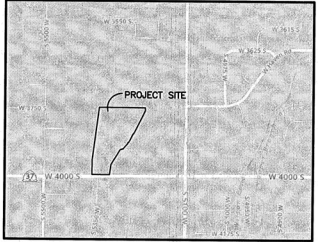
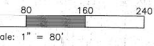


MORNING MEADOWS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HOOPER CITY, WEBER COUNTY, UTAH
 MAY, 2021

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND LANDMARK REBAR
- SET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EXISTING FENCE
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- PUBLIC UTILITY EASEMENT
- P.U.E.



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS A LINE BETWEEN THE SOUTH QUARTER CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°12'02"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP MARK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE CURB FOR THIS PARCEL SEEMS TO BE BASED ON A LANDMARK SURVEY COMPLETED IN CONJUNCTION WITH THE WILSON SUBDIVISION (ENTRY # 1662998) WHICH INDICATES HISTORICAL LOCATIONS FOR THE SOUTHWEST CORNER AND THE SOUTH SIDE OF THE SECTIONS, USING THESE TIES FOR THE DEEDS. THERE IS GOOD AGREEMENT BETWEEN THE HULL HILL SUBDIVISION, THE SOUTH LINE SHOWN HEREON IS THE MONUMENTED SECTION LINE. THE NORTH LINE HAS AN OVERLAP WITH PARCELS 08-040-0002 AND DOES NOT MATCH THE EXISTING FENCE. THE LINE WAS LEFT AS SHOWN ON THE DEED AND PREVIOUS SURVEYS, BUT AN AGREEMENT IS RECOMMENDED BETWEEN THE OWNERS TO ESTABLISH THE BOUNDARY LINE.

BOUNDARY DESCRIPTION

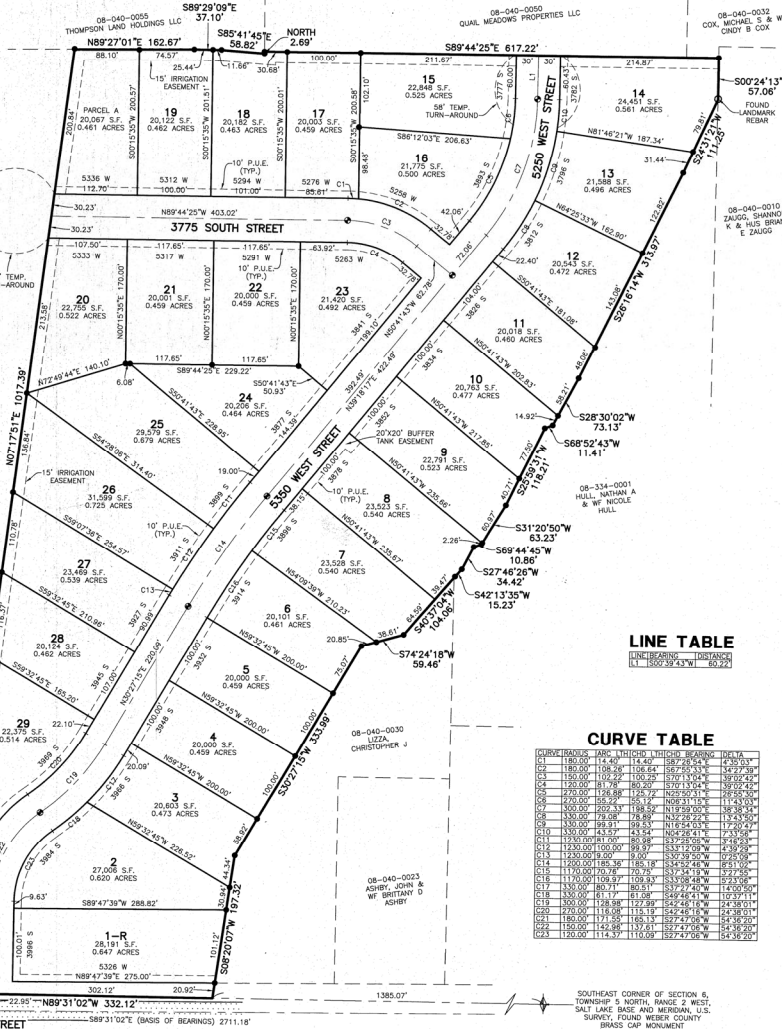
PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT BEING S89°12'02"E 80.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE N02°28'56"E 283.41 FEET; THENCE N07°17'51"E 107.75 FEET; THENCE S89°12'02"E 358.91 FEET TO THE POINT OF BEGINNING. CONTAINING 799,017 SQUARE FEET OR 18.343 ACRES MORE OR LESS

NOTES

- 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 SOLELY BE RESPONSIBLE FOR PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PLANT 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 A WAY THAT WILL PREVENT THE UNDESIRABLE DISCHARGE OF STORM RUNOFF ON ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSIGHT OF DRAINAGE COMPLIANCE WITH PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISCREPANCIES BETWEEN PRIVATE PROPERTY OWNERS.
- THE LOWEST FINISHED FLOOR ELEVATION OF THE HOUSE WILL BE THE NATURAL GRADE OF EACH LOT.
- LOT 1-R SHALL NOT HAVE ACCESS ON TO 4000 SOUTH STREET

SOUTH QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND WEBER COUNTY BRASS CAP MONUMENT



LINE TABLE

LINE	BEARING	DISTANCE
1	S89°12'02"E	80.00
2	N02°28'56"E	283.41
3	N07°17'51"E	107.75
4	S89°12'02"E	358.91

CURVE TABLE

CHORD RADII	ARC LENGTH	CHORD BEARING	DELTA
C1	180.00	144.00	90.00
C2	180.00	108.00	108.00
C3	180.00	108.00	108.00
C4	180.00	108.00	108.00
C5	180.00	108.00	108.00
C6	180.00	108.00	108.00
C7	180.00	108.00	108.00
C8	180.00	108.00	108.00
C9	180.00	108.00	108.00
C10	180.00	108.00	108.00
C11	180.00	108.00	108.00
C12	180.00	108.00	108.00
C13	180.00	108.00	108.00
C14	180.00	108.00	108.00
C15	180.00	108.00	108.00
C16	180.00	108.00	108.00
C17	180.00	108.00	108.00
C18	180.00	108.00	108.00
C19	180.00	108.00	108.00
C20	180.00	108.00	108.00
C21	180.00	108.00	108.00
C22	180.00	108.00	108.00
C23	180.00	108.00	108.00
C24	180.00	108.00	108.00
C25	180.00	108.00	108.00
C26	180.00	108.00	108.00
C27	180.00	108.00	108.00
C28	180.00	108.00	108.00
C29	180.00	108.00	108.00
C30	180.00	108.00	108.00
C31	180.00	108.00	108.00
C32	180.00	108.00	108.00
C33	180.00	108.00	108.00
C34	180.00	108.00	108.00
C35	180.00	108.00	108.00
C36	180.00	108.00	108.00
C37	180.00	108.00	108.00
C38	180.00	108.00	108.00
C39	180.00	108.00	108.00
C40	180.00	108.00	108.00
C41	180.00	108.00	108.00
C42	180.00	108.00	108.00
C43	180.00	108.00	108.00
C44	180.00	108.00	108.00
C45	180.00	108.00	108.00
C46	180.00	108.00	108.00
C47	180.00	108.00	108.00
C48	180.00	108.00	108.00
C49	180.00	108.00	108.00
C50	180.00	108.00	108.00
C51	180.00	108.00	108.00
C52	180.00	108.00	108.00
C53	180.00	108.00	108.00
C54	180.00	108.00	108.00
C55	180.00	108.00	108.00
C56	180.00	108.00	108.00
C57	180.00	108.00	108.00
C58	180.00	108.00	108.00
C59	180.00	108.00	108.00
C60	180.00	108.00	108.00
C61	180.00	108.00	108.00
C62	180.00	108.00	108.00
C63	180.00	108.00	108.00
C64	180.00	108.00	108.00
C65	180.00	108.00	108.00
C66	180.00	108.00	108.00
C67	180.00	108.00	108.00
C68	180.00	108.00	108.00
C69	180.00	108.00	108.00
C70	180.00	108.00	108.00
C71	180.00	108.00	108.00
C72	180.00	108.00	108.00
C73	180.00	108.00	108.00
C74	180.00	108.00	108.00
C75	180.00	108.00	108.00
C76	180.00	108.00	108.00
C77	180.00	108.00	108.00
C78	180.00	108.00	108.00
C79	180.00	108.00	108.00
C80	180.00	108.00	108.00
C81	180.00	108.00	108.00
C82	180.00	108.00	108.00
C83	180.00	108.00	108.00
C84	180.00	108.00	108.00
C85	180.00	108.00	108.00
C86	180.00	108.00	108.00
C87	180.00	108.00	108.00
C88	180.00	108.00	108.00
C89	180.00	108.00	108.00
C90	180.00	108.00	108.00
C91	180.00	108.00	108.00
C92	180.00	108.00	108.00
C93	180.00	108.00	108.00
C94	180.00	108.00	108.00
C95	180.00	108.00	108.00
C96	180.00	108.00	108.00
C97	180.00	108.00	108.00
C98	180.00	108.00	108.00
C99	180.00	108.00	108.00
C100	180.00	108.00	108.00

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 MORNING MEADOWS 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 ENGINEERS 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 30 DAY OF June 2021

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
STATE OF UTAH

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 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 THOROUGHFARES AND ALSO DO DEDICATE THE 15' IRRIGATION EASEMENT TO HOOPER IRRIGATION COMPANY TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND ALSO DO DEDICATE TO HOOPER CITY PARCEL 4 FOR DETENTION BASIN PURPOSES AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT 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, NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT TEMPORARY TURN AROUND EASEMENTS AS SHOWN HEREON TO BE USED BY THE PUBLIC UTILTY SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY LAND WITHIN THE AFFECTED LOTS SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS 9 DAY OF June 2021

HANNAH HILBORN
NAME/TITLE
VISIONARY HOMES 2020, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE 9 DAY OF June 2021, PERSONALLY APPEARED LAUREN ANDERSEN (AND) COMMISSION # 7192925

BEFORE ME, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE SAVING MEMBER(S) OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

10/08/2024 COMMISSION EXPIRES
LAUREN ANDERSEN
NOTARY PUBLIC

Project Info.

Surveyor: TREVOR J. HATCH
Designer: N. ANDERSON
Begin Date: 12-13-19
Name: MORNING MEADOWS SUBDIVISION
Number: 2497-03
Revision: 1
Scale: 1"=80'
Checked:

1810 S 1000 W, BERRICLE, UTAH 84005
TEL: (801) 871-3100 FAX: (801) 871-2988 WWW: reeve-associates.com

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS 14 DAY OF June 2021 BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

[Signature]
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

HOOPER IRRIGATION COMPANY

APPROVED THIS 23 DAY OF June 2021 BY THE HOOPER IRRIGATION COMPANY.

[Signature]
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.

[Signature]
HOOPER CITY ENGINEER
DATE: 2/10/22

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS 24th DAY OF February 2022, AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
MAYOR
GITY 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 24 DAY OF February 2022

[Signature]
HOOPER CITY ATTORNEY

Weber County Recorder

FILED 2022
I HAVE EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

LEAH M. H. KILLS
Weber County Recorder
[Signature] Deputy