

**NARRATIVE**

BASIS OF BEARING IS NORTH 89°34'15" WEST 2667.84' (2667.19') CALCULATED BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. PROPERTY BOUNDARY WAS RE-Traced BASED UPON A WARRANTY DEED RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY 2647485, JULY 26, 2013, WHICH MATCHES WEBER COUNTY RECORD OF SURVEY #3805 PERFORMED BY CYNTHIA L. SERRIFF (PXA CYNTHIA L. ROBINETT) FOR WAYNE WIDDISON DECEMBER 10, 2006 AND RECORDED APRIL 9, 2007.

**PROPOSED IRRIGATION EASEMENT**

AN IRRIGATION EASEMENT FOR INSTALLATION AND MAINTENANCE OF A BURIED IRRIGATION PIPE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS SOUTH 89°34'15" EAST 1851.91 FEET ALONG SECTION LINE, AS MONUMENTED, AND NORTH 00°25'45" EAST 166.36 FEET TO A FENCE INTERSECTION, AND NORTH 01°09'23" EAST 292.19 FEET ALONG A FENCE OF RECORD FROM THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 01°09'34" EAST 421.28 FEET ALONG SAID FENCE OF RECORD AND A BOUNDARY LINE AGREEMENT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY 2647484 TO THE NORTH DEED-LINE OF WIDDISON FAMILY PARTNERSHIP PROPERTY; THENCE 2647484 TO THE NORTH DEED-LINE OF WIDDISON FAMILY PARTNERSHIP PROPERTY; THENCE SOUTH 89°34'15" EAST ALONG THE NORTH LINE OF SAID DEED 300.60 FEET; THENCE SOUTH 01°22'22" WEST 426.23 FEET; AND THENCE NORTH 88°37'38" WEST 298.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,313 SQ.FT.

**NOTES**

- THERE IS CURRENTLY NO LAND DRAIN UTILITY SERVING THESE LOTS. THEREFORE, NO BASEMENT WILL BE PERMITTED (NO FLOOR SLAB LOWER THAN ADJACENT EXISTING GRADE).
  - 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 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.

**SURVEYOR'S CERTIFICATE**

I, STEPHEN J. FACKRELL do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah, Title 58, Chapter 22. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 of the Utah State Code, and have subdivided said tract of land into lots and streets, hereafter to be known as: MARTINEAU SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DATE 12-3-2018

STEPHEN J. FACKRELL  
LICENSE NO. 191517

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS SOUTH 89°34'15" EAST 1851.91 FEET ALONG SECTION LINE, AS MONUMENTED, AND NORTH 00°25'45" EAST 166.36 FEET TO A FENCE INTERSECTION, AND NORTH 01°09'23" EAST 292.19 FEET ALONG A FENCE OF RECORD FROM THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 01°09'34" EAST 421.28 FEET ALONG SAID FENCE OF RECORD AND A BOUNDARY LINE AGREEMENT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY 2647484 TO THE NORTH DEED-LINE OF WIDDISON FAMILY PARTNERSHIP PROPERTY; THENCE 2647484 TO THE NORTH DEED-LINE OF WIDDISON FAMILY PARTNERSHIP PROPERTY; THENCE SOUTH 89°34'15" EAST ALONG THE NORTH LINE OF SAID DEED 300.60 FEET; THENCE SOUTH 01°22'22" WEST 426.23 FEET; AND THENCE NORTH 88°37'38" WEST 298.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 127,030 SQ.FT. (2.92 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 MARTINEAU SUBDIVISION and do hereby:

- Public Streets: 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.
- Public Utility, and Drainage Easements: grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Hooper City, Utah, with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_\_

OWNER, JAMES H. MARTINEAU JENNIFER A. K. MARTINEAU

**ACKNOWLEDGMENT**

STATE OF UTAH )  
County of Weber )  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signers, JAMES MARTINEAU and JENNIFER MARTINEAU, of the above Owner's dedication, 2 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN WEBER COUNTY

**MARTINEAU SUBDIVISION**

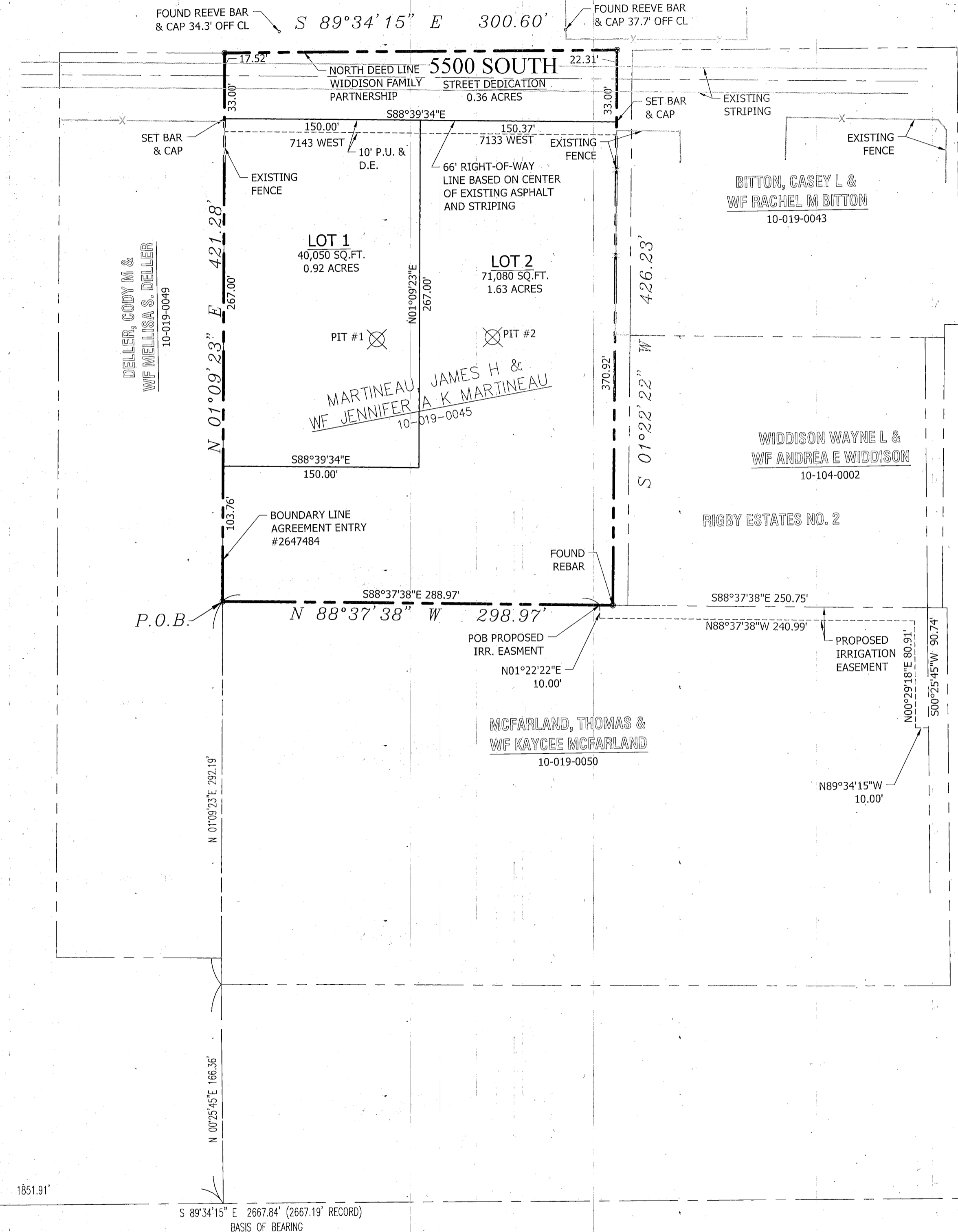
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, HOOPER CITY, WEBER COUNTY, UTAH MAY 2018

**WEBER COUNTY RECORDER**

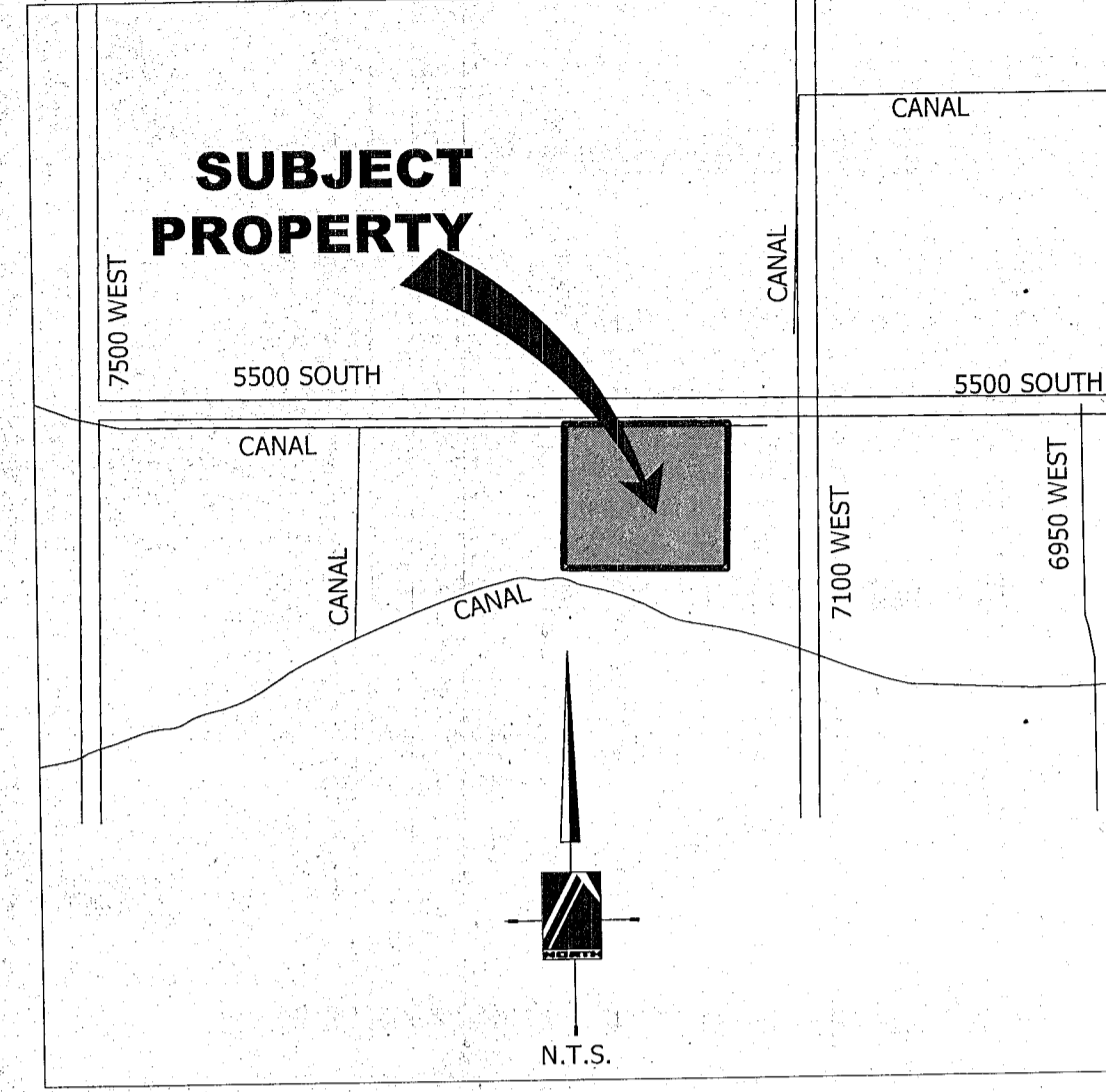
ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_  
BY \_\_\_\_\_ WEBER COUNTY RECORDER  
DEPUTY REORDER

**MARTINEAU SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, HOOPER CITY, WEBER COUNTY, UTAH MAY 2018

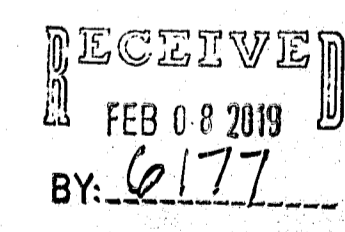


**VICINITY MAP**



**LEGEND**

- BOUNDARY LINE
- CENTERLINE/SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ADJACENT PROPERTY
- SECTION CORNER
- P.U. & D. PUBLIC UTILITY & DRAINAGE EASEMENT
- MON MONUMENT
- POB POINT OF BEGINNING
- BAR & CAP OR NAIL & WASHER TO BE SET
- STAMPED "PINNACLE"
- MONUMENT TO BE SET



**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton West Bountiful Mt. Pleasant  
327 W Gordon Ave, Suite #3 Layton, UT 84041  
Phone: (801) 773-1910 Fax: (801) 719-6738

**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**  
APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
\_\_\_\_\_  
HOOPER CITY ATTORNEY

**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