

PRELIMINARY

# Higley Subdivision

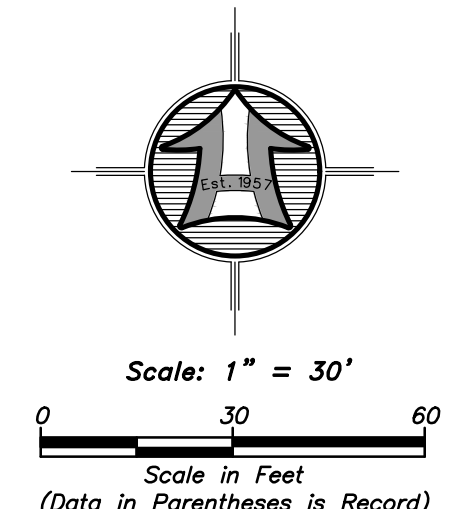
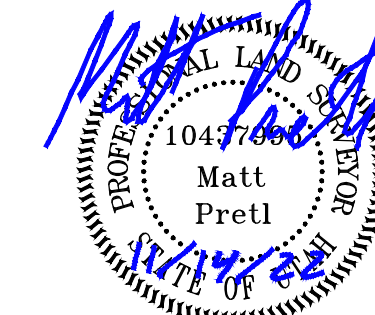
HOOPER CITY, WEBER COUNTY, UTAH  
A PART OF THE SOUTH HALF OF SECTION 13, AND THE NORTH HALF OF SECTION 24 TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN  
NOVEMBER 2021

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 PROFESSIONAL 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 SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS HIGLEY SUBDIVISION 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 SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 14TH DAY OF NOVEMBER, 2022.

MATT PRETL P.L.S.  
UTAH LAND SURVEYOR LICENCE NO. 10437995



### LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Original Plat "A" Lot Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Tap Ditch Bank
- Fence Line
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

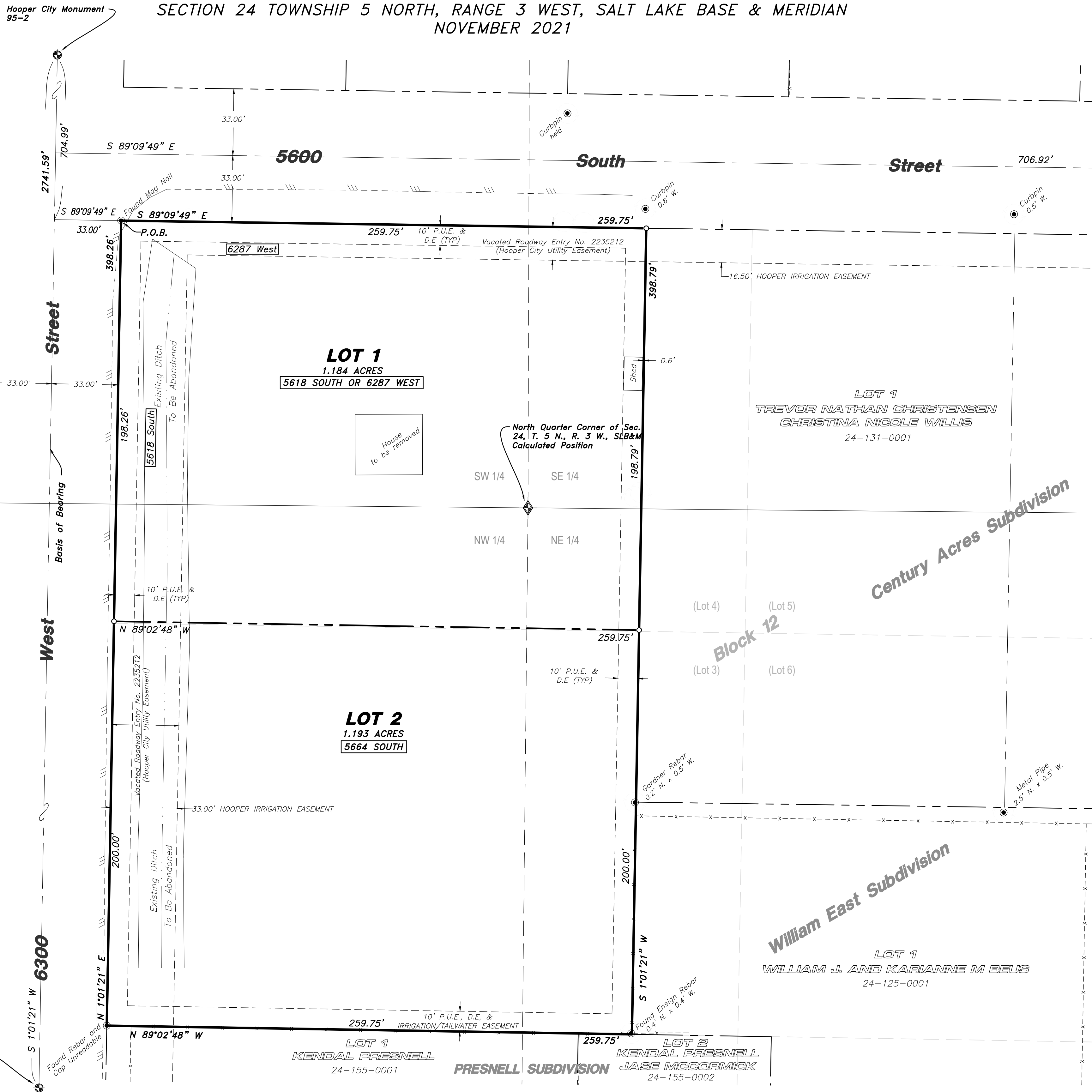
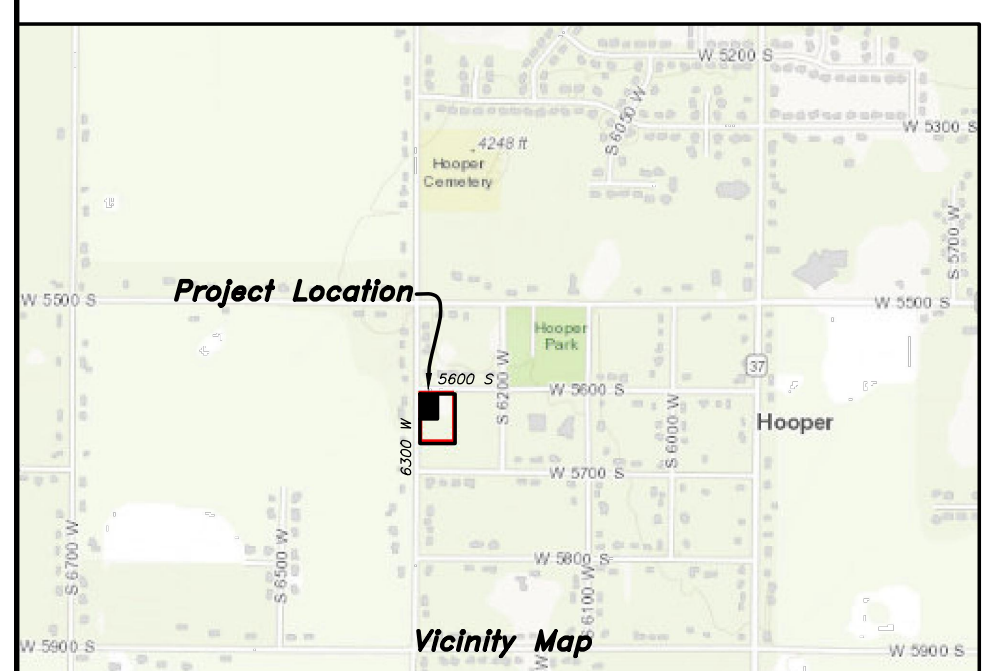
### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO (2) LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DOUG HIGLEY. HAI REBAR WAS FOUND AND HELD AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE WILLIAM EAST SUBDIVISION. THESE FOUND HAI REBAR FELL IN HARMONY WITH FOUND CURBPIPS ON THE JENSEN VILLAGE SUBDIVISION, BUT DO NOT FIT OTHER FOUND REBAR BY APPROXIMATELY 0.5" IN AN EAST/WEST DIRECTION AS SHOWN HEREON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS PREVIOUS HAI SURVEYS IN THE AREA ALONG WITH CENTURY ACRES SUBDIVISION, ENTRY NO. 2763008 AND WILLIAM EAST SUBDIVISION, ENTRY NO. 2694021.

THE BASIS OF BEARING IS THE CENTERLINE OF 6300 WEST STREET FROM HOOPER CITY MONUMENT #95-2 TO THE HOOPER CITY MONUMENT #95-5 WHICH BEARS SOUTH 1°01'21" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

### 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.
- 5- THE 33.0' WIDE HOOPER IRRIGATION EASEMENT ALONG THE WEST LINE OF SUBDIVISION AND THE 16.5' WIDE HOOPER IRRIGATION EASEMENT ALONG THE NORTH LINE OF SUBDIVISION IS FOR ACCESS AND THE OPERATION AND MAINTENANCE OF THE EXISTING CANAL PIPING SYSTEM AND ITS APPURTENANT WORKS THEREOF.



### SUBDIVISION BOUNDARY DESCRIPTION

A PART OF LOTS 3 AND 4, BLOCK 12, PLAT A, HOOPER CITY, WEBER COUNTY, UTAH, SURVEY SITUATED IN THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE INTERSECTION OF 5600 SOUTH AND 6300 WEST, SAID ROADWAY VACATED BY ENTRY NO. 2235212 OF THE OFFICIAL RECORDS OF WEBER COUNTY; SAID POINT LOCATED 704.99 FEET SOUTH 01°01'21" WEST ALONG THE MONUMENTED CENTERLINE OF 6300 WEST AND 33.00 FEET SOUTH 89°09'49" EAST FROM THE CENTERLINE INTERSECTION MONUMENT #95-2;

RUNNING THENCE SOUTH 89°09'49" EAST 259.75 FEET ALONG SAID VACATED STREET TO THE NORTHWEST CORNER OF CENTURY ACRES SUBDIVISION RECORDED AS ENTRY NO. 2763008; THENCE SOUTH 01°01'21" WEST 398.79 FEET ALONG THE WEST LINE OF SAID SUBDIVISION AND THEN ALONG THE WEST LINE OF WILLIAM EAST SUBDIVISION RECORDED AS ENTRY NO. 2694021 TO THE NORTH LINE OF PRESNELL SUBDIVISION RECORDED AS ENTRY NO. 3066918; THENCE NORTH 89°02'48" WEST 259.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF 6300 WEST STREET; THENCE NORTH 01°01'21" EAST 398.26 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.376 ACRES.

### OWNER'S DEDICATION AND CERTIFICATION

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 INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT HIGLEY SUBDIVISION 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 HERETO SET OUR SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
DOUGLAS HIGLEY

\_\_\_\_\_  
JOANNE HIGLEY

\_\_\_\_\_  
VALERIE STALEY

\_\_\_\_\_  
ALAN STALEY

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, DOUGLAS HIGLEY AND JOANNE HIGLEY, 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.

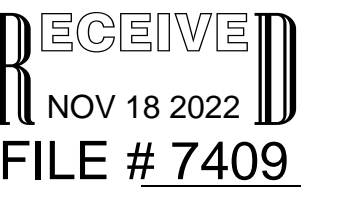
NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, ALAN STALEY AND VALERIE STALEY, 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



WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND

RECORDED \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

Developer:  
Doug Higley  
(801) 540-9346



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### 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Hooper City Engineer

### HOOPER CITY MAYOR

Presented to the Hooper City Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Hooper City Attorney

### HOOPER WATER IMPROVEMENT DISTRICT

Approved by the Hooper Water Improvement District this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Director

### HOOPER IRRIGATION COMPANY

Approved by the Hooper Water Irrigation Company, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Director