

RECORD OF SURVEY

5600 S 5900 W, HOOPER, UT 84315

PART OF THE SOUTHWEST 1/4 OF SEC. 18, T.5N., R.2W., AND PART OF THE SOUTHEAST 1/4 OF SEC. 13, T.5N., R.3W., S.L.B.&M., U.S. SURVEY

HOOPER CITY, WEBER COUNTY, UTAH

DECEMBER, 2025

DEED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A PROPERTY CORNER OF THE SAID DENVER & RIO GRANDE WESTERN RAILROAD COMPANY LOCATED 1200 FEET, MORE OR LESS, EAST AND 140 FEET, MORE OR LESS, NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 89°45' WEST ALONG THE SOUTH BOUNDARY LINE OF THE PROPERTY OF SAID RAILROAD COMPANY 1326 FEET TO THE EAST LINE OF AN EXISTING COUNTY ROAD; THENCE NORTH ALONG SAID EAST LINE OF COUNTY ROAD 165 FEET; THENCE SOUTH 89°45' EAST 660 FEET; THENCE SOUTH 0°15' WEST 33 FEET; THENCE SOUTH 89°45' EAST 666.0 FEET; THENCE SOUTH 0°15' WEST 49 FEET; THENCE SOUTH 89°45' EAST 115 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 THENCE SOUTH 0°15' WEST ALONG SAID EAST LINE OF SUBDIVISION 66 FEET; THENCE NORTH 89°45' WEST 115 FEET, MORE OR LESS; THENCE SOUTH 0°15' WEST 17 FEET TO THE POINT OF BEGINNING. CONTAINING 4.69 ACRES, M/L.

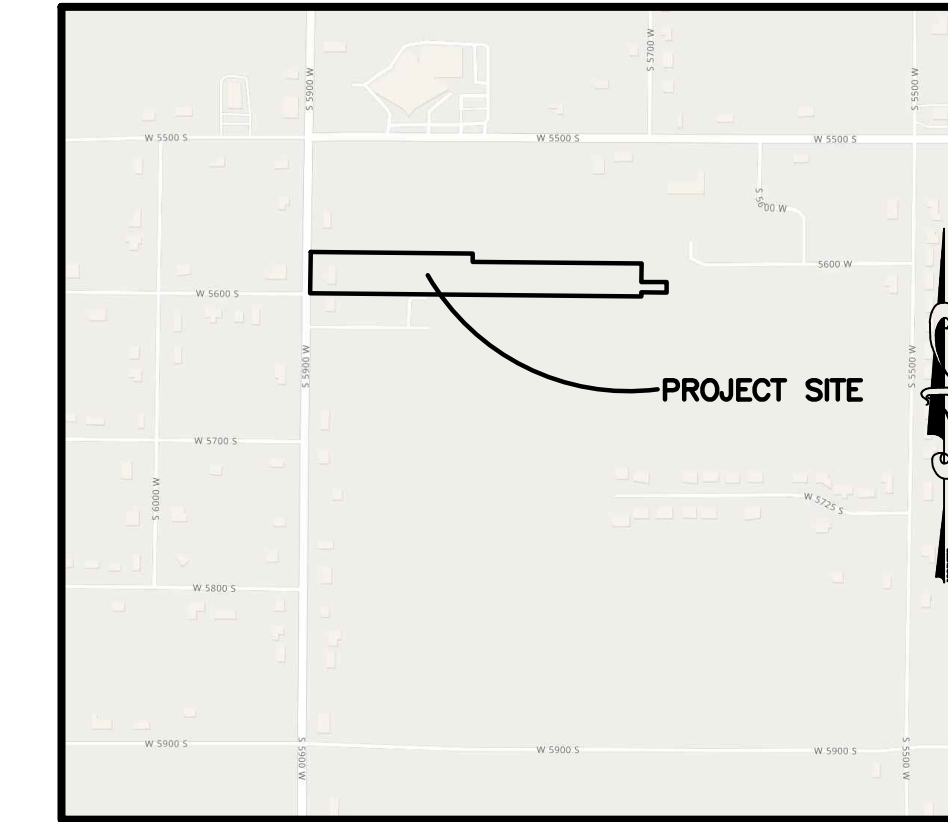
AS-SURVEYED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1214.33 FEET SOUTH 89°27'58" EAST (RECORD: 1200.00 FEET EAST) ALONG THE SECTION LINE AND 136.95 FEET NORTH 00°05'18" WEST (RECORD: 140.00 FEET NORTH) FROM THE SOUTHWEST CORNER OF SAID SECTION 18 (SAID SOUTHWEST CORNER BEING 153.93 FEET SOUTH 89°25'36" EAST FROM A REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION); THENCE NORTH 89°25'36" WEST 1324.19 FEET (RECORD: NORTH 89°45'00" WEST 1326.00 FEET) TO AND ALONG A FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 5900 WEST STREET; THENCE NORTH 01°01'20" EAST (RECORD: NORTH) 165.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°25'36" EAST (RECORD: SOUTH 89°45'00" EAST) 660.00 FEET; THENCE SOUTH 00°34'24" WEST (RECORD: SOUTH 00°15'00" WEST) 33.00 FEET; THENCE SOUTH 89°25'36" EAST 662.16 FEET (RECORD: SOUTH 89°45'00" EAST 660.00 FEET); THENCE SOUTH 00°15'08" WEST 74.07 FEET (RECORD: SOUTH 00°15'00" WEST 49.00 FEET); THENCE SOUTH 89°55'00" EAST 101.00 FEET (RECORD: SOUTH 89°45'00" EAST 115.00 FEET) TO A FENCE CORNER, BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, AND THE WESTERLY LINE OF COUNTRY VIEW ESTATES PRUD PHASE 2 SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°04'52" WEST 41.80 FEET (RECORD: SOUTH 00°15'00" WEST 66.00 FEET) ALONG SAID WESTERLY LINE; THENCE NORTH 89°25'36" WEST 101.12 FEET (RECORD: NORTH 89°45'00" WEST 115.00 FEET); THENCE SOUTH 00°15'08" WEST (RECORD: SOUTH 00°15'00" WEST) 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,638 SQUARE FEET OR 4.606 ACRES.

LINE TABLE			RECORD	
#	BEARING	DISTANCE	BEARING	DISTANCE
L1	S0°34'24"W	33.00'	S0°15'00"W	33.00'
L2	S0°15'08"W	74.07'	S0°15'00"W	49.00'
L3	S89°55'00"E	101.00'	S89°45'00"E	115.00'
L4	S0°04'52"W	41.80'	S0°15'00"W	66.00'
L5	N89°25'36"W	101.12'	N89°45'00"W	115.00'
L6	S0°15'08"W	17.00'	S0°15'00"W	17.00'



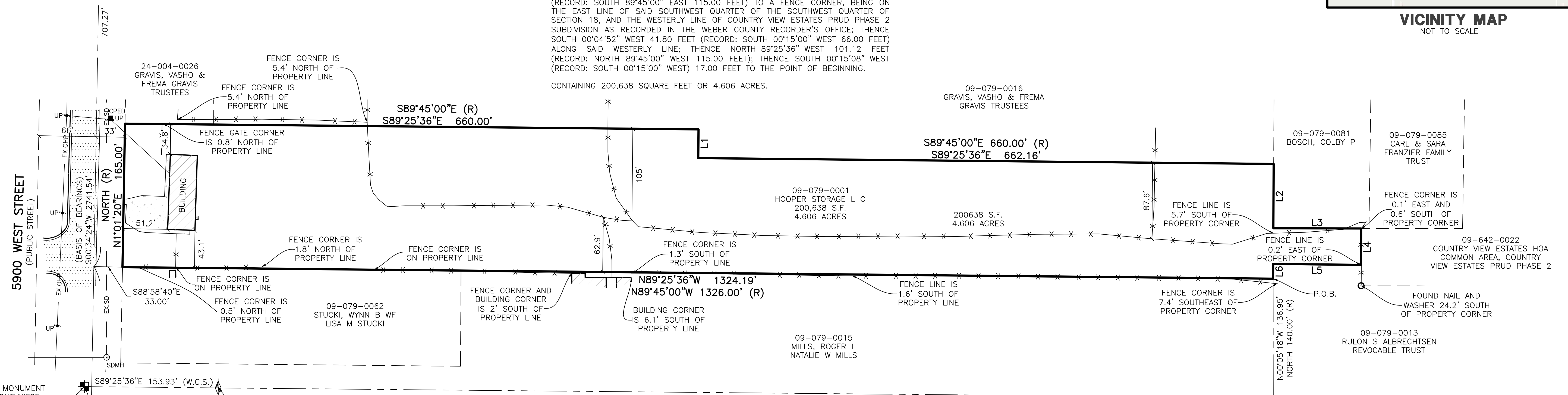
VICINITY MAP
NOT TO SCALE

Reeve & Associates, Inc.
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TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve.com
LAND SURVEYING, ENGINEERING, ARCHITECTURE, PLANNING, ENVIRONMENTAL ENGINEERING, UTILITY ENGINEERING, SURVEYING, ENGINEERING, UTILITY ENGINEERING

REVISIONS	DESCRIPTION	DATE

RECORD OF SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 18, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

HOOPER STORAGE LC PROPERTY
5600 S 5900 W, HOOPER, UT 84315



NARRATIVE

THIS SURVEY WAS REQUESTED BY LYLE TREASE FOR THE PURPOSE OF REESTABLISHING THE BOUNDARIES OF THE HERON 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.

COUNTRY VIEW ESTATES PRUD PHASE 2 SUBDIVISION PREPARED BY REEVE & ASSOCIATES, INC., FOR L. BOYD COOK AND RIVER VALLEY DEVELOPMENT, L.L.C., DATED JANUARY 25, 2021, AND RECORDED JULY 20, 2021, AS ENTRY #3169397; 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 TOWNSHIP PLAT A, DATED MARCH 18, 1996, AND RECORDED MARCH 19, 1996, AS ENTRY #1394012, WERE USED AS REFERENCE FOR THIS SURVEY.

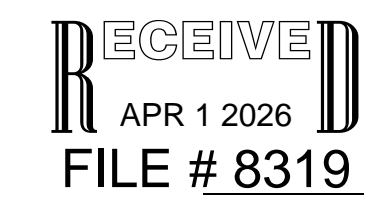
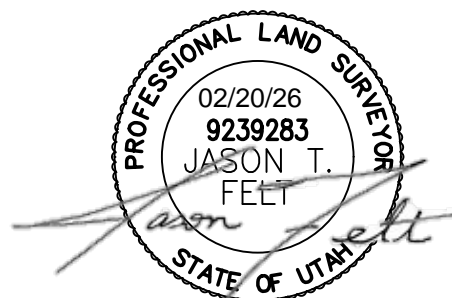
BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE SOUTH LINE OF SUBJECT PROPERTY WAS ESTABLISHED BY EXISTING FENCE LINE, MORE OR LESS ALONG THE DEED LINE, THE MOST EASTERLY LINE WAS ESTABLISHED BY THE WEST LINE OF COUNTRY VIEW ESTATES PRUD PHASE 2, THE WEST LINE WAS ESTABLISHED BY THE EAST LINE OF 5900 WEST STREET, THE NORTH LINE AND REMAINING LINES WERE ESTABLISHED BY DEED.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

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 20th DAY OF FEBRUARY, 2025.



LEGEND

- = SECTION CORNER
- = REFERENCE MONUMENT
- = STREET MONUMENT
- = FOUND AS SHOWN
-
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = TIE LINE
- = ROAD CENTERLINE
- = FENCE LINE
- = PUBLIC UTILITY EASEMENT
- = POINT OF BEGINNING
- = RECORD
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = OVERHEAD POWER LINE
- = COMMUNICATIONS PEDESTAL
- = STORM DRAIN MANHOLE
- = UTILITY POLE

