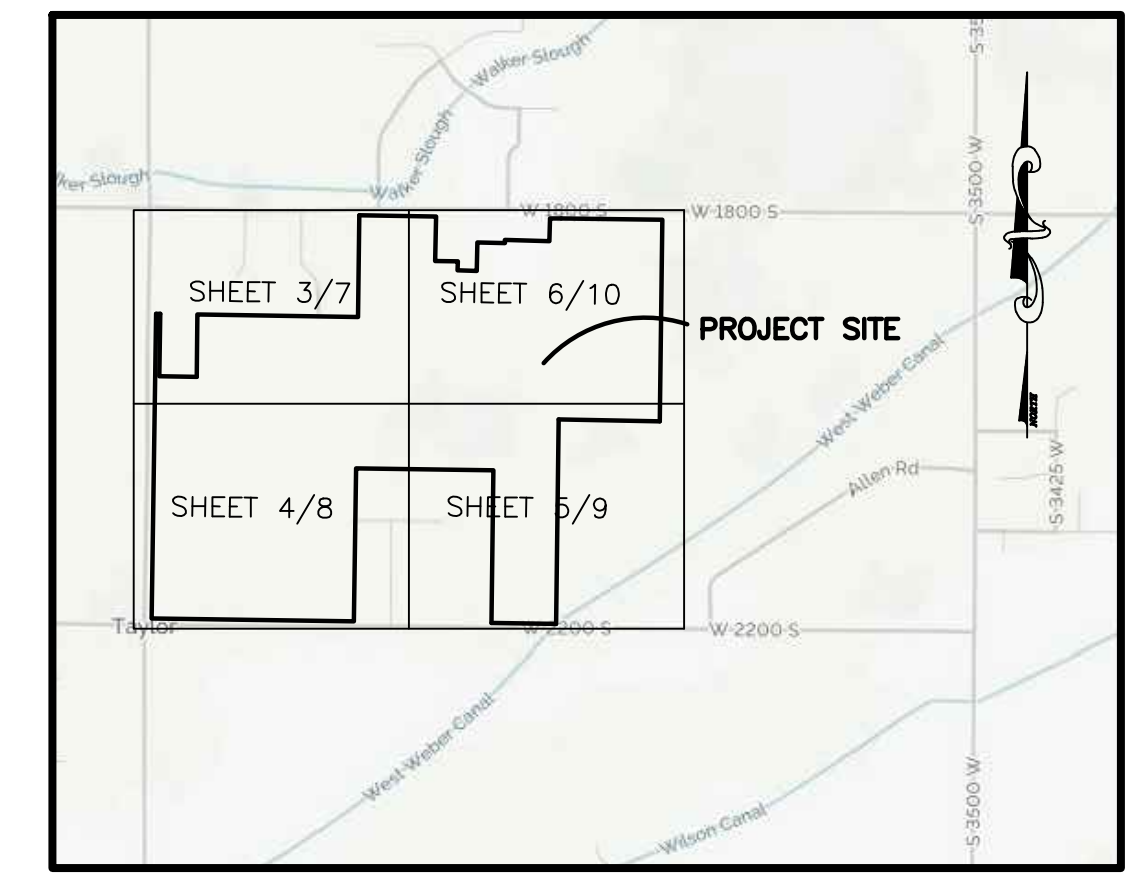


SUNSET EQUESTRIAN Cluster Subdivision

WEBER COUNTY, UTAH

SHEET 3/SHEET 7

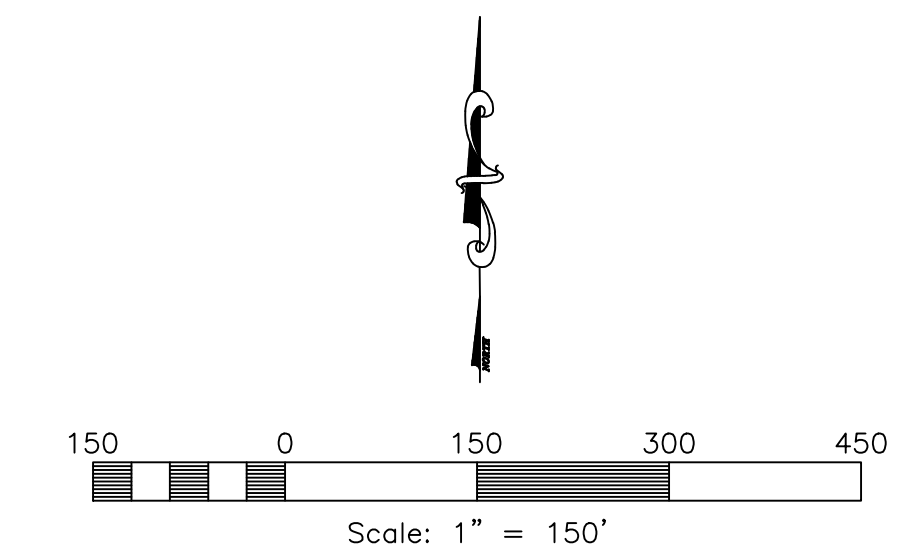
SHEET 6/SHEET 10



Vicinity Map
NOT TO SCALE

NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963, GOOD CONDITION

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1963, GOOD CONDITION



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Preliminary Plan
- Sheet 4 - Preliminary Plan
- Sheet 5 - Preliminary Plan
- Sheet 6 - Preliminary Plan
- Sheet 7 - Preliminary Utilities Plan
- Sheet 8 - Preliminary Utilities Plan
- Sheet 9 - Preliminary Utilities Plan
- Sheet 10 - Preliminary Utilities Plan

Boundary Description

A PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SECTION 28, SAID POINT BEING N89°15'08"W 1982.76 FEET FROM NORTHEAST CORNER SAID SECTION 28; THENCE S00°40'05"W 1319.22 FEET; THENCE N88°58'51"W 661.97 FEET; THENCE S00°42'57"W 1338.28 FEET; THENCE N89°19'18"W 423.93 FEET; THENCE N00°46'46"E 1001.00 FEET; THENCE N89°13'14"W 900.33 FEET; THENCE S00°46'09"W 1001.00 FEET; THENCE N89°13'14"W 1324.08 FEET; THENCE N00°49'18"E 1994.38 FEET; THENCE S89°09'17"E 27.00 FEET; THENCE S00°49'10"W 407.99 FEET; THENCE S89°10'50"E 244.00 FEET; THENCE N00°49'10"E 407.88 FEET; THENCE S89°09'16"E 1051.19 FEET; THENCE N00°46'28"E 664.28 FEET; THENCE S89°07'58"E 502.24 FEET; THENCE S01°26'36"W 290.33 FEET; THENCE S88°33'24"E 150.00 FEET; THENCE S01°26'36"W 58.15 FEET; THENCE S88°33'24"E 125.00 FEET; THENCE N01°26'36"E 186.72 FEET; THENCE S88°33'24"E 180.00 FEET; THENCE N01°26'36"E 20.00 FEET; THENCE S88°33'24"E 290.00 FEET; THENCE N01°26'36"E 149.25 FEET; THENCE S89°07'58"E 74.34 FEET; THENCE S89°15'08"E 660.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,862,085 SQUARE FEET OR 134.575 ACRES MORE OR LESS

Design Specs.

| | |
|---------------------------------|-------------------|
| Total Area..... | 134.58 ac. |
| Right-of-Way..... | 20.71 ac. |
| Developable Area..... | 113.87 ac. |
| Open Space..... | 60.84 ac. (45.2%) |
| Base Density..... | 124.00 lots |
| Bonus Density | |
| 10% Purpose and Intent | |
| 20% Street Trees and Lighting | |
| 15% Public Access to Open Space | |
| 20% Extra Open Space | |
| Total Lots Proposed..... | 180 lots |
| Agriculture Parcels..... | 37 parcels |

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Fieldbrook Properties, Inc.
Chris Hoertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279

Blue Stakes Location Center

Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Revised: 10-2-17

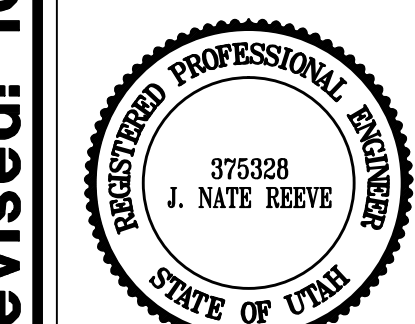
Project Info.

Engineer: N. REEVE
Drafted: E. ROCHE
Begin Date: 6-15-17
Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number: 5336-05

Sheet **10**
1 Sheets

| REVISIONS | DATE | DESCRIPTION |
|-----------|-------------|------------------|
| | 07/21/17 JM | Prelim Completed |
| | 08/23/17 ER | City Redlines |
| | 10/2/17 ER | Cluster Revised |

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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