

Preliminary Plan for Dixie Land Estates

A part of Section 21, T7N, R2W, SLB&M, U.S. Survey

Weber County, Utah

MAY 2016

Archie F. & Maxene L. Hunt Trustees

Southeast Corner of the Southwest Quarter Corner of Section 28, T7N, R2W, SLB&M (Found Brass Cap Monument)



VICINITY MAP
Not to Scale

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0200 E dated 16 DECEMBER 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

DESCRIPTION

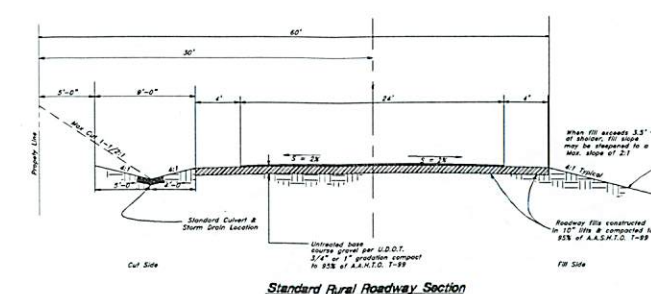
Part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 16.5 feet South 0°53'39" West and 300.00 feet South 88°59'16" East from the Northwest Corner of the Southwest Quarter of said Section 21; running thence South 0°53'39" West 972.88 feet; thence East 360 feet; thence South 330 feet, thence East 660 feet; thence North 1303.5 feet, thence West 1020 feet to the place of beginning.

Together with and subject to a 25 foot Right-of-Way adjacent to the East Line of the above described Tract of Land.

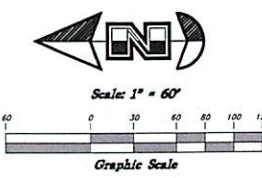
ZONING INFORMATION

This property is Zoned A-2 (Agricultural) and has the following building setbacks:

- Front Yard = 30 feet
- Side Yard = 10 feet minimum (Facing Street on Corner Lot = 20 feet) (Accessory Building = 10 feet)
- Back Yard = 30 feet (Accessory Building = 1 foot)
- Building Height = 35 feet (one story minimum) (Accessory Building Height = 25 feet)



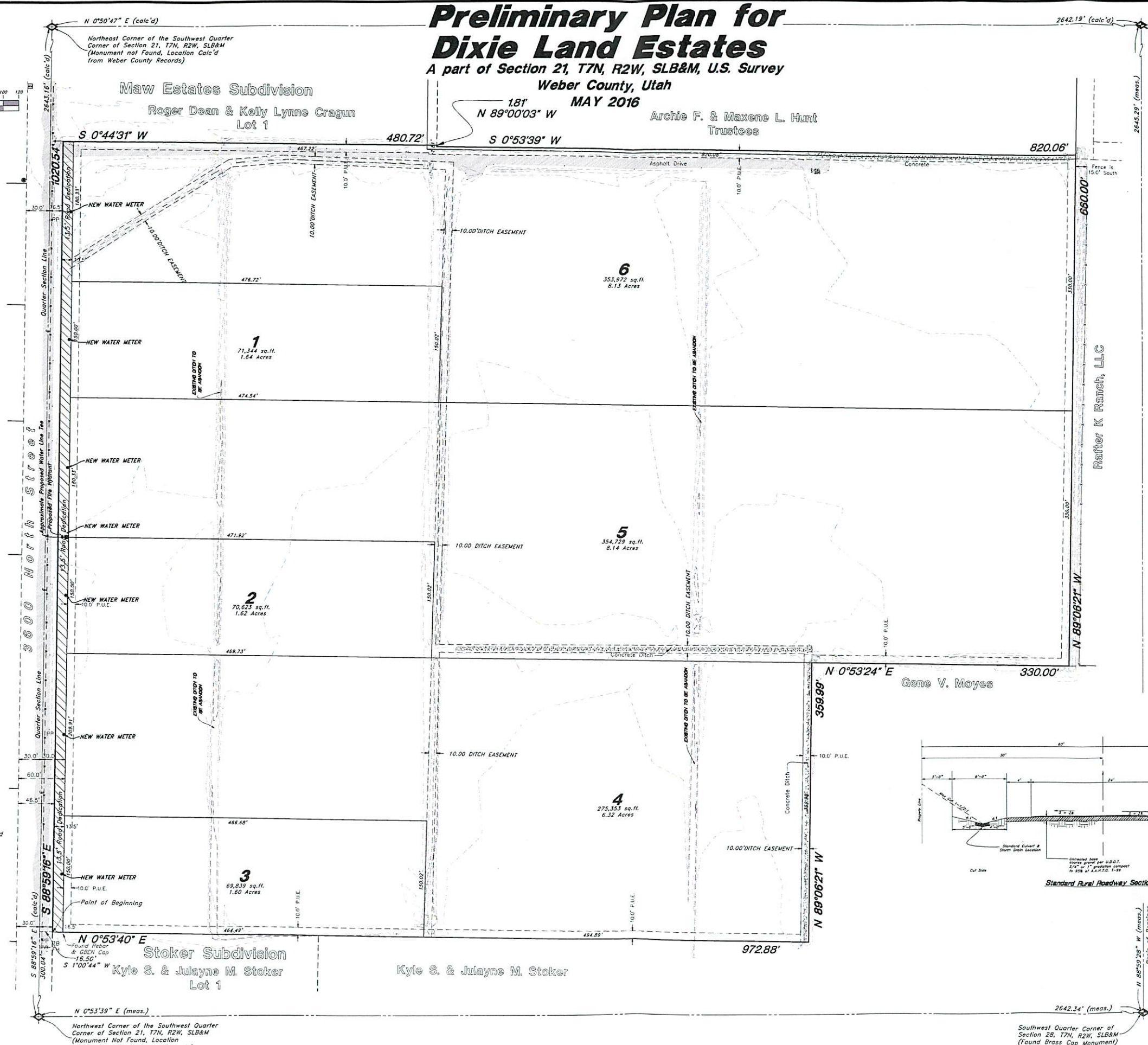
Standard Rural Roadway Section



Legend

- (Note: All items may not appear on drawings)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter
 - Demo Tree

NOTE:
1. 10' Wide Public Utility Easements along the front and rear of each lot as shown.
2. No Building Exist on the Site or within 30' of the boundary unless otherwise shown.



Rafter K Ranch, LLC

Gene V. Moyes

Stoker Subdivision
Kyle S. & Julayne M. Stoker
Lot 1

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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Preliminary Plan
Dixie Land Estates
Approx 4200 West 3600 North
Weber County, Utah
A part of Section 21, T7N, R2W, SLB&M, U.S. Survey

5-12-2016
SHEET NO.
1
14N73 Estate Lots 5-12-16

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard P.L.S.
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