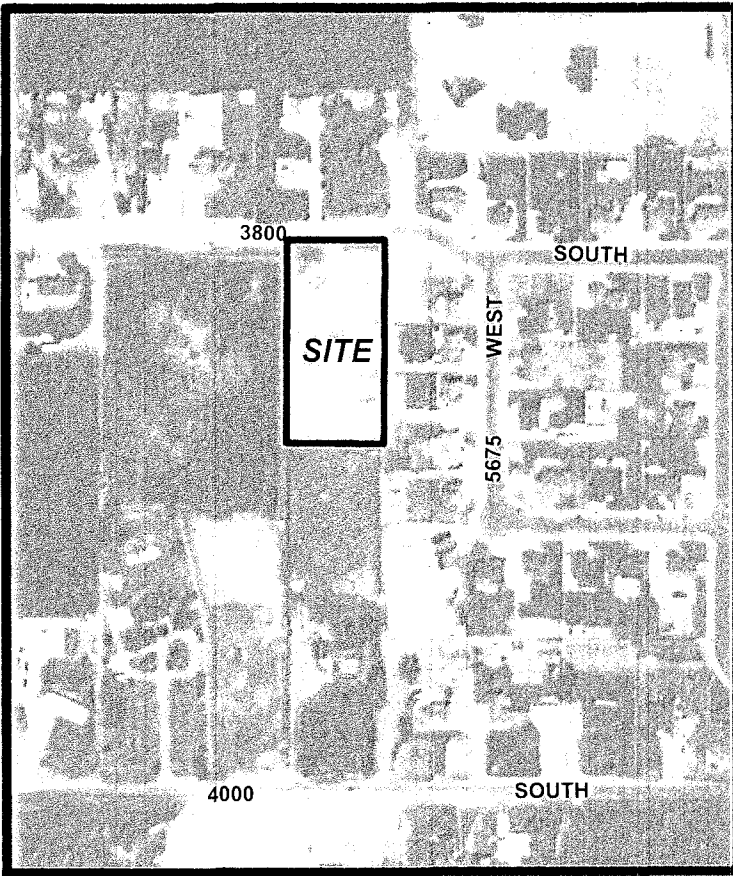




VICINITY MAP

DATE OF PREPARATION
MARCH 07, 2024
REVISED: JULY 21, 2026
PROJECT #24-107

ENGINEER & SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
JOSEPH DAY, PE
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

OWNER
SWASEY, JADE O
5798 W 3800 S
HOOPER UT 84315

08-736
(08-042-0075)
TU 376

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- CURRENT ZONE: LOW DENSITY RESIDENTIAL ZONE (R-1). ALTHOUGH THE SETBACK LINES SHOWN HEREON REFLECT CURRENT CITY REQUIREMENTS AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED. THE CURRENT SETBACKS, GRAPHICALLY SHOWN HEREON ARE AS FOLLOWS:
 - LOW DENSITY RESIDENTIAL SETBACKS:
 - FRONT: 35'
 - BACK: 20'
 - SIDE: 20'
 - STREET SIDE: 20'
- 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 PROJECT AREA. THEREFORE, NO BASEMENTS ARE PERMITTED IN THIS SUBDIVISION.
- 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.

LYNNETTE GILBERT
REVOCABLE TRUST
ENTRY No. 2724421

SOUTHWEST CORNER
OF SECTION 6,
T5N, R2W, S.L.B.&M
(1965 COUNTY BRASS CAP)

1 6
12 7

(BASIS

OF BEARING:

N89°31'22"W

2616.98

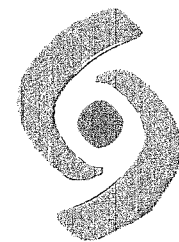
BETWEEN

MONUMENTS)

SOUTH 1/4 CORNER
OF SECTION 6,
T5N, R2W, S.L.B.&M
(2021 COUNTY BRASS CAP)

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



HOOPER CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

City Engineer

8/11/26
DATE

HOOPER CITY LAND USE AUTHORITY APPROVAL

AS TO FORM THIS 12 DAY OF August, 2024

HOOPER CITY LAND USE AUTHORITY

HOOPER CITY ATTORNEY'S APPROVAL

AS TO FORM THIS 6th DAY OF August, 2026

City Attorney

HOOPER IRRIGATION COMPANY APPROVAL

AS TO FORM THIS 6th DAY OF August, 2026

HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT APPROVAL

AS TO FORM THIS 6th DAY OF August, 2026

HOOPER WATER IMPROVEMENT DISTRICT

8/10/26
DATE

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201
August 5, 2026
DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 6, Township 5 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the West line of Sky View Estates Subdivision, according to the official plat thereof on file in the office of the Weber County Recorder, located N89°31'22"W along the section line 1371.66 feet and N0°28'39"E 687.29 feet from the South 1/4 Corner of Section 6, T5N, R2W, S.L.B.&M.; thence N89°32'41"W along the North line of that Real Property as described in Entry No. 3054471 of the Official Records of Weber County 195.60 feet to the East line of Parcel No. 2 as described in Record of Survey# 7051 of the Official Records of Weber County; thence N0°21'47"E along said Record of Survey line 402.47 feet to a rebar and cap stamped HAI 11386802 and the South Right-of-Way line of 3800 South Street; thence EAST along said street 196.41 feet to the West line of said Sky View Estates; thence S0°28'39"W along said plat 404.03 feet to the point of beginning.

Contains: 1.81 +/- Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

SWASEY'S LANDING SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6 DAY OF AUGUST, 2026.

Braydon Swasey (SIGNATURE)
BRAYDON SWASEY

Goldenwest Federal Credit Union (SIGNATURE)
GOLDENWEST FEDERAL CREDIT UNION

BY: Geni Townsend (PRINTED NAME)
ITS: YP, Mortgage Services

PERSONAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS 6 DAY OF Aug, 2026 PERSONALLY APPEARED BEFORE ME
Braydon Swasey, WHOSE IDENTITY'S ARE PERSONALLY KNOWN TO ME (OR PROVEN
ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY
THAT HE/SHE ARE THE PERSON'S NAMED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 2/17/2027
NOTARY PUBLIC (SIGNATURE)
RESIDING IN Davis COUNTY

MY COMMISSION No. 728421
CARRIE L BROUGH
PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS 6 DAY OF Aug, 2026 PERSONALLY APPEARED BEFORE ME
Geni Townsend, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN
ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY
SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE OF GOLDENWEST FEDERAL
CREDIT UNION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CREDIT
UNION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID
CREDIT UNION ACKNOWLEDGED TO ME THAT SAID CREDIT UNION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 2/17/2027
NOTARY PUBLIC (SIGNATURE)
RESIDING IN Davis COUNTY

MY COMMISSION No. 728421
CARRIE L BROUGH
PRINTED FULL NAME OF NOTARY

FINAL PLAT OF SWASEY'S LANDING SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 6, T5N, R2W, SLB&M
HOOPER, UTAH

RECORDED # 24200584

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:

BRAYDON SWASEY
DATE: 8/10/26 TIME: 2:31 BOOK: 102 PAGE: 17

\$ 65.00
FEE
B. RAHIMZADEGAN
WEBER COUNTY RECORDER

102-77