

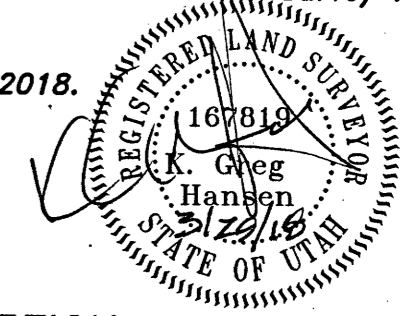
Final Plat
Summer Jones Homestead
 A Part of the North Half of Section 24,
 Township 5 North, Range 3 West, Salt Lake Base & Meridian
 Hooper, Weber County, Utah
 November 2017

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 and amended said tract into two (2) lots, know hereafter as Summer Jones Homestead in Hooper 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 a survey made by me on the ground.

Signed this 27th day of April, 2018.

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



BOUNDARY DESCRIPTION

ALL OF LOT 4, OLD HUNT HOMESTEAD SUBDIVISION 1ST AMENDMENT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE, ENTRY NO. 2574399 SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 0.23 FEET SOUTH 89°32'00" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 4 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 6300 WEST STREET, SAID POINT BEING LOCATED LOCATED 567.23 FEET NORTH 00°28'00" EAST ALONG THE CENTERLINE OF 6300 WEST STREET AND 33.00 FEET SOUTH 89°32'00" EAST FROM THE HOOPER CITY BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF 6300 WEST STREET AND 5900 SOUTH STREET;

RUNNING THENCE NORTH 00°25'46" EAST 122.13 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 6300 WEST STREET TO THE SOUTH RIGHT-OF-WAY LINE OF 5800 SOUTH STREET; THENCE SOUTH 89°32'00" EAST 356.39 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°28'00" WEST 122.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89°32'00" WEST 356.39 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING. CONTAINING 43,525 SQUARE FEET OR 0.999 ACRES.

SUBJECT TO A 25.00 FOOT WIDE RIGHT-OF-WAY AND ACCESS EASEMENT FOR ACCESS TO THE PROPERTY TO THE SOUTH AND MAINTENANCE OF TWO WELL SITES.

OWNERS DEDICATION

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 AND AMENDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SUMMER JONES HOMESTEAD AND 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 DEDICATE TO HOOPER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY HOOPER CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2018.

 JEREMY A. JONES

 SUMMER C. JONES

ACKNOWLEDGMENT

State of Utah
 County of Weber
 On this _____ day of _____, 2018, Jeremy A. Jones and Summer C. Jones, Husband and Wife as Joint Tenants, 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.

 Notary Public

HOOPER IRRIGATION COMPANY

Approved by the Hooper Water Irrigation Company, this _____ day of _____, 2018.

By: _____
 Director

HOOPER WATER IMPROVEMENT DISTRICT

Approved by the Hooper Water Improvement District this _____ day of _____, 2018.

By: _____
 Director

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 this day of _____, 2018.

 Hooper City Engineer

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2018 at which time this subdivision was approved and accepted.

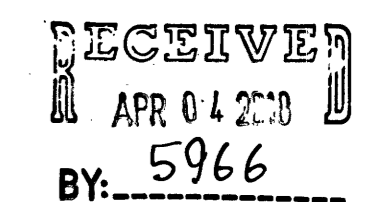
By: _____
 Hooper City Mayor

Attest: _____
 Hooper City Recorder

HOOPER CITY ATTORNEY

Approved as to form by the Hooper City Attorney this _____ day of _____, 2018.

 Hooper City Attorney



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

 COUNTY RECORDER

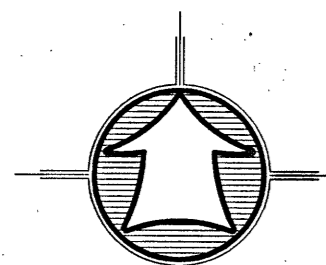
By: _____
 DEPUTY

NARRATIVE

The Purpose of this Survey was to amend Lot 4, Old Hunt Homestead Subdivision 1st Amendment by dividing Lot 4 into two equal 0.50 acre lots. The survey was ordered by Joe Adair for Jeremy Jones. The control used to establish the boundary lines was the Old Hunt Homestead Subdivision 1st Amendment subdivision plat done by Great Basin Engineering, recorded May 1, 2012 as Entry No. 2574399. The west boundary of the subdivision is the east right-of-way line of 6300 West and has been established by going 33.00' east of the monumented centerline of 6300 West. The basis of bearing is the Centerline of 6300 West Street from the Hooper City centerline intersection monument on 6300 West and 5900 South to the centerline intersection monument on 6300 West and 5500 South which bears North 00°28'00" East, an assumed bearing based on said Old Hunt Homestead Subdivision 1st Amendment subdivision plat.

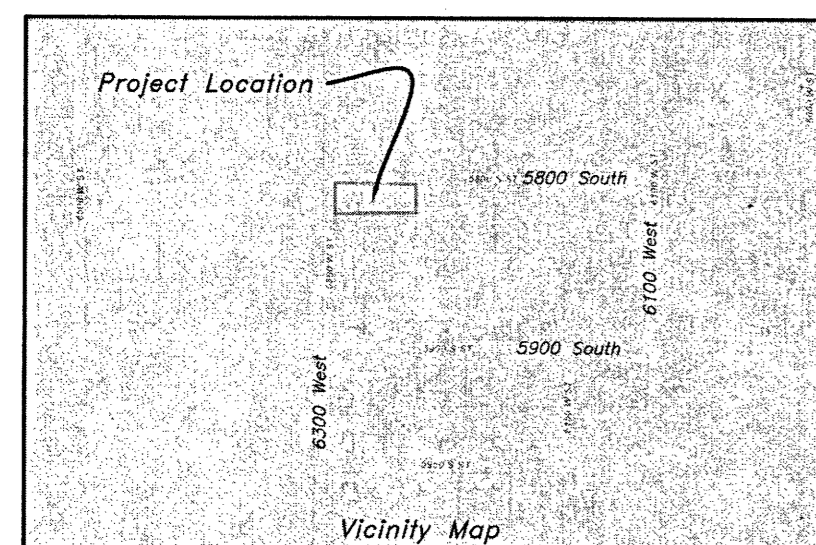
IMPORTANT NOTICES:

- 1- 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.
- 2- 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 OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN A DISCHARGE OF STORM RUNOFF 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.
- 3- THERE IS CURRENTLY NO LAND DRAIN UTILITY SERVING THESE LOTS. NO BASEMENTS ARE PERMITTED. NO FINISH FLOOR SLAB MAY BE LOWER THAN THE ADJACENT EXISTING GRADE.
- 4- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.



Scale: 1" = 30'
 Scale in Feet
 (Data in Parentheses is Record)

- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Adjoining property Line
 - Public Utility Easement (P.U.E.)
 - Private R-O-W & Access Easement
 - Centerline
 - Fence Line
 - Street Monument
 - Found rebar set by others
 - Set 5/8" by 24" Rebar With Cap
 - Section Corner



Developer:
 Jeremy Jones
 801-885-0430
 6285 W 5800 S
 Hooper, UT 84315

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