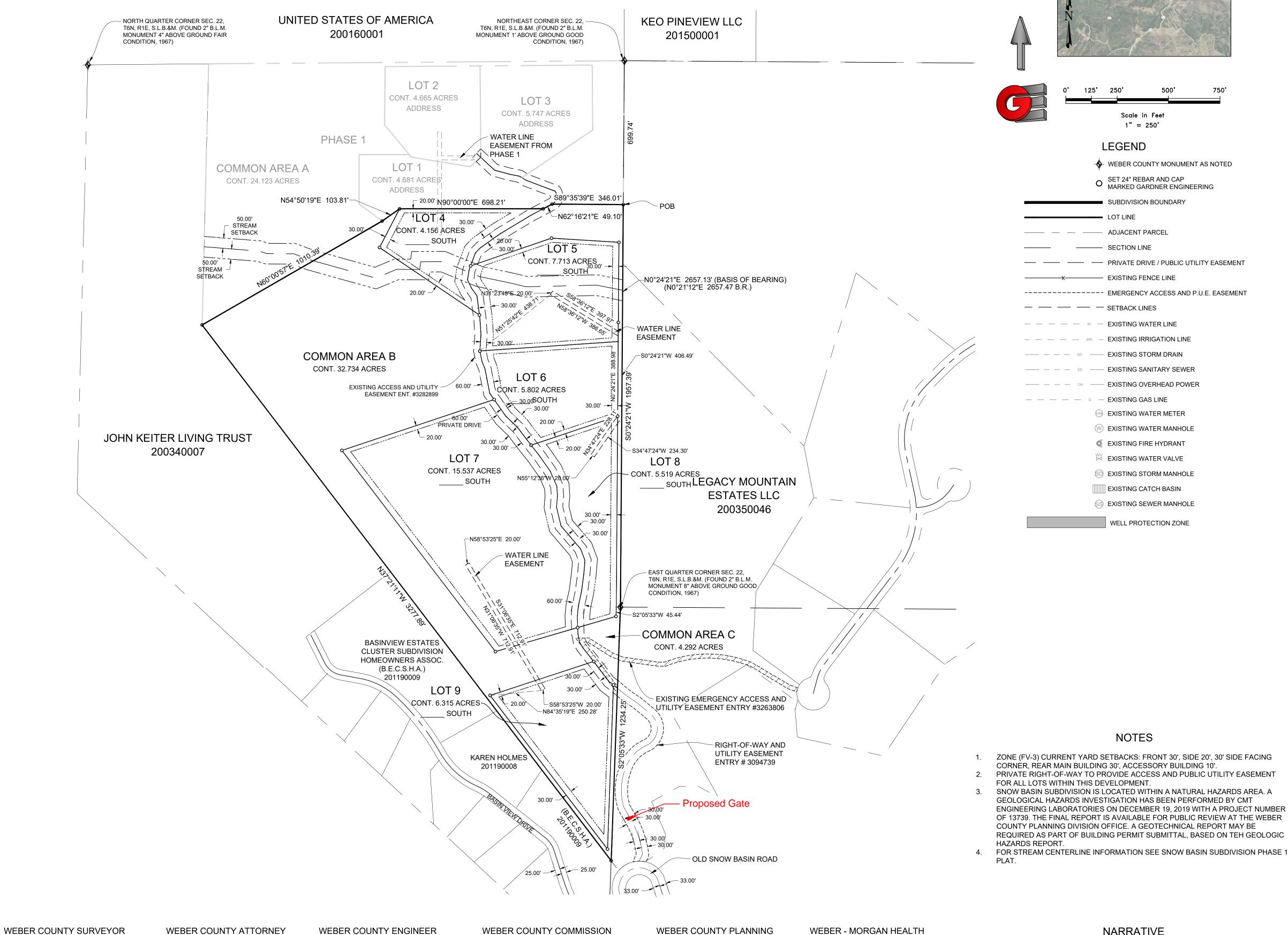
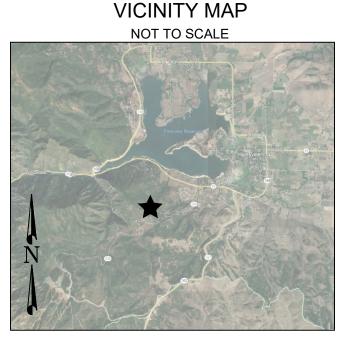
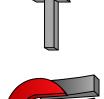
VALLEY VIEW HILLS SUBDIVISION PHASE 2

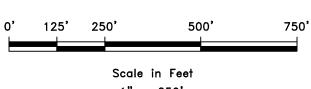
LOCATED IN THE EAST HALF OF SECTION 22.

TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH OCTOBER 2023









LEGEND

◆ WEBER COUNTY MONUMENT AS NOTED

O SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

—— PRIVATE DRIVE / PUBLIC UTILITY EASEMENT

SUBDIVISION BOUNDARY — ADJACENT PARCEL - SECTION LINE

EXISTING FENCE LINE

----- EMERGENCY ACCESS AND P.U.E. EASEMENT

— — — SETBACK LINES - - - - - - - EXISTING WATER LINE

— RR — EXISTING IRRIGATION LINE — — — — SD — EXISTING STORM DRAIN

—— — — ss —— EXISTING SANITARY SEWER EXISTING OVERHEAD POWER

- - - - - - - EXISTING GAS LINE **EXISTING WATER METER**

W EXISTING WATER MANHOLE

© EXISTING FIRE HYDRANT

EXISTING WATER VALVE © EXISTING STORM MANHOLE

EXISTING CATCH BASIN

S EXISTING SEWER MANHOLE

WELL PROTECTION ZONE

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND

SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

AND HEREBY DEDICATE, GRANT AND CONVEY TO INDIVIDUAL LOT OWNERS WITHIN THIS DEVELOPMENT UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE DRIVE, THE SAME TO BE USED INGRESS AND EGRESS AND TO BE USED AS A PUBLIC UTILITY EASEMENT, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES. STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN

NON-TYPICAL DEVELOPMENT, LLC

STATE OF UTAH COUNTY OF WEBER

STAMP

__2025, personally appeared before me <u>PARKER VENABLE</u>, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of NON TYPICAL DEVELOPMENT, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PARKER VENABLE) acknowledged to me that said Corporation executed the same.

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PARKER VENABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°24'21" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY # 3059912 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO ESTABLISH THE BOUNDARY. RECORD OF SURVEYS 603, 5337, 6703, 1367, 3665, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

NARRATIVE

NOTES

DEVELOPER: **COUNTY RECORDER** PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427 FILED FOR AND RECORDED RECORDS, PAGE COUNTY RECORDER MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION BEING LOCATED SOUTH 0°24'21" WEST 699.74 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FROM THE NORTHEAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'21" WEST 1957.39 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 22: RUNNING THENCE ALONG THE EAST LINE OF THE 37°21'11" WEST 3277.89 FEET: THENCE NORTH 60°00'57" EAST 1010.39 FEET: THENCE NORTH 54°50'19" EAST 103.81 FEET: THENCE NORTH 90°00'00" EAST 698.21 FEET: THENCE NORTH 62°16'21" EAST 49.10 FEET: THENCE SOUTH 89°35'39" EAST 346.01 FEET TO THE POINT OF BEGINNING. CONTAINING 53.193 ACRES

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALLEY VIEW HILLS SUBDIVISION PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALI MEASUREMENTS: THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY

DAY OF

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

VALLEY VIEW HILLS SUBDIVISION PHASE 2

AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ____ DAY OF __ BY: PARKER VENABLE, PRESIDENT

ACKNOWLEDGEMENT

NOTARY PUBLIC

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR

LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ____DAY OF ______, 2025. COUNTY SURVEYOR

GUARANTEE AND OTHER DOCUMENTS

ASSOCIATED WITH THIS SUBDIVISION

PLAT AND IN MY OPINION THEY CONFORM

WITH THE COUNTY ORDINANCE

APPLICABLE THERETO AND NOW IN

FORCE AND EFFECT.

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL **GUARANTEE IS SUFFICIENT FOR THE** INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF ______, 2025. SIGNED THIS ____DAY OF ______, 2025.

ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

> SIGNED THIS____DAY OF ______, 2025. CHAIRMAN, WEBER COUNTY COMMISSION NAME/TITLE

COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS___DAY OF___ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SIGNED THIS____DAY OF ______ 2025

DIRECTOR WEBER-MORGAN HEALTH DEPT

DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS,

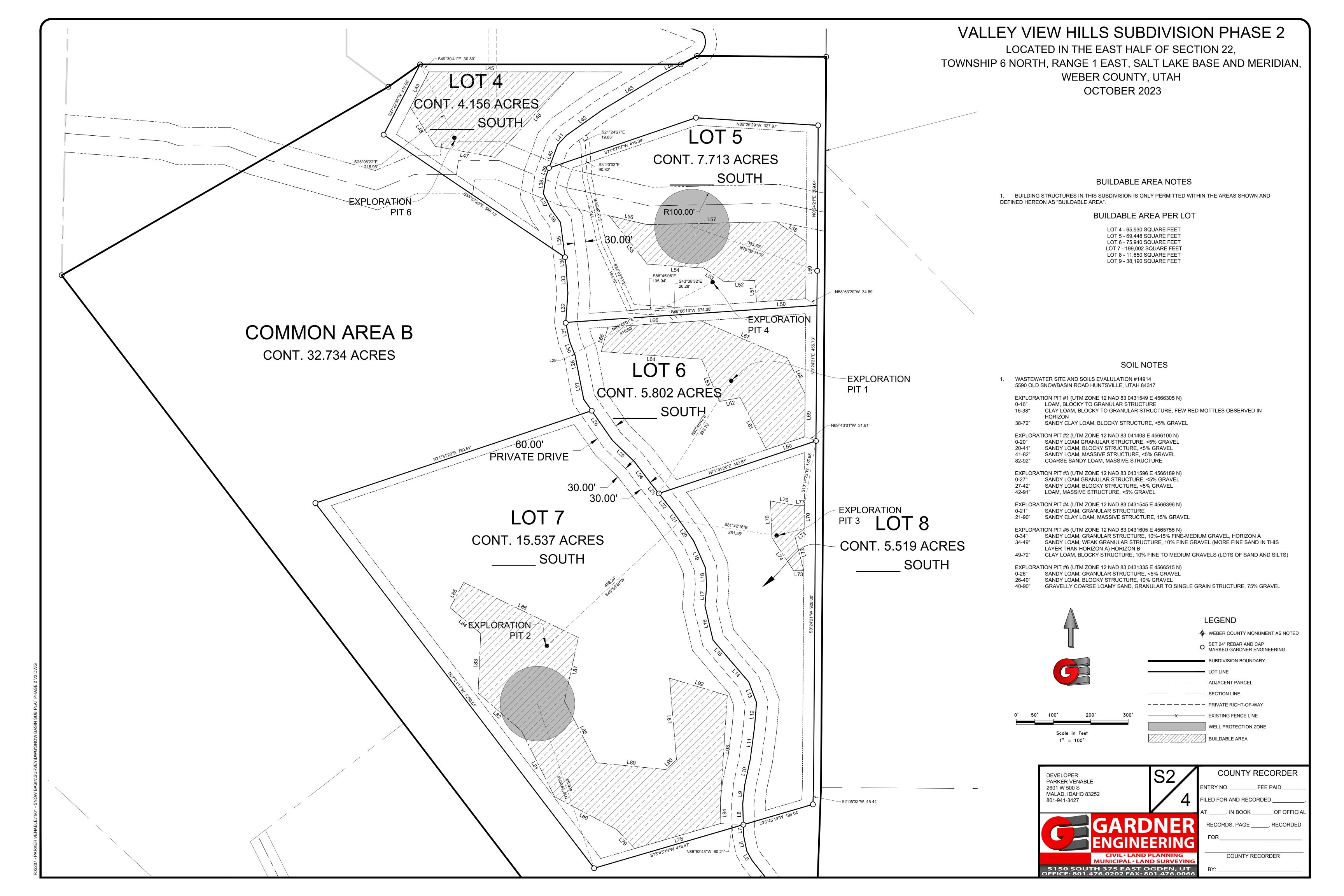
PERCOLATION RATES, AND SITE

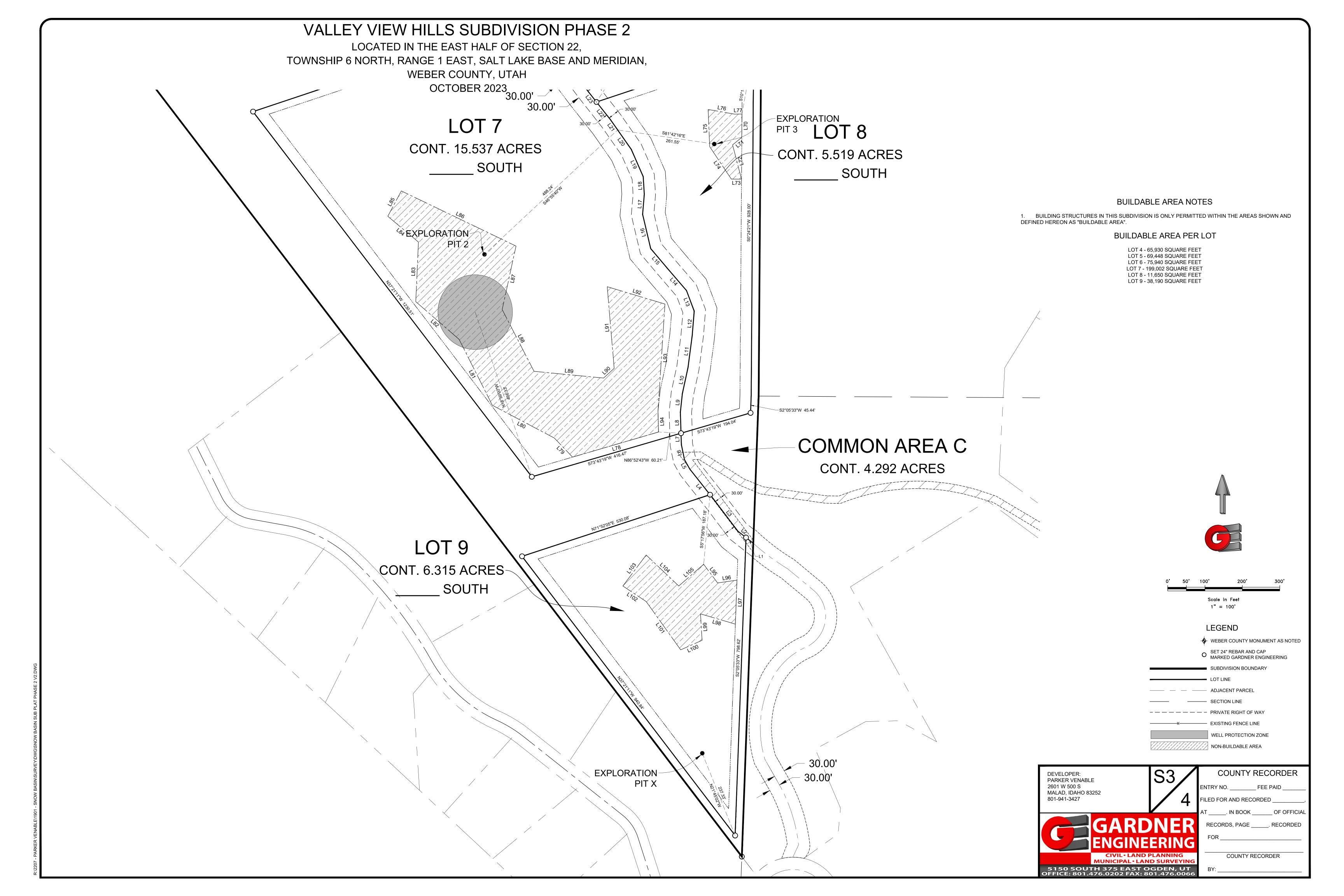
CONDITION FOR THIS SUBDIVISION HAVE

BEEN INVESTIGATED BY THIS OFFICE AND

ARE APPROVED FOR ON-SITE

WASTEWATER DISPOSAL SYSTEMS.

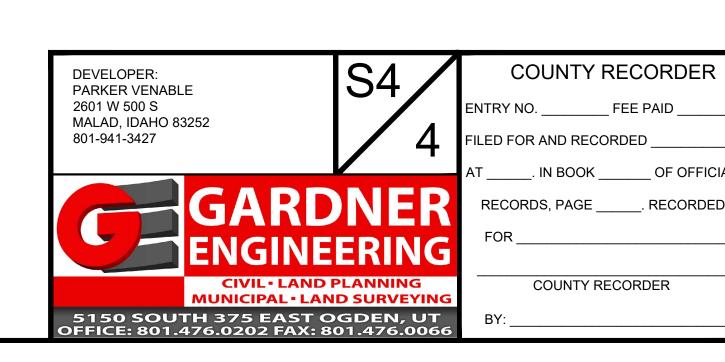




VALLEY VIEW HILLS SUBDIVISION PHASE 2

LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2023

LINE TABLE			LINE TABLE			LINE TABLE		
LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING	LINE#	LENGTH	BEARING
L1	24.71	N51° 56' 05"W	L36	44.24	N35° 36' 56"W	L71	31.93	S50° 36' 59"W
L2	27.75	N51° 56' 05"W	L37	46.06	N25° 58' 51"W	L72	94.67	S14° 36' 44"E
L3	104.07	N37° 06' 43"W	L38	48.77	N8° 57' 48"E	L73	27.18	N90° 00' 00"W
L4	106.65	N38° 19' 48"W	L39	21.55	N20° 30' 56"E	L74	104.66	N33° 42' 37"W
L5	28.76	N29° 13' 01"W	L40	67.27	N20° 30' 56"E	L75	99.59	N2° 23' 16"W
L6	41.03	N11° 43' 23"W	L41	34.54	N43° 40' 16"E	L76	71.62	S79° 59' 58"E
L7	30.47	N1° 42' 01"W	L42	117.54	N54° 38' 49"E	L77	20.12	N89° 19' 12"E
L8	56.58	N1° 42' 01"W	L43	179.66	N59° 04' 32"E	L78	240.03	S73° 43' 19"W
L9	49.96	N6° 08' 19"E	L44	62.66	N62° 16' 21"E	L79	70.65	N43° 41' 07"W
L10	70.70	N12° 10' 15"E	L45	388.79	N90° 00' 00"E	L80	187.68	N62° 10' 10"W
L11	85.28	N7° 35' 27"E	L46	311.36	S42° 41' 43"W	L81	197.73	N26° 46' 38"W
L12	67.16	N4° 43' 26"E	L47	162.95	N79° 32' 52"W	L82	154.01	N48° 55' 15"W
L13	58.87	N20° 29' 40"W	L48	123.68	N32° 37' 07"W	L83	159.87	N2° 31' 32"E
L14	80.13	N40° 36' 44"W	L49	107.10	N27° 22' 50"E	L84	107.08	N49° 58' 09"W
L15	67.82	N40° 14' 00"W	L50	132.11	S86° 08' 13"W	L85	76.93	N28° 09' 38"E
L16	94.49	N13° 15' 36"W	L51	57.92	N4° 48' 58"W	L86	340.77	S64° 20' 51"E
L17	53.30	N4° 55' 11"E	L52	82.26	S88° 12' 41"W	L87	174.13	S12° 17' 31"W
L18	47.50	N3° 32' 21"W	L53	64.83	N56° 19' 48"W	L88	186.11	S27° 17' 40"E
L19	79.28	N23° 34' 09"W	L54	151.94	N86° 07' 28"W	L89	187.08	S84° 27' 04"E
L20	64.24	N34° 58' 19"W	L55	165.31	N38° 17' 24"W	L90	38.43	N47° 44' 53"E
L21	32.79	N34° 58' 19"W	L56	105.92	S76° 56' 17"E	L91	219.68	N4° 52' 45"W
L22	61.07	N38° 19' 15"W	L57	344.95	N88° 41' 49"E	L92	161.56	S73° 15' 04"E
L23	34.83	N38° 19' 15"W	L58	95.98	S56° 21' 50"E	L93	287.60	S3° 44' 49"W
L24	71.83	N36° 58' 13"W	L59	152.95	S0° 24' 21"W	L94	55.63	S1° 42' 01"E
L25	83.60	N45° 55' 29"W	L60	108.17	S71° 31' 20"W	L95	62.37	S36° 53' 27"E
L26	133.73	N34° 48' 52"W	L61	155.95	N26° 47' 45"W	L96	52.42	N81° 52' 33"E
L27	73.50	N11° 12' 58"W	L62	56.12	S79° 23' 18"W	L97	117.89	S2° 05' 33"W
L28	46.07	N10° 54' 06"W	L63	123.06	N23° 03' 01"W	L98	97.34	N73° 35' 47"W
L29	6.02	N21° 25' 52"W	L64	269.60	N85° 38' 25"W	L99	71.01	S3° 22' 59"E
L30	34.71	N21° 25' 52"W	L65	68.08	N15° 04' 40"E	L100	62.68	S66° 03' 13"W
L31	51.33	N11° 30' 47"W	L66	249.20	N86° 08' 13"E	L101	159.01	N35° 33' 30"W
L32	77.27	N4° 17' 05"E	L67	252.09	S66° 46' 14"E	L102	74.98	N56° 19' 48"W
L33	73.15	N3° 35' 14"W	L68	108.02	S26° 18' 48"E	L103	103.95	N36° 53' 27"E
L34	24.69	N7° 20' 59"W	L69	114.59	S0° 24' 21"W	L104	120.59	S46° 25' 08"E
L35	94.00	N7° 20' 59"W	L70	62.50	S0° 24' 21"W	L105	88.41	N48° 50' 08"E



ENABLE\1901 - SNOW BASIN\SURVEY\DWG\SNOW BASIN SUB PLAT PHASE 2 V2.DWG