

HOOPER CITY
CITY COUNCIL AGENDA
NOVEMBER 17, 2022 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:30pm and their regularly scheduled meeting at 7pm on Thursday, November 17, 2022, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items – City Council

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Public Comments on Agenda Items
4. Consent Items
 - a. None
5. Declarations of conflicts of interest or disclosures by council members
6. Action Items
 - a. Motion – Ordinance Relating to Parties, Gatherings, and Events Expense
 - b. Motion – Final Approval of the Spring Landing Agricultural Non-development property division located at approximately 3400 S 5100 W for Torghele Hooper LLC
 - c. Motion – Preliminary approval of the Pheasant Acres Subdivision (8 lot) located at approximately 2900 S 5100 W for RCAJ Adventures LLC
7. Public Comments on items not on the agenda (*No action can or will be taken on any issue presented*)
8. Adjournment

Tereasa Chugg

Tereasa Chugg, Deputy City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 16th day of November, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

****NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS***

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings
 - a. When a member of the audience addresses the council, they will come to the podium and state their name and address
 - b. Each person will be allotted three (3) minutes for their remarks/questions
 - c. The City Recorder will inform the speaker when their allotted time is up

(Draft) ORDINANCE NO. _____
AN ORDINANCE RELATING TO PARTIES, GATHERINGS, AND EVENTS

WHEREAS, Hooper City desires to maintain a peaceful and safe environment for its citizens and for visitors to the City; and,

WHEREAS, In order to maintain peace and tranquility within the City it is necessary, on some occasions, to restrict and prevent noisy and boisterous gatherings, parties, and activities; and,

WHEREAS, Hooper City pays a fee for law enforcement services to the Weber County Sheriff's office and that fee is based partially on the number of incident responses required by the Sheriff's office in a given year; and,

WHEREAS, Hooper City desires to recover costs of incident responses from those parties that necessitate the response in certain circumstances.

NOW, THEREFORE, be it ordained by the City Council of Hooper City, Utah:

Section 1: Definitions

The following words, phrases and terms as used in this chapter shall have the meaning for this chapter as indicated below:

A. **“Host”** means:

1. The person having an ownership or leasehold interest in the premises; or
2. A person who resides at or occupies the premises in any capacity, other than as a mere guest at the party, gathering or event; or
3. The person in charge of the premises; or
4. The person who organized the party, gathering or event; or
5. The person who gave permission to hold the party, gathering or event on the premises;
6. If the party is hosted by an organization, either incorporated or unincorporated, the term “host” includes the officers of the organization;
7. If the host is a minor under eighteen (18) years of age, the term “host” includes the parents or legal guardians of the minor, whether or not they are present at the premises.

- B. **“Noise disturbance”** means: Any sound which annoys or disturbs reasonable persons with normal sensitivities, or which injures or endangers the comfort, repose, health, hearing, peace and safety of other persons.
- C. **“Party, gathering, or event”** means three (3) or more persons assembled for a social activity where: (i) alcoholic beverages have been or are being consumed contrary to law, (ii) substances regulated by the Utah controlled substances act are used by any person, or (iii) the noise from the party, gathering, or event makes a noise disturbance.
- D. **“Premises”** means the property at which a party, gathering, or event occurs.
- E. **“Services fee”** means the fee imposed by this chapter, calculated to cover, without limitation, related police costs and reasonable attorney fees.

Section 2: Services Fees-Special Security Assignment

- A. Any person hosting a party, gathering, or event within the City may be liable for services fee. Any services fee may be in addition to such other costs and penalties as may be provided by law.
- B. A services fee is owed for each time a peace officer responds to a call or otherwise arrives at a premises to deal with a party, gathering, or event. The amount of the fees and the persons owing the fees are as follows:
 - (i) For non-rental property, the host of the activity shall owe \$300 for each visit of one or more peace officers;
 - (ii) For rental property, the host shall owe \$300 for each visit of one or more peace officers; in addition, the owner of the premises shall owe \$100 for the third visit and \$300 for any additional visits of one or more peace officers during any 365-day period;
 - (iii) For all other parties, gatherings, or events, the host of the activity shall owe \$300 for each visit of one or more peace officers.
- C. All services fees assessed under this chapter shall be due and payable within three (3) business days after the date a written notice of the services fee is sent to the person against whom the services fee is assessed. Any services fee paid within thirty (30) days after the due date shall be reduced by fifty (\$50) dollars. Any services fee paid more than thirty (30) days after the due date shall not be reduced. If any services fee is not paid within thirty (30) days after the due date, the City may use such lawful means as are available to collect such services fee. If the City files an action in court to recover such services fee, the City shall be entitled to recover of its court costs, prejudgment interest, and attorney’s fees in addition to the services fee due and owing.

Section 3: Recovery of Actual Costs:

In addition to the services fees described in section 1 of this chapter, the City reserves the right to seek reimbursement for actual costs that exceed the stated services fee, through other legal theories, remedies, or procedures.

Section 4: This Chapter Not To Preclude Other Appropriate Action:

Nothing in this chapter shall be construed to prevent the arrest or citation of violators of the state penal code or other regulations, ordinances, or laws.

Section 5: Administrative Appeals:

- A. The Roy/Weber County Justice Court shall consider matters relating to services fees.
- B. Any person having received notice of the assessment of a services fee may appear before the Roy/Weber County Justice Court and present and contest the alleged violation upon which the services fee was based.
- C. If the Roy/Weber County Justice Court finds that no violation occurred and one or more of the defenses set forth in this section is applicable, the justice court may dismiss the services fee notice, release the defendant from liability for the services fee, or modify the services fee as justice and equity may require. Such defenses are:
 - 1. Wrong name and address on the services fee notice;
 - 2. Compliance with the subject ordinances would have presented an imminent and irreparable injury to persons or property;
 - 3. Such other mitigating circumstances as may be shown by the appellant.
- D. If the Roy/Weber County Justice Court finds that a services fee was properly imposed and no applicable defense exists, the justice court may, in the interest of justice and on behalf of the City, enter into an agreement for the timely or periodic payment of the services fee.

This Ordinance shall become effective upon publication as required by law, fifteen (15) days after final passage.

PASSED this _____ day of _____, 2022.

Dale R. Fowers, Mayor

ATTEST:

City Recorder

Voting:

- Council Member Cox _____
- Council Member Hill _____
- Council Member Northrop _____
- Council Member Wilcox _____
- Council Member Marigonie _____

Pheasant Acres Subdivision

A part of the South Half of Section 31, T6N, R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
October 2022

Steven C. & Natalie J Avis

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Pheasant Acres Subdivision in Hooper City, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2022.

Northeast Corner of Section 31 T6N, R2W, SLB&M U.S. Survey. Monument Not located, positioned from Record Data.

6242920
License No.

Andy Hubbard

Favero Farms
L C 1/3 ETAL

OWNERS DEDICATION

The undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Pheasant Acres Subdivision and also do grant and dedicate to Hooper City a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Hooper City all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this _____ Day of _____, 2022.

- LRS & D Properties, LLC -

Darryl Sheets - Registered Agent

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____ Darryl Sheets - LRS & D Properties LLC.

Residing At: _____ Print Name
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Mr. Darryl Sheets for the purpose of subdividing said parcel into Eight (8) residential lots.
A Line between Monuments in the Southeast Corner and Northeast Corner of Section 31 with a line bearing North 01°00'31" East was used as the Basis of Bearings for this Subdivision Plat.
Property Corners are Monumented as depicted on this survey.
For more information see Record of Survey Entry No. _____

DESCRIPTION

A part of Section 31, Township 6 North, Range 2 West, Salt Lake Base & Meridian U.S. Survey
Beginning at a point 1977.30 feet North 01°00'42" East along the Section Line and 33.00 feet North 88°59'20" West from the Southeast Corner of Section 31, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. Running thence North 86°51'37" West 604.88 feet; thence North 89°41'39" West 17.85 feet; thence North 01°26'27" East 625.16 feet; thence North 89°57'52" East 617.74 feet to the Westerly Right-of-Way Line of 5100 West Street; following said Right-of-Way South 01°00'42" West a distance of 658.68 feet to the Point of Beginning.

Contains 9.13 Acres ±

NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- No basements will be permitted on any of the lots.
- Many areas in Hooper have ground water problems due to 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.

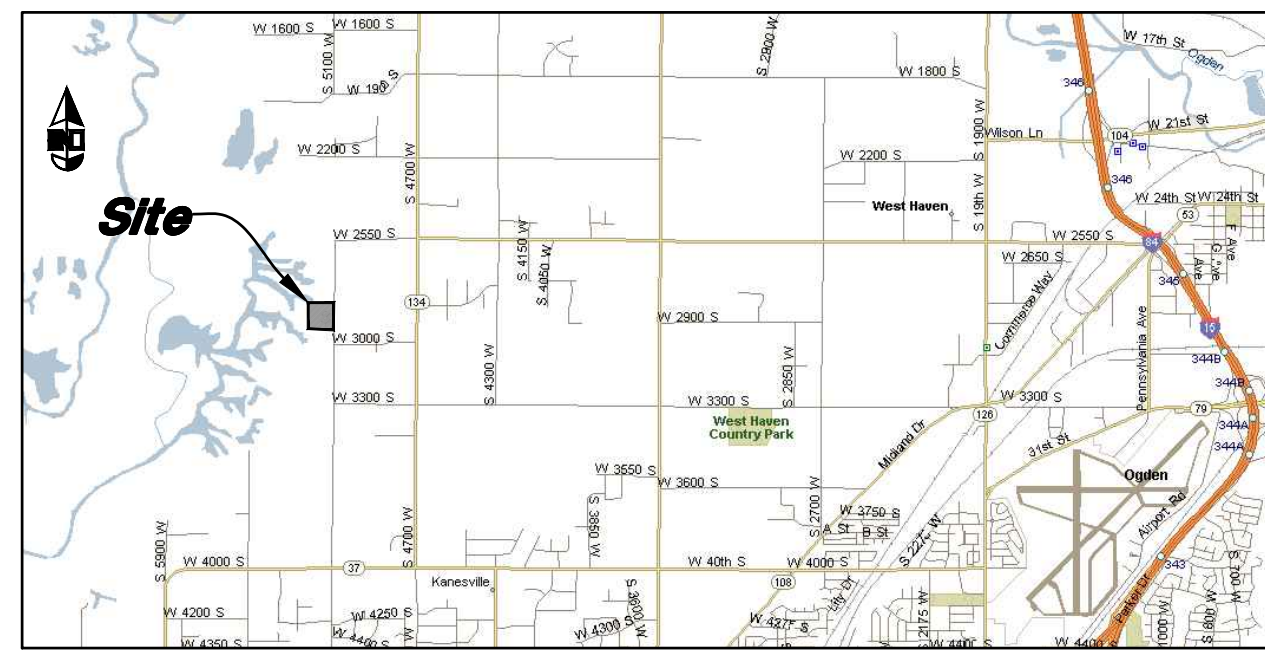
Sheet 1 of 1

WEBER COUNTY RECORDER

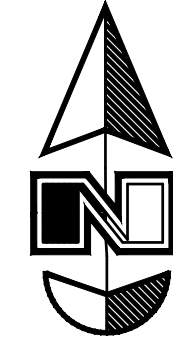
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

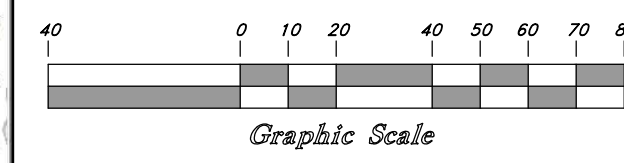
BY: _____ DEPUTY



VICINITY MAP
Not to Scale



Scale: 1" = 40'



Graphic Scale

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	53°07'48"	15.00'	13.91'	N 64°43'45" E	13.42'
C2	143°07'48"	60.00'	149.88'	S 70°16'36" E	113.84'
C3	143°07'05"	60.00'	149.88'	S 72°51'33" W	113.84'
C4	53°07'48"	15.00'	13.91'	N 62°08'27" W	13.42'

Legend

- ⊙ Monument to be set
- ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8"x 24" Long Rebar & Cap w/ Lathe

TAYLOR-WEST WEBER WATER DISTRICT

Approved this _____ day of _____, 2022, by the Taylor-West Weber Water District.

Signature

HOOPER IRRIGATION COMPANY

Approved this _____ day of _____, 2022, By The Hooper Irrigation Company.

Hooper Irrigation Company

HOOPER CITY ENGINEER

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

Hooper City Engineer Date

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2022, at which time this Subdivision was Approved and Accepted.

By: _____ Mayor

Attest: _____ City Recorder

HOOPER CITY ATTORNEY

Approved this _____ day of _____, 2022, By the Hooper City Attorney.

Signature



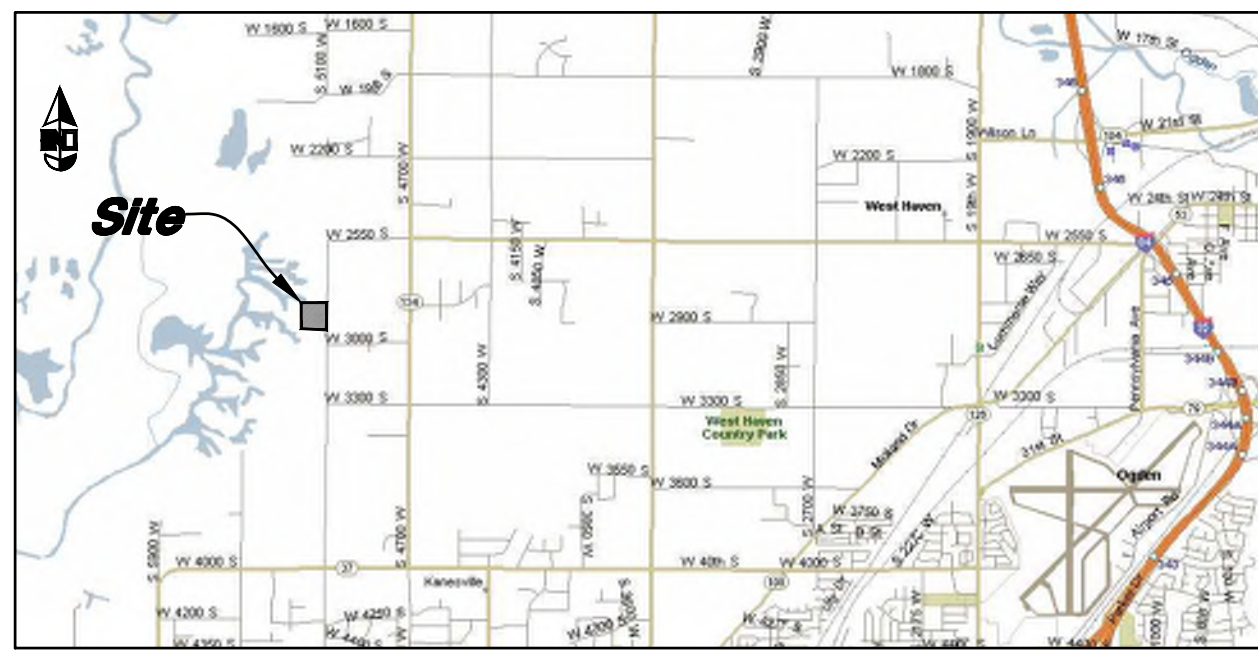
Southeast Corner of Section 31 T6N, R2W, SLB&M U.S. Survey. Found Weber Co. Brass Cap Monument

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard PLS
Andy@greatbasineng.com
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

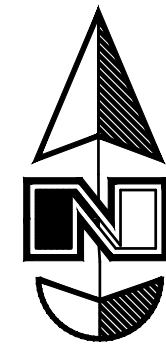
DEVELOPER:
Lync Construction, LLC
1407 North Mountain Road
Ogden Utah
(801)-710-2234

Pheasant Acres Subdivision

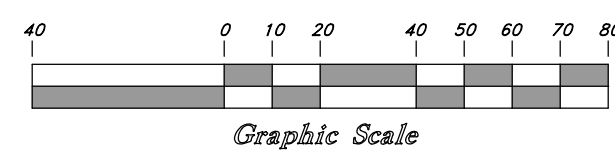
A part of the South Half of Section 31, T6N, R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
October 2022



VICINITY MAP
Not to Scale



Scale: 1" = 40'



Steven C. & Natalie J Avis

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
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- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

TAYLOR-WEST WEBER WATER DISTRICT
Approved this _____ day of _____, 2022, by the Taylor-West Weber Water District.

Signature _____

HOOPER IRRIGATION COMPANY

Approved this _____ day of _____, 2022, By The Hooper Irrigation Company.

Hooper Irrigation Company

HOOPER CITY ENGINEER

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

Hooper City Engineer Date _____

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2022, at which time this Subdivision was Approved and Accepted.

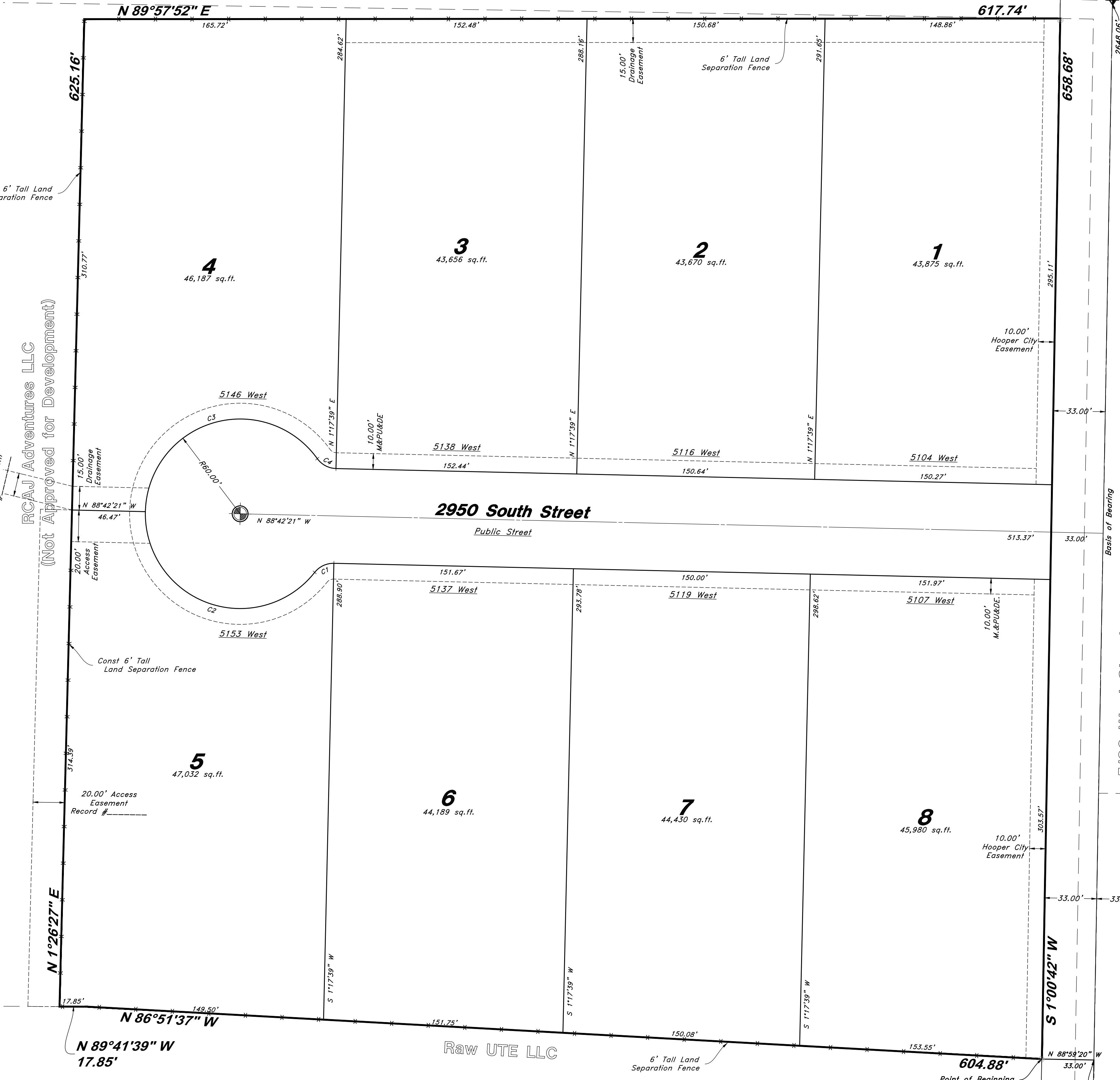
By: _____ Mayor

Attest: _____ City Recorder

HOOPER CITY ATTORNEY

Approved this _____ day of _____, 2022, By the Hooper City Attorney.

Signature _____



Northeast Corner of Section 31 T6N, R2W, SLB&M U.S. Survey. Monument Not located, positioned from Record Data.

6242920 License No.

Andy Hubbard

Favero Farms L C 1/3 ETAL

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said Pheasant Acres Subdivision and also do grant and dedicate to Hooper City a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Hooper City all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this _____ Day of _____, 2022.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____ Pat Burns - Lync Construction LLC _____

Residing At: _____ Print Name _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Mr. Pat Burns for the purpose of subdividing said parcel into Eight (8) residential lots.
A Line between Monuments in the Southeast Corner and Northeast Corner of Section 31 with a line bearing North 01°00'31" East was used as the Basis of Bearings for this Subdivision Plat.
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Sheet 1 of 1

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____
BY: _____ DEPUTY

Southeast Corner of Section 31 T6N, R2W, SLB&M U.S. Survey. Found Weber Co. Brass Cap Monument

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard PLS
Andy@greatbasineng.com
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Lync Construction, LLC
1407 North Mountain Road
Ogden Utah
(801)-710-2234



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

Memo

To: Pat Burns

From: Hooper City Staff

CC: Mayor Fowers, Jared Hancock, Tracy Allen, Briant Jacobs

Date: Aug 4, 2022

Re: Pheasant Acres Review

The Hooper City staff has completed it's the fourth development review of the Pheasant Acres Subdivision. The purpose of this subdivision is to create an eight-lot subdivision at approximately 2900 South and 5100 West on parcels 15-525-0001 and 15-525-0002. This property is zoned R1. Completer items have been shaded in grey, **new comments are in blue text.**

General Notes

1. Hooper City has received copies of utility company and other agency review letters as follows:

Culinary Water

A preliminary "will serve" letter has been provided from Taylor West Weber Water District. A final approval will be required for final plat approval.

Irrigation Water

A preliminary "will serve" letter has been provided from Hooper Irrigation Company contingent on piping a drainage ditch and submittal of water shares and fees to the company.

A final approval will be required for final plat approval.

Sewer

A "will serve" letter has been provided from Central Weber Sewer Improvement District.



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

For your information, an Impact fee of \$20,184.00 (\$2,523.00 per house) will be assessed with the building permit fees for CWSID.

Annexation into the Sewer District's service area will be required prior to obtaining a building permit. The process takes approximately 3 months and can be started by clicking on "Annexation Checklist" at <https://www.centralweber.com/sewer-connections>. The City will require verification that annexation has occurred.

Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as "Approved with Condition."

A final approval letter will be required for final plat approval indicating that all conditions have been met.

Dominion Energy

A "will serve" letter has been provided.

Rocky Mountain Power

A "will serve" letter has been provided.

Preliminary Plat

2. The stub street from 5100 West will be 2950 South, not 1700 South. **Okay**
3. The overall subdivision boundary closes. **Okay**
4. The boundary description does not match the plat boundary. **Okay**
5. Lots 1-4 and 6-8 close and have correct areas shown. Lot 5 does not close with an error of 1.35'
6. All lots have adequate acreage and frontage for the R1 zoning. **Lot 8 will need to be adjusted to show 150' frontage Completed**
7. The remainder parcel to the west needs to be identified as "not approved for development"
Okay



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

8. Addresses for the lot will be provided for the final review. **Okay**

Lot 1: 5104 W

Lot 2: 5116 W

Lot 3: 5138 W

Lot 4: 5146 W

Lot 5: 5153 W

Lot 6: 5137 W

Lot 7: 5119 W

Lot 8: 5107 W

9. Signage will be addressed for the final review. **Noted**
10. It is unclear who the access easement on the south of the property (south 20-feet of Lots 5-8) is for and what stipulations the easement is subject to, (i.e., can it be fenced with a gate by the property owners, are there limitations as to what can be placed in the easement, etc.). It may be appropriate to have the 20 feet be part of the remainder parcel to the west. Please clarify. **Okay; please add "TO BE ABANDONED" to the existing grave road callout on C.1 Completed**
11. City ordinances state that no basements (lowest floor slab lower than existing adjacent grade) are allowed if a public land drain system isn't available to connect a footing drain into with a gravity land drain lateral. A note must be added to the plat stating that no basement will be permitted on any of the lots. **Okay**
12. The following notes will need to be on the plat:
- "Many areas in Hooper have ground water problems due to 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 application and property owner."* **Okay**
 - "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."* **Okay**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

13. If there is any road dedication along 5100 West, it will be addressed in for the final review.

Noted

14. Per city ordinances, the City staff is recommending a 6-foot tall land use separation fencing between residential and agricultural uses. That would be on the north, west and south sides of this development. **Okay**

15. The plat has a signature line for “Hooper City Water Improvement District,” please update it for Taylor-West Weber Water District. **Okay**

Utility Comments

16. The storm drain line in 5100 West going south jogs to the middle of the road at STA 1+56. This storm drain line should maintain a straight alignment, being 6 feet from the TBC. The drain line should extend south of 3000 South. **The drain line on the south of the project should tie into the existing ditch south of the existing gravel road that will be abandoned. The proposed catch basin at 1+12.59 should be moved to the south of the proposed development.**

Completed

All 15” RCP will need to be removed. Also, please verify that the spacing of the storm drain line is 6-feet from TBC. Completed

17. Secondary water in 5100 West is shown on the west side of the road. It is thought that the line is on the east side of the road. Please verify the location with Hooper Irrigation. **Okay**

18. The secondary water line in 2950 South drains to an inlet box. The City prefers that a drain valve be used instead of a manhole for the transition. This should be discussed with Hooper Irrigation.

Okay

19. Snow will be plowed to the west end of 2950 South, so the streetlight and fire hydrant locations should be relocated per city ordinance. The streetlight should be moved to the south side and the fire hydrant should be moved to the north side of the of the cul-de-sac. The irrigation services may need to be shifted to accommodate this change. **Okay**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

20. The City does not allow overland flow to discharge onto adjacent lots. The grading plan depicts that the proposed lots will drain to the surrounding land. If this is the case, drainage easements will need to be granted. The drainage plan needs to be updated. The quantity of water (with calculations) being discharged into the existing private pond will need to be quantified. **Rear lot drainage is not acceptable. No swales are allowed in backyards for drainage. Grading is best option for drainage. Flat lots are acceptable. Please show the lots being leveled to match TBC. It is acceptable for Lots 4 and 5 to drain onto the remainder parcel to the west.**
Okay
21. The City requires that the drainage and access easements at the end of the cul-de-sac be fenced on the east-west legs, have a gate on the north-south leg and have road-base. **Okay, fence and road base have been added to site plan.**
22. The City requires an easement be granted over the remainder parcel for drainage and maintenance purposes (similar to Rawson Ranch Lot 6). **Noted**
23. Per City ordinances, all interior ditches in new subdivisions are to be piped in any new building lots. The existing slough will need to be piped through this development to where it leaves Lot #3. The proposed pipe size is 18-inch. The basis for the 18-inch pipe, assumptions and calculations, will need to be submitted for review. **The slough has not been ditched. It will need to stub under the fence and terminate into a manhole. The proposed 18-inch size is too small. There is a storm drain inlet pipe that discharges into the existing swale in 5100 West on north end of the proposed subdivision that needs to be shown on the plans. The size will need to be verified. The 15-foot drainage easement for the piped slough will need to be granted to the City. A plan for the piping of the slough needs be included in this plan.**
Okay
24. The sewer tie-in from 2950 South to 5100 West needs to be adjusted. The inlet flowline is currently shown at 4217.24 but the existing pipe has a crown elevation of 4218.24. There needs to be separation between the incoming flow line and the existing pipe. **If the existing 24" sewer line flows full, sewer will be backed up the proposed 10" sewer line upstream of the sewer lateral for Lots 1 & 8. It seems more separation is needed either by shifting the sewer lateral location west or by raising the proposed 10" sewer line. Completed**
25. The profile on C.4 is missing the sewer lateral for Lots 3 & 6. **Okay**



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26. Proposed asphalt will need to include curb-match to existing asphalt. The grade appears to overlay the centerline of the existing road. To not create a lip or hard seam, coordination with the City & County will be required. A note should be added indicating such. **Okay**
27. The easement along the frontage of 5100 West should be labeled as “Hooper City Easement” as it will not be a PUE. **Completed**
28. The cross slope on 5100 West is shown between -47.8% and -52.5% on Sheet C.2. Please correct this error. **Completed**
29. The grade along 5100 West changes too often as seen on Sheet C.5. There should be a more constant slope. The minimum longitudinal slope is 0.3%, Sheet C.5 shows a slope of 0.02% **Okay**
30. The 66’ Roadway Section on CV is not correct. It shows the storm drain under the sidewalk instead of being 6’ from the TBC. The slopes need to reflect 2% minimum. The dimensions on the park strip and sidewalk are incorrect. There needs to be a 1-foot separation between the sidewalk and the property line. **Completed**

The City staff is now able to recommend Preliminary Plat approval of this subdivision and will place it on the next Planning Commission agenda.

SPRING LANDING AGRICULTURE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
OCTOBER, 2022

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO AGRICULTURAL LOTS. THE EAST LINE WAS DETERMINED BY THE SECTION LINE. THE WEST LINE WAS DETERMINED ALLOWING THE RIGHT OF WAY AS DETERMINED BY MOSQUITO ACRES, WHICH MATCHES OTHER SUBDIVISIONS IN THE AREA. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF THE RAWSON AGRICULTURAL SUBDIVISION. THE SOUTH LINE WAS PLACED ALONG THE NORTH LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASES 1 AND 2, WITH THE PORTION ADJACENT TO AND NORTH OF PARCEL 08-039-0003 BEING PLACED ALONG A LONG STANDING FENCELINE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE NORTHEAST AND THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS S0°44'10"W.

OVERALL BOUNDARY DESCRIPTION

ALL OF WEBER COUNTY PARCEL NUMBERS 08-039-0031, 08-039-0032, 08-039-0033 AND 08-039-0001 BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 6; THENCE S00°44'11"W 1582.05 FEET; THENCE N89°15'52"W 323.40 FEET; THENCE S00°44'02"W 150.00 FEET; THENCE S89°15'51"E 323.40 FEET; THENCE S00°44'11"W 449.36 FEET; THENCE N89°04'56"W 98.14 FEET; THENCE N89°38'48"W 131.03 FEET; THENCE N89°29'25"W 120.11 FEET TO THE BOUNDARY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASE 1 S00°18'27"W 3.06 FEET; THENCE N89°41'33"W ALONG THE NORTHERLY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASES 1 AND 2 2308.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5500 WEST STREET; THENCE N00°45'03"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND BEYOND, 2186.50 FEET TO THE SOUTH BOUNDARY LINE OF RAWSON RANCH AGRICULTURAL SUBDIVISION; THENCE S89°36'54"E ALONG SAID SOUTH LINE 2657.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 132,157 ACRES MORE OR LESS.

ROAD DEDICATION BOUNDARY DESCRIPTION

ROAD DEDICATION 'A'

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FELLOW:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S00°44'10"W 1582.05 FEET; THENCE N89°15'52"W 33.00 FEET; THENCE N00°44'10"E 1581.85 FEET; THENCE S89°36'54"E 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,204 SQUARE FEET OR 1.198 ACRES MORE OR LESS.

ROAD DEDICATION 'B'

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FELLOW:

BEGINNING AT A POINT, SAID POINT BEING S00°44'11"W ALONG THE SECTION LINE, 1732.05 FEET AND N89°15'50"W 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S00°44'10"W 449.36 FEET; THENCE N89°04'56"W 33.00 FEET; THENCE N00°44'10"E 449.25 FEET; THENCE S89°15'50"E 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,827 SQUARE FEET OR 0.340 ACRES MORE OR LESS.



VICINITY MAP
SCALE: NONE

AG LOTS BOUNDARY DESCRIPTION

AG LOT 1

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT, SAID POINT BEING N89°36'54"W 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S00°44'10"W 316.25 FEET; THENCE N89°36'54"W 499.95 FEET; THENCE S00°44'10"W 747.34 FEET; THENCE N89°41'33"W 974.11 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 3733.78 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 03°05'35", A CHORD BEARING OF N88°08'45"W, AND A CHORD LENGTH OF 201.54 FEET; THENCE N89°35'58"W 21.37 FEET; THENCE N81°23'00"W 60.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 75.37 FEET, A DELTA ANGLE OF 15°59'35", A CHORD BEARING OF N00°37'12"E, AND A CHORD LENGTH OF 75.12 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1530.00 FEET, AN ARC LENGTH OF 375.23 FEET, A DELTA ANGLE OF 14°03'05", A CHORD BEARING OF N00°21'03"W, AND A CHORD LENGTH OF 374.29 FEET; THENCE N80°21'59"W 268.71 FEET; THENCE N09°38'01"E 564.78 FEET TO THE SOUTH BOUNDARY LINE OF RAWSON RANCH AGRICULTURE SUBDIVISION; THENCE S89°36'54"E ALONG SAID SOUTH LINE AND THE SOUTH BOUNDARY LINE OF RAWSON RANCH SUBDIVISION PHASE 1 2ND AMENDMENT, 1941.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,632,138 SQUARE FEET OR 37.469 ACRES MORE OR LESS.

AG LOT 2

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT, SAID POINT BEING N89°36'54"W 33.00 FEET AND S00°44'10"W 316.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S00°44'10"W 1265.60 FEET; THENCE N89°15'52"W 290.41 FEET; THENCE S00°44'02"W 150.00 FEET; THENCE S89°15'51"E 290.40 FEET; THENCE S00°44'10"W 449.25 FEET; THENCE N89°04'56"W 65.15 FEET; THENCE N89°38'48"W 131.03 FEET; THENCE N89°29'25"W 120.11 FEET; THENCE S00°18'27"W 3.06 FEET TO THE NORTH BOUNDARY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASE 1; THENCE N89°41'33"W ALONG SAID NORTH LINE 851.69 FEET; THENCE N00°18'27"E 260.00 FEET; THENCE S89°41'33"E 7.06 FEET; THENCE N00°18'27"E 200.00 FEET; THENCE N89°41'33"W 25.49 FEET; THENCE N00°18'27"E 260.00 FEET; THENCE S89°41'33"E 34.76 FEET; THENCE N00°18'27"E 400.00 FEET; THENCE S89°41'33"E 660.06 FEET; THENCE N00°44'10"E 747.34 FEET; THENCE S89°36'54"E 499.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,638,732 SQUARE FEET OR 37.620 ACRES MORE OR LESS.

AG LOT 3

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT, SAID POINT BEING N89°36'54"W 33.00 FEET AND S00°44'10"W 316.25 FEET AND N89°36'54"W 499.95 FEET AND S00°44'10"W 747.34 FEET AND N89°41'33"W 660.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S00°18'27"W 400.00 FEET; THENCE N89°41'33"W 34.76 FEET; THENCE S00°18'27"W 260.00 FEET; THENCE S89°41'33"E 25.49 FEET; THENCE S00°18'27"W 200.00 FEET; THENCE N89°41'33"W 7.06 FEET; THENCE S00°18'27"W 260.00 FEET TO THE NORTH BOUNDARY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASE 1; THENCE N89°41'33"W ALONG SAID NORTH LINE AND THE NORTH BOUNDARY LINE OF QUAIL MEADOWS ESTATES SUBDIVISION PHASE 2, 1457.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF 5500 WEST STREET; THENCE N00°45'03"E ALONG SAID EASTERLY LINE, 661.55 FEET; THENCE S89°14'57"E 302.99 FEET; THENCE N31°00'00"E 684.40 FEET; THENCE N04°15'26"E 129.74 FEET; THENCE N30°13'34"W 153.21 FEET; THENCE N09°38'01"E 120.68 FEET; THENCE S80°21'59"E 268.71 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1530.00 FEET, AN ARC LENGTH OF 375.23 FEET, A DELTA ANGLE OF 14°03'05", A CHORD BEARING OF S00°21'03"E, AND A CHORD LENGTH OF 374.29 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 75.37 FEET, A DELTA ANGLE OF 15°59'35", A CHORD BEARING OF S00°37'12"W, AND A CHORD LENGTH OF 75.12 FEET; THENCE S81°23'00"E 60.00 FEET; THENCE S86°35'58"E 21.37 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 3733.78 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 03°05'35", A CHORD BEARING OF S88°08'45"E, AND A CHORD LENGTH OF 201.54 FEET; THENCE S89°41'33"E 314.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,547,447 SQUARE FEET OR 35.525 ACRES MORE OR LESS.

AG LOT 4

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOW:

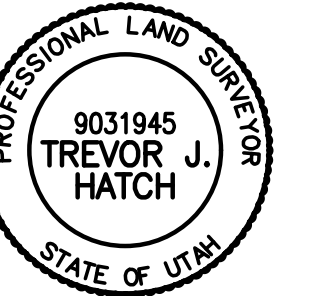
BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF RAWSON RANCH AGRICULTURE SUBDIVISION, SAID POINT BEING N89°36'54"W 1974.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S09°38'01"W 685.47 FEET; THENCE S30°13'34"E 153.21 FEET; THENCE S04°15'26"W 129.74 FEET; THENCE S31°00'00"W 684.40 FEET; THENCE N89°14'57"W 302.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5500 WEST STREET; THENCE N00°45'03"E ALONG SAID EASTERLY LINE, 1524.95 FEET TO THE SOUTH BOUNDARY LINE OF RAWSON RANCH AGRICULTURE SUBDIVISION; THENCE S89°36'54"E ALONG SAID SOUTH LINE AND THE SOUTH BOUNDARY LINE OF RAWSON RANCH SUBDIVISION PHASE 1 2ND AMENDMENT, 682.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 871,407 SQUARE FEET OR 20.005 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **SPRING LANDING AGRICULTURE SUBDIVISION** IN **HOOPER CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER 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 _____ DAY OF _____, 20_____.



9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

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 **SPRING LANDING AGRICULTURE SUBDIVISION**, AND DO HEREBY DEDICATE TO HOOPER CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20_____.

NAME/TITLE HERITAGE LAND HOLDINGS LLC

NAME/TITLE TORGHEE HOOPER LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **10-14-2022**
Name: **SPRING LANDING AGRICULTURE SUBD.**
Number: **4016-07**
Revision: _____
Scale: **1"=150'**
Checked: _____



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

HOOPER IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20_____, BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

HOOPER CITY ENGINEER

DATE

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, 20_____, AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: _____
MAYOR

CITY RECORDER

HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20_____.

HOOPER CITY ATTORNEY

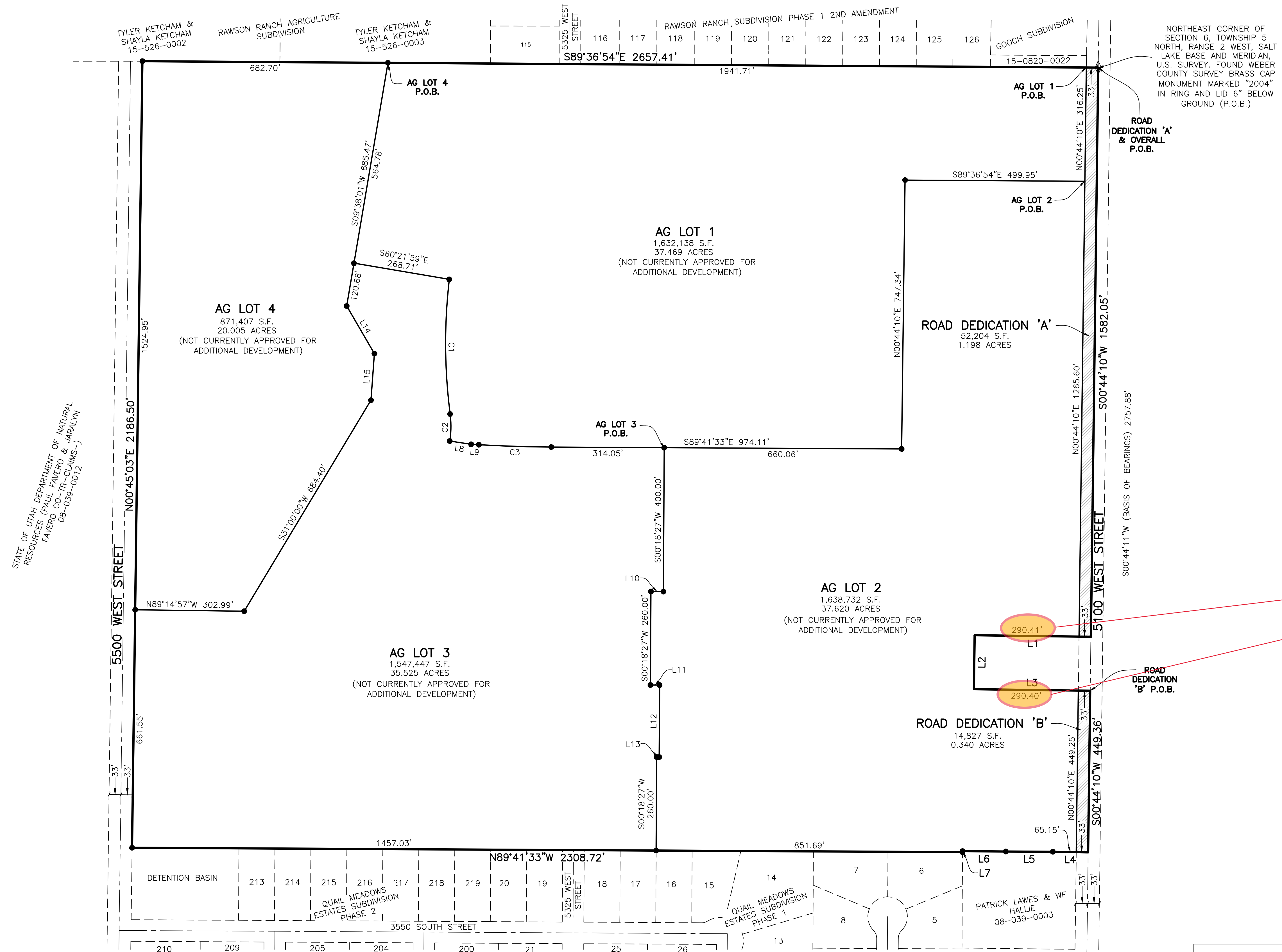
Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

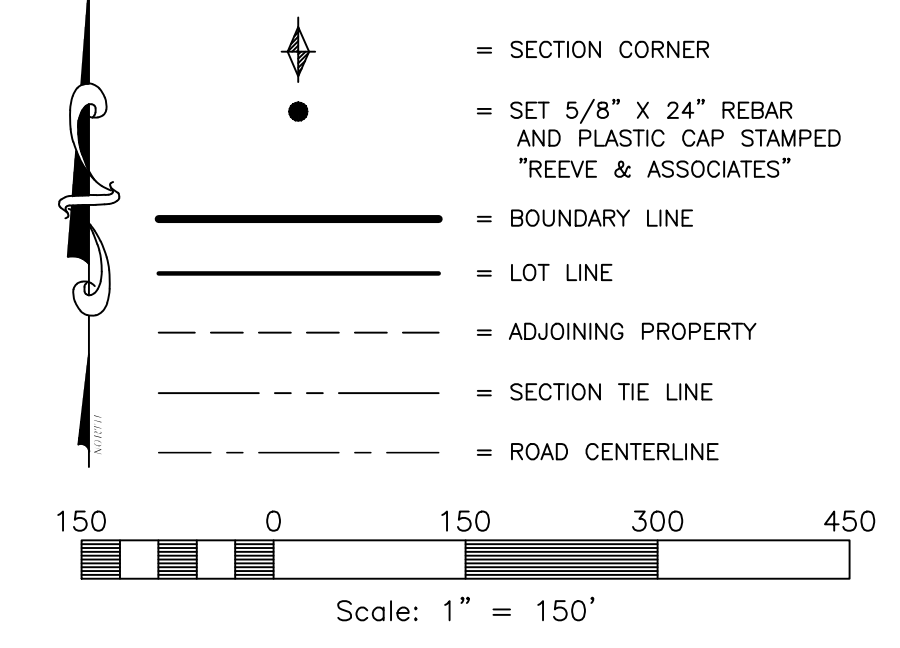
Weber County Recorder
Deputy.

SPRING LANDING NONDEVELOPMENT LAND DIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HOOPER CITY, WEBER COUNTY, UTAH
 OCTOBER, 2022



LEGEND



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°15'52"W	323.41
L2	S00°44'02"W	150.00
L3	S89°15'51"E	323.40
L4	N89°04'56"W	98.15
L5	N89°38'48"W	131.03
L6	N89°29'25"W	120.11
L7	S00°18'27"W	3.06
L8	S81°23'00"E	60.00
L9	S86°35'58"E	21.37
L10	N89°41'33"W	34.76
L11	S89°41'33"E	25.49
L12	S00°18'27"W	200.00
L13	N89°41'33"W	7.06
L14	S30°13'34"E	153.21
L15	S04°15'26"W	129.74

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BEARING	DELTA
C1	1530.00'	375.23'	374.29'	188.56'	S00°21'03"E	14°03'05"
C2	270.00'	75.37'	75.12'	37.93'	S00°37'12"W	15°59'56"
C3	3733.78'	201.57'	201.54'	100.81'	S88°08'45"E	3°05'35"

STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES (PAUL FAVERO & JARALYN FAVERO CC-TR-CLAIMS-08-039-0012)

Project Info.
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 10-14-2022
 Name: SPRING LANDING AGRICULTURE SUBD.
 Number: 4016-07
 Revision:
 Scale: 1"=150'
 Checked:

Weber County Recorder
 Entry No. _____ Fee Paid _____
 At _____ Filed For Record _____
 And Recorded, _____
 Of The Official Records, Page _____
 Recorded For: _____

 Weber County Recorder
 _____ Deputy.

EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004" IN RING AND LID 8" BELOW GROUND

Reeve & Associates, Inc. - Solutions You Can Build On

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