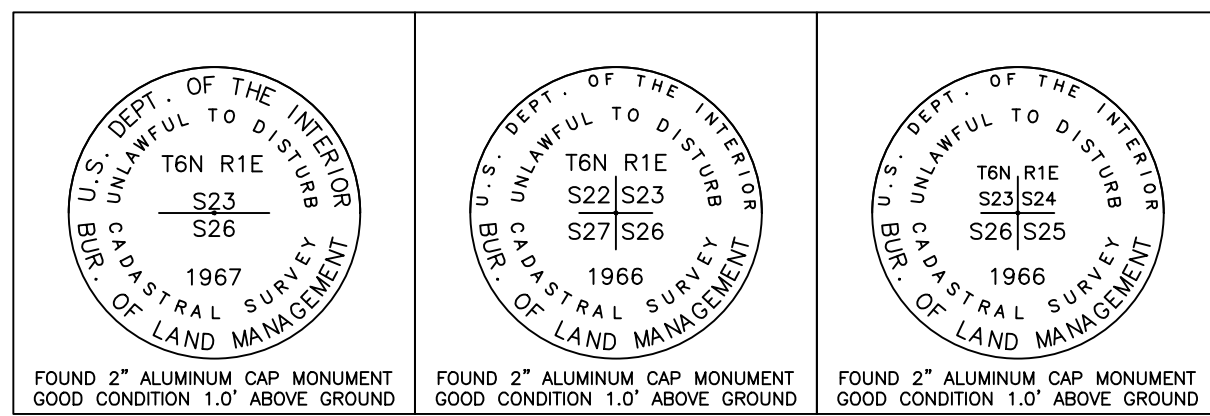


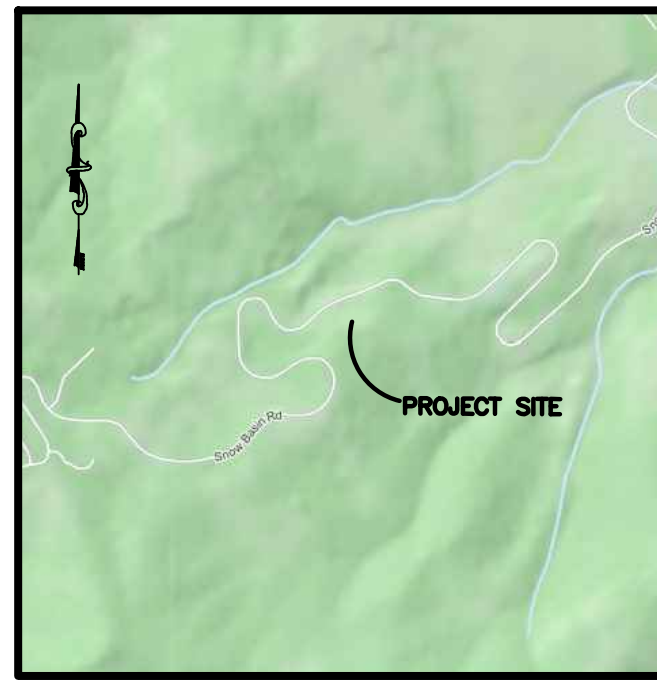
Sheets **3**  
**1** Sheet

# Old Snow Basin Ranch

PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND ALSO PART OF THE NORTH HALF OF SECTION 26,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2018



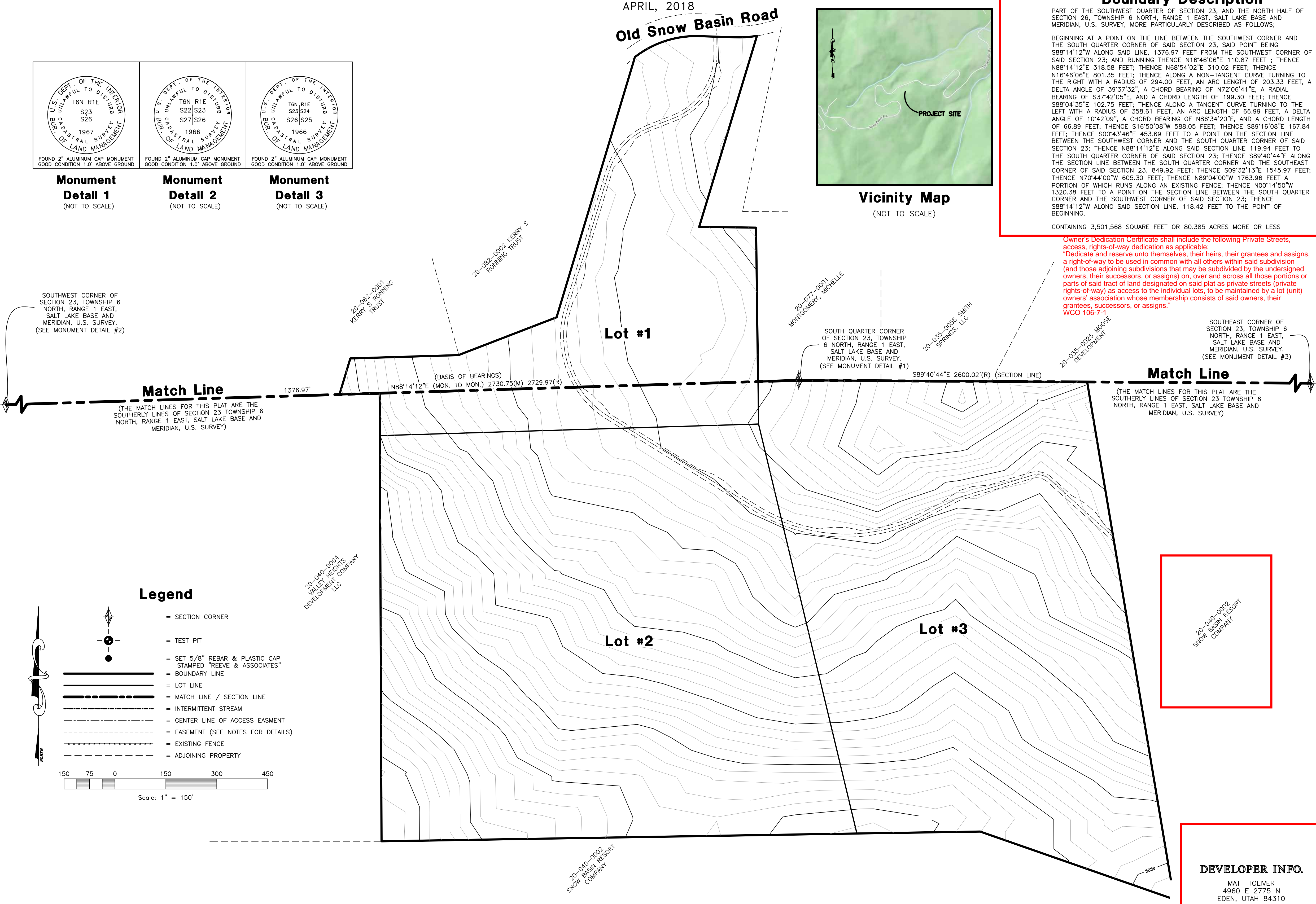
**Monument Detail 1** (NOT TO SCALE)  
**Monument Detail 2** (NOT TO SCALE)  
**Monument Detail 3** (NOT TO SCALE)



**Vicinity Map**  
(NOT TO SCALE)

**Boundary Description**  
PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTH HALF OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING S88°14'12"W ALONG SAID LINE, 1376.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE N16°46'06"E 110.87 FEET; THENCE N88°14'12"E 318.58 FEET; THENCE N68°54'02"E 310.02 FEET; THENCE N16°46'06"E 801.35 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 294.00 FEET, AN ARC LENGTH OF 203.33 FEET, A DELTA ANGLE OF 39°37'32", A CHORD BEARING OF N72°06'41"E, A RADIAL BEARING OF S37°42'05"E, AND A CHORD LENGTH OF 199.30 FEET; THENCE S88°04'35"E 102.75 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 358.61 FEET, AN ARC LENGTH OF 66.99 FEET, A DELTA ANGLE OF 10°42'09", A CHORD BEARING OF N86°34'20"E, AND A CHORD LENGTH OF 66.89 FEET; THENCE S10°50'08"W 588.05 FEET; THENCE S89°16'09"E 167.84 FEET; THENCE S00°43'46"E 453.69 FEET TO A POINT ON THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE N88°14'12"E ALONG SAID SECTION LINE 119.94 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE S89°40'44"E ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 23, 849.92 FEET; THENCE S09°32'13"E 1545.97 FEET; THENCE N70°44'00"W 605.30 FEET; THENCE N89°04'00"W 1763.96 FEET A PORTION OF WHICH RUNS ALONG AN EXISTING FENCE; THENCE N00°14'50"W 1320.38 FEET TO A POINT ON THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE S88°14'12"W ALONG SAID SECTION LINE, 118.42 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3,501,568 SQUARE FEET OR 80.385 ACRES MORE OR LESS

Owner's Dedication Certificate shall include the following Private Streets, access, rights-of-way dedication as applicable:  
"Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns."  
WCO 106-7-1



### Legend

- = SECTION CORNER
  - = TEST PIT
  - = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - = BOUNDARY LINE
  - = LOT LINE
  - = MATCH LINE / SECTION LINE
  - = INTERMITTENT STREAM
  - = CENTER LINE OF ACCESS EASEMENT
  - = EASEMENT (SEE NOTES FOR DETAILS)
  - = EXISTING FENCE
  - = ADJOINING PROPERTY
- Scale: 1" = 150'

**SURVEYOR'S CERTIFICATE**  
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **OLD SNOW BASIN RANCH** IN **WEBER COUNTY, UTAH**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
**9031945**  
UTAH LICENSE NUMBER  
**TREVOR J. HATCH**  
PROFESSIONAL LAND SURVEYOR  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME ~~INTO A LOT AS~~ SHOWN ON THE PLAT AND NAME SAID TRACT **OLD SNOW BASIN RANCH** AND DO HEREBY DEDICATE THE AREA SHOWN HEREON AS "ACCESS EASEMENT" TO THE OWNERS OF LOTS IN THIS AND FUTURE PHASES OF THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS, FOR ACCESS PURPOSES TO THEIR RESPECTIVE LOTS AND DO ALSO GRANT SAID AREA AS A PUBLIC UTILITY EASEMENT TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
Missing "Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility. With no buildings or structures being erected within such easements."  
WCO 106-7-1

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**PROJECT INFO.**  
Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **4-2-2018**  
Name: **OLD SNOW BASIN ROAD**  
Number: **6640-01**  
Revision: \_\_\_\_\_  
Scale: **1"=100'**  
Checked: \_\_\_\_\_

**DEVELOPER INFO.**  
**MATT TOLIVER**  
4960 E. 2775 N  
EDEN, UTAH 84310

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**WEBER-MORGAN HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTE WATER DISPOSAL SYSTEMS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**OGDEN VALLEY PLANNING COMMISSION**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY SURVEYOR

**WEBER COUNTY COMMISSION**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST TITLE

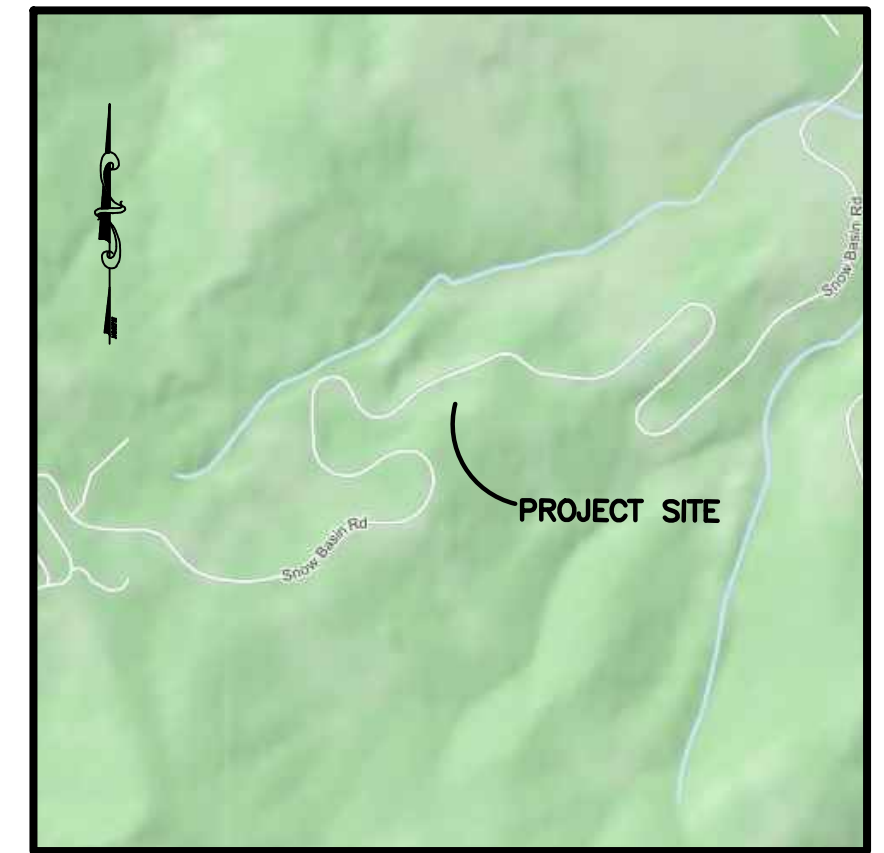
**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY ENGINEER

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
COUNTY ATTORNEY DATE

**WEBER COUNTY RECORDER**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Recorded, \_\_\_\_\_ At \_\_\_\_\_  
In Book \_\_\_\_\_ Of The  
Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.

# Old Snow Basin Ranch

PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND ALSO PART OF THE NORTH HALF OF SECTION 26,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2018



**Vicinity Map**  
(NOT TO SCALE)

## Notes

1. CONTOURS ARE SHOWN IN TWO FOOT INTERVAL
2. THERE WILL BE A FIRE PULL OUT EVERY 400 FT. ON THE ACCESS EASEMENT.
3. 18' (TYP.) ACCESS EASEMENT (RIGHT-OF-WAY)
4. LOTS WILL HAVE ONSITE SEPTIC & WATER WELLS.
5. THE PROJECT IS ZONED F-5 UNLESS OTHERWISE INDICATED
6. NO CROWN ON ROAD TO PROMOTE DRAINAGE DOWN SLOPE.

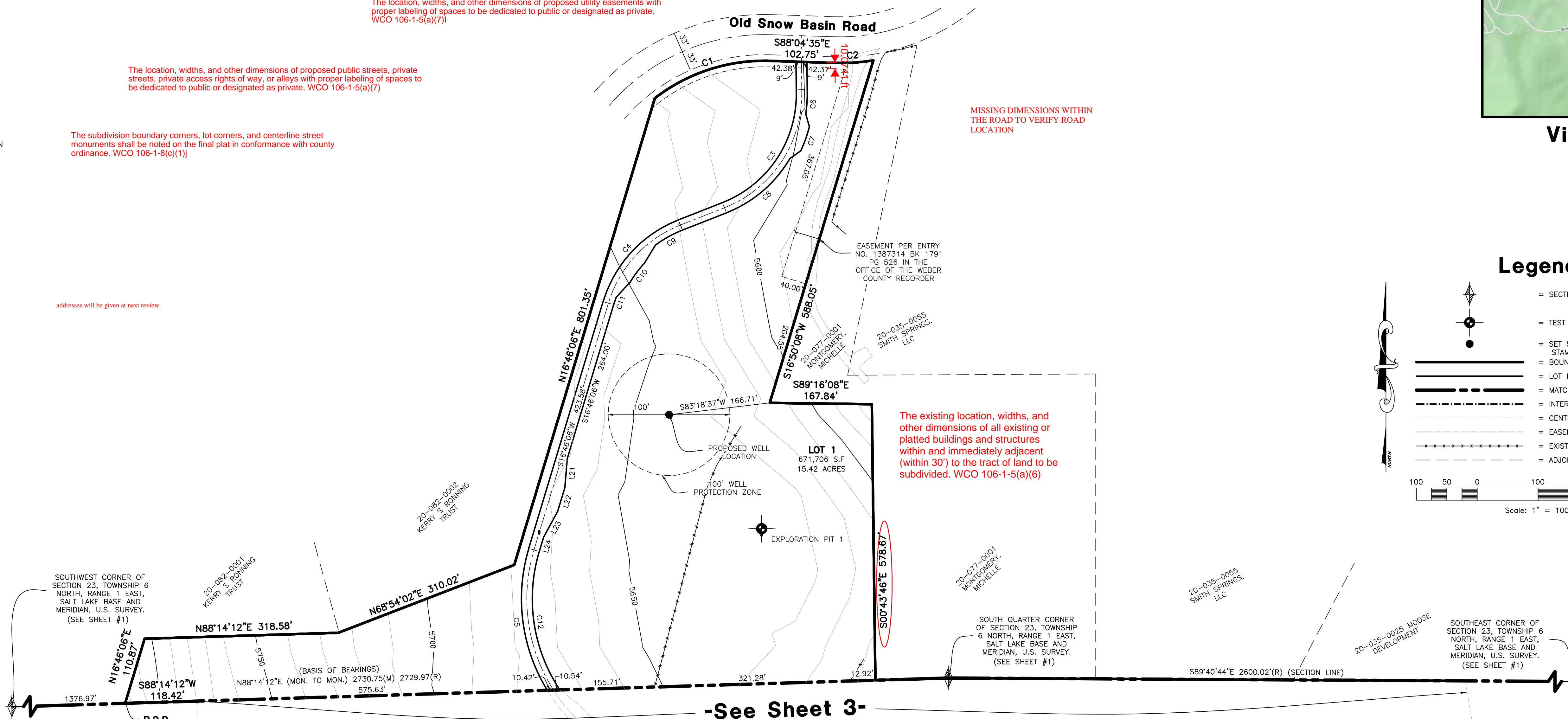
The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)

addresses will be given at next review.

## Line Table

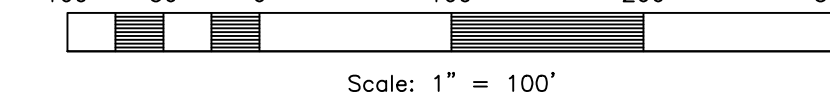
LINE	BEARING	DISTANCE
L1	S58°06'37"E	78.13
L2	S57°46'47"E	226.25
L3	S70°06'37"E	48.10
L4	S58°06'37"E	40.63
L5	S46°06'37"E	48.10
L6	S58°06'37"E	72.03
L7	N87°19'05"E	40.34
L8	S88°03'08"E	40.42
L9	S78°25'21"E	40.34
L10	N63°18'42"E	64.21
L11	N65°07'10"E	68.44
L12	N73°08'21"E	40.76
L13	N85°08'21"E	48.10
L14	N73°08'21"E	127.77
L15	S47°54'51"E	79.90
L16	S59°54'51"E	48.10
L17	S47°54'51"E	40.63
L18	S35°54'51"E	48.10
L19	S47°54'51"E	27.48
L20	S58°06'37"E	51.09
L21	S04°46'06"W	48.10
L22	S1°46'06"W	40.63
L23	S28°46'06"W	48.10
L24	S16°46'06"W	24.85
L25	S23°43'04"E	36.67
L26	S38°08'29"E	35.59



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

## Legend

- SECTION CORNER
- TEST PIT
- SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- MATCH LINE / SECTION LINE
- INTERMITTENT STREAM
- CENTER LINE OF ACCESS EASEMENT
- EASEMENT (SEE NOTES FOR DETAILS)
- EXISTING FENCE
- ADJOINING PROPERTY



## Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	294.00	203.33	199.30	105.92	N72°06'41"E	38°37'32"
C2	358.61	66.99	68.89	33.59	N85°34'20"E	11°42'09"
C3	191.00	230.17	216.49	131.38	S34°04'39"W	69°02'44"
C4	209.00	189.07	182.69	101.56	S42°41'04"W	51°49'55"
C5	287.11	242.42	235.31	128.94	S07°22'42"E	48°17'35"
C6	209.00	33.59	33.56	16.83	S04°09'33"W	9°12'32"
C7	219.00	42.23	42.16	21.18	S19°29'49"W	11°02'51"
C8	209.00	139.96	137.36	72.72	S49°24'55"W	38°22'12"
C9	191.00	51.10	50.95	25.70	S60°56'09"W	15°19'44"
C10	181.00	40.05	39.97	20.11	S36°56'28"W	12°40'45"
C11	191.00	12.81	12.81	6.41	S18°41'22"W	3°50'32"
C12	269.61	237.66	230.04	127.17	S08°29'04"E	50°30'20"
C13	298.61	40.22	40.18	20.19	S49°18'20"E	8°52'32"
C14	491.00	78.00	77.92	39.08	S62°39'42"E	9°06'09"
C15	491.00	118.46	118.17	59.52	S74°07'27"E	13°49'23"
C16	287.11	133.45	132.28	67.95	S44°49'03"E	26°35'08"
C17	509.00	93.96	93.82	47.11	S63°23'54"E	10°34'34"
C18	509.00	426.44	414.07	226.63	N87°18'46"E	48°00'07"
C19	65.00	66.87	63.96	36.74	S77°23'15"E	58°56'48"
C20	47.00	48.33	46.29	26.56	S77°23'15"E	58°56'48"
C21	491.00	185.27	184.18	93.75	N74°07'18"E	21°37'11"

## Boundary Description

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CONTAINING 3,501,568 SQUARE FEET OR 80.385 ACRES MORE OR LESS

## Exploration Pit Data

AN EVALUATION OF THE SITE AND SOILS AT THE SITE CONDUCTED OCTOBER 15, 2015 & DECEMBER 9, 2015 AND REPORTED ON WASTEWATER SITE AND SOILS EVALUATION #14264

- EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 432342E 4565247N)  
0-12" CLAY LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.4 GPD/SQ. FT.(E))  
12-33" SILTY CLAY LOAM, PRISMATIC STRUCTURE (APPLICATION RATE 0.35 GPD/SQ. FT.(E)) MOST RESTRICTIVE LAYER  
33-52" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ.FT.(E))  
52-114" GRAVELLY COARSE SANDY CLAY LOAM, MASSIVE STRUCTURE (APPLICATION RATE 0.4 GPD/SQ.FT.(E))
- EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 432351E 4564976N)  
0-17" LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.5 GPD/SQ FT)  
17-75" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ.FT.(E)) MOST RESTRICTIVE LAYER  
75-120" COARSE SANDY CLAY LOAM, MASSIVE STRUCTURE (APPLICATION RATE 0.4 GPD/SQ FT.(E))
- EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 432522E 4564934N)  
0-12" SILTY LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.45 GPD/SQ. FT.)  
12-28" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.35 GPD/SQ. FT.(E))  
28-78" CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ. FT.(E)) INTER-BEDDED WITH SOME REWORKED SEDIMENTARY CLAST.  
78-120" TRANSITION FROM CLAY LOAM TO FRAGMENTED HORIZONTAL BEDDED SEDIMENTARY ROCK.
- EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 432243E 4565151N)  
0-53" CLAY LOAM (SOFT), GRANULAR STRUCTURE 0-6", MASSIVE STRUCTURE 6-53"  
53-60" SILTY CLAY LOAM, MASSIVE STRUCTURE

## Geological Note

- 1 - GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION OF PARCEL #20-035-0039 FOR MATTHEW TOLIVER (IGES# 02489-001) PREPARED ON JULY 19, 2017.
- 2 - FULL GEOTECHNICAL AND GEOLOGIC REPORTS AVAILABLE AT THE WEBER COUNTY PLANNING OFFICE
- 3 - BOTH ANDERSON, ET AL. (1994) AND CHRISTENSEN AND SHAW (2008C) DESIGNATE THE AREA ON WHICH THE PROPERTY IS LOCATED AS BEING IN A VERY LOW POTENTIAL LIQUEFACTION AREA. ADDITIONALLY, SHALLOW GROUNDWATER WAS NOT ENCOUNTERED IN THE TRENCHES, BEDROCK WAS FOUND TO BE SHALLOW, AND GRANULAR SOILS WERE LARGELY ABSENT. GIVEN THIS DATA, THE RISK ASSOCIATED WITH EARTHQUAKE-INDUCED LIQUEFACTION IS CONSIDERED TO BE LOW.
- 4 - NO RESTRICTIONS NOTED ON REPORT

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

## Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N88°14'12"E, BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

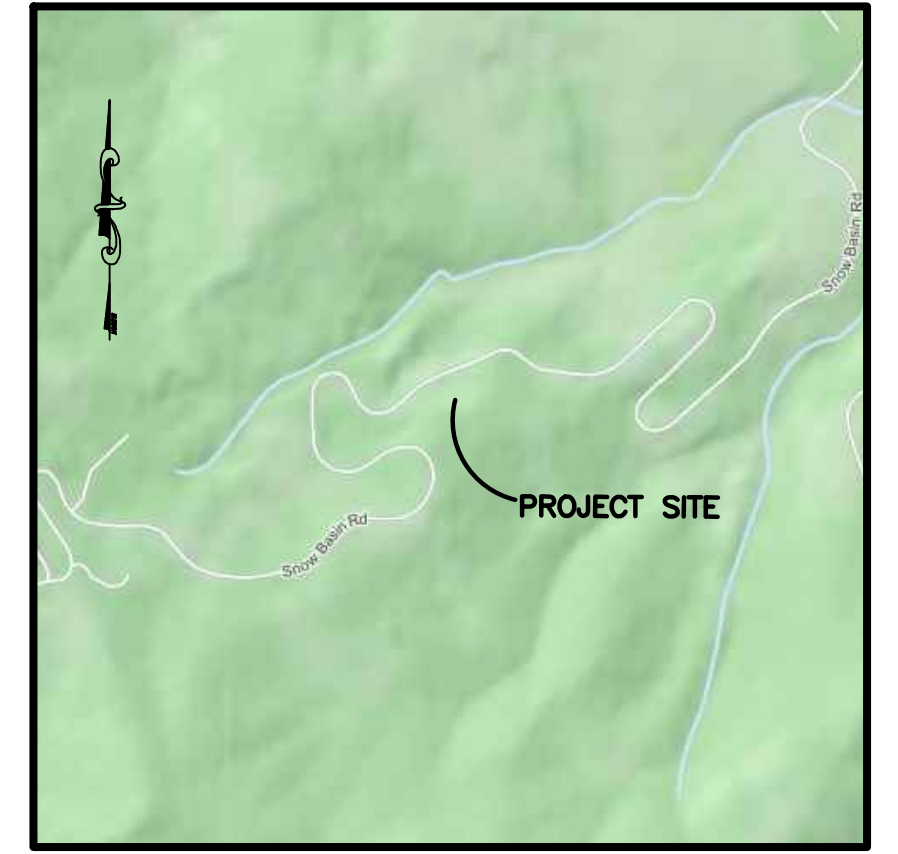
## Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING AND MATCHING A PORTION OF A RECORD OF SURVEY PREPARED AND FILED BY MYSELF ON THIS LAND, FILED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR AS FILE NO. 5455. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

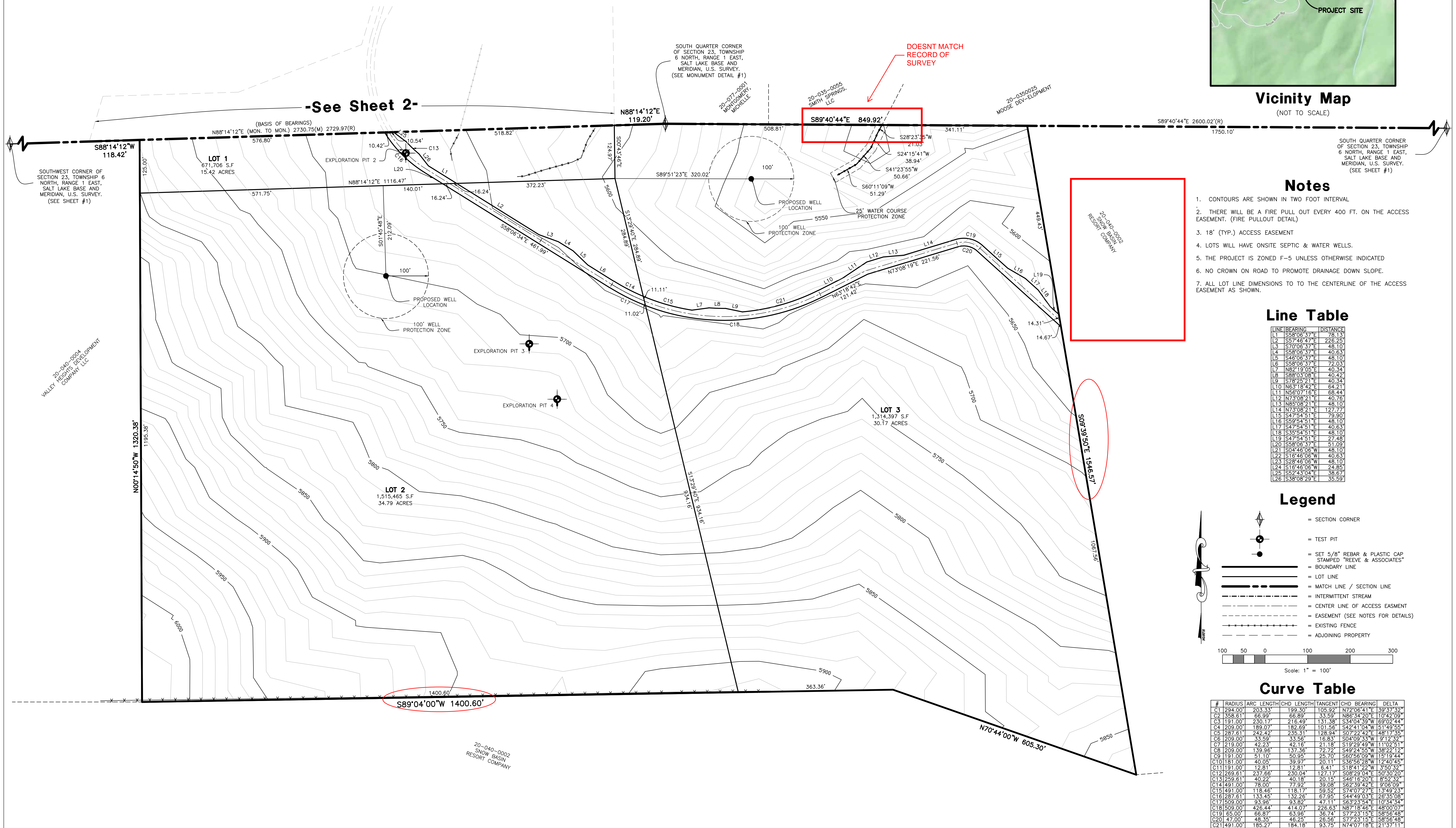
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Sheets **3**  
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(NOT TO SCALE)



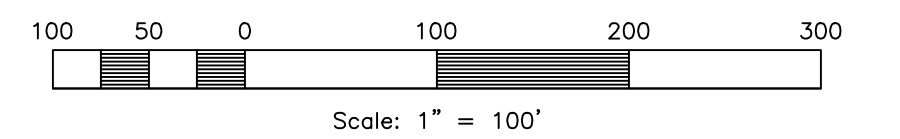
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1. CONTOURS ARE SHOWN IN TWO FOOT INTERVAL.
  2. THERE WILL BE A FIRE PULL OUT EVERY 400 FT. ON THE ACCESS EASEMENT. (FIRE PULLOUT DETAIL)
  3. 18' (TYP.) ACCESS EASEMENT
  4. LOTS WILL HAVE ONSITE SEPTIC & WATER WELLS.
  5. THE PROJECT IS ZONED F-5 UNLESS OTHERWISE INDICATED
  6. NO CROWN ON ROAD TO PROMOTE DRAINAGE DOWN SLOPE.
  7. ALL LOT LINE DIMENSIONS TO THE CENTERLINE OF THE ACCESS EASEMENT AS SHOWN.

**Line Table**

LINE	BEARING	DISTANCE
L1	S55°08'37"E	78.13
L2	S57°46'47"E	228.25
L3	S70°08'37"E	48.10
L4	S58°08'37"E	40.63
L5	S45°08'37"E	48.10
L6	S58°08'37"E	72.03
L7	N82°19'05"E	40.34
L8	S85°03'08"E	40.42
L9	S78°29'21"E	40.34
L10	N63°18'42"E	64.21
L11	N56°07'16"E	68.44
L12	N73°08'21"E	40.78
L13	N85°08'21"E	48.10
L14	N73°08'21"E	127.77
L15	S47°54'51"E	79.90
L16	S59°54'51"E	48.10
L17	S47°54'51"E	40.63
L18	S35°54'51"E	48.10
L19	S47°54'51"E	27.48
L20	S58°08'37"E	51.09
L21	S04°46'06"W	48.10
L22	S16°46'06"W	40.63
L23	S28°46'06"W	48.10
L24	S16°46'06"W	24.85
L25	S52°43'04"E	38.67
L26	S38°08'29"E	35.59

**Legend**

- = SECTION CORNER
- = TEST PIT
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = MATCH LINE / SECTION LINE
- = INTERMITTENT STREAM
- = CENTER LINE OF ACCESS EASEMENT
- = EASEMENT (SEE NOTES FOR DETAILS)
- = EXISTING FENCE
- = ADJOINING PROPERTY



**Curve Table**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	294.00'	205.33'	199.30'	105.92'	N72°06'41"E	33°37'32"
C2	358.81'	66.99'	66.89'	33.59'	N83°20'01"E	10°42'09"
C3	191.00'	230.17'	216.49'	131.38'	S34°04'39"W	69°02'44"
C4	209.00'	189.07'	182.69'	101.56'	S42°41'04"W	51°49'55"
C5	287.81'	242.42'	235.31'	128.94'	S07°22'42"E	48°11'35"
C6	209.00'	33.59'	33.56'	16.83'	S04°09'33"W	9°12'32"
C7	219.00'	42.23'	42.16'	21.18'	S19°29'49"W	11°02'51"
C8	209.00'	139.96'	137.36'	72.72'	S49°24'55"W	38°22'12"
C9	191.00'	51.10'	50.95'	25.70'	S69°58'09"W	11°19'44"
C10	181.00'	40.05'	39.97'	20.11'	S36°58'28"W	12°40'45"
C11	191.00'	12.81'	12.81'	6.41'	S18°41'22"W	3°50'32"
C12	269.81'	237.66'	230.04'	127.17'	S08°20'04"E	50°30'20"
C13	259.81'	40.22'	40.18'	20.15'	S48°18'20"E	8°52'32"
C14	491.00'	78.00'	77.92'	39.08'	S62°39'42"E	9°06'09"
C15	491.00'	118.46'	118.17'	59.52'	S74°07'27"E	13°49'23"
C16	287.81'	133.45'	132.26'	67.95'	S44°40'03"E	26°35'08"
C17	509.00'	93.96'	93.82'	47.11'	S63°23'54"E	10°34'34"
C18	509.00'	426.44'	414.07'	226.63'	N87°18'46"E	48°00'07"
C19	65.00'	66.87'	63.96'	36.74'	S77°23'15"E	58°56'48"
C20	47.00'	48.35'	46.20'	26.56'	S77°23'15"E	58°56'48"
C21	491.00'	185.27'	184.18'	93.75'	N74°07'18"E	21°37'11"

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