

 = SECTION CORNER  
 = BOUNDARY LINE  
 = LOT LINE  
 = ADJOINING PROPERTY  
 = CENTERLINE  
 = EASEMENTS  
 = SECTION TIE LINE  
 = PROPOSED PATHWAY

100 0 100 200 300  
 Scale: 1" = 100'



# Herrick Estates

Weber County, Utah

| CURVE | RADIUS  | ARC LTH | CMD LTH | CMD BEARING  | DELTA     |
|-------|---------|---------|---------|--------------|-----------|
| C1    | 120.00  | 170.67  | 156.65  | N50°03'04"E  | 81°29'24" |
| C2    | 153.00  | 217.61  | 199.72  | N50°03'04"E  | 81°29'24" |
| C3    | 153.00  | 89.90   | 88.61   | N73°57'50"E  | 33°39'51" |
| C4    | 153.00  | 127.71  | 124.04  | N33°13'08"E  | 47°49'33" |
| C5    | 186.00  | 79.94   | 79.33   | N78°29'02"E  | 24°37'28" |
| C6    | 186.00  | 87.29   | 86.49   | N30°09'50"E  | 45°05'55" |
| C7    | 30.00   | 2.61    | 2.61    | S11°17'19"W  | 45°05'55" |
| C8    | 55.00   | 12.43   | 12.41   | S01°17'19"W  | 12°57'03" |
| C9    | 55.00   | 39.43   | 38.59   | S23°43'29"E  | 41°04'34" |
| C10   | 55.00   | 37.95   | 37.20   | S63°01'38"E  | 39°31'45" |
| C11   | 55.00   | 20.14   | 20.03   | N86°42'59"E  | 20°59'00" |
| C12   | 55.00   | 41.27   | 40.31   | N54°43'48"E  | 42°59'22" |
| C13   | 55.00   | 42.06   | 41.04   | N11°19'41"E  | 43°48'52" |
| C14   | 55.00   | 46.40   | 45.04   | N344°41'51"W | 47°52'10" |
| C15   | 55.00   | 19.70   | 19.59   | N10°10'30"W  | 20°31'05" |
| C16   | 55.00   | 23.61   | 23.51   | N10°10'30"W  | 45°05'55" |
| C17   | 186.00  | 0.41    | 0.38    | N15°00'38"E  | 11°23'33" |
| C18   | 20.00   | 26.88   | 24.90   | N47°48'08"E  | 76°59'32" |
| C19   | 53.00   | 71.22   | 65.98   | N74°08'08"E  | 76°59'32" |
| C20   | 30.00   | 13.89   | 13.76   | N03°52'24"W  | 26°31'31" |
| C21   | 65.00   | 29.03   | 28.79   | N40°25'25"W  | 35°25'29" |
| C22   | 65.00   | 55.07   | 53.44   | N32°38'39"E  | 48°32'38" |
| C23   | 65.00   | 63.42   | 60.94   | N84°52'12"E  | 55°54'27" |
| C24   | 65.00   | 13.89   | 13.76   | S80°26'21"E  | 26°31'31" |
| C25   | 2240.40 | 9.48    | 9.47    | N75°06'23"E  | 23°58'33" |
| C26   | 2240.40 | 99.98   | 98.48   | N87°35'45"E  | 2°43'43"  |
| C27   | 2174.40 | 98.49   | 98.48   | N87°35'45"E  | 2°35'43"  |
| C28   | 533.00  | 3.05    | 3.05    | N00°56'34"W  | 01°19'39" |
| C29   | 533.00  | 4.19    | 4.19    | N00°33'14"W  | 07°27'00" |
| C30   | 500.00  | 6.79    | 6.79    | N00°43'04"W  | 06°43'39" |
| C31   | 467.00  | 3.74    | 3.74    | N00°52'38"W  | 07°27'31" |
| C33   | 467.00  | 2.60    | 2.60    | N00°29'19"W  | 01°19'08" |
| C34   | 120.00  | 60.47   | 59.83   | N75°06'23"E  | 28°52'19" |
| C35   | 120.00  | 31.56   | 31.47   | N53°08'12"E  | 15°04'02" |
| C36   | 150.00  | 73.08   | 73.08   | N67°25'13"E  | 43°38'03" |
| C37   | 150.00  | 114.23  | 114.49  | N67°25'13"E  | 43°38'03" |
| C38   | 180.00  | 138.04  | 134.68  | N67°32'12"E  | 43°56'21" |
| C39   | 120.00  | 91.39   | 89.19   | N67°25'13"E  | 43°38'03" |
| C40   | 460.00  | 73.08   | 73.00   | N00°49'40"E  | 9°06'08"  |

| #   | BEARING      | DISTANCE |
|-----|--------------|----------|
| L1  | N89°12'14" W | 33.04'   |
| L2  | N03°40'59" E | 30.97'   |
| L3  | N03°40'59" E | 33.04'   |
| L4  | S89°12'14" E | 33.04'   |
| L5  | N03°40'59" E | 30.97'   |
| L6  | S89°12'14" E | 30.75'   |
| L7  | S89°12'14" E | 27.52'   |
| L8  | N03°42'06" W | 70.00'   |
| L9  | N03°42'06" W | 60.00'   |
| L10 | N03°42'06" W | 61.35'   |
| L11 | S03°46'58" E | 60.03'   |
| L12 | N03°42'06" W | 70.00'   |
| L13 | S03°42'06" E | 70.00'   |
| L14 | N03°42'06" W | 70.00'   |
| L15 | N03°42'06" W | 60.00'   |
| L16 | N03°42'06" W | 61.35'   |
| L17 | S03°42'06" E | 61.35'   |
| L18 | N03°42'06" W | 60.00'   |
| L19 | S03°42'06" E | 70.00'   |
| L20 | N86°17'54" E | 5.30'    |
| L21 | N01°27'14" W | 10.25'   |
| L22 | S89°39'41" E | 19.96'   |
| L23 | S03°43'24" E | 84.31'   |
| L24 | N89°14'14" W | 5.35'    |
| L25 | N89°14'14" W | 11.18'   |
| L26 | N89°14'14" E | 8.62'    |
| L27 | S03°43'24" E | 11.18'   |

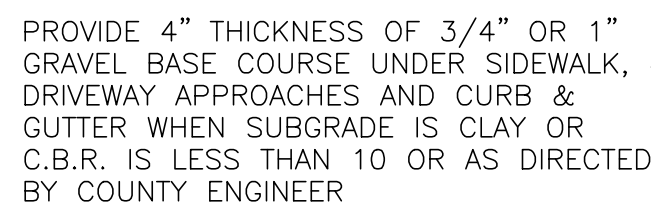


PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT A POINT BEING 1416.36 FEET SOUTH 89°15'33" EAST AND 925.77 FEET NORTH 00°44'27" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16; (SAID SOUTHWEST CORNER BEING NORTH 89°15'33" WEST 2646.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16);

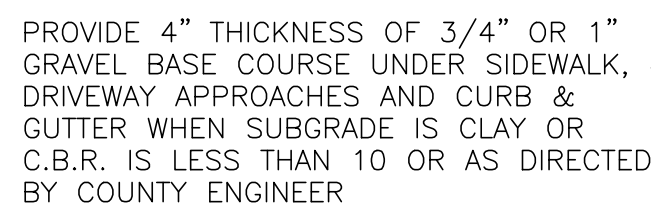
THENCE NORTH 03°40'59" EAST 64.01 FEET; THENCE SOUTH 89°12'14" EAST 335.79 FEET; THENCE NORTH 00°47'46" EAST 191.38 FEET; THENCE SOUTH 89°12'16" EAST 76.19 FEET; THENCE NORTH 00°47'44" EAST 99.89 FEET; THENCE NORTH 01°55'16" WEST 64.38 FEET; THENCE NORTH 52°57'36" WEST 5.04 FEET; THENCE NORTH 01°30'44" EAST 62.39 FEET; THENCE NORTH 86°17'54" EAST 110.49 FEET; THENCE NORTH 01°27'14" WEST 620.91 FEET; THENCE NORTH 89°40'16" EAST 1165.20 FEET; THENCE NORTH 85°44'15" EAST 23.15 FEET; THENCE NORTH 00°25'21" EAST 26.20 FEET; THENCE NORTH 89°04'52" EAST 206.12 FEET TO THE CENTERLINE OF 3600 WEST STREET; THENCE SOUTH 03°43'24" EAST 211.14 FEET; THENCE SOUTH 09°23'36" WEST 19.20 FEET; THENCE SOUTH 89°00'54" WEST 167.97 FEET; THENCE SOUTH 00°27'27" EAST 3.06 FEET; THENCE SOUTH 89°32'33" WEST 163.21 FEET; THENCE SOUTH 09°24'33" WEST 150.00 FEET; THENCE SOUTH 89°38'05" WEST 50.18 FEET; THENCE NORTH 88°13'58" WEST 70.71 FEET; THENCE SOUTH 89°34'12" WEST 508.51 FEET; THENCE SOUTH 89°17'40" WEST 59.93 FEET; THENCE SOUTH 02°18'57" WEST 695.99 FEET; THENCE SOUTH 89°22'26" WEST 1045.11 FEET; THENCE NORTH 17°14'12" EAST 330.12 FEET; THENCE SOUTH 00°47'46" WEST 44.09 FEET TO NORTH LINE OF THE HOOPER IRRIGATION CO PROPERTY; THENCE SOUTH 89°51'46" WEST 525.77 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°08'14" EAST 93.71 FEET; THENCE NORTH 89°12'14" WEST 67.76 FEET; THENCE NORTH 03°30'46" EAST 150.00 FEET; THENCE NORTH 89°12'14" WEST 308.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,368,560 SQUARE FEET OR 31.418 ACRES.



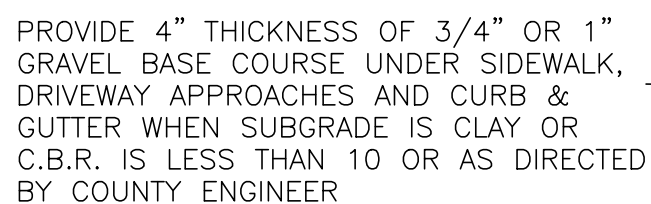
SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



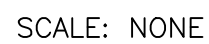
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\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

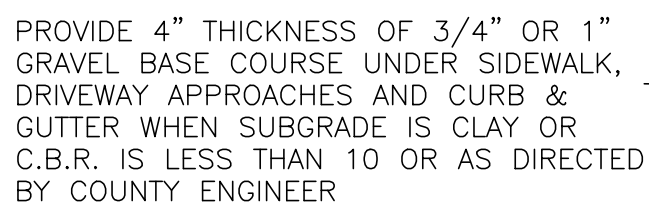


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\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

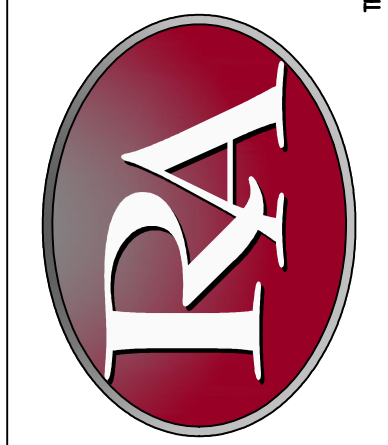


SCALE: NONE



SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



| REVISIONS | DATE | DESCRIPTION          |
|-----------|------|----------------------|
| 4-30-25   | 25   | ROAD WIDTH REVISIONS |
|           |      |                      |
|           |      |                      |
|           |      |                      |
|           |      |                      |

Herrick Estates

PART OF THE WEST HALF OF SECTION 16, T.6N., R.2W., S.L.B.&M., U.S. SURVEY  
WEBER COUNTY, UTAH

Buildable Area Plan

Project Info.

Engineer: N. Reeve

Planner: C. Cave

Designer: S. Simrayh

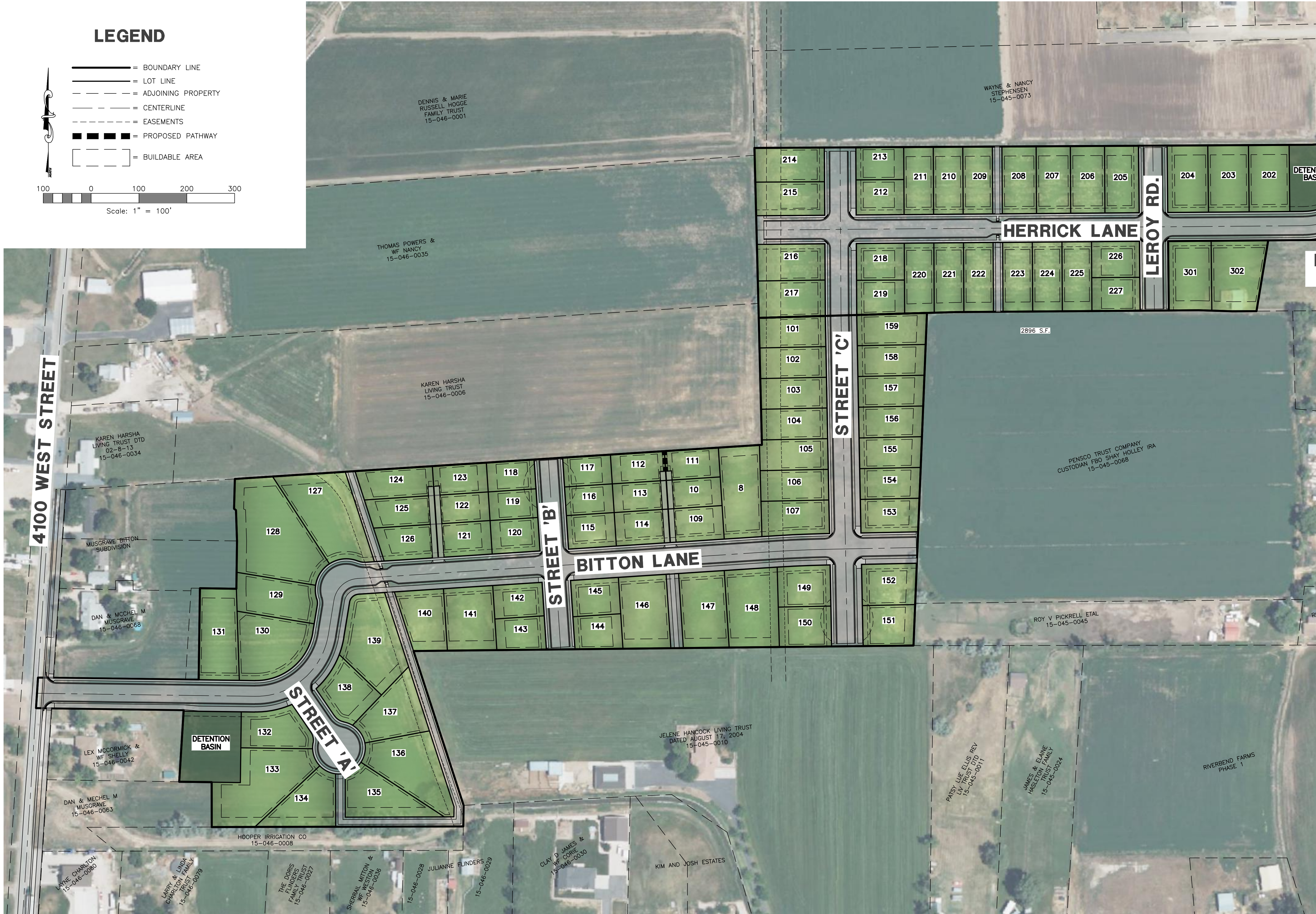
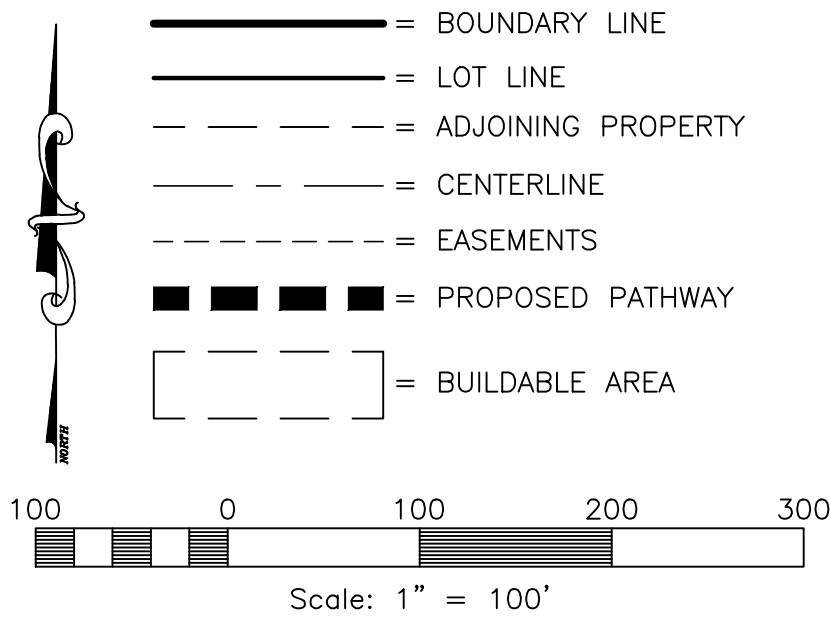
Date: 4-2-25

Name:

HERRICK ESTATES

Number: 6298-39

LEGEND



BUILDABLE AREA TABLE

| LOT # | BUILDABLE AREA |
|-------|----------------|
| 101   | 3925 S.F.      |
| 102   | 4003 S.F.      |
| 103   | 4045 S.F.      |
| 104   | 4087 S.F.      |
| 105   | 4129 S.F.      |
| 106   | 4171 S.F.      |
| 107   | 3914 S.F.      |
| 108   | 11,342 S.F.    |
| 109   | 3900 S.F.      |
| 110   | 3900 S.F.      |
| 111   | 4005 S.F.      |
| 112   | 4005 S.F.      |
| 113   | 3900 S.F.      |
| 114   | 3900 S.F.      |
| 115   | 3250 S.F.      |
| 116   | 3250 S.F.      |
| 117   | 3338 S.F.      |
| 118   | 3338 S.F.      |
| 119   | 3250 S.F.      |
| 120   | 3250 S.F.      |
| 121   | 3900 S.F.      |
| 122   | 3900 S.F.      |
| 123   | 4005 S.F.      |
| 124   | 6086 S.F.      |
| 125   | 5153 S.F.      |
| 126   | 4389 S.F.      |
| 127   | 13,338 S.F.    |
| 128   | 22,524 S.F.    |
| 129   | 9281 S.F.      |
| 130   | 13,024 S.F.    |
| 131   | 11,057 S.F.    |
| 132   | 6267 S.F.      |
| 133   | 16,572 S.F.    |
| 134   | 7606 S.F.      |
| 135   | 7670 S.F.      |
| 136   | 13,475 S.F.    |
| 137   | 8707 S.F.      |
| 138   | 5681 S.F.      |
| 139   | 12,264 S.F.    |
| 140   | 7120 S.F.      |
| 141   | 9073 S.F.      |
| 142   | 3411 S.F.      |
| 143   | 3959 S.F.      |
| 144   | 3935 S.F.      |
| 145   | 3634 S.F.      |
| 146   | 10,525 S.F.    |
| 147   | 10,600 S.F.    |
| 148   | 11,045 S.F.    |
| 149   | 4908 S.F.      |
| 150   | 5503 S.F.      |
| 151   | 5462 S.F.      |
| 152   | 5145 S.F.      |
| 153   | 5121 S.F.      |
| 154   | 4908 S.F.      |
| 155   | 5117 S.F.      |
| 156   | 5325 S.F.      |
| 157   | 5534 S.F.      |
| 158   | 5742 S.F.      |
| 159   | 6034 S.F.      |
| 201   | 9208 S.F.      |
| 202   | 7826 S.F.      |
| 203   | 7840 S.F.      |
| 204   | 6807 S.F.      |
| 205   | 5379 S.F.      |
| 206   | 6468 S.F.      |
| 207   | 6478 S.F.      |
| 208   | 8488 S.F.      |
| 209   | 5475 S.F.      |
| 210   | 5482 S.F.      |
| 211   | 5491 S.F.      |
| 212   | 3457 S.F.      |
| 213   | 3770 S.F.      |
| 214   | 4498 S.F.      |
| 215   | 3664 S.F.      |
| 216   | 4079 S.F.      |
| 217   | 4794 S.F.      |
| 218   | 3688 S.F.      |
| 219   | 3995 S.F.      |
| 220   | 5784 S.F.      |
| 221   | 5715 S.F.      |
| 222   | 5700 S.F.      |
| 223   | 5702 S.F.      |
| 224   | 5703 S.F.      |
| 225   | 5705 S.F.      |
| 226   | 3593 S.F.      |
| 227   | 3913 S.F.      |
| 301   | 7708 S.F.      |
| 302   | 10874 S.F.     |

SETBACK NOTE

ZONE R1-15  
FRONT SETBACK: 15'  
SIDE SETBACK: 5' ON ONE SIDE/15' CORNER LOTS  
REAR SETBACK: 20'

Herrick Estates

Weber County, Utah