

# HOOPER WATER SUBDIVISION

## AMENDING LOT 78 OF SUMMERS POINTE SUBDIVISION PHASE 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH OCTOBER 2018

### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 77 OF SUMMERS POINTE SUBDIVISION PHASE 4, BEING LOCATED SOUTH 89°53'27" EAST 1471.96 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°0'0" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°53'27" EAST 81.01 FEET; THENCE NORTH 0°09'28" EAST 7.00 FEET; THENCE SOUTH 89°53'29" EAST 106.60 FEET; THENCE SOUTH 34°20'58" WEST 243.76 FEET TO THE NORTHEAST CORNER OF LOT 83 OF SAID SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF LOTS 83 AND 82 NORTH 55°39'02" WEST 61.05 FEET TO THE SOUTHEAST CORNER OF LOT 77 OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 0°06'33" EAST 160.15 FEET TO THE POINT OF BEGINNING. CONTAINS 22,555 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HOOPER WATER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 24<sup>th</sup> DAY OF October, 2018.



RECEIVED  
OCT 24 2018  
BY: 6126

### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### HOOPER WATER SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS ROADS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 ROY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

HOOPER WATER IMPROVEMENT DISTRICT

NAME/TITLE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

### ACKNOWLEDGEMENT

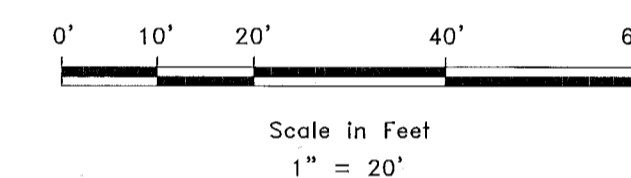
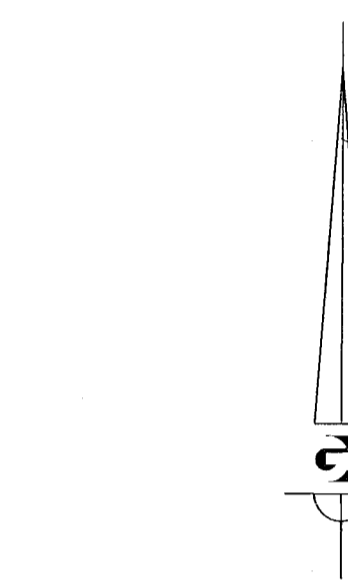
STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of HOOPER WATER IMPROVEMENT DISTRICT and that said document was signed by him/her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said \*Corporation executed the same.

STAMP

NOTARY PUBLIC

### VICINITY MAP NOT TO SCALE



### LEGEND

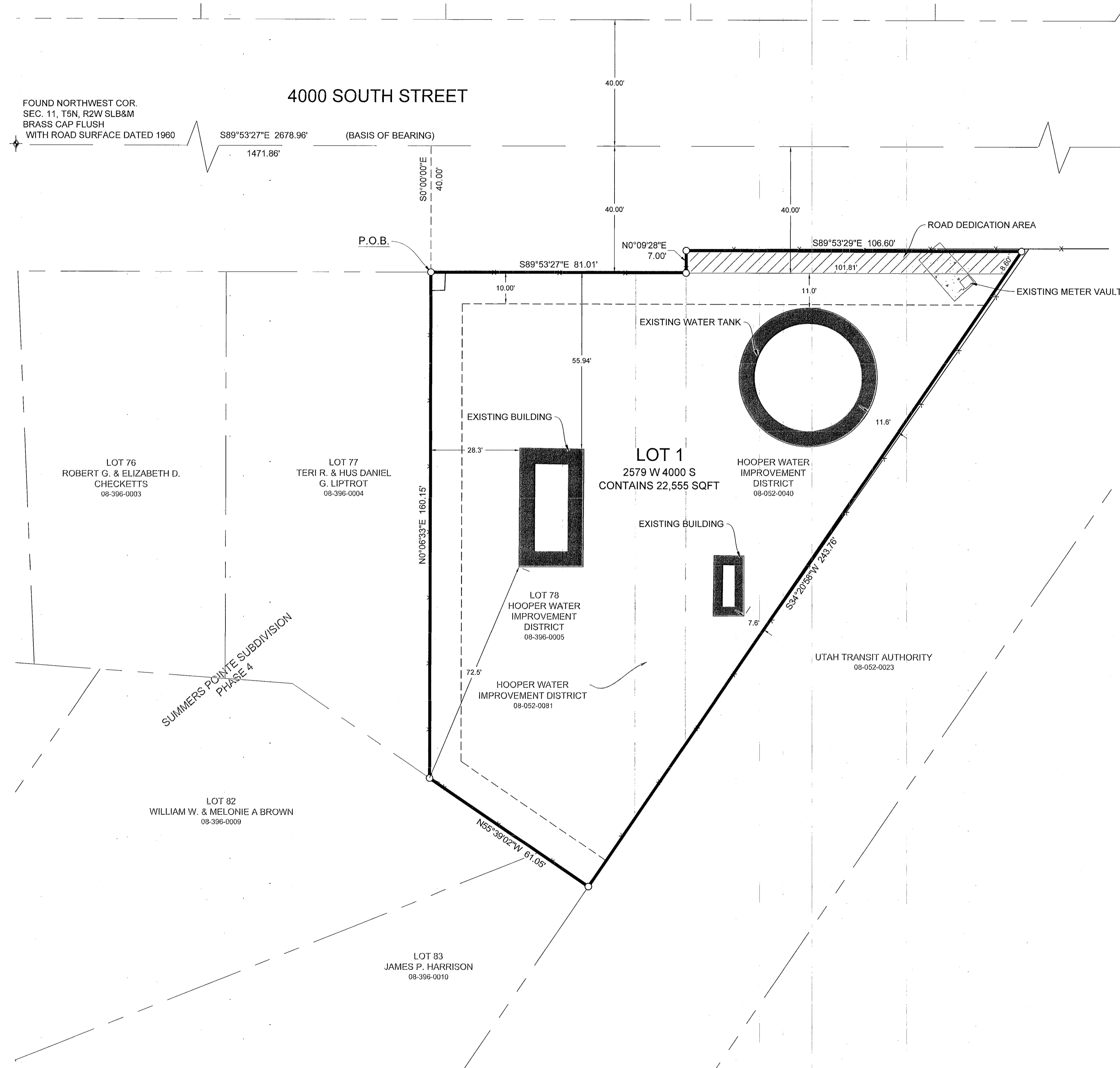
- ✦ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- X — EXISTING FENCE LINE

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCELS NO. 080520040, NO. 080520081, AND LOT 78 OF SUMMERS POINTE SUBDIVISION PHASE 4 INTO ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HOOPER WATER IMPROVEMENT DISTRICT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°53'27" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. VESTING DEEDS RECORDED AS ENTRIES NO. 1881510 AND NO. 1750923 WERE USED ALONG WITH CURRENT OCCUPATION TO ESTABLISH THE BOUNDARY. THE RIGHT-OF-WAY OF 4000 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE SUMMERS POINTE SUBDIVISION PHASE 4.

### NOTES

1. ZONE R-1-8 CURRENT YARD SETBACKS: 20' FRONT / 20' ON SIDE FACING STREET / 20' REAR AND SIDE ADJACENT TO RESIDENTIAL ZONE R-1-8.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINE, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.



<p><b>ROY CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.</p> <p>SIGNED THIS _____ DAY OF _____, 2018.</p> <p>_____ CITY ENGINEER</p>	<p><b>ROY CITY ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED BY THE CITY COUNCIL OF ROY CITY AND APPROVED BY THE MAYOR, ON THE _____ DAY OF _____, 2018.</p> <p>_____ ROY CITY MAYOR</p> <p>_____ ATTEST</p>	<p><b>ROY CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM</p> <p>THIS _____ DAY OF _____, 2018.</p> <p>_____ ROY CITY ATTORNEY</p>	<p><b>COMMUNITY DEVELOPMENT</b></p> <p>I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS _____ DAY OF _____, 2018.</p> <p>_____ ROY CITY PLANNER</p>	<p><b>PLANNING COMMISSION</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2018.</p> <p>_____ CHAIR, ROY CITY PLANNING COMMISSION</p>
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DEVELOPER: HOOPER WATER IMPROVEMENT DISTRICT 5555 W 5500 S HOOPER, UT 84315 801-985-1991	S1	1	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202, FAX: 801-476-0068			

R:\0815 - HMD\1-02 - WELL 2 - WATER TREATMENT\_4000 S1 - FILTRATION PROJECT\SURVEYING\HMD 2418.DWG