

# KIMBALL ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE NORTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,  
HOOPER CITY, WEBER COUNTY, UTAH  
APRIL 2025

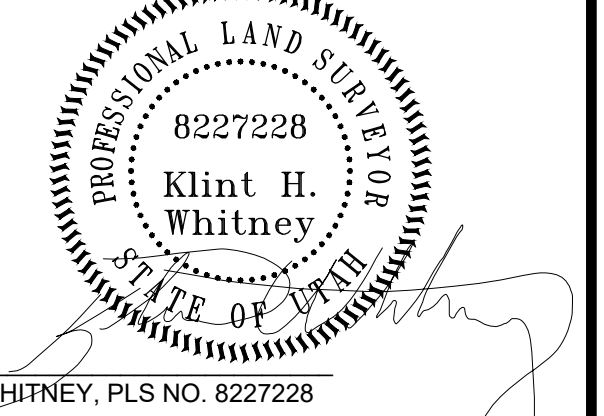
**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 90°00'00" WEST 48.75 FEET AND SOUTH 00°19'08" WEST 352.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18 (BASIS OF BEARING BEING THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 00°19'08" WEST); RUNNING THENCE SOUTH 89°40'52" EAST 384.69 FEET; THENCE NORTH 00°22'43" EAST 4.93 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING NINE (9) COURSES: (1) SOUTH 89°02'16" EAST 31.67 FEET; (2) SOUTH 88°42'43" EAST 266.99 FEET; (3) SOUTH 88°48'20" EAST 268.28 FEET; (4) SOUTH 89°00'48" EAST 78.46 FEET; (5) SOUTH 88°48'21" EAST 71.74 FEET; (6) SOUTH 88°20'32" EAST 73.83 FEET; (7) SOUTH 89°02'25" EAST 64.78 FEET; (8) SOUTH 88°36'40" EAST 45.93 FEET; (9) NORTH 89°39'32" EAST 19.43 FEET; THENCE SOUTH 00°33'59" WEST 668.03 FEET; THENCE NORTH 89°39'23" WEST 943.32 FEET; THENCE NORTH 00°15'34" EAST 172.17 FEET; THENCE NORTH 89°43'55" WEST 359.30 FEET; THENCE NORTH 00°19'08" EAST 504.90 FEET TO THE POINT OF BEGINNING. CONTAINING 18.799 ACRES.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS KIMBALL ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 13TH DAY OF MARCH, 2026.



**OWNER'S DEDICATION**

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**KIMBALL ESTATES SUBDIVISION**

AND HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY HOOPER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO HOOPER CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT 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 PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ (TITLE) of \_\_\_\_\_ (CORP/TRUST), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ (SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**NOTES**

- ZONE (R.75 MEDIUM DENSITY RESIDENTIAL) CURRENT YARD SETBACKS: FRONT: 35 FEET, SIDE: 20 FEET (MIN. 40 FEET TOTAL WIDTH, WITH MIN. SIDE SETBACK REQUIREMENT OF 10 FEET) REAR: 20 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425F WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2023.
- AGRICULTURAL NOTE: AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NOT ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.
- LOTS DESIGNATED WITH "TR" MAY NOT BE ACCESSED FROM 5900 W
- 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. THERE IS NO PUBLIC LAND DRAIN IN 5900 WEST. THEREFORE, NO BASEMENT IS PERMITTED.
- DUE TO THE 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.

**NARRATIVE**

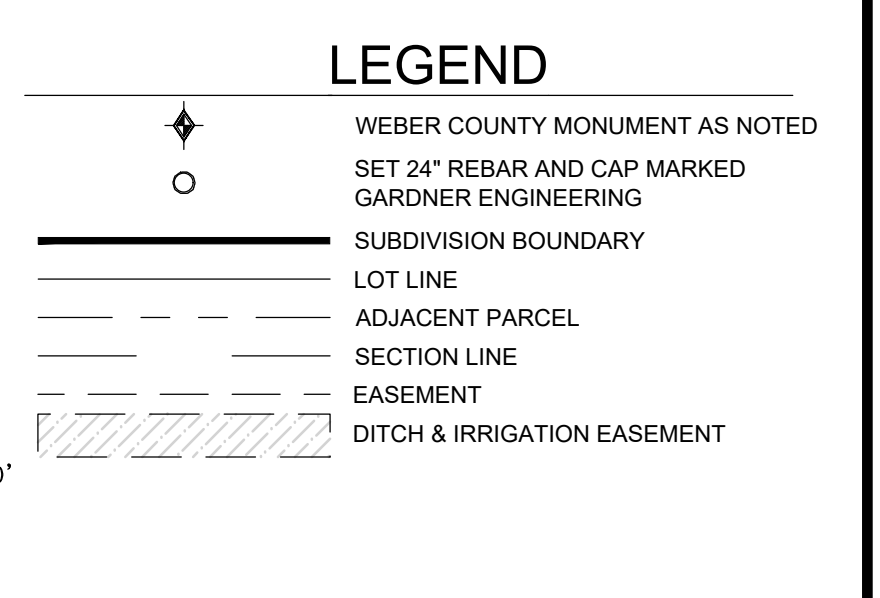
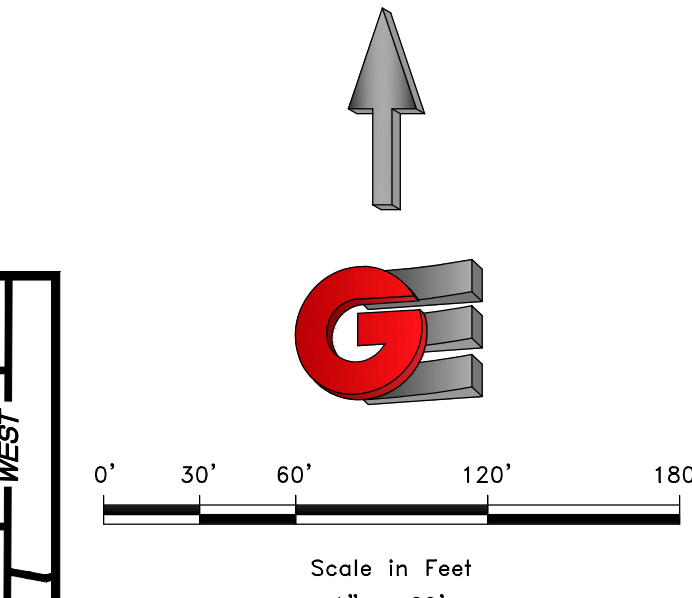
**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.77	500.00	8.11	N86° 15' 51"E	70.71
C2	70.77	500.00	8.11	N86° 15' 51"E	70.71
C4	46.34	471.25	5.63	S87° 29' 50"W	46.32
C5	20.18	473.41	2.44	S83° 25' 58"W	20.18
C6	75.02	530.00	8.11	S86° 15' 51"W	74.95
C9	147.39	58.00	145.60	N35° 56' 22"E	110.81
C14	23.55	15.00	89.96	N44° 42' 08"W	21.21
C15	23.58	15.00	90.06	N45° 18' 22"E	21.22
C16	23.56	15.00	90.00	S45° 19' 08"W	21.21
C17	23.57	15.00	90.03	N44° 41' 41"W	21.22
C18	75.02	530.00	8.11	N86° 15' 51"E	74.95
C19	47.10	470.00	5.74	N85° 04' 48"E	47.08
C20	24.18	15.00	92.37	S45° 51' 55"E	21.65
C21	23.56	15.00	90.00	N45° 19' 06"E	21.21
C22	2.23	50.00	2.56	S1° 35' 52"W	2.23
C23	34.60	50.00	39.65	N22° 42' 02"E	33.91
C24	115.18	58.00	113.78	N14° 22' 05"W	97.17
C25	36.83	50.00	42.20	N20° 47' 08"W	36.00
C26	23.63	15.00	90.25	S44° 33' 26"E	21.26
C27	23.50	15.00	89.75	N45° 26' 34"E	21.17
C28	5.09	58.00	5.03	N39° 22' 26"W	5.09
C29	44.39	28.00	90.84	N44° 56' 57"E	39.89
C30	44.40	28.00	90.86	S44° 12' 10"E	39.89
C31	43.30	28.00	88.60	N43° 42' 30"W	39.11
C32	43.57	28.00	89.16	N45° 10' 22"E	39.31

FOUND GREAT BASIN REBAR CAP

FOUND GREAT BASIN REBAR

FOUND REBAR



**DEVELOPER:** MAC BUILDERS MIKE ALVORD 735 W 2400 S SYRACUSE, UT (801) 645-2300

**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.

**HOOPER CITY ENGINEER:** I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION FILED IN THIS OFFICE.

**WEBER - MORGAN HEALTH DEPARTMENT:** I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

**HOOPER CITY LAND USE AUTHORITY:** APPROVED BY THE HOOPER CITY LAND USE AUTHORITY. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**CITY RECORDER:** MEMBER - HOOPER CITY LAND USE AUTHORITY. ATTEST: \_\_\_\_\_ CITY RECORDER

**DIRECTOR WEBER-MORGAN HEALTH DEPT.:** SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**COUNTY RECORDER:** ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_ COUNTY RECORDER BY: \_\_\_\_\_

**GARDNER ENGINEERING:** CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066

R:\2025 - MAC BUILDERS\24230 - HOOPER BELEN MAP SUBS\SURVEY\DWG\KIMBALL ESTATES SUBD KLINT 3126.DWG