MCFARLAND ESTATES SUBDIVISION

PART OF THE SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN

HOOPER CITY, WEBER COUNTY, UTAH

APRIL 2017

RECORD OF SURVEY

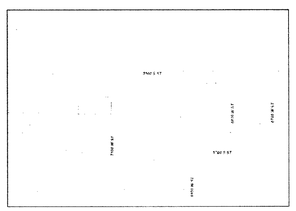
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK



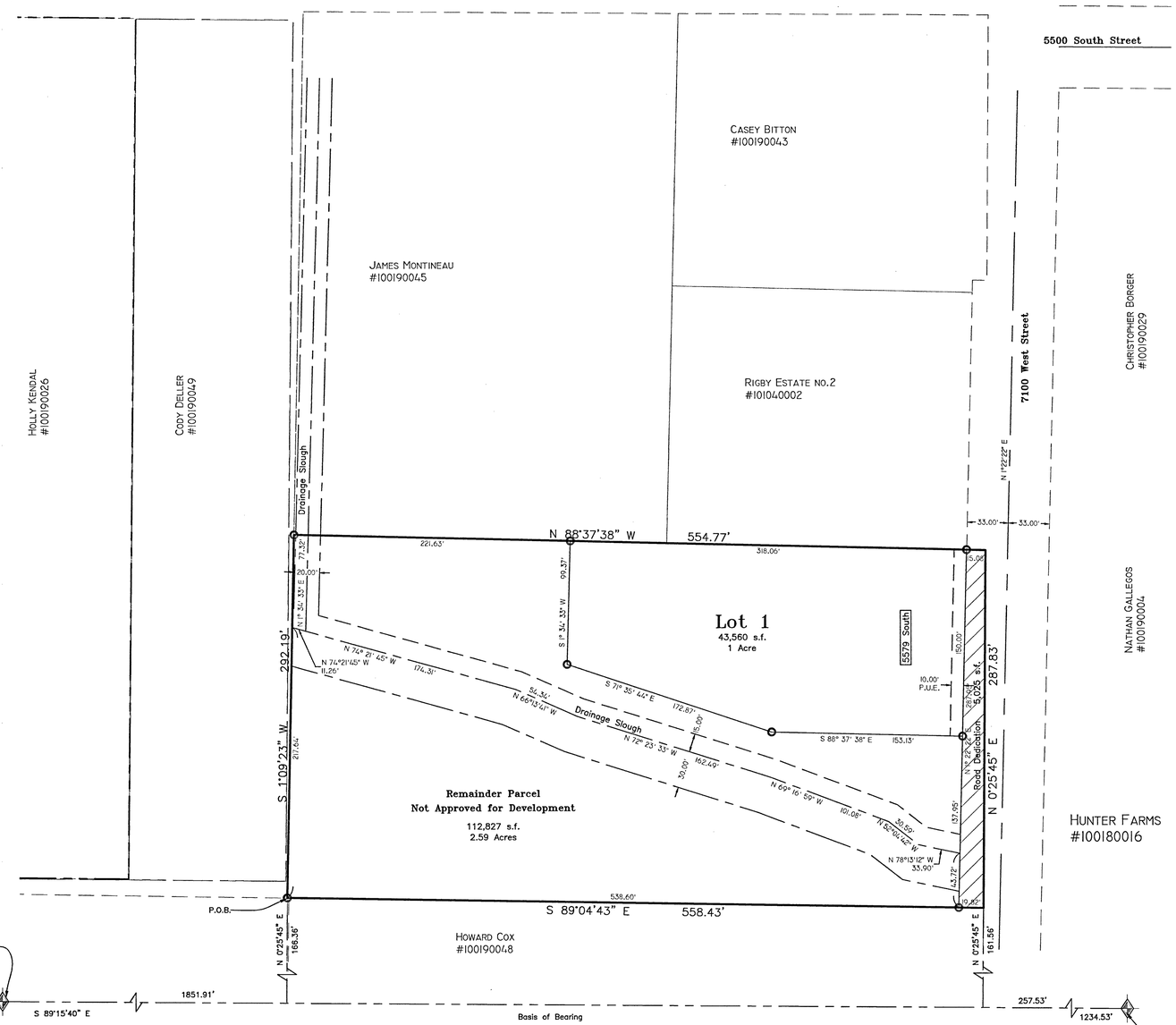
VICINITY MAP
N.T.S.

IMPORTANT NOTICES:
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.

Due to the ever changing topography of lots within a subdivision during various phases of construction followed by private lot ownership and landscaping, proper lot grading is the responsibility of the developer and future lot owner. Lots must be graded to meet the requirements onto adjacent private property. Hooper City will not be responsible for overseeing lot drainage compliance on private property nor will the City be liable for surface drainage disputes between private property owners.

The "Remainder Parcel" may be developed at a future date upon condition the drainage channel will be piped in accordance with Hooper City Public Works standards and specifications. If the channel is eventually piped, the easement may be reduced to 15 feet on either side the the centerline of the pipeline.

There is currently no land drain servicing this lot. Therefore, no basement will be permitted (no floor slab lower than adjacent existing grade).



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 MCFARLAND ESTATES SUBDIVISION:

We hereby dedicate to Hooper City for the purpose of public use all those parts or portions of said tract of land designated as Street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____, 20___.

THOMAS MCFARLAND KAYCEE MCFARLAND

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public Residing in:

My Commission Expires:

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian:
Beginning at a point which bears South 89°15'40" East 1851.91 feet along Section Line, as monumented, and North 0°25'45" East 166.36 feet to a fence intersection, from the Southwest corner of Section 14, and running thence South 89°04'43" East 558.43 feet, more or less, along said fence line to the East Deed line of Book 1725 Page 1861 of the Weber County Records, Projected to the South, said point also being North 89°15'40" West (West) 257.53 feet along as monumented Section Line and North 0°25'45" East (North) 161.56 feet from the South Quarter corner of said Section, thence North 0°25'45" East 287.83 feet, more of less, to the South boundary of Rigby Estate No. 2, thence North 88°37'38" West 554.77 feet more or less, to an old fence line, thence South 1°09'23" West 292.19 feet along said fence line to the point of beginning.

Contains 161,413 s.f. or 3.71 Acres.
Road dedication = 5,025 s.f.
lot 1 = 43,560 s.f. or 1 Acre
Remainder = 112,827 s.f. or 2.59 Acres
156,387 s.f. or 3.59 Acres

NARRATIVE

This survey was requested by Tom McFarland for the purpose of creating a one (1) Lot Subdivision.
Documents used to aid in this survey:

1. Weber County Tax Plat 10-019.
2. Deeds of record as found in the Weber County Recorder's Office for parcels 10-019-0004, 10-019-0026, 10-019-0029, 10-019-0043, 10-019-0045, 10-019-0048, 10-019-0049, 10-019-0050, 10-104-0002.
3. Record of Survey #1833 as found in the Weber County Surveyor's Office
4. Rigby Estate No. 2 Subdivision as found in the Weber County Recorders Office.
5. Record Of Survey done by C.L.S., Inc. Job No. PS13-05C.

The right of way for 7100 West Street was obtained from the Rigby Estate No. 2 Subdivision. This information was also reflected on the survey done by C.L.S., which survey also had information on the Boundary Line agreements and Drainage Slough shown on said survey.

Basis of bearing is State Plane Grid Bearing as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.

PROFESSIONAL LAND SURVEYOR TYLER D. KNIGHT 7/27/17 9008384 STATE OF UTAH

HOOPER CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office.

Signature: Hooper City Engineer Date:

HOOPER CITY ATTORNEY

Approved as to form by the Hooper City Attorney this _____ day of _____, 20___.

Signature

HOOPER CITY MAYOR ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public areas, and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the City of Hooper, Weber County, Utah this _____ day of _____, 20___.

Mayor, Hooper City Attest: City Recorder

HOOPER IRRIGATION COMPANY

This plat has been approved by the Hooper Irrigation Company this _____ day of _____, 20___.

Signature

HOOPER WATER IMPROVEMENT DISTRICT

This plat has been approved by the Hooper Water Improvement District this _____ day of _____, 20___.

Signature

RECEIVED
SEP 29 2017
BY: 5822

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

RECORD OF SURVEY

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Tom McFarland
Address: Hooper UT, 84315

A part of the Southwest 1/4 of Section 14
Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Revisions		
	DRAWN BY:	ATB
	CHECKED BY:	TK
	DATE:	4/13/2017
	FILE:	3700v4

Weber County Recorder
Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____ 2015.
at _____ in book _____ of official records, on page _____
County Recorder: Leann H Kilts
By Deputy: _____