

Preliminary Plan for Dixie Land Estates

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

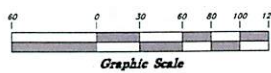
Weber County, Utah

MAY 2016

Archie F. & Maxene L. Hunt Trustees



Scale 1" = 60'



N 0°50'47" E (calc'd)
Northeast Corner of the Southwest Quarter
Corner of Section 21, T7N, R2W, SLB&M
(Monument not Found, Location Calc'd
from Weber County Records)

2642.19' (calc'd)
Southeast Corner of the Southwest Quarter
Corner of Section 28, T7N, R2W, SLB&M
(Found Brass Cap Monument)

Maw Estates Subdivision

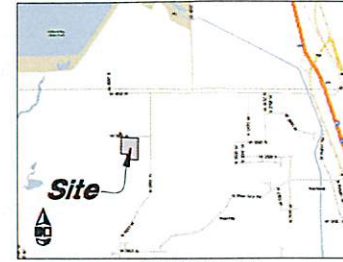
Roger Dean & Kelly Lynne Cragun
Lot 1

S 0°44'31" W

1.81'
N 89°00'03" W

S 0°53'39" W

820.06'



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)

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
- 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.

The names, widths, lengths, bearings and curve data on centerlines of proposed easements. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e.

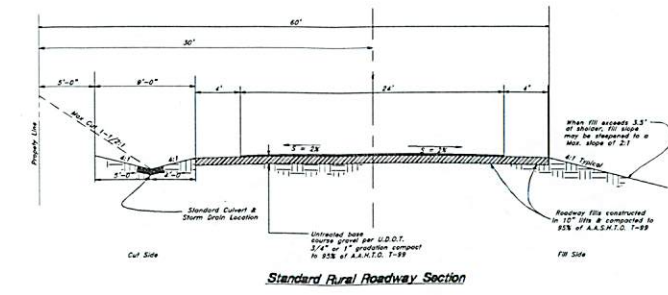
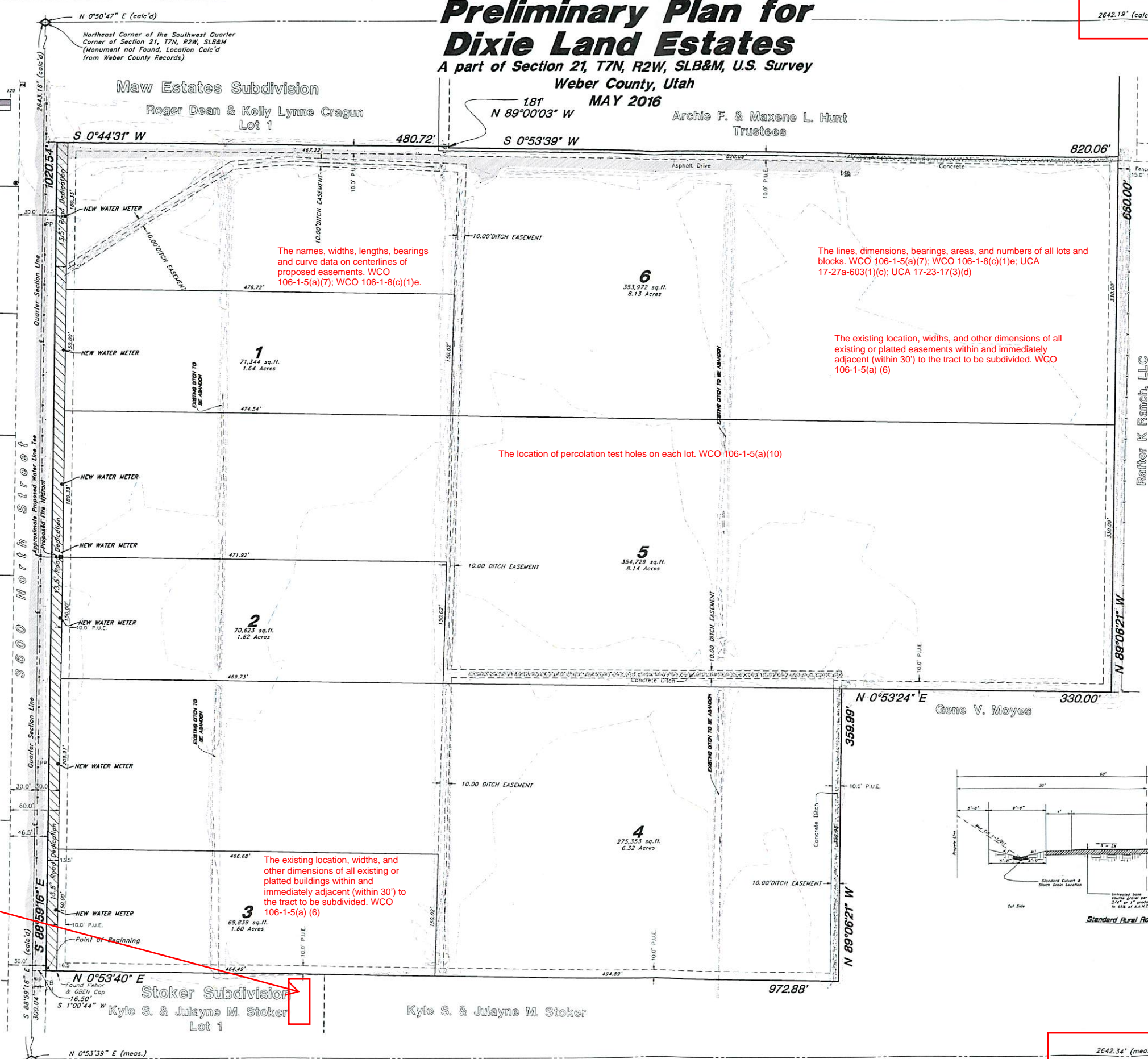
The lines, dimensions, bearings, areas, and numbers of all lots and blocks. WCO 106-1-5(a)(7); WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c); UCA 17-23-17(3)(d)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

The existing location, widths, and other dimensions of all existing or platted buildings within and immediately adjacent (within 30') to the tract to be subdivided. WCO 106-1-5(a) (6)

The individual or company names and address of the subdivider of the subdivision. WCO 106-1-5(a)(4)



Standard Rural Roadway Section

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84404
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WWW.GREATBASINENGINEERING.COM

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.
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515