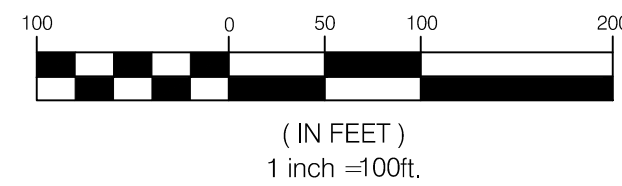


GRAPHIC SCALE



INTERSECTION OF 1800 SOUTH 3500 WEST
NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

WEBER COUNTY BENCHMARK 62121-2-5217
SURVEY BENCHMARK
ELEVATION NGVD 88 = 4241.87'

IN 1800 SOUTH STREET AT APPROXIMATELY 3900 WEST
NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

N89°07'58"W 2643.23' (RECORD)
N89°08'32"W 2644.53'

INTERSECTION OF 1800 SOUTH 4300 WEST
NORTHWEST CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)

ZONE=A-1

ZONE A-1BONUS DENSITY TABLE	
APPLICABLE ITEMS	%
ITEM #1	15.0
ITEM #3	15.0
ITEM #9	5.0
ITEM #10	5.0
ITEM #12	10.0

AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	874,296	51.6
R.O.W.	284,150	16.8
OPEN SPACE	535,265	31.6
TOTAL	1,693,711	100

1800 SOUTH STREET

3500 WEST

BENCHMARK
ENGINEERING &
LAND SURVEYING



JAR DEVELOPMENT

3908 W 1800 S
WEBER COUNTY, UTAH

CONCEPT
PLAN

SHEET
1 OF 2

DRAWING		FBA/AGA		No.	DATE	DESCRIPTION
CHECKED BY		DKB				
FIELD DRAWN		SURVEY				
DATE		09/22/2016				
DRAWN FILE		CONCEPT				

PROJECT NO. 1607138

1607138

CONCEPT
PLAN

SHEET
1 OF 2

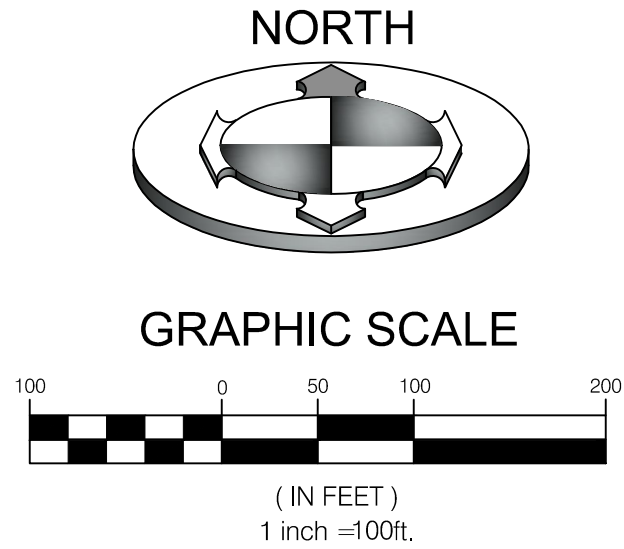
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	S 45°41'23" W	21.21'
C2	15.50'	20.00'	44°24'55"	N 67°06'09" W	15.12'
C3	65.44'	50.00'	74°59'38"	N 82°23'31" W	60.87'
C4	51.85'	50.00'	59°25'17"	S 30°24'02" W	49.56'
C5	48.77'	50.00'	55°52'54"	S 27°15'04" E	46.86'
C6	68.53'	50.00'	78°32'01"	N 85°32'29" E	63.29'
C7	15.50'	20.00'	44°24'55"	N 68°28'56" E	15.12'
C8	23.56'	15.00'	90°00'00"	S 44°18'37" E	21.21'
C9	59.32'	360.00'	9°26'28"	S 05°24'37" W	59.25'
C10	34.45'	434.00'	4°32'51"	S 43°02'20" W	34.44'
C11	58.26'	434.00'	7°41'28"	S 36°55'11" W	58.21'
C12	68.30'	434.00'	9°01'02"	S 28°33'56" W	68.23'
C13	31.05'	20.00'	88°57'08"	S 68°31'59" W	28.02'
C15	15.50'	20.00'	44°24'55"	N 44°47'00" W	15.12'
C15	14.83'	50.00'	16°59'25"	N 31°04'15" W	14.77'
C16	56.02'	50.00'	64°11'45"	N 71°39'49" W	53.14'
C17	46.45'	50.00'	53°13'45"	S 49°37'25" W	44.80'
C18	57.67'	50.00'	66°05'10"	S 10°02'02" E	54.53'
C19	59.63'	50.00'	68°19'45"	S 77°14'30" E	56.16'
C20	15.50'	20.00'	44°24'55"	S 89°11'55" E	15.12'
C21	27.35'	20.00'	78°20'50"	S 27°49'02" E	25.27'
C22	80.80'	434.00'	10°40'00"	S 06°01'23" W	80.68'
C23	129.26'	374.00'	19°48'10"	N 10°35'28" E	128.62'
C24	143.55'	374.00'	21°59'30"	N 31°29'18" E	142.67'
C25	30.52'	20.00'	87°26'32"	N 89°02'02" E	27.65'
C26	12.09'	15.00'	46°11'13"	S 24°09'06" E	11.77'
C27	51.44'	50.00'	58°56'36"	S 30°31'48" E	49.20'
C28	125.38'	50.00'	143°40'30"	N 21°35'40" W	95.02'
C29	128.20'	517.18'	14°12'11"	N 18°05'19" E	127.88'
C30	63.35'	420.00'	8°38'33"	N 05°00'40" E	63.29'
C31	23.56'	15.00'	90°00'00"	N 45°41'23" E	21.21'
C32	23.56'	15.00'	90°00'00"	N 44°18'37" W	21.21'
C33	23.56'	15.00'	90°00'00"	S 45°41'23" W	21.21'
C34	46.04'	300.00'	8°47'34"	S 86°17'36" W	45.99'
C35	104.41'	300.00'	19°56'30"	S 71°55'34" W	103.89'
C36	69.40'	300.00'	13°15'18"	S 55°19'40" W	69.25'
C37	58.33'	300.00'	11°08'26"	S 43°07'48" W	58.24'
C38	41.32'	240.00'	9°51'52"	S 32°28'26" W	41.27'
C39	87.50'	240.00'	20°53'18"	S 17°14'34" W	87.01'
C40	25.57'	240.00'	6°06'13"	S 03°59'31" W	25.55'
C41	23.58'	15.00'	90°03'28"	S 45°43'07" W	21.22'
C42	115.83'	180.00'	36°52'12"	N 19°07'29" E	113.84'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 33°50'24" E	15.63'
L2	N 33°50'24" E	140.69'
L3	N 41°15'28" E	103.42'
L4	N 39°10'43" E	50.90'
L6	N 39°10'43" E	100.04'
L7	N 39°10'43" E	40.80'
L8	N 43°27'51" E	42.80'
L9	N 38°06'04" E	17.03'
L10	N 38°06'04" E	100.02'
L11	N 38°06'04" E	100.22'
L12	N 38°06'04" E	99.83'
L13	N 38°06'04" E	100.08'
L14	N 38°06'04" E	95.93'
L15	N 37°51'05" E	4.40'
L16	N 37°51'05" E	99.92'
L17	N 37°51'05" E	83.75'
L18	N 38°02'06" E	49.78'
L19	N 38°02'07" E	131.53'
L20	N 38°02'07" E	191.96'
L21	N 89°15'08" W	260.81'
L22	S 37°33'35" W	99.54'
L23	S 52°26'25" E	124.23'
L24	N 37°33'35" E	99.54'
L25	S 37°33'35" W	99.54'
L26	S 52°26'25" E	124.23'
L27	N 37°33'35" E	99.54'
L28	S 37°33'35" W	77.74'
L29	S 52°26'25" E	124.23'
L30	N 37°33'35" E	4.77'
L31	N 00°41'23" E	24.92'
L32	N 89°18'37" W	91.60'
L33	S 00°41'23" W	71.33'
L34	N 74°59'59" W	166.00'
L35	S 37°33'35" W	78.66'
L36	N 58°52'27" W	122.76'
L37	S 37°33'35" W	99.92'
L38	N 52°26'25" W	117.49'
L39	S 37°33'35" W	100.33'
L40	N 52°26'25" W	116.98'
L41	S 37°33'35" W	100.08'
L42	N 52°26'25" W	116.05'
L43	S 37°33'35" W	99.83'
L44	N 52°26'25" W	115.11'
L45	S 37°33'35" W	100.21'
L46	N 52°26'25" W	114.17'
L47	S 37°33'35" W	100.02'
L48	N 52°26'25" W	113.22'
L49	S 37°33'35" W	100.39'
L50	N 52°26'25" W	112.27'
L51	S 37°33'35" W	100.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N 52°26'25" W	106.56'
L53	S 37°33'35" W	99.38'
L54	N 52°26'25" W	103.73'
L55	S 37°33'35" W	37.65'
L56	N 52°26'25" W	99.16'
L57	N 40°01'52" W	101.43'
L58	N 15°47'01" W	161.20'
L59	N 89°18'37" W	44.26'
L60	N 10°30'37" W	136.72'
L61	N 89°19'21" W	112.43'
L62	N 00°41'23" E	130.44'
L63	N 89°19'42" W	112.42'
L64	N 00°36'50" E	129.33'
L65	N 89°18'37" W	86.57'
L66	N 00°41'23" E	130.05'
L67	S 00°41'23" W	114.92'
L68	N 00°41'23" E	114.68'
L69	N 89°18'37" W	110.26'
L70	S 89°18'37" E	110.26'
L71	N 00°41'23" E	100.48'
L72	S 89°18'37" E	125.26'
L73	N 00°41'23" E	100.41'
L74	S 89°18'37" E	125.26'
L75	N 00°41'23" E	99.88'
L76	S 89°18'37" E	125.26'
L77	N 00°41'23" E	36.86'
L78	S 89°18'37" E	130.03'
L79	S 89°35'21" W	168.30'
L80	N 81°01'55" E	183.37'
L81	S 00°41'23" W	210.40'
L82	N 56°57'04" W	171.35'
L83	S 00°41'23" W	55.39'
L84	N 89°18'37" W	198.94'
L85	S 00°24'35" E	141.58'
L86	N 89°18'37" W	43.18'
L87	S 47°14'42" E	14.47'
L88	N 45°18'45" E	103.66'
L89	S 43°46'21" E	162.48'
L90	S 38°35'04" W	91.03'
L91	S 62°49'31" E	146.30'
L92	S 07°57'50" W	95.71'
L93	N 89°18'37" W	140.95'
L94	N 00°41'23" E	33.48'
L95	S 00°41'23" W	50.90'
L96	N 66°59'27" W	167.50'
L97	N 23°00'33" E	140.21'
L98	S 66°59'27" E	105.01'
L99	N 66°59'27" W	100.25'
L100	N 23°00'33" E	140.21'
L101	S 66°59'27" E	100.25'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L102	N 66°59'27" W	99.99'
L103	N 23°00'33" E	140.21'
L104	S 66°59'27" E	99.99'
L105	S 23°00'33" W	140.21'
L106	N 66°59'27" W	100.71'
L107	N 23°16'33" E	140.21'
L108	S 66°59'27" E	100.06'
L109	S 66°59'27" E	21.40'
L110	N 66°59'27" W	138.13'
L111	N 43°52'49" E	133.22'
L112	N 66°59'27" W	72.29'
L113	N 05°44'05" E	177.99'
L114	S 67°05'24" E	142.89'
L115	N 37°33'35" E	201.42'
L116	S 12°59'15" E	191.16'
L117	S 66°59'27" E	185.80'
L118	S 30°46'05" W	151.72'
L119	S 66°59'27" E	89.15'
L120	S 23°00'33" W	164.71'
L121	N 66°59'27" W	83.67'
L122	S 66°59'27" E	105.15'
L123	S 23°00'33" W	164.71'
L124	N 66°59'27" W	105.15'
L125	S 66°59'27" E	108.58'
L126	S 25°23'36" W	70.97'
L127	S 25°23'36" W	93.88'
L128	N 66°59'27" W	101.72'
L129	N 66°59'27" W	127.53'
L130	S 64°36'24" E	150.36'
L131	N 45°18'45" E	42.09'
L132	S 44°41'15" E	157.05'
L133	N 45°18'45" E	85.36'
L134	S 44°41'15" E	155.68'
L135	S 45°18'45" W	16.68'
L136	S 45°18'45" W	34.26'
L137	S 45°18'45" W	85.46'
L138	S 44°41'15" E	155.68'
L139	N 45°18'45" E	85.46'
L140	N 89°18'37" W	96.04'
L141	S 00°41'23" W	52.05'
L142	S 89°18'37" E	85.91'
L143	N 00°41'23" E	126.10'
L144	N 89°18'37" W	99.96'
L145	N 00°41'23" E	126.10'
L146	S 89°18'37" E	99.96'
L147	N 89°18'37" W	99.89'
L148	N 00°41'23" E	126.10'
L149	S 89°18'37" E	99.89'
L150	N 89°18'37" W	96.38'
L151	N 00°41'23" E	126.10'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L152	S 89°18'37" E	96.38'
L153	N 89°18'37" W	119.33'
L154	N 20°55'51" E	122.26'
L155	N 89°18'37" W	106.93'
L156	N 00°41'23" E	156.10'
L157	S 89°18'37" E	127.28'
L158	N 00°41'23" E	37.12'
L159	N 37°45'24" E	140.92'
L160	S 31°26'20" E	125.79'
L161	N 37°45'24" E	8.18'
L162	S 89°18'37" E	136.39'
L163	S 00°41'23" W	126.10'
L164	S 89°18'37" E	96.38'
L165	S 00°41'23" W	126.10'
L166	N 89°18'37" W	96.38'
L167	S 89°18'37" E	99.89'
L168	S 00°41'23" W	126.10'
L169	N 89°18'37" W	99.89'
L170	S 89°18'37" E	99.96'
L171	S 00°41'23" W	126.10'
L172	N 89°18'37" W	99.96'
L173	S 89°18'37" E	100.91'
L174	S 00°41'23" W	111.10'
L175	N 89°18'37" W	85.91'
L176	S 00°41'36" W	129.63'



DRAWN BY		DATE		DESCRIPTION	
FERA/AGA	NO.				
CREATED BY	CHK				
FIELD REVIEW	SURVEY				
DATE	09/22/2016				
DWG FILE	CONCEPT				
SCALE MEASURES 1"=100' ON FULL SIZE SHEETS ADJUST PROPORTIONALLY FOR REDUCED SIZE SHEETS					
0 0.5 1					

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BENCHMARK
ENGINEERING &
LAND SURVEYING

9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 942-7192
www.benchmarkcivil.com

JAR DEVELOPMENT

3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

CONCEPT
PLAN
TABLE

2 OF 2