

811

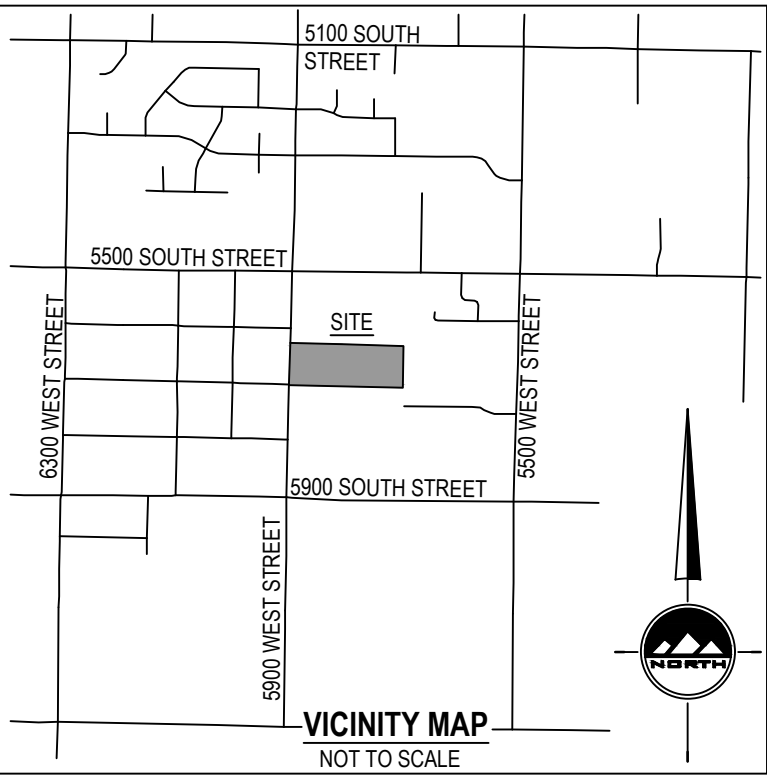
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

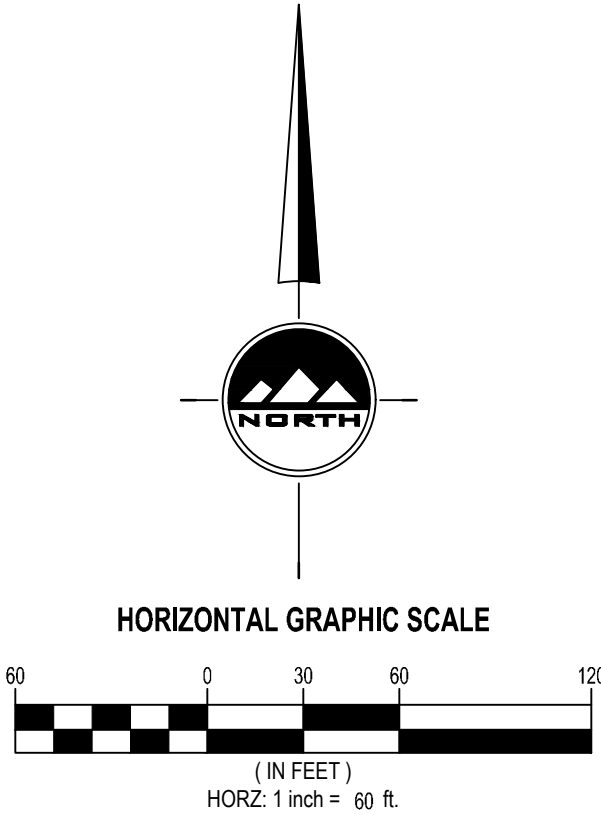
WITNESS CORNER TO THE NORTHWEST
QUARTER CORNER OF SECTION 19,
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4241.34'



LEGEND	
	SECTION CORNER
	MONUMENT
	EXIST REBAR AND CAP
	SET ENSIGN REBAR AND CAP
	WATER METER
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION BOX
	IRRIGATION VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN CLEAN OUT
	STORM DRAIN CATCH BASIN
	STORM DRAIN COMBO BOX
	STORM DRAIN CULVERT
	SIGN
	ELECTRICAL BOX
	ELECTRICAL METER
	UTILITY POLE
	LIGHT
	CABLE BOX
	TELEPHONE BOX
	GAS METER
	TREE
	SHRUB
	ADJACENT RIGHT OF WAY
	GRAVEL
	CENTERLINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEED LINE
	TANGENT LINE
	FENCE
	RETAINING WALL
	EDGE OF ASPHALT
	SS SANITARY SEWER LINE
	SD STORM DRAIN LINE
	LD LAND DRAIN LINE
	W CULINARY WATER LINE
	SW SECONDARY WATER LINE
	IRR IRRIGATION LINE
	OHP OVERHEAD POWER LINE
	E ELECTRICAL LINE
	G GAS LINE
	EXISTING CONTOURS
	CONCRETE
	BUILDING
	PUBLIC DRAINAGE EASEMENT

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 19 AND THE NORTHEAST
QUARTER OF SECTION 24
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH

RECEIVED
JUL 23 2025
FILE # 8116

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON LAND DEVELOPMENT, LLC
1740 COMBE RD, SUITE 2
OGDEN, UT 84403

CONTACT:
JED NILSON
PHONE: 801.392.8100

NILSON LAND - ZAUGG

5688 SOUTH 5900 WEST
HOOPER, UTAH 84315

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13843

PRINT DATE
2025-07-21

PROJECT MANAGER
T. SHAFFER

DESIGNED BY
J. RINDLISBACHER

1 OF 3

811

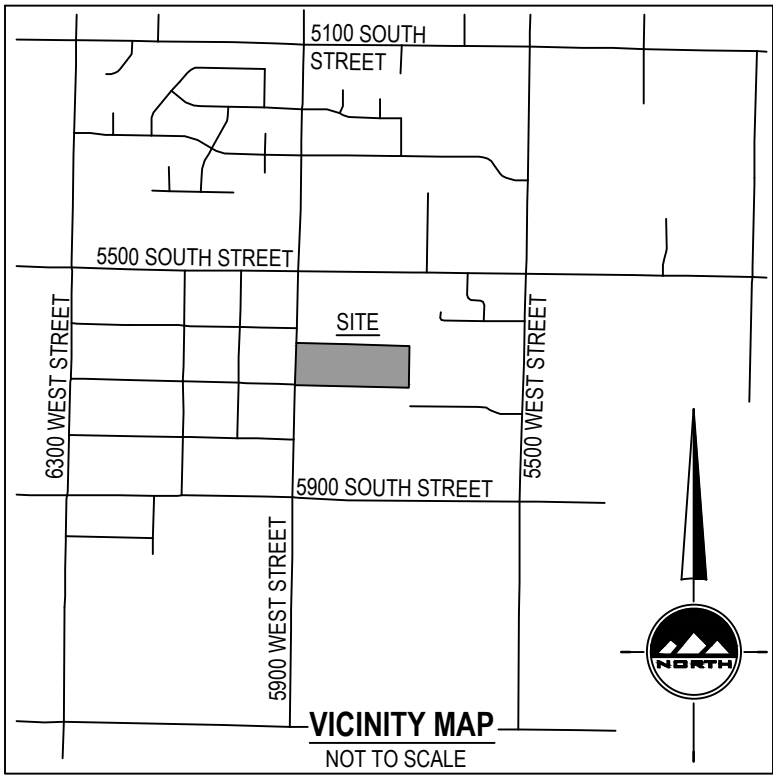
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WITNESS CORNER TO THE NORTHWEST
QUARTER CORNER OF SECTION 19,
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4241.34'



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON LAND DEVELOPMENT, LLC
1740 COMBE RD, SUITE 2
OGDEN, UT 84403

CONTACT:
JED NILSON
PHONE: 801.392.8100

NILSON LAND - ZAUGG

5688 SOUTH 5900 WEST
HOOPER, UTAH 84315

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13843

PRINT DATE
2025-07-21

PROJECT MANAGER
T. SHAFFER

DESIGNED BY
J. RINDLISBACHER

2 OF 3

RECEIVED
JUL 23 2025
FILE # 8116

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 19 AND THE NORTHEAST
QUARTER OF SECTION 24
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WITNESS CORNER TO THE NORTHWEST
QUARTER CORNER OF SECTION 19,
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4241.34'

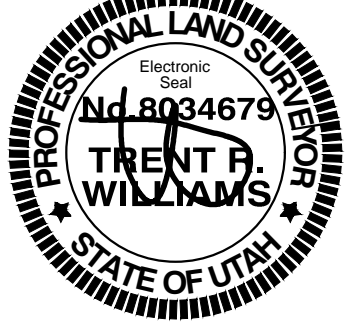
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

*To: Stewart Title of Utah, Inc., Nilson Land Holdings, LLC, Brent L. and Nancy S. Zaugg.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, and 14 of Table A thereof. The field work was completed on April 4, 2025.

Date of Map: April 11, 2025



Trent R. Williams, PLS
License no. 8034679

SURVEY NARRATIVE

The purpose of this survey is to establish the boundaries of the property prior to possible purchase or split of the property. Used as reference were adjacent Surveys #3475 of the Hooper City parcel and #1833 of Hooper Townsite along with original Hooper Townsite map (Nov. 1910). I also referenced and found centerline monuments for the nearby Hooper Haven Subdivision and Country View Estates PRUD Phase 2.

I held the fences as the best evidence of deed locations on the northerly and southerly property lines. Along 5900 West Street I held 33' off the found centerline monuments as noted on the Record of Survey No. 1833. These all match found Rebars and Caps as noted hereon. The Reeves caps are recent and they provided a copy of their yet to be filed Survey. I have held and agreed with the findings on said Survey.

RECORD DESCRIPTION

Part of the Northwest Quarter of Section 19, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey. And part of Lot 3, Plat "B", Hooper City Survey, described as follows: Beginning at the Southwest Corner of said Lot 3; running thence North along the East line of street 150 feet; thence East 580.5 feet; thence South 150 feet; thence West 580.8 feet to the point of beginning.

Also: Part of Lot 3, Plat B, Hooper City Survey and part of the Northwest Quarter of Section 19, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey. Beginning 17.82 feet South from the Northwest Corner of the Northwest Quarter of Section 19; and running thence East 1213.98 feet; thence South 3070' West 500.28 feet, more or less, to a point that is East of the Southwest Corner of said Lot 3, Plat "B", Hooper City Survey; thence West 1325.86 feet, more or less, to the East line of 5900 West Street (said point is also the Southwest Corner of said Lot 3); thence along said East line of 5900 West Street 500 feet, more or less, to a point West of the point of beginning; thence East 107.61 feet to the point of beginning.

Less and Excepting:

Part of the Northwest Quarter of Section 19, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey. And part of Lot 3, Plat B, Hooper City Survey, described as follows: Beginning at the Southwest Corner of said Lot 3; running thence North along the East line of street 150 feet; thence East 580.5 feet; thence South 150 feet; thence West 580.8 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 19, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, also being located in Hooper City, Weber County, being more particularly described as follows:

Beginning at a point 5.10 feet North 89°29'10" West and 27.50 feet South 0°30'50" West from the Northwest corner of said Quarter Section 19 and running thence:

South 89°22'01" East 1218.58 feet;
thence South 0°45'24" West 502.15 feet;
thence North 89°20'43" West 1328.56 feet to a point on the easterly right-of-way line of 5900 West Street;
thence North 01°01'12" East 500.35 feet along the easterly line of said right-of-way line;
thence North 89°56'20" West 107.69 feet to the Point of Beginning.

Contains: 666.152 square feet or 15.293 acres.

NOTES

- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Stewart Title Guaranty Company, File Number 2554478, dated January 24, 2025.
- Table A Items:
 - Item 1 - Monuments have been or will be placed at property corners as noted hereon.
 - Item 2 - The property address is
5688 South 5900 West
Hooper, Utah 84315
 - Item 3 - According to Federal Insurance Administration Flood Hazard Boundary Map, Community Number 49057C0425F, effective November 30, 2023, the subject property is located in Flood Zone X.
 - Item 4 - Gross land area: 661,983 square feet or 15.19 acres.
 - Item 5 - Contours are shown hereon.
 - Item 6 - Substantial Features are shown hereon.
 - Item 11 - Existing Utilities: Any utilities noted have been plotted hereon. Utilities shown have been established from site survey, utility locates requests and found markings onsite
 - Item 13 - Adjoining owner are noted heron.
 - Item 14 - Nearest major intersection is approximately 865 feet North and is 5900 West (SR-37) and 5500 South (SR-87).

- Schedule B Exceptions from Coverage
 - Items no. 1-7 are general exceptions and cannot be plotted on the drawing.
 - Item no. 8 refers to taxes and cannot be plotted.
 - Item no. 9 refers to special service districts and cannot be plotted.
 - Item no. 10 refers to the effect of the 1969 Farmland Assessment Act and cannot be plotted.
 - Item no. 11 refers to Resolution No. 23-2005, a Resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Public Records and cannot be plotted.
 - Item no. 12 refers to Ordinance No. 2005-13, Ordinance Setting Forth Requirements of Developers and New Owners or Builders Regarding Pressure Irrigation, and the terms, conditions and limitations contained therein, recorded June 30, 2006, as Entry No. 2190793, of Public Records and cannot be plotted.
 - Item no. 13 refers to the terms and conditions of that certain Certificate of Creation, creating and establishing the Northern Utah Environmental Resource Agency, and any future charges and assessments that may be levied thereunder, recorded January 20, 2015, as Entry No. 2719461, of Public Records and cannot be plotted.
 - Item no. 14 refers to Water rights and cannot be plotted.
 - Item no. 15 refers to Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed and cannot be plotted.
 - Item no. 16 refers to Any matters that might be disclosed by an accurate survey of said premises.
 - Item no. 17 refers to the rights of parties in possession of the land under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder and cannot be plotted.
 - Item no. 18 refers to The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including but not limited to, bankruptcies, judgment liens, Federal and State Tax Liens, etc., and makes no certification as to the checking of judgments, tax liens, or other encumbrances created by any lessee or tenant and cannot be plotted.

RECEIVED
JUL 23 2025
FILE # 8116

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON LAND DEVELOPMENT, LLC
1740 COMBE RD, SUITE 2
OGDEN, UT 84403

CONTACT:
JED NILSON
PHONE: 801.392.8100

NILSON LAND - ZAUGG

5688 SOUTH 5900 WEST
HOOPER, UTAH 84315

ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13843

PRINT DATE
2025-07-21

PROJECT MANAGER
T. SHAFFER

DESIGNED BY
J.RINDLISBACHER