Moore Acres Subdivision No.3

PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN HOOPER CITY, WEBER COUNTY, UTAH — Survey Date: Oct. 2016 & May 2017

Robert & Vicky Fowers Family Trust

LS

Scale $\sim 1" = 60'$ Legend

EASEMENTS
EXISTING FENCE
STREET CENTERLINE

FND SECTION CORNER

SET NAIL

FND STREET SPIKE

SET #5x24" REBAR AND CAP STAMPED LANDMARK

FND REBAR AND CAP

ROAD/STREET DEDICATION

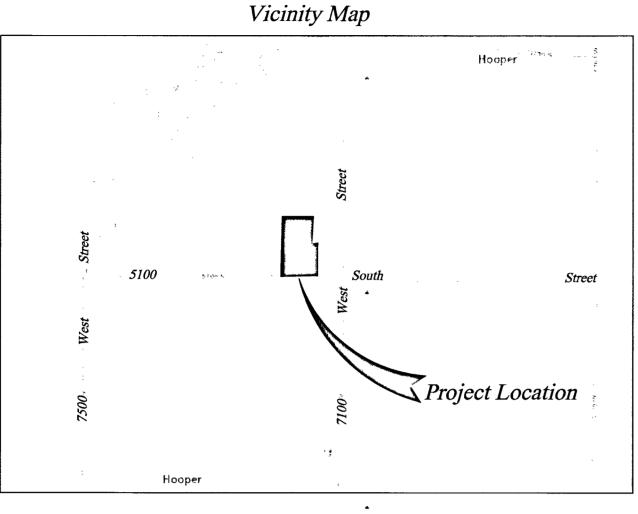
GENERAL NOTES:

1. Many areas in Hooper City 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 a representation by Hopper 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.

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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

3. There is currently no land drain utility serving these lots. Therefore, no basement will be permitted (no floor slab lower than adjacent existing grade).



condition, dated 1974

NAD27 coordinates

X=1818198.32 Y=305154.48

S 89°30'15" E 373.36' Moore Acres Subdivision No.2 Kristi & Michael Chavez Fnd WCo. Brass cap per record, in good condition, dated 1974 NAD27 coordinates X=1818249.01 Y=307810.17 Moore Acres Subdivision No.1 Scott & Helen McArthur Lot 3 10-161-0001 - Fnd WCo. spike at intersection. 7500 W & 7224 W P.0.B. ¬ 5100 S S 89°01'45" E S 89°01'45" E / S 89°01'45" E South 298.13' to section line N 89°01'06" W Fnd WCo. Brass cap per record, in good

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BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, having a basis of bearing of North 01°05'37" East between the monumented locations of the West Quarter corner (having Weber County NAD27 coordinates X=1818198.32 Y=305154.48) and the Northwest corner (having Weber County NAD27 coordinates X=1818249.01 Y=307810.17) of said Section 14, said tract being described as follows:

BEGINNING at a point identified as the Point Of Beginning of Moore Acres Subdivision No.1, recorded as Plat book 82 page 9 on September 28, 2017, said point located 955.65 feet North 01°05'37" East to the centerline of 5100 South Street, and 1786.84 feet South 89°01'45" East along said centerline, FROM the West Quarter corner of Said Section 14;

RUNNING thence South 00°58'54" West 4.46 feet to the Southwest corner of said Moore Acres Subdivision No.1 Thence North 89°01'06" West 373.35 feet to the Southeast corner of Moore Acres Subdivision No.2, recorded as Plat book 82 page 23 on October 30, 2017;

Thence North 00°58'54" East 648.49 feet along the East boundary of said Moore Acres Subdivision No.2, to the Northeast corner of Lot 2, said Moore Acres Subdivision No.2;
Thence South 89°30'15" East 373.36 feet to the Northwest corner of Lot 1, said Moore Acres Subdivision No.1;
Thence South 00°58'54" West 647.19 feet along the west boundary of said Lot 1, to the point of beginning.

Containing 5.5717 acres, more or less.

The purpose of the survey is to create the subdivision shown. The basis of bearing is as noted in the boundary description. For narrative discussion on the boundary refer to Record of Survey # 5579 in the weber county surveyor's records.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17—23—17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Furthermore, that to the best of my knowledge and belief, this plat conforms to the zoning requirements of Hooper City and other

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Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Surveyor
DEVELOPER'S: Shawn Moore Address: 7324 W 5100 S, Hooper, UT 84315		
NW 1/4 of Section 14, Township 5 North, Range 3 West, Salt Lake Base	e and Meridian.	
Revisions	DRAWN BY: EDR	
	CHECKED BY:	
	DATE: March 12. 2018	

FILE: 3725