which is 16.50 feet South 0°53'39" West along said West line and 88.00 feet South 88°59'16" East from the Northwest corner of said Quarter Section; running thence South 88°59'16" East 212.00 feet; thence South 0°53'39" West 342.50 feet; thence North 88°59'16" West 212.00 feet; thence North 0°53'39" East 342.50 feet to the point of beginning.
Contains 72,609.8 sq ft or 1.667 Acres

WEBER-MORGAN HEALTH DEPARTMENT

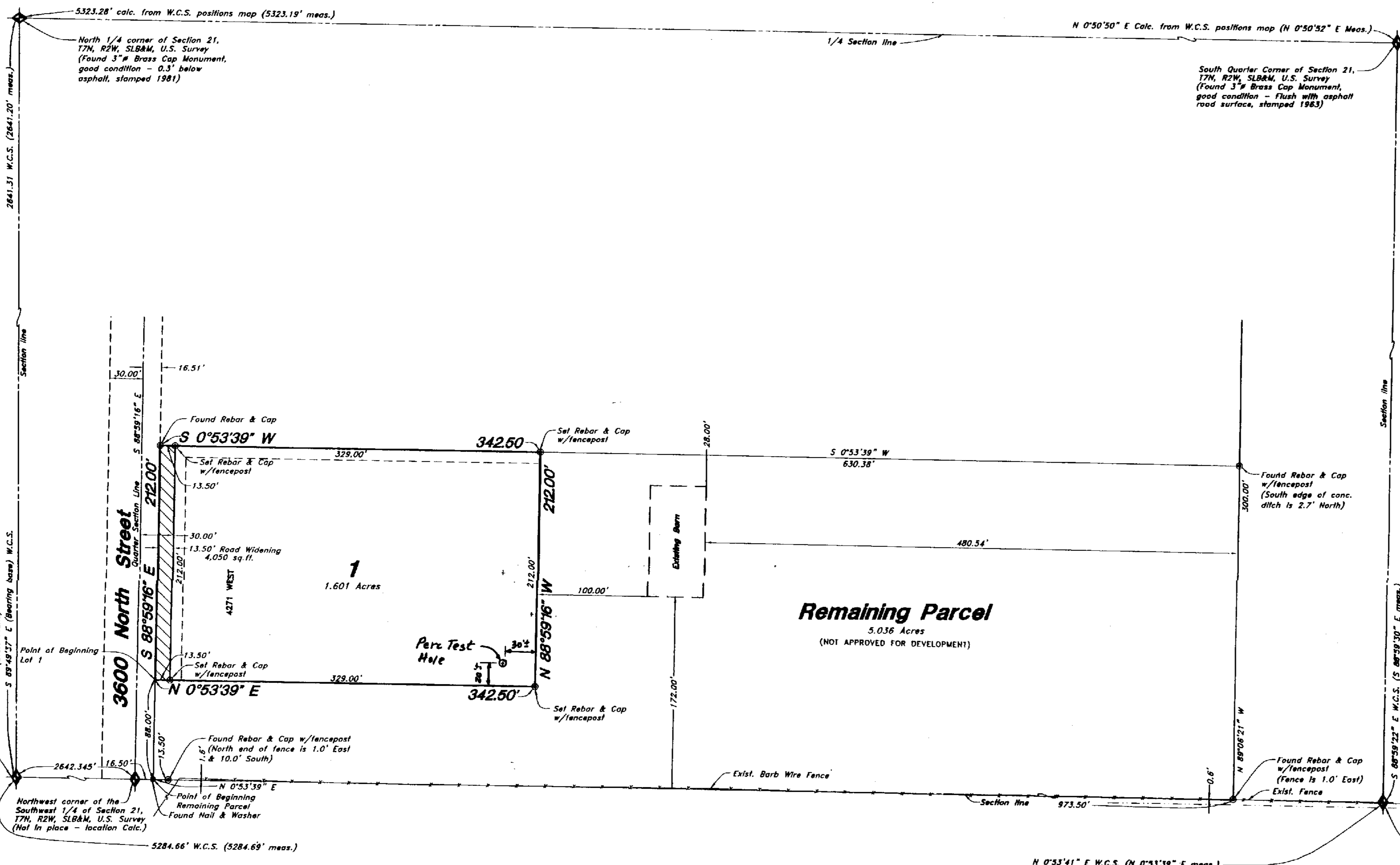
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.

Signed this 12th day of August, 2002.

Mary Hazard
Deputy Weber-Morgan Health Department

003298

WEBER COUNTY RECORDER
ENTRY NO. 1867817
FILED FOR RECORD AND RECORDED 13-AUG-2002
10:25 AM ROOM 516 OF OFFICIAL RECORDS, PAGE 27 RECORDED FOR KYLE S. STOKER
Doug Croffs
WEBER COUNTY RECORDER
DEPUTY



NOTE:
10' Public Utility and Drainage Easment each side of property lines as indicated by dashed lines, unless otherwise shown.

NARRATIVE
This Survey and Subdivision plot was requested by Mr. Dale Satterthwaite for the purpose of platting one residential lot. Brass Cap Monuments were found at the Northwest and Southwest corners, North and South 1/4 corners of Section 21, T7N, R2W. A line bearing South 89°49'37" East between the Northwest corner and the North 1/4 corner of Section 21 was used as the basis of bearings. Properly corners were monumented as depicted on drawing.

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 shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
P.O. Box 150048 Ogden, Utah 84415
Salt Lake City (801)521-0222 Ogden (801)584-4515 Provo (801)582-7544

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 maps and monuments on record in county offices. The accuracy of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibility and/or liabilities associated therewith.
Signed this 7th day of August, 2002.

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 7th day of August, 2002.

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 _____, 2002.

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 _____, 2002.

WEBER COUNTY PLANNING DISTRICT APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning District on the 12th day of August, 2002.