

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

BUILDABLE AREA NOTES

1. BUILDING STRUCTURES IN THIS SUBDIVISION IS ONLY PERMITTED WITHIN THE AREAS SHOWN AND DEFINED HEREON AS "BUILDABLE AREA".

BUILDABLE AREA PER LOT

LOT 4 - 65,930 SQUARE FEET
LOT 5 - 69,448 SQUARE FEET
LOT 6 - 75,940 SQUARE FEET
LOT 7 - 199,002 SQUARE FEET
LOT 8 - 11,650 SQUARE FEET
LOT 9 - 38,190 SQUARE FEET

SOIL NOTES

1. WASTEWATER SITE AND SOILS EVALUATION #14914
5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0431549 E 4566305 N)
0-16" LOAM, BLOCKY TO GRANULAR STRUCTURE
16-38" CLAY LOAM, BLOCKY TO GRANULAR STRUCTURE, FEW RED MOTTLES OBSERVED IN HORIZON
38-72" SANDY CLAY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
0-21" SANDY LOAM, GRANULAR STRUCTURE
21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431605 E 4565755 N)
0-34" SANDY LOAM, GRANULAR STRUCTURE, 10%-15% FINE-MEDIUM GRAVEL, HORIZON A
34-49" SANDY LOAM, WEAK GRANULAR STRUCTURE, 10% FINE GRAVEL (MORE FINE SAND IN THIS LAYER THAN HORIZON A) HORIZON B
49-72" CLAY LOAM, BLOCKY STRUCTURE, 10% FINE TO MEDIUM GRAVELS (LOTS OF SAND AND SILTS)
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL

LEGEND

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

SUBDIVISION BOUNDARY
LOT LINE
ADJACENT PARCEL
SECTION LINE
PRIVATE RIGHT-OF-WAY
EXISTING FENCE LINE
WELL PROTECTION ZONE
BUILDABLE AREA

DEVELOPER:
PARKER VENABLE
2601 W 500 S
MALAD, IDAHO 83252
801-941-3427

S2
4

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
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GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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OCTOBER 2023

LOT 7
CONT. 15.537 ACRES
SOUTH

LOT 8
CONT. 5.519 ACRES
SOUTH

BUILDABLE AREA NOTES

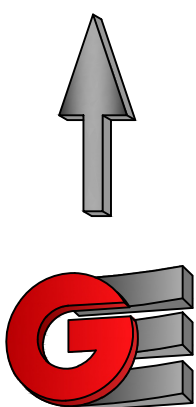
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LOT 5 - 69,448 SQUARE FEET
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LOT 7 - 199,002 SQUARE FEET
LOT 8 - 11,650 SQUARE FEET
LOT 9 - 38,190 SQUARE FEET

COMMON AREA C
CONT. 4.292 ACRES

LOT 9
CONT. 6.315 ACRES
SOUTH



0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PRIVATE RIGHT OF WAY
- EXISTING FENCE LINE
- WELL PROTECTION ZONE
- NON-BUILDABLE AREA

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MALAD, IDAHO 83252
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S3

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| 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 |

R:\2207 - PARKER VENABLE\001 - SNOW BASIN\SURVEY\DWG\SNOW BASIN SUB PLAT PHASE 2 V2.DWG

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2601 W 500 S
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