

# Cook Subdivision

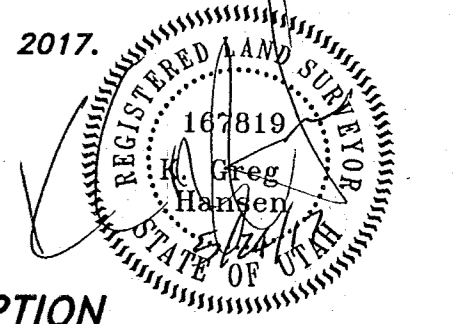
Plain City, Weber County, Utah  
 A Part of the Northeast Quarter of Section 32,  
 Township 7 North, Range 2 West, Salt Lake Base & Meridian

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into two (2) lots, know hereafter as Cook Subdivision in Plain City, Weber County, Utah, and has been correctly drawn to the designated scale and is 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 said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Plain City concerning zoning requirements regarding lot measurements have been complied with.

Signed this 24<sup>th</sup> day of May, 2017.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819.



## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2350 NORTH STREET AND THE WEST RIGHT-OF-WAY LINE OF 4500 WEST STREET LOCATED 2384.96 FEET SOUTH 0°41'58" WEST ALONG THE EAST LINE OF SAID SECTION AND 1308.68 FEET NORTH 88°31'28" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 32;

RUNNING THENCE SOUTH 01°28'32" WEST 204.91 FEET (SOUTH 222.13 FEET BY RECORD) ALONG THE WEST RIGHT-OF-WAY LINE OF 4500 WEST STREET TO AN EXISTING FENCE LINE BEING THE BOUNDARY LINE AS PER BOUNDARY LINE AGREEMENT, ENTRY NO. 2855426 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 88°11'58" WEST 201.98 FEET (WEST 3.25 CHAINS BY RECORD) ALONG SAID FENCE LINE; THENCE NORTH 03°15'09" EAST 203.86 FEET (NORTH 222.13 FEET BY RECORD) TO AND ALONG AN EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 2350 NORTH STREET; THENCE SOUTH 88°31'28" EAST 195.65 FEET (EAST 3.25 CHAINS BY RECORD) ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.933 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Cook Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Plain City, 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 dedicate to Plain City those certain strips designated as public utility easements as easements for public utilities including provision for drainage and utility purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines, drainage and irrigation as may be authorized by Plain City. The plat notes shown hereon are hereby declared effective and binding. In witness we have hereunto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

George S. Cook "Trustee" \_\_\_\_\_ Date \_\_\_\_\_

Charleen E. Cook "Trustee" \_\_\_\_\_ Date \_\_\_\_\_

## TRUST ACKNOWLEDGMENT

State of Utah  
 County of Weber  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, George S. Cook and Charleen E. Cook Trustees for the George E. and Charleen E. Cook Revocable Living Trust dated October 30, 2015, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

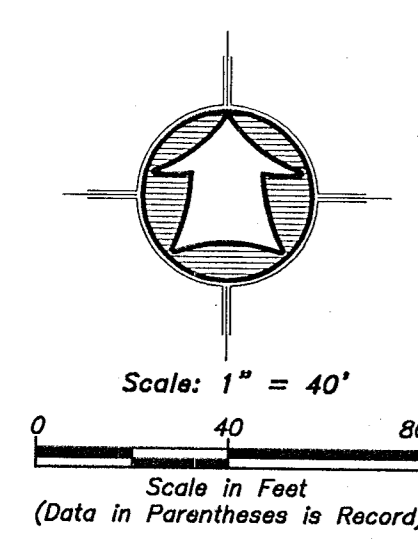
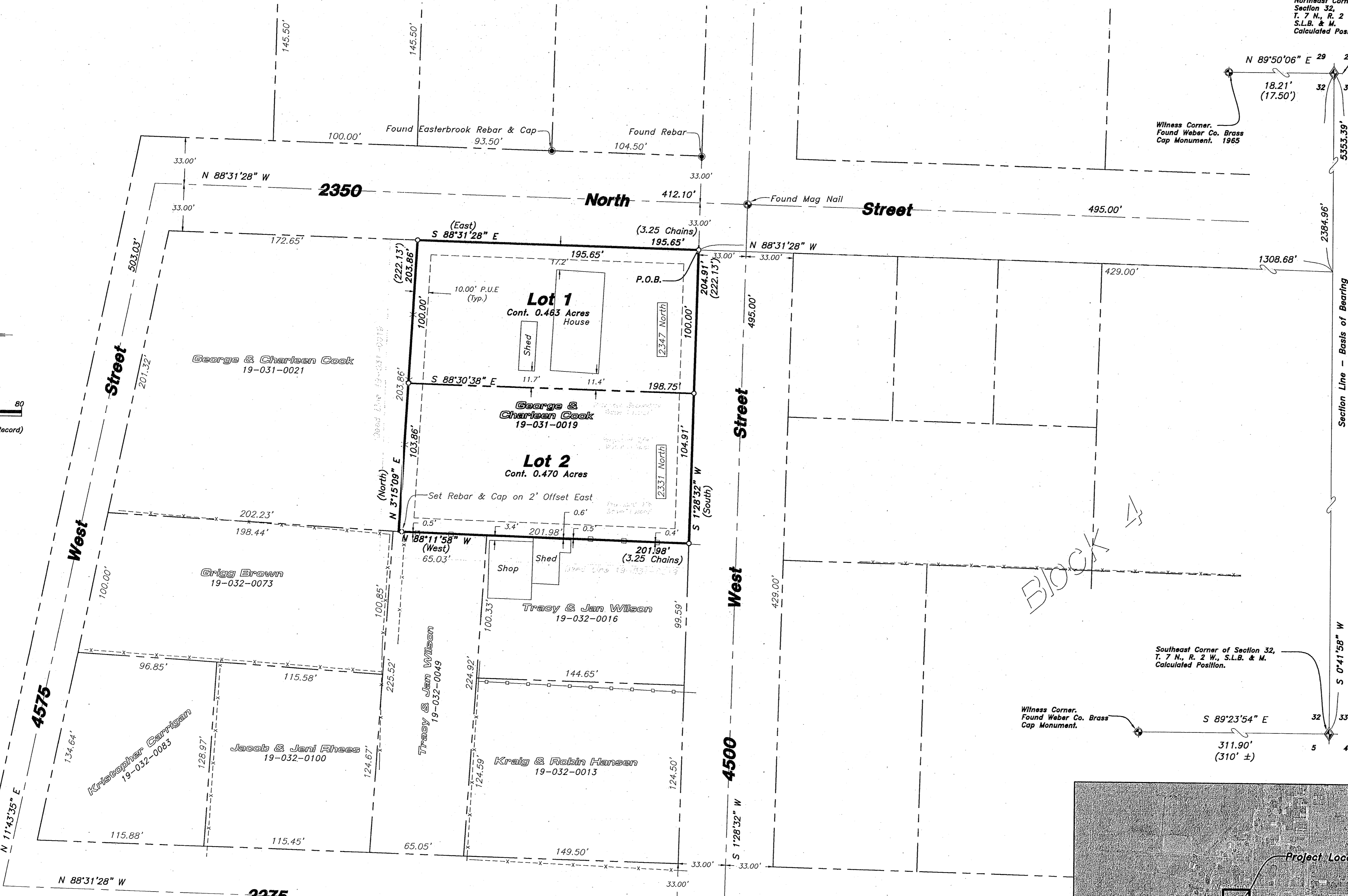
## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Weber County Surveyor

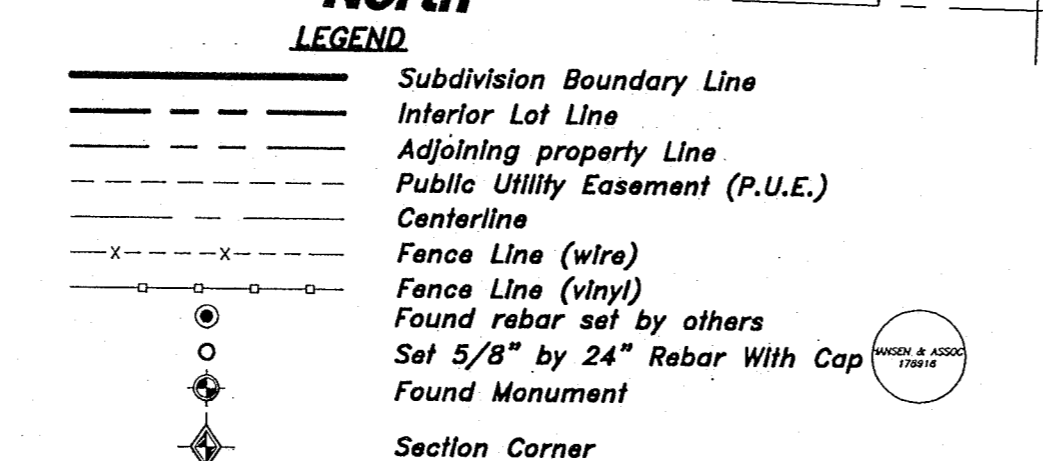
## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_  
 \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY



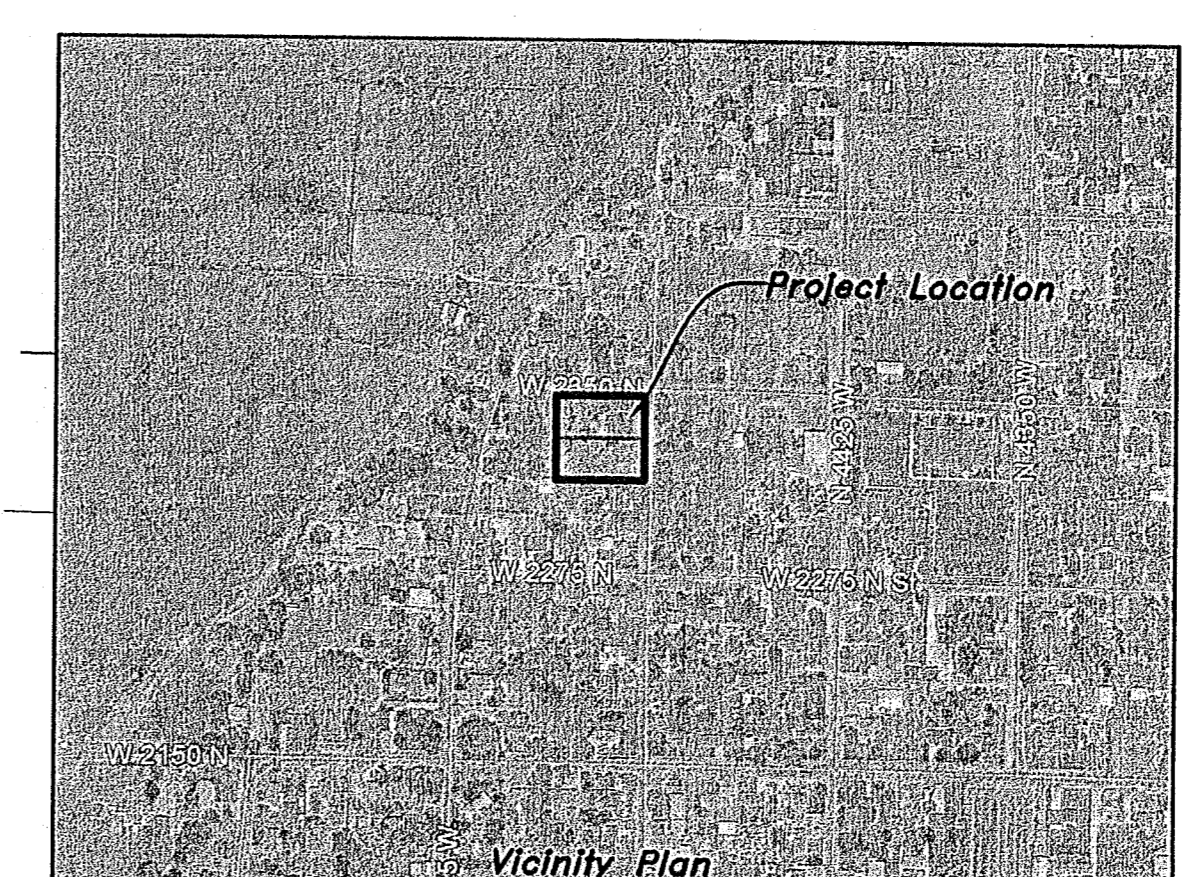
### NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Judd Cook. There is a conflict in deeds between Cook, Tax Id. No. 19-031-0019 and Wilson, Tax Id. No. 19-032-0016. The existing fence line common to the two property owners was accepted as the property line per Boundary Line Agreement recorded as Entry No. 2855426 in the Weber County Recorder's Office. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 32, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of said Section which bears South 0°41'58" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.



### PLAIN CITY SETBACKS

R-111 ZONE: MAIN STRUCTURE  
 FRONT: 30 FEET  
 SIDES: 10' MIN. 24' MIN COMBINED TOTAL  
 REAR: 30 FEET



### PLAIN CITY PLANNING COMMISSION

This is to Certify Plain City Planning Commission.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.  
 \_\_\_\_\_  
 Chairman, Plain Planning Commission

### PLAIN CITY ACCEPTANCE

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Plain City Council.  
 Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.  
 Mayor: \_\_\_\_\_  
 Attest: \_\_\_\_\_

### 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 this day of \_\_\_\_\_, 2017.  
 \_\_\_\_\_  
 City Engineer

### PLAIN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite to the approval by the Attorney of the foregoing plat and dedications have been complied with.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
 \_\_\_\_\_  
 Signature

Developer:  
 Judd Cook  
 2347 North 4500 West  
 Plain City UT 84404  
 801-201-1529

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
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