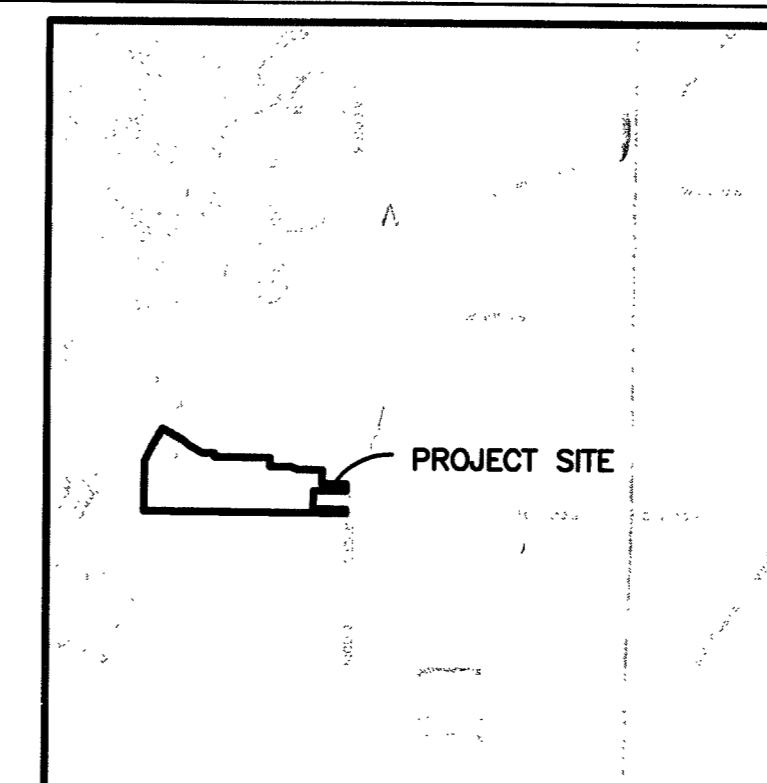


Rawson Ranch Subdivision Phase 1 2nd Amendment

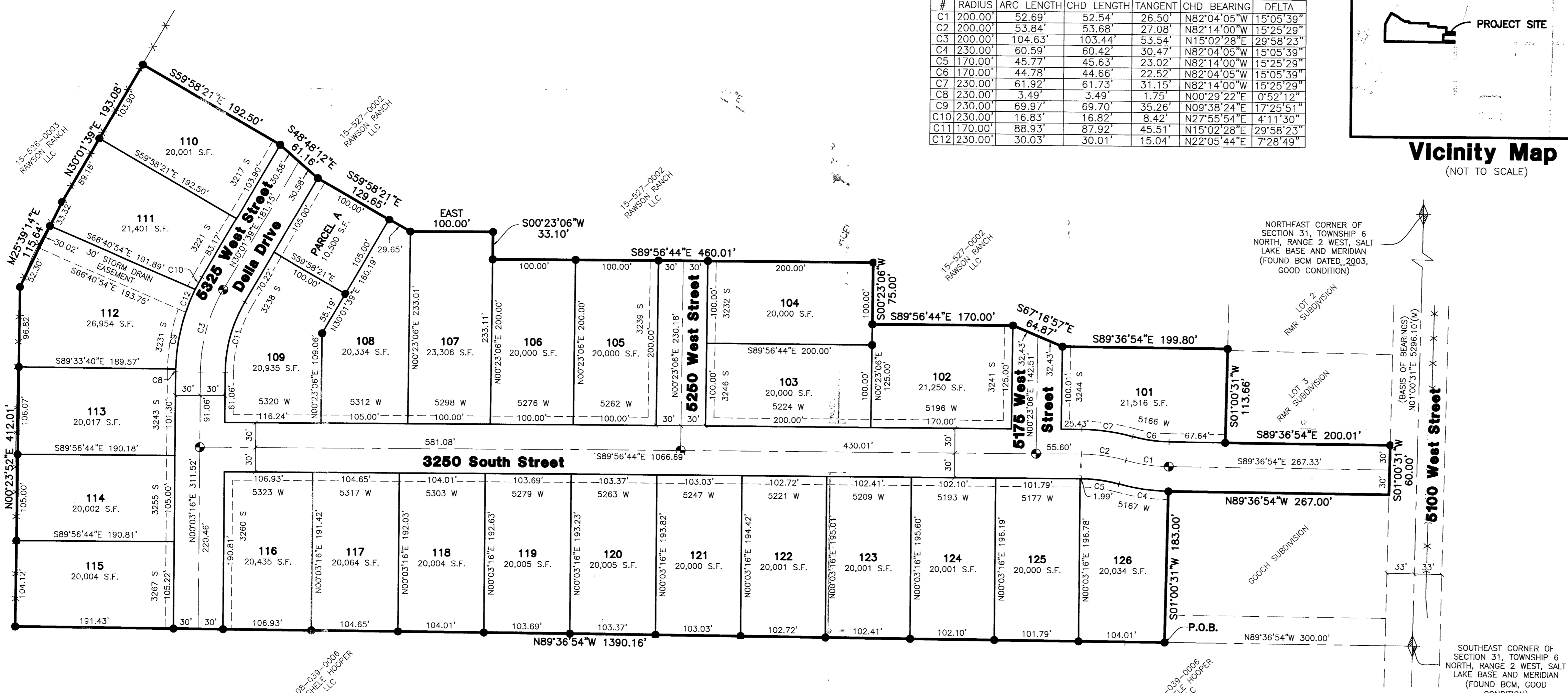
PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF HOOPER, WEBER COUNTY, UTAH
JULY, 2020

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	200.00'	52.69'	52.54'	26.50'	N82°04'05"W	15°05'39"
C2	200.00'	53.84'	53.68'	27.08'	N82°14'00"W	15°25'29"
C3	200.00'	104.63'	103.44'	53.54'	N15°02'28"E	29°58'23"
C4	230.00'	60.59'	60.42'	30.47'	N82°04'05"W	15°05'39"
C5	170.00'	45.77'	45.63'	23.02'	N82°14'00"W	15°25'29"
C6	170.00'	44.78'	44.66'	22.52'	N82°04'05"W	15°05'39"
C7	230.00'	61.92'	61.73'	31.15'	N82°14'00"W	15°25'29"
C8	230.00'	3.49'	3.49'	1.75'	N00°29'22"E	0°52'12"
C9	230.00'	69.97'	69.70'	35.26'	N09°38'24"E	17°25'51"
C10	230.00'	16.83'	16.82'	8.42'	N27°55'54"E	4°11'30"
C11	170.00'	88.93'	87.92'	45.51'	N15°02'28"E	29°58'23"
C12	230.00'	30.03'	30.01'	15.04'	N22°05'44"E	7°28'49"



Vicinity Map
(NOT TO SCALE)



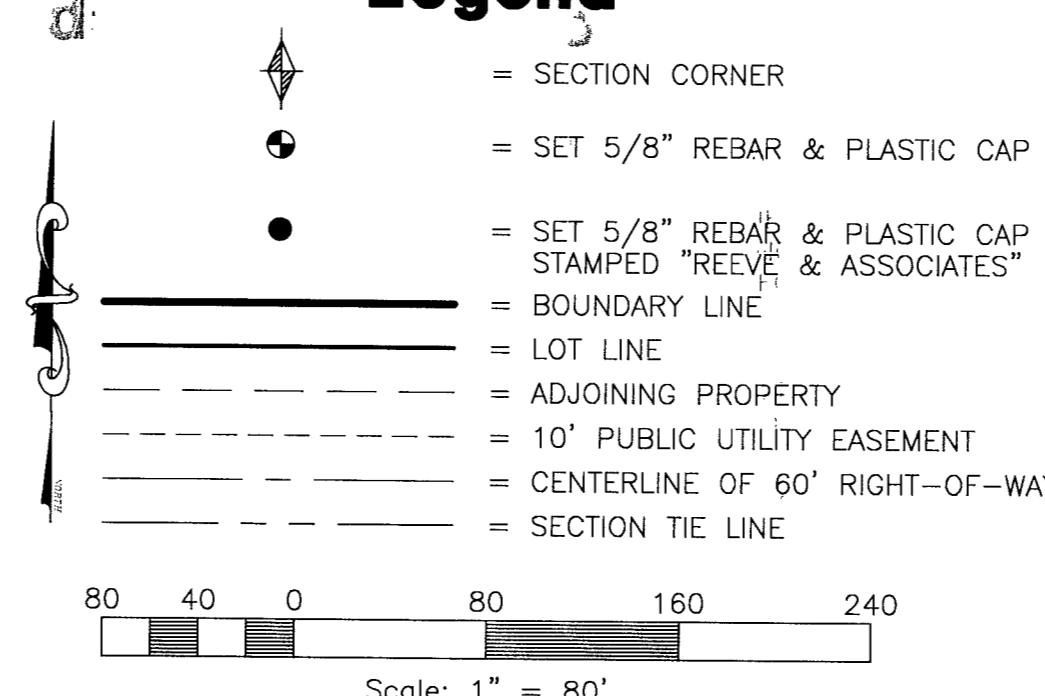
Notes

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 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.
- ALL EASEMENTS SHOWN HEREON ARE 10' PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED
- ALL RIGHT-OF-WAYS ON THE SUBJECT PROPERTY ARE 60' WIDE (30' ON EACH SIDE OF THE CENTERLINE)

Boundary Description

PART OF LOT 10, RAWSON RANCH AGRICULTURAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT LIES N89°36'54"W ALONG THE SECTION LINE, 300.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31; AND RUNNING THENCE ALONG THE BOUNDARY OF LOT 10, RAWSON RANCH AGRICULTURAL SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: (1) N89°36'54"W 1390.16 FEET; (2) N00°23'52"E 412.01 FEET; (3) N25°39'14"E 115.64 FEET; (4) N30°01'39"E 193.08 FEET; THENCE S59°58'21"E 192.50 FEET; THENCE S48°48'12"E 61.16 FEET; THENCE S59°58'21"E 129.65 FEET; THENCE N90°00'00"E 100.00 FEET; THENCE S00°23'06"W 33.10 FEET; THENCE S89°56'44"E 460.01 FEET; THENCE S00°23'06"W 75.00 FEET; THENCE S89°56'44"E 170.00 FEET; THENCE S67°16'57"E 64.87 FEET; THENCE S89°36'54"E 199.80 FEET TO A POINT ON THE WEST LINE OF RAWSON RANCH 3 LOT SUBDIVISION; THENCE ALONG THE BOUNDARY OF RAWSON RANCH 3 LOT SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S01°00'31"W 113.66 FEET; (2) S89°36'54"E 200.01 FEET; THENCE S01°00'31"W 60.00 FEET; THENCE N89°36'54"W 267.00 FEET; THENCE S01°00'31"W 183.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 686,001 SQUARE FEET OR 15.748 ACRES MORE OR LESS

Legend



Basis of Bearings Developer Info.

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N01°00'31"W, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.
RAWSON RANCH, LLC
ZACH SPENCER
5156 S. 5725 W.
HOOPER, UT. 84315

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS ESTABLISHED BY RETRACING THE ORIGINAL PLAT OF RAWSON RANCH AGRICULTURAL SUBDIVISION USING THE MONUMENTS SHOWN HEREON. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, 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, AND THAT THIS PLAT OF RAWSON RANCH SUBDIVISION PHASE 1 2ND AMENDMENT IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 14th DAY OF July, 2020.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT RAWSON RANCH SUBDIVISION PHASE 1 2ND AMENDMENT AND DO HEREBY DEDICATE TO HOOPER CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY DEDICATE TO HOOPER CITY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE PARCEL A TO HOOPER CITY TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

SIGNED THIS 16th DAY OF July, 2020.

Rawson Ranch LLC by Kevin R. Hubbert manager
Rawson Ranch LLC by Kevin R. Hubbert manager

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Hooper)

ON THE 16th DAY OF July, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Kevin R. Hubbert (AND) Kevin R. Hubbert, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME AS SAID SIGNER(S) SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

9.2.2023
COMMISSION EXPIRES 708 456

Kevin R. Hubbert
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

HOOPER IRRIGATION COMPANY

APPROVED THIS 14th DAY OF July, 2020, BY THE HOOPER IRRIGATION COMPANY.

[Signature]
HOOPER IRRIGATION COMPANY

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

APPROVED THIS 16th DAY OF July, 2020, BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.

[Signature]
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

PROJECT INFO.

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 11-3-2017
Name: RAWSON RANCH PH 1 1ST AMENDMENT
Number: 6791-01
Revision: _____
Scale: 1"=80'
Checked: _____

1560 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

HOOPER CITY ENGINEER

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

[Signature]
CITY ENGINEER
DATE: July 13, 2020

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS 30th DAY OF July, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

BY: *[Signature]* MAYOR
ATTEST: *[Signature]* CITY RECORDER

HOOPER CITY ATTORNEY

APPROVED THIS 30th DAY OF July, 2020, BY THE HOOPER CITY ATTORNEY.

[Signature]
SIGNATURE

WEBER COUNTY RECORDER

Entry No. 2020448
\$ 104.00 Fee Paid
Recorded, 18th July 2020 At
2:16 PM in Book 86 Of The
Official Records, Page 28
Recorded For:

HOOPER CITY
LEAHN H. KILTS
Weber County Recorder
[Signature] Deputy.