54-34

002767

HORSESHOE RANCH SUBDIVISION

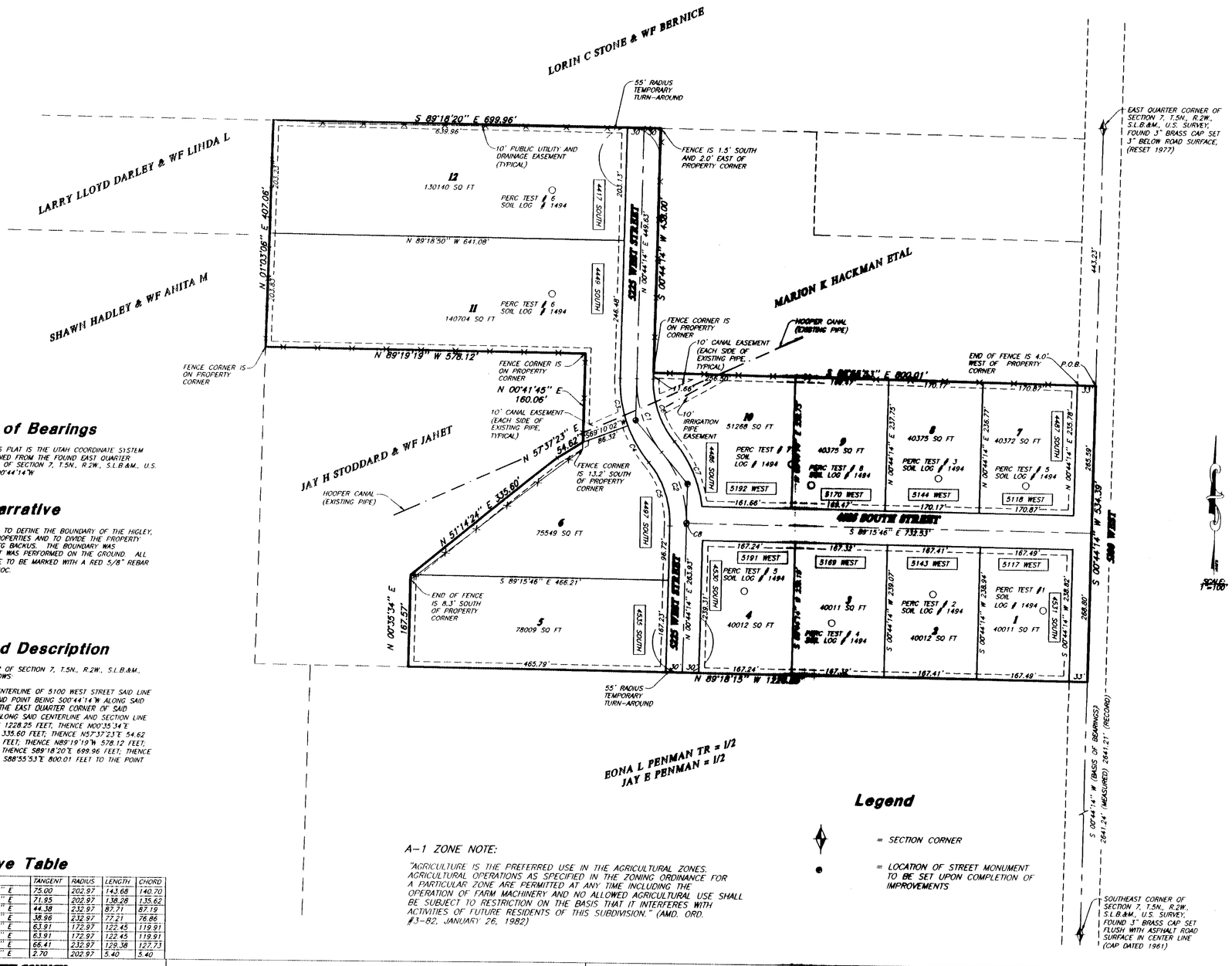
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
HOOPER TOWN, WEBER COUNTY, UTAH
JUNE, 2001

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 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 6 DAY OF June, 20 01

WEBER COUNTY SURVEYOR — COUNTY OF WEBER — STATE OF UTAH



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED FROM THE FOUND EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 7, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S00°44'14"W

Narrative

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE HIGLEY, BACKUS, KIMBER AND PENMAN PROPERTIES AND TO DIVIDE THE PROPERTY INTO LOTS AND STREETS FOR GREG BACKUS. THE BOUNDARY WAS DETERMINED FROM A SURVEY THAT WAS PERFORMED ON THE GROUND. ALL BOUNDARY AND LOT CORNERS ARE TO BE MARKED WITH A RED 5/8" REBAR AND CAP STAMPED "REEVE & ASSOC.

Surveyed Description

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T.5N., R.2W., S.L.B.&M., U.S. SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 5100 WEST STREET SAID LINE ALSO BEING THE SECTION LINE, SAID POINT BEING S00°44'14"W ALONG SAID SECTION LINE 443.23 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE S00°44'14"W ALONG SAID CENTERLINE AND SECTION LINE 534.39 FEET; THENCE N89°18'15"W 1228.25 FEET; THENCE N00°35'34"E 167.57 FEET; THENCE N51°14'24"E 335.60 FEET; THENCE N57°37'23"E 54.62 FEET; THENCE N00°41'45"E 160.06 FEET; THENCE N89°19'19"W 578.12 FEET; THENCE N01°03'06"E 407.06 FEET; THENCE S89°18'20"E 699.96 FEET; THENCE S00°44'14"W 438.00 FEET; THENCE S88°55'53"E 800.01 FEET TO THE POINT OF BEGINNING

CONTAINS: 20.08 ACRES

Curve Table

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	40°13'36"	S 19°32'34" E	75.00	202.97	142.68	140.70
C2	39°52'08"	S 20°18'18" E	71.95	202.97	138.28	135.62
C3	21°14'12"	S 10°02'52" E	44.38	232.97	87.71	87.19
C4	18°59'24"	S 30°19'40" E	38.96	232.97	77.21	76.86
C5	40°13'36"	S 19°32'34" E	63.91	172.97	122.45	119.91
C6	40°13'36"	S 19°32'34" E	63.91	172.97	122.45	119.91
C7	31°19'12"	S 23°54'46" E	66.41	232.97	129.38	127.73
C8	01°11'28"	S 00°01'30" E	2.70	202.97	5.40	5.40

Legend

- ◆ = SECTION CORNER
- ● = LOCATION OF STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS

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)

RECEIVED
JUL 13 2001
Weber County Surveyor
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SURVEYOR'S CERTIFICATE

I, LYLE G. BISSEGGER, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HORSESHOE RANCH SUBDIVISION IN HOOPER 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 HOOPER CITY 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 19TH DAY OF JUNE, 2001

376082
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR — No. 376082 — LYLE G. BISSEGGER — STATE OF UTAH

OWNERS 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 TRACT HORSESHOE RANCH SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER 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 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 HOOPER CITY, WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 18 DAY OF JUNE, 2001

Mark Higley Linda L Higley Darl Kimber Kathryn Kimber
Greg Backus Lora Backus

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF DAVIS }

Notary Public KATIE SALES 1373 Lori Lane #17 Ogden, Utah 84404 My Commission Expires February 4, 2004 State of Utah

ON THE 18 DAY OF JUNE, 2001 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC MARK HIGLEY (AND) LORA BACKUS SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

02-04-2004 — COMMISSION EXPIRES
Katie Sales — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20___, 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

REEVE & ASSOCIATES, INC.

Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
3470 QUINCY AVE. STE. #1, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3303 FAX (435) 752-2266

JOB # 3640-01 SURVEYOR: R. WILLFORD
DATE: 6-15-00 DRAFTED: H. GUNN
SCALE: 1"=100' CHECKED:
REVISION:

HOOPER CITY COUNCIL

APPROVED THIS 21ST DAY OF June, 2001.
BY THE HOOPER CITY COUNCIL

CHAIRMAN — HOOPER CITY COUNCIL

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

6/29/01 — DATE
HOOPER CITY ENGINEER — No. 171960 — TRACY L. [illegible]

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS 28 DAY OF June, 2001, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

HOOPER CITY MAYOR
HOOPER CITY RECORDER

HOOPER CITY ATTORNEY

APPROVE AS TO FORM BY THE HOOPER TOWN ATTORNEY THIS 21ST DAY OF June, 2001.

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 21st DAY OF June, 2001.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. 1783912 FEE PAID 92.00
FILED FOR RECORD AND RECORDED, 19 July 2001 AT 11:46 am
IN BOOK 54 OF THE OFFICIAL RECORDS, PAGE 34
RECORDED FOR:
Horseshoe Ranch LC
Ogden Crafts
WEBER COUNTY RECORDER
BY: Brenda Kirby DEPUTY.

002767

PLAT HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07545