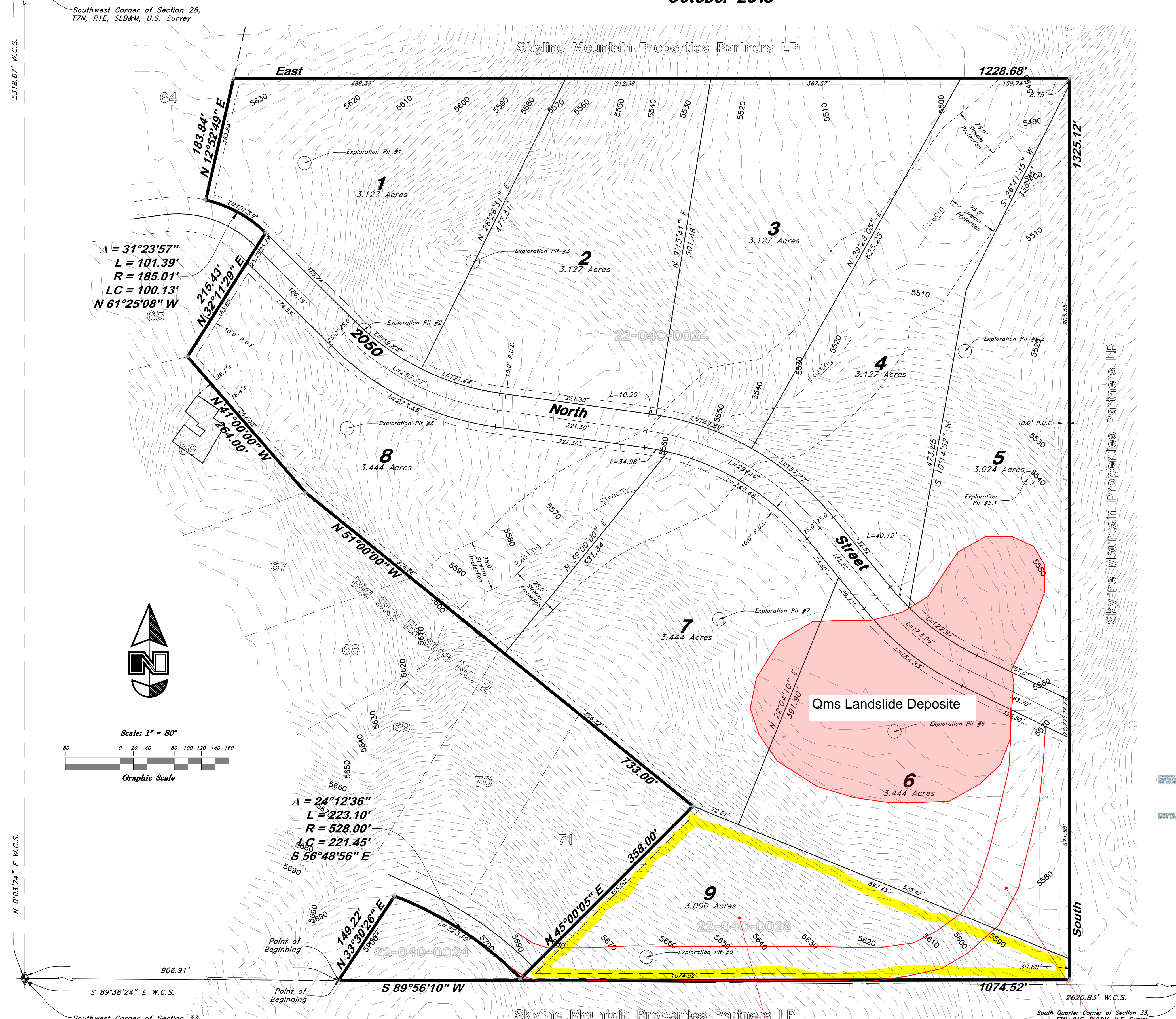
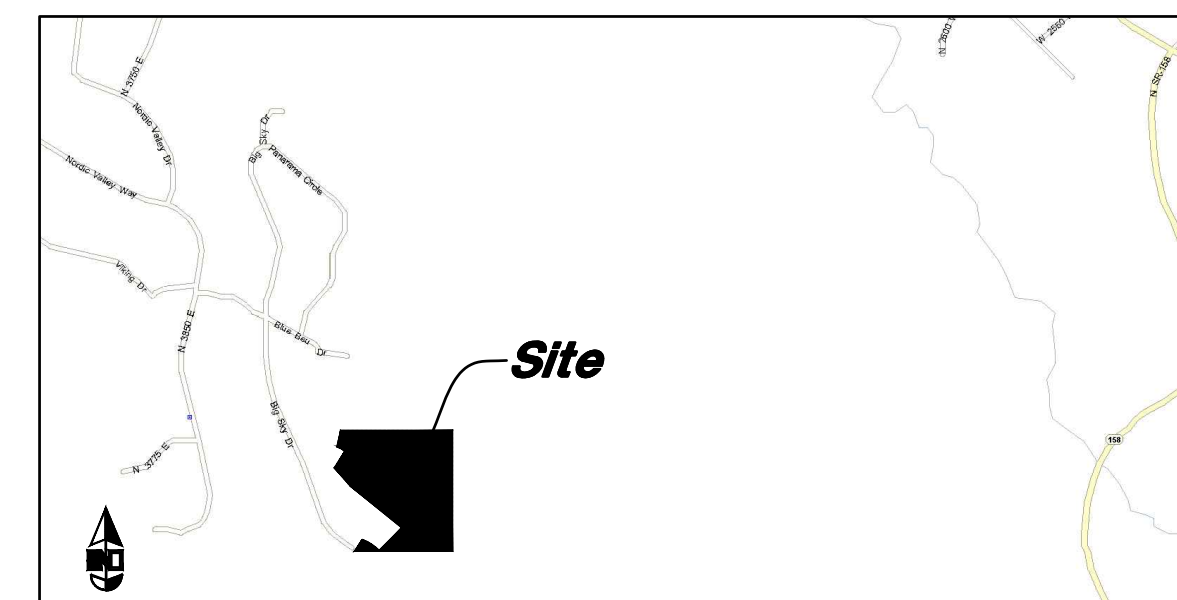


Preliminary Plan for
Hidden Creek Estates
 A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 October 2018



DESCRIPTIONS

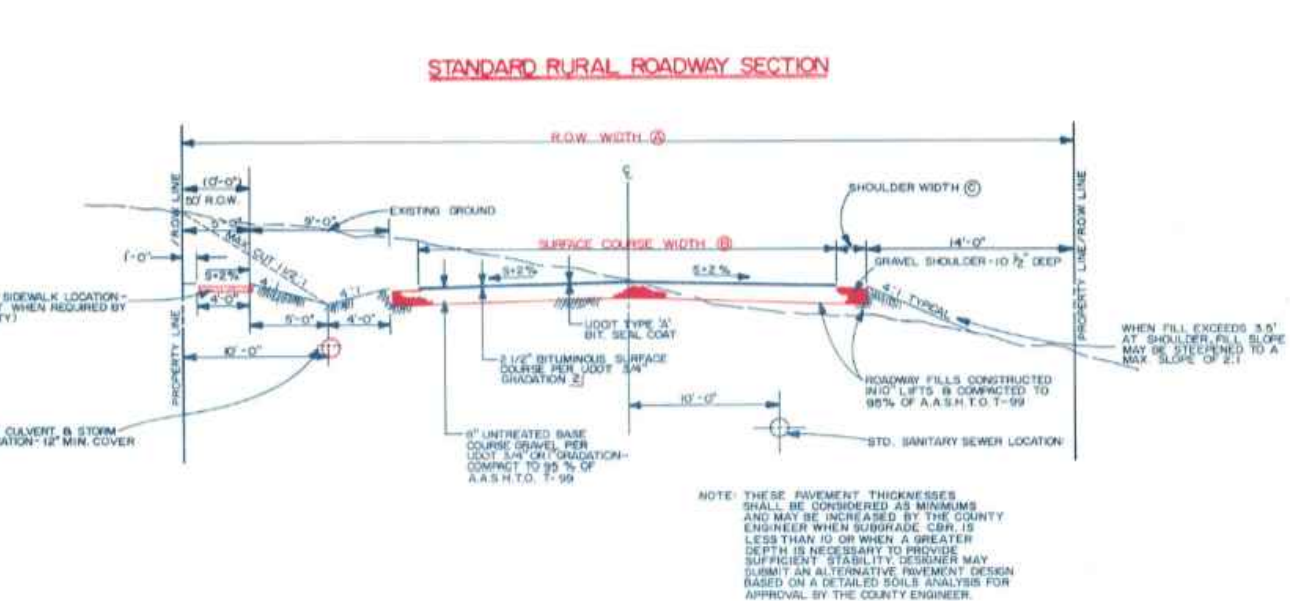
Parcel 22-040-0024
 Part of the South 1/2 of Southwest Quarter of Section 33, Township 7 North, Range 1 East Salt Lake Base & Meridian, U.S. Survey:
 Beginning at a point 965 feet, more or less, East from the Southwest Corner of said Quarter Section, said point also being on the Easterly Line of the Property conveyed to George C. Clifton & wife Mary T. Clifton by Warranty Deed, Recorded in Book 976 Page 770, running thence Northeasterly along said Easterly Line 125 feet, more or less, to the Southerly Boundary of Big Sky Estates No. 2, thence along the arc of a 258 foot Radius curve to the right for a distance of 154.19 feet, thence North 45° East 358 feet, thence North 51° West 733 feet, thence North 41° West 264 feet, thence North 32°11'58" East 215.43 feet, thence along the arc of a 185.03 feet Radius curve to the left for a distance of 101.40 feet (the Long Chord of which bears North 61°25'13" West 100.13 feet) thence North 12°52'49" East 183.84 feet to the North Line of the South 1/2 of said Quarter Section, thence East 1228.68 feet, thence South 1320 feet, thence West 1015 feet to Beginning.

Excepting therefrom: Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey, Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest Corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner to the South Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision, thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

Parcel 22-040-0023
 Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.
 Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest Corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner to the South Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision, thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

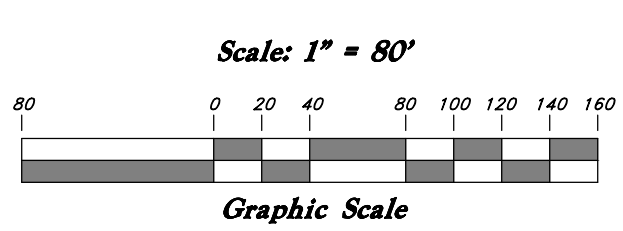
FLOOD PLAIN

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 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)



STREET DESIGNATION	ALUM.	NORTH 16"	SURFACE COURSE WIDTH 16"	SHOULDER WIDTH 16"
STANDARD RESIDENTIAL	60'	4'	4'	4'
COLLECTOR	60'	4'	4'	4'
MAJOR ARTERIAL	60'	4'	4'	4.5'
MAJOR ARTERIAL	100' (CONTRACT COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS)			

- LEGEND**
- Centerline
 - Buried Telephone line
 - Overhead Telephone line
 - Overhead Power line
 - Power line
 - Sanitary Sewer line
 - Sewer Water line
 - Gas line
 - Storm Drain line
 - Secondary Waterline
 - Land Drain line
 - Irrigation Waterline
 - Power Meter
 - Post
 - Water Meter
 - Gas Meter
 - Power Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - Top of Asphalt
 - Edge of Asphalt
 - Natural Ground
 - Lip of Gutter
 - Service Pole
 - Light Pole
 - Power Pole
 - Telephone Pole
 - Fire Hydrant
 - Flowline of Ditch
 - Top of Slope
 - Top of Slope
 - Cleanout
 - Flowline
 - Drain Manhole
 - Spot Elevation
 - Sonlour
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - Corrugated Metal Pipe
 - Rainforced Concrete Pipe
 - Edge of Concrete
 - RWALL
 - Retaining Wall
 - Sewer Manhole
 - Water Valve
 - Catch Basin
 - Diversion Box
 - Top of Curb
 - Sidewalk
 - Gas Line Marker
 - Guy Wire
 - Building Corner
 - Fire Hydrant
 - Natural Ground
 - Water Valve
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - Area Reference Plat
 - Building Columns
 - Landscaping



NOTE

1. Stream Protection Easement is 75.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.

Please provide a Slope Analysis that will be helpful in determining if each lot contains the area required for a septic system and which lots will require to be classified as an "R" restricted lot. For lots that have an average slope greater than 25% an "R" shall be placed following the lot number. An "R" lot is required to undergo a Hillside Review prior to building permit application.

Lot nine will require a geologic reconnaissance

Frontage on a ROW will need to be created for lot nine for it to be considered a legally created lot.

ENGINEER:
 Great Basin Engineering Inc
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 594-4515

DEVELOPER:
 Brandon Janis
 (281) 250-4047
 brandonjanis@gmail.com

GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Preliminary Plan

Hidden Creek Estates
 2050 North Big Sky Drive
 Weber County, Utah
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey

12 Oct, 2018

SHEET NO. **1**

18N753 - Prelim

PRELIMINARY