

WEBER COUNTY SURVEYOR'S BRASSCAP  
NORTHEAST CORNER  
SEC. 18, T5N, R2W  
MONUMENT IN GOOD COND.  
LOCATED 3" BELOW SURFACE

**BOUNDARY DESCRIPTION - HANCOCK FARMS SUBDIVISION, PHASE 2**

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HOOPER CITY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18;  
THENCE NORTH 89°41'00" WEST 1618.13 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;  
THENCE NORTH 00°00'00" EAST 213.60 FEET TO THE SOUTHEAST CORNER OF HANCOCK FARMS SUBDIVISION AND A REBAR W/CAP, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°42'13" EAST 705.33 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT ON THE CENTERLINE OF 5100 SOUTH STREET AND A NAIL AND WASHER;  
THENCE SOUTH 89°17'47" EAST 474.79 FEET ALONG SAID CENTERLINE TO A NAIL AND WASHER;  
THENCE SOUTH 00°42'13" WEST 255.73 FEET TO A REBAR W/CAP;  
THENCE SOUTH 89°17'47" EAST 100.39 FEET TO A REBAR W/CAP;  
THENCE SOUTH 00°42'13" WEST 449.54 FEET TO A FENCE LINE AND A REBAR W/CAP;  
THENCE NORTH 89°39'42" WEST 117.96 FEET ALONG SAID FENCE LINE TO A FENCE CORNER AND A REBAR W/CAP;  
THENCE NORTH 89°11'52" WEST 457.23 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8 LOTS AND 8.73 ACRES.

THE BASIS OF BEARING IS THE CENTERLINE OF 5100 SOUTH STREET, CALLED: SOUTH 89°17'47" EAST, AS MONUMENTED BY THE WEBER COUNTY SURVEYOR'S OFFICE, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.

**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 ON THE PLAT AND NAME SAID TRACT:

**HANCOCK FARMS SUBDIVISION PHASE 2**

AND DO HEREBY:

DEDICATE, GRANT AND CONVEY TO 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 DO HEREBY GRANT A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002

**HANCOCK FARMS COMPANY PARTNERSHIP**

RAY HANCOCK, PARTNER

STATE OF UTAH }  
COUNTY OF WEBER } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT \_\_\_\_\_ UTAH  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF WEBER } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT \_\_\_\_\_ UTAH  
MY COMMISSION EXPIRES: \_\_\_\_\_

**INVESTIGATOR SITE AND SOIL EVALUATION (RESULTS)**  
8300 WEST 5100 SOUTH, HOOPER, UTAH, DATED 02 APRIL 2002

EXPLORATION PIT NO. 1 (LOT 1)	EXPLORATION PIT NO. 2 (LOT 2)	EXPLORATION PIT NO. 3 (LOT 3)	EXPLORATION PIT NO. 4 (LOT 4)	EXPLORATION PIT NO. 5 (LOT 5)	EXPLORATION PIT NO. 6 (LOT 6)	EXPLORATION PIT NO. 7 (LOT 7)	EXPLORATION PIT NO. 8 (LOT 8)
0-20" SANDY LOAM, BLACK 20-28" SANDY LOAM, DARK GRAY, CEMENTED 28-35" HEAVY LOAM, LIGHT GRAY TO WHITE, MOTTLED, CEMENTED 35-36" LIGHT SANDY CLAY LOAM, CEMENTED PERCOLATION TEST @ 24" = 12 MP OBSERVED GROUND WATER TABLE = 36"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"	0-11" SANDY LOAM, BLACK, PLATY 11-21" LIGHT SANDY CLAY LOAM, WHITE, PNEUMATIC 21-25" SANDY LOAM, PINK, MOTTLED 25-45" LOAMY SAND, WHITE PERCOLATION TEST @ 24" = 34 MP OBSERVED GROUND WATER TABLE = 43"

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	105.24	2500.00	2'24.43"	S00°30'09"E	105.23
C2	105.24	2500.00	2'24.43"	N00°30'09"W	105.23
C3	39.86	2530.00	0'54.10"	S00°15'08"W	39.86
C4	66.64	2530.00	1'30.33"	S00°21'15"E	66.64
C5	90.95	2470.00	2'06.35"	S00°21'05"E	90.95
C6	13.03	2470.00	0'18.08"	S01°33'28"E	13.03
C7	103.98	2470.00	2'24.43"	N00°30'09"W	103.97
C8	4.74	2530.00	0'06.27"	N01°39'17"W	4.74
C9	101.76	2530.00	2'18.16"	N00°28'55"W	101.76

**SURVEY NARRATIVE:**

A. THIS SURVEY WAS CONDUCTED AT THE REQUEST OF RAY HANCOCK, 5115 WEST 5100 SOUTH, HOOPER, UTAH, 84315. TEL. 985-7566

B. THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE A PORTION OF A PARCEL OF LAND INTO 8 BUILDING LOTS.

C. THE CORNERS MARKED AS " \* " ARE 5/8"x24" REBARS, WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS FOUND OR SET ARE AS INDICATED.

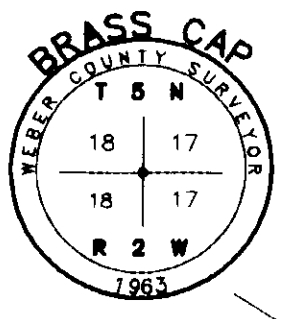
D. THE BASIS OF BEARING IS THE CENTERLINE OF 5100 SOUTH STREET, CALLED: SOUTH 89°17'47" EAST, AS MONUMENTED.

E. THE REMAINDER OF THE SURVEYED PARCEL WILL BE SUBDIVIDED IN A FUTURE PHASE.

F. THE PROPERTY OUTSIDE OF THE NORMAL STREET RIGHT-OF-WAY SHOWN FOR A TURNAROUND EASEMENT SHALL REVERT TO ADJACENT PROPERTY OWNERS WHEN THE STREET IS CONTINUED.

**LEGEND:**

- SET 5/8" REBAR W/CAP OR AS INDICATED
- SET NAIL AND WASHER
- ⊙ WEBER COUNTY SURVEYOR'S BRASSCAP OR AS INDICATED
- ( ) RECORD DATA
- ▨ AREA TO BE DEDICATED TO WEBER COUNTY



WEBER COUNTY SURVEYOR'S BRASSCAP  
EAST QUARTER CORNER  
SEC. 18, T5N, R2W  
MONUMENT IN GOOD COND.  
LOCATED 3" BELOW SURFACE

RECEIVED  
JAN 29 2003

William L. Holyoak, PE & RLS  
Utah Land Surveyor Registration No. 167461

<p><b>HOOPER CITY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>HOOPER CITY ATTORNEY</p>	<p><b>HOOPER CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p>SIGNED THIS 13<sup>th</sup> DAY OF NOVEMBER, 2002.</p> <p>HOOPER CITY ENGINEER</p>	<p><b>HOOPER CITY MAYOR</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HOOPER CITY MAYOR ON THE _____ DAY OF _____, 20____.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>HOOPER CITY MAYOR</p>	<p><b>WEBER-MORGAN HEALTH DISTRICT</b></p> <p>I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATE, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTE WATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>DIRECTOR, WEBER-MORGAN HEALTH DISTRICT</p>	<p><b>HOOPER CITY COUNCIL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE HOOPER CITY COUNCIL.</p> <p>SIGNED THIS 14<sup>th</sup> DAY OF NOVEMBER, 2002.</p> <p>CHAIRMAN, HOOPER CITY COUNCIL</p> <p>ATTEST _____ TITLE: _____</p>	<p><b>CERTIFICATE OF SURVEYOR</b></p> <p>I, WILLIAM L. HOLYOAK, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HANCOCK FARMS SUBDIVISION</p> <p>IN WEBER COUNTY, UTAH, HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION BASED ON THE DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.</p> <p>SIGNED THIS 11<sup>th</sup> DAY OF NOVEMBER, 2002.</p> <p>WILLIAM L. HOLYOAK, PE &amp; RLS UTAH LAND SURVEYOR REGISTRATION NO. 86-167461</p>	<p><b>WEBER COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR: _____</p> <p>WEBER COUNTY RECORDER DEPUTY.</p>
---	---	--	---	---	--	--

**MOUNTAIN ENGINEERING**

P. O. BOX 309  
MORGAN, UTAH 84050  
TEL. (801) 876-3978 FAX 876-3979

**REGISTERED LAND SURVEYOR**  
187461  
WILLIAM L. HOLYOAK  
STATE OF UTAH

**HANCOCK FARMS SUBDIVISION PHASE 2**

FINAL PLAT  
A PART OF THE NE1/4 OF SECTION 18 T5N, R2W  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
HOOPER CITY, WEBER COUNTY, UTAH

RAY HANCOCK, 5115 WEST 5100 SOUTH, HOOPER, UT.

DRAWING NO.  
ME 99-100  
SHEET 1 OF 1  
FILE:hancock\_ray3\_phase2