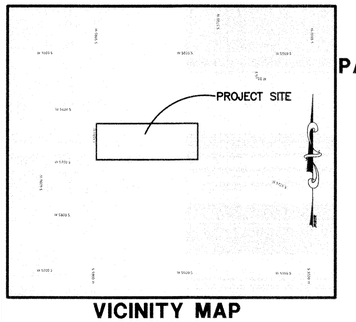
RECORD OF SURVEY

5688 S 5900 W, HOOPER, UT 84315

PART OF LOT 3, PLAT B, HOOPER CITY SURVEY, PART OF THE NE 1/4 OF SEC. 24, T.5N., R.3W., & THE NW 1/4 OF SEC. 19, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
MARCH, 2025



VICINITY MAP
NOT TO SCALE

DEED 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.

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 1213.08 FEET THENCE SOUTH 30°00'00" 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 NORTH 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.

AS-SURVEYED DESCRIPTION

PART OF LOT 3, PLAT "B", HOOPER CITY SURVEY AND PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

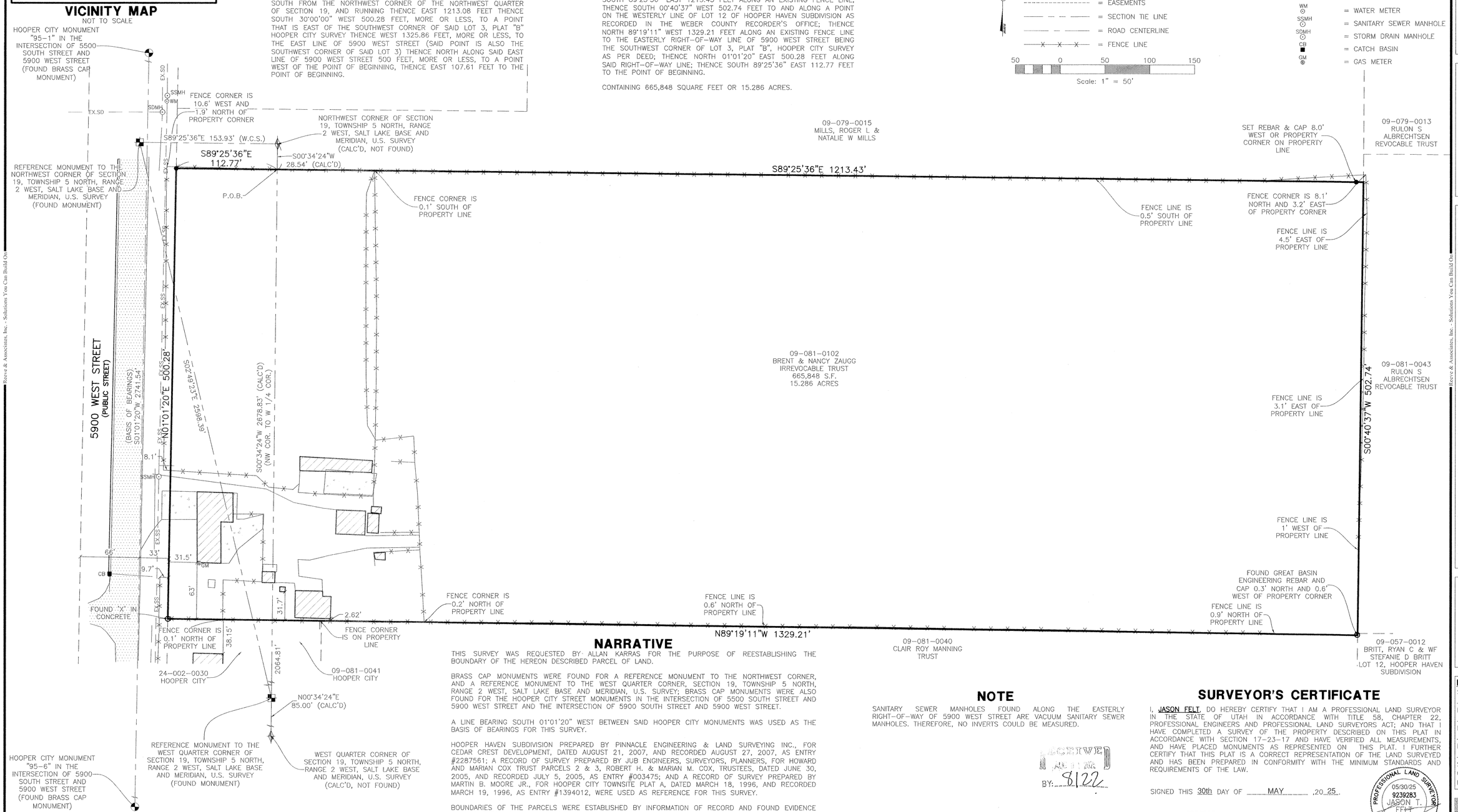
BEGINNING AT A POINT 28.54 FEET SOUTH 00°34'24" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 19 (SAID NORTHWEST CORNER BEING 153.93 FEET SOUTH 89°25'36" EAST FROM A REFERENCE MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION); THENCE SOUTH 89°25'36" EAST 1213.43 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°40'37" WEST 502.74 FEET TO AND ALONG A POINT ON THE WESTERLY LINE OF LOT 12 OF HOOPER HAVEN SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°19'11" WEST 1329.21 FEET ALONG AN EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 5900 WEST STREET BEING THE SOUTHWEST CORNER OF LOT 3, PLAT "B", HOOPER CITY SURVEY AS PER DEED; THENCE NORTH 01°01'20" EAST 500.28 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89°25'36" EAST 112.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 665,848 SQUARE FEET OR 15.286 ACRES.

LEGEND

- = SECTION CORNER
- = REFERENCE MONUMENT
- = HOOPER CITY MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND AS SHOWN
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = FENCE LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- EX.SD = STORM DRAIN LINE
- EX.SS = SANITARY SEWER LINE
- WV = WATER VALVE
- WM = WATER METER
- SSMH = SANITARY SEWER MANHOLE
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- GM = GAS METER

50 0 50 100 150
Scale: 1" = 50'



NARRATIVE

THIS SURVEY WAS REQUESTED BY ALLAN KARRAS FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR A REFERENCE MONUMENT TO THE NORTHWEST CORNER, AND A REFERENCE MONUMENT TO THE WEST QUARTER CORNER, SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BRASS CAP MONUMENTS WERE ALSO FOUND FOR THE HOOPER CITY STREET MONUMENTS IN THE INTERSECTION OF 5500 SOUTH STREET AND 5900 WEST STREET AND THE INTERSECTION OF 5900 SOUTH STREET AND 5900 WEST STREET.

A LINE BEARING SOUTH 01°01'20" WEST BETWEEN SAID HOOPER CITY MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

HOOPER HAVEN SUBDIVISION PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING INC., FOR CEDAR CREST DEVELOPMENT, DATED AUGUST 21, 2007, AND RECORDED AUGUST 27, 2007, AS ENTRY #2287561; A RECORD OF SURVEY PREPARED BY JUB ENGINEERS, SURVEYORS, PLANNERS, FOR HOWARD AND MARIAN COX TRUST PARCELS 2 & 3, ROBERT H. & MARIAN M. COX, TRUSTEES, DATED JUNE 30, 2005, AND RECORDED JULY 5, 2005, AS ENTRY #003475; AND A RECORD OF SURVEY PREPARED BY MARTIN B. MOORE JR., FOR HOOPER CITY TOWNSITE PLAT A, DATED MARCH 18, 1996, AND RECORDED MARCH 19, 1996, AS ENTRY #1394012, WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

NOTE

SANITARY SEWER MANHOLES FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF 5900 WEST STREET ARE VACUUM SANITARY SEWER MANHOLES. THEREFORE, NO INVERTS COULD BE MEASURED.

RECEIVED
AUG 1 1 2025
BY: 8/22

SURVEYOR'S CERTIFICATE

I, JASON FELT, 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 PROFESSIONAL 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. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 30th DAY OF MAY, 20 25.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 05/30/25 9239283 JASON T. FELT STATE OF UTAH

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-co.com
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

RECORD OF SURVEY
PART OF THE NE 1/4 OF SEC. 24, T.5N., R.3W.
& THE NW 1/4 OF SEC. 19, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

ZAUGG PROPERTY
5688 S 5900 W, HOOPER, UT 84315

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 9-3-2024
Name: ZAUGG
ROS
Scale: 1"=50'
Checked:
Number: 1714-52

Sheet 1 of 1 Sheets