PAGE SUBDIVISION

ALL OF LOT 4 AND PART OF LOT 5, BLOCK 5, PLAT A, HOOPER CITY SURVEY
LOCATED IN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.
HOOPER CITY, WEBER COUNTY, UTAH

JANUARY 2004

RECORD OF SURVEY

SCALE: 1" = 30'

O = 5/8"ø x 24" LENGTH REBAR WITH CAP STAMPED 172757

SURVEYOR'S CERTIFICATE

I, DOUG L. GRAHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF PAGE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT REQUIREMENTS FOR HOOPER CITY ZONING.

SIGNED THIS 27 DAY OF JAN. 2004

R.L.S. # 172757 SIGNATURE

BOUNDARY DESCRIPTION

A PART OF LOTS 4 AND 5, BLOCK 5, PLAT "A" HOOPER CITY SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 88°59'19" EAST 430.39 FEET; THENCE SOUTH 01°01'12" WEST 186.09 FEET; THENCE NORTH 89°31'23" WEST 259.04 FEET; THENCE SOUTH 01°01'14" WEST 1.60 FEET; THENCE NORTH 89°31'23" WEST 171.86 FEET; THENCE NORTH 01°01'14" EAST 190.67 FEET TO THE POINT OF BEGINNING. CONTAINS 1.89 ACRES

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 PAGE SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER 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 THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY HOOPER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 23 DAY OF January 2004

Darrell S. Page

Theresa H. Page

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)ss

ON THIS 23rd DAY OF January 2004 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

3-18-06 Judy Lyn Murray
COMMISSION EXPIRES NOTARY PUBLIC

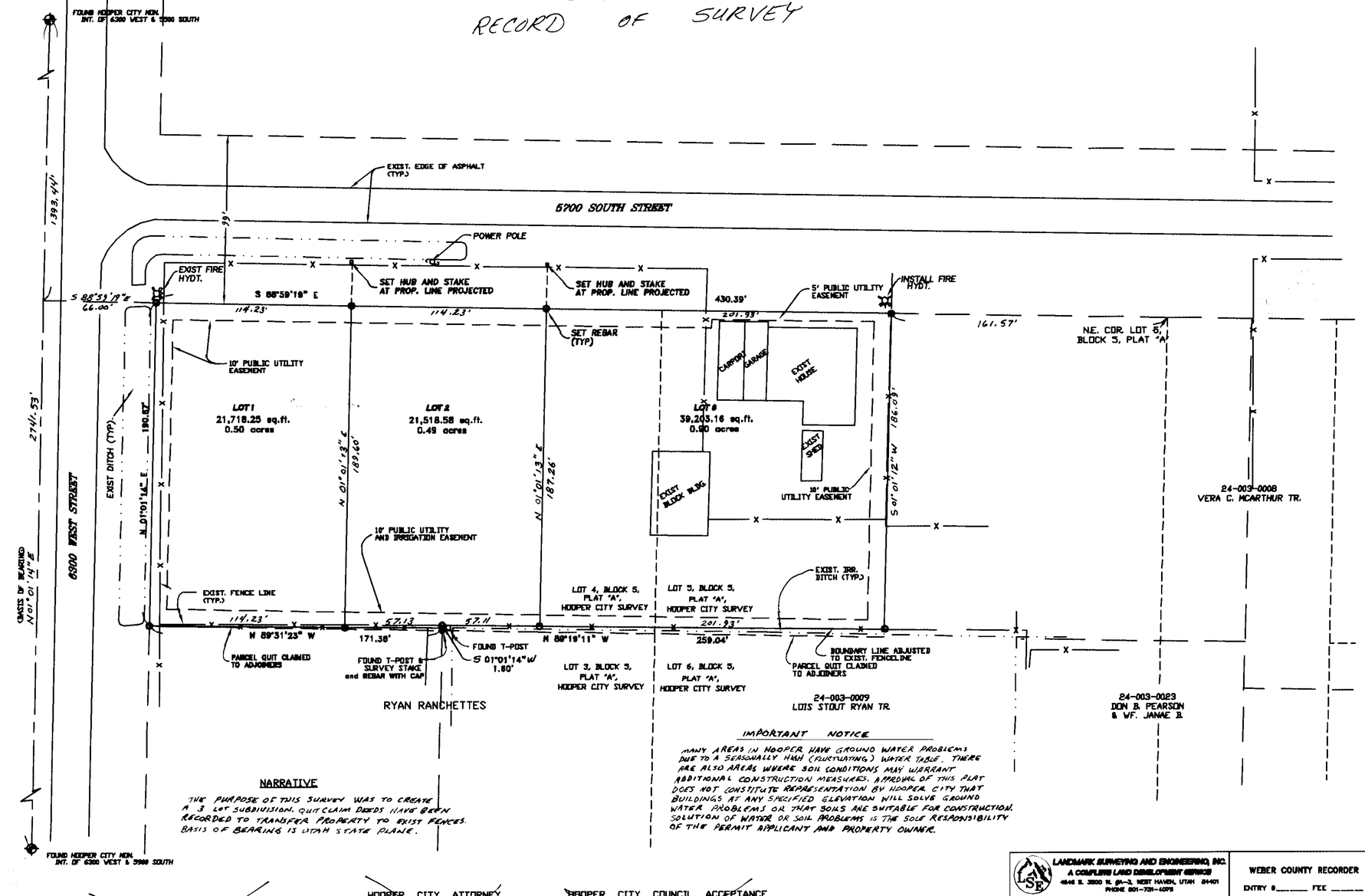
HOOPER CITY ENGINEER

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

SIGNED THIS ___ DAY OF _____ 20__

SIGNATURE

003219



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SUBDIVISION. QUIT CLAIM DEEDS HAVE BEEN RECORDED TO TRANSFER PROPERTY TO EXIST FENCES. BASIS OF BEARING IS UTAH STATE PLANE.

IMPORTANT NOTICE

MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

HOOPER CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED BY THE MAYOR OF HOOPER CITY, UTAH.

SIGNED THIS ___ DAY OF _____ 20__

MAYOR

ATTEST: CITY RECORDER

HOOPER CITY ATTORNEY

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 AFFECT.

SIGNED THIS ___ DAY OF _____ 20__

SIGNATURE

HOOPER CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HOOPER CITY, UTAH.

SIGNED THIS ___ DAY OF _____ 20__

COUNCIL CHAIRMAN

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003219

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S. 3500 W. STE-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075

CLIENT: (DEVELOPER) DARREL PAGE
3968 W 4350 S
WEST HAVEN, UT 84401 PH# 391-2273

LOCATION: ALL OF LOT 4 AND A PART OF LOT 5 PLAT "A" HOOPER CITY SURVEY

SURVEYED: JANUARY 2003

REVISIONS:		DRAWN BY: DLG
MARCH 2003		CHECKED BY: DLG
JAN 2004		DATE: 03-04-03
		FILE: 2265SUB.DWG

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS ___ DAY OF _____ 20__

AT ___ IN BOOK ___ OF ___

PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY

003219