



Vicinity Map

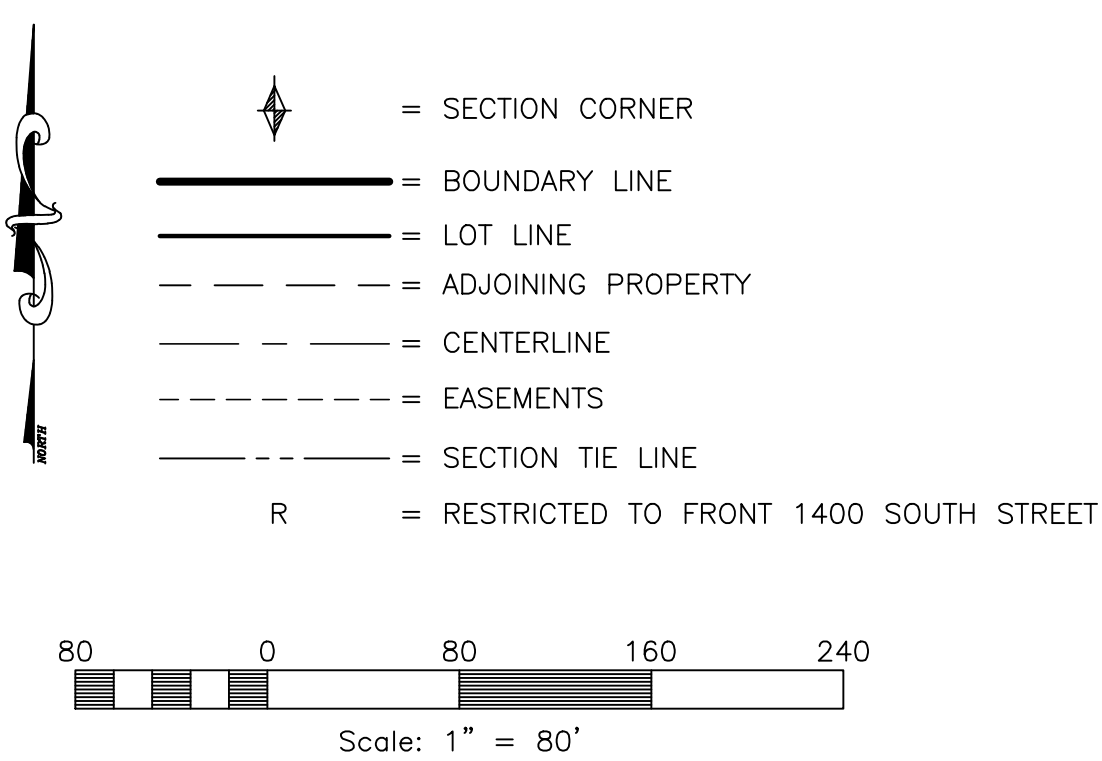
SCALE: NONE

**Design Specs.**

Total Area.....40.16 ac.  
 Detention Basin.....1.01 ac.

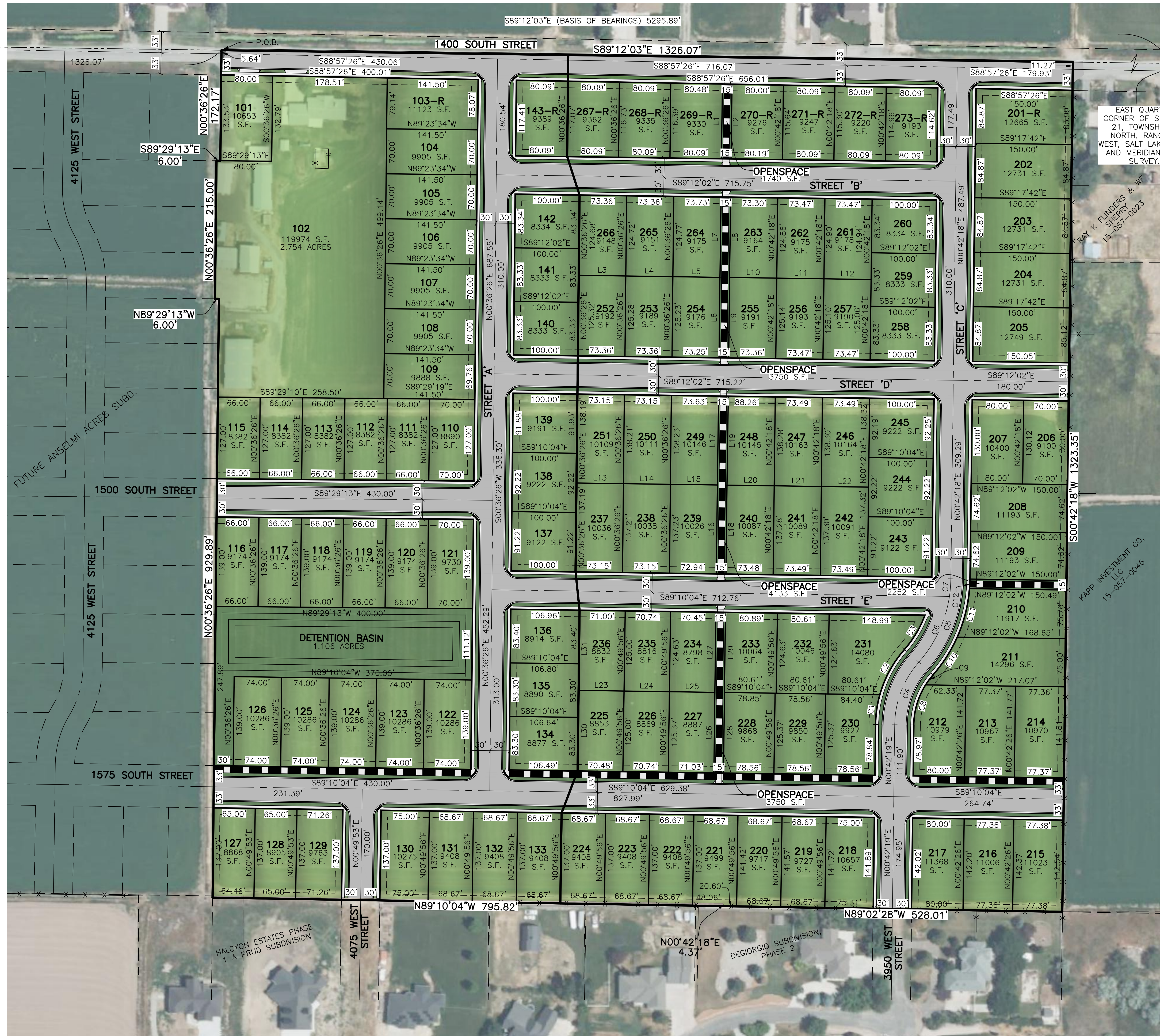
Density:  
 1,749,433 S.F./15,000 S.F. = 116.62 Lots  
 61 - 10k S.F.+ Lots  
 55 - 8,000 S.F.+ Lots  
 Minimum Lot Size: 8,333 S.F.  
 116 - Total Unit Count

**Legend**



WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.



# Brook View Subdivision

Weber County, Utah

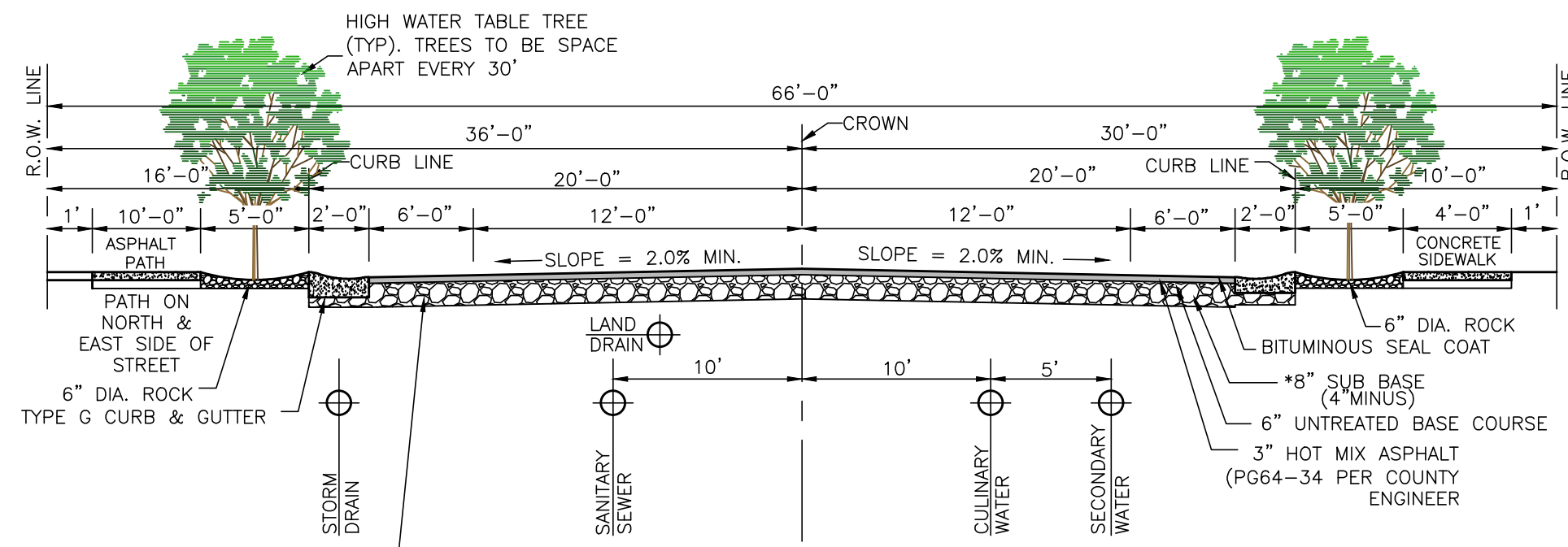
**Reeve & Associates, Inc.**  
 5160 S. 1500 W. WEST RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

**Brook View Subdivision**  
 PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH,  
 RANGE 2 WEST, S.L.B. & M., U.S. SURVEY  
 WEBER COUNTY, UTAH

**Preliminary Plan**

**Project Info.**  
 Engineer: J. NATE REEVE, P.E.  
 Planner: C. CAVE  
 Designer: E. ROCHE  
 Date: 1-7-25  
 Name: BROOK VIEW SUBDIVISION  
 Number: 8065-04

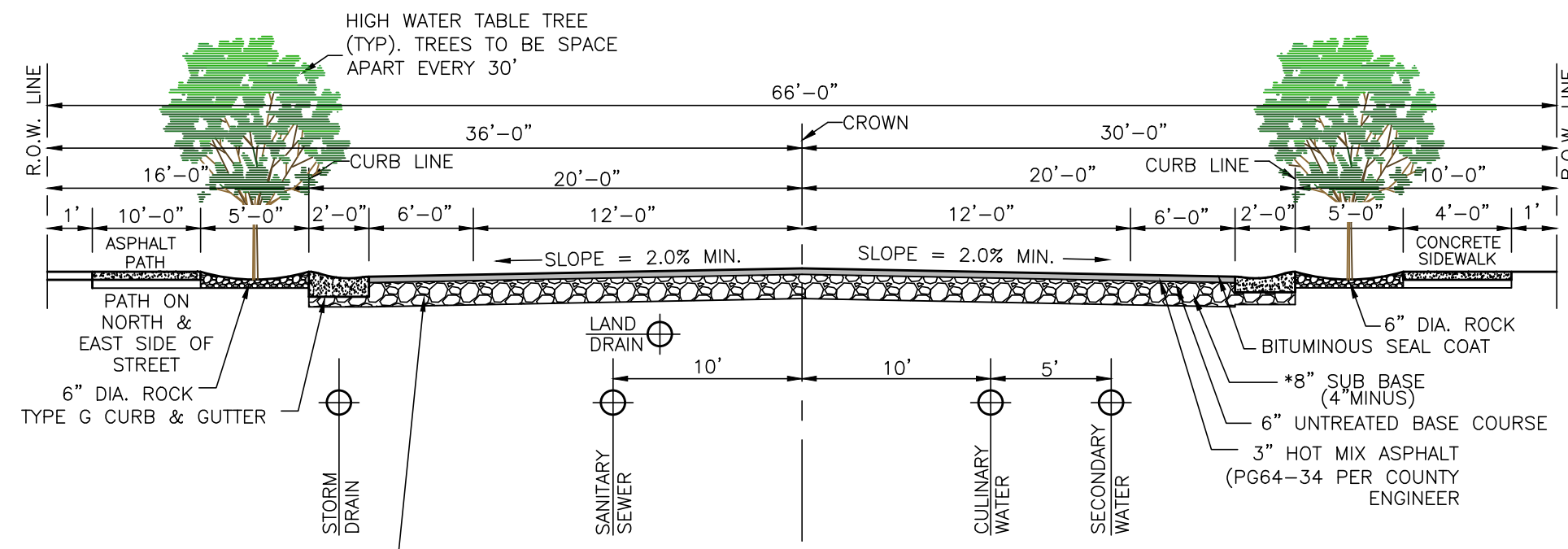


PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

### Street Section (66' R.O.W.) Streets 'A' & 'D'

SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

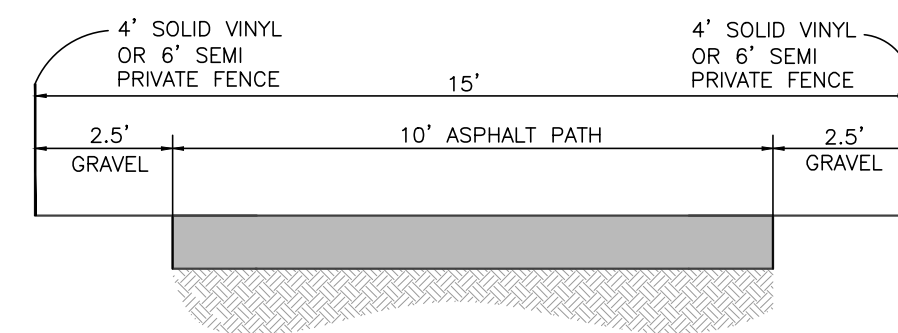


PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

### Street Section (66' R.O.W.) Streets 'A' & 'D'

SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.



### 15' Trail Easement Detail

SCALE: NONE

## BOUNDARY DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1326.07 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°12'03" EAST 1326.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°42'18" WEST 1323.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°02'28" WEST 528.01 FEET; THENCE NORTH 00°42'18" EAST 4.37 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89°10'04" WEST 795.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 929.89 FEET ALONG SAID WEST LINE; THENCE NORTH 89°29'13" WEST 6.00 FEET; THENCE NORTH 00°36'26" EAST 215.00 FEET; THENCE SOUTH 89°29'13" EAST 8.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 172.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

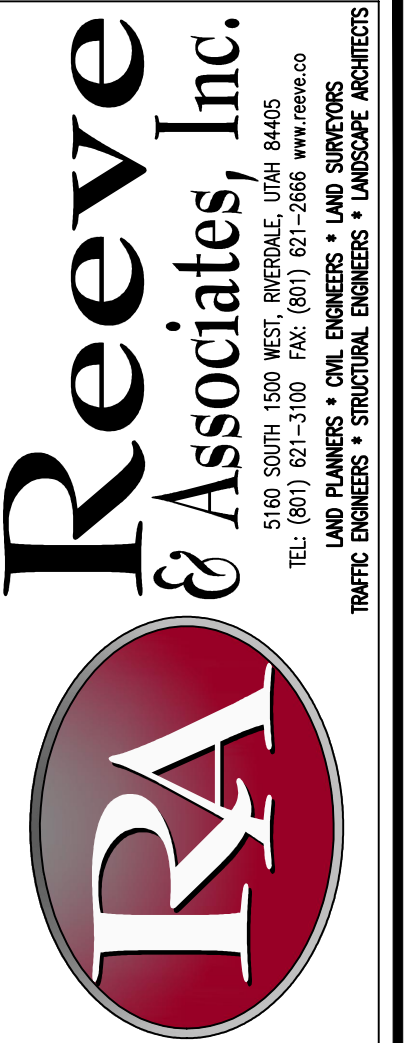
CONTAINING 40.161 ACRES.

## CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	180.00	47.06'	46.92'	N08°11'41"E	14°58'45"
C2	180.00	80.87'	80.19'	N28°33'19"E	25°44'30"
C3	170.00	62.34'	61.99'	N30°55'14"E	21°00'40"
C4	150.00	106.61'	104.38'	N21°03'57"E	40°43'16"
C5	200.00	142.14'	139.17'	N21°03'56"E	40°43'16"
C6	200.00	114.64'	113.08'	N25°00'20"E	32°50'29"
C7	200.00	27.51'	27.48'	N04°38'42"E	7°52'47"
C8	120.00	65.95'	65.12'	N16°26'58"E	31°29'18"
C9	120.00	19.34'	19.32'	N36°48'35"E	9°13'58"
C10	230.00	70.20'	69.92'	N32°40'58"E	17°29'13"
C11	230.00	78.26'	77.88'	N14°11'30"E	19°29'42"
C12	230.01'	15.01'	15.01'	N02°34'29"E	3°44'20"

## LINE TABLE

#	BEARING	DISTANCE
L1	N00°47'58"E	116.04'
L2	N00°47'58"E	115.98'
L3	S89°10'04"E	73.36'
L4	S89°10'04"E	73.36'
L5	S89°10'04"E	73.32'
L6	N00°38'08"E	125.19'
L7	N00°47'58"E	124.81'
L8	N00°47'58"E	124.82'
L9	N00°38'08"E	125.18'
L10	S89°10'04"E	73.51'
L11	S89°10'04"E	73.47'
L12	S89°10'04"E	73.47'
L13	S89°11'03"E	73.15'
L14	S89°11'03"E	73.15'
L15	S89°11'03"E	73.16'
L16	N00°42'00"E	137.25'
L17	N00°47'58"E	138.25'
L18	N00°42'00"E	137.25'
L19	N00°47'58"E	138.25'
L20	S89°11'03"E	73.49'
L21	S89°11'03"E	73.49'
L22	S89°11'03"E	73.49'
L23	S89°10'04"E	70.74'
L24	S89°10'04"E	70.74'
L25	S89°10'04"E	70.74'
L26	N00°42'00"E	125.37'
L27	N00°42'00"E	124.63'
L28	N00°42'00"E	125.37'
L29	N00°42'00"E	124.63'
L30	N00°42'54"E	125.37'
L31	N00°42'54"E	124.63'



REVISIONS	DESCRIPTION
DATE	

**Brook View Subdivision**  
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH,  
RANGE 2 WEST, S.L.B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Details Sheet**

**Project Info.**  
Engineer:  
J. NATE REEVE, P.E.  
Planner: C. CAVE  
Designer:  
E. ROCHE  
Date: 1-7-25  
Name:  
BROOK VIEW  
SUBDIVISION  
Number: 8065-04

Sheet	<b>2</b>
<b>2</b>	Sheets

# Brook View Subdivision

Weber County, Utah