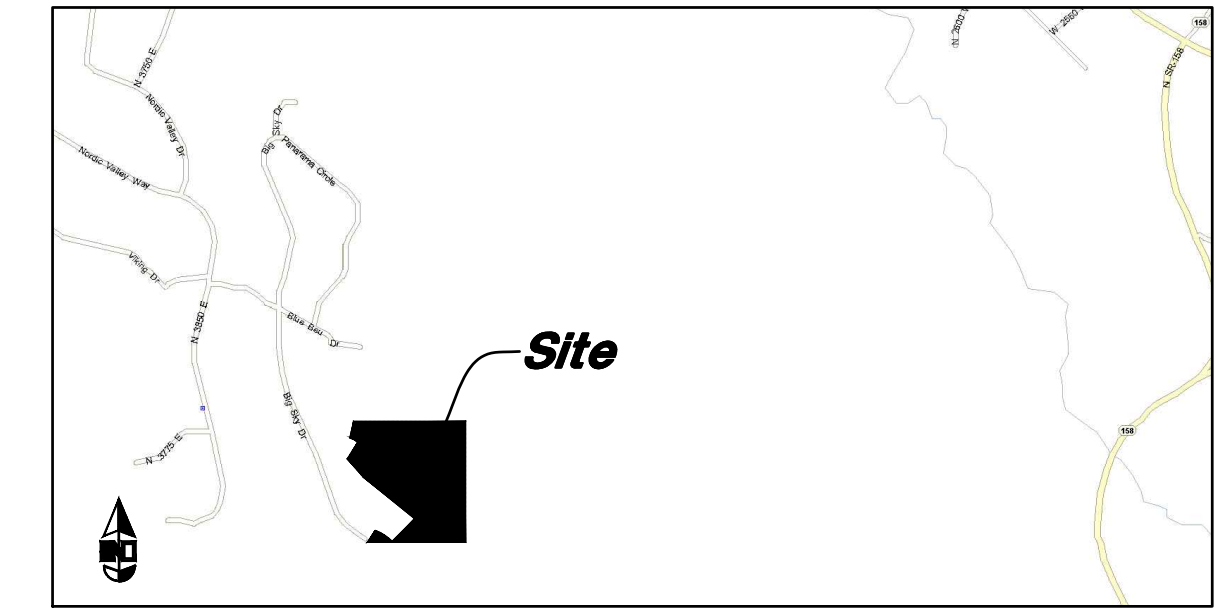
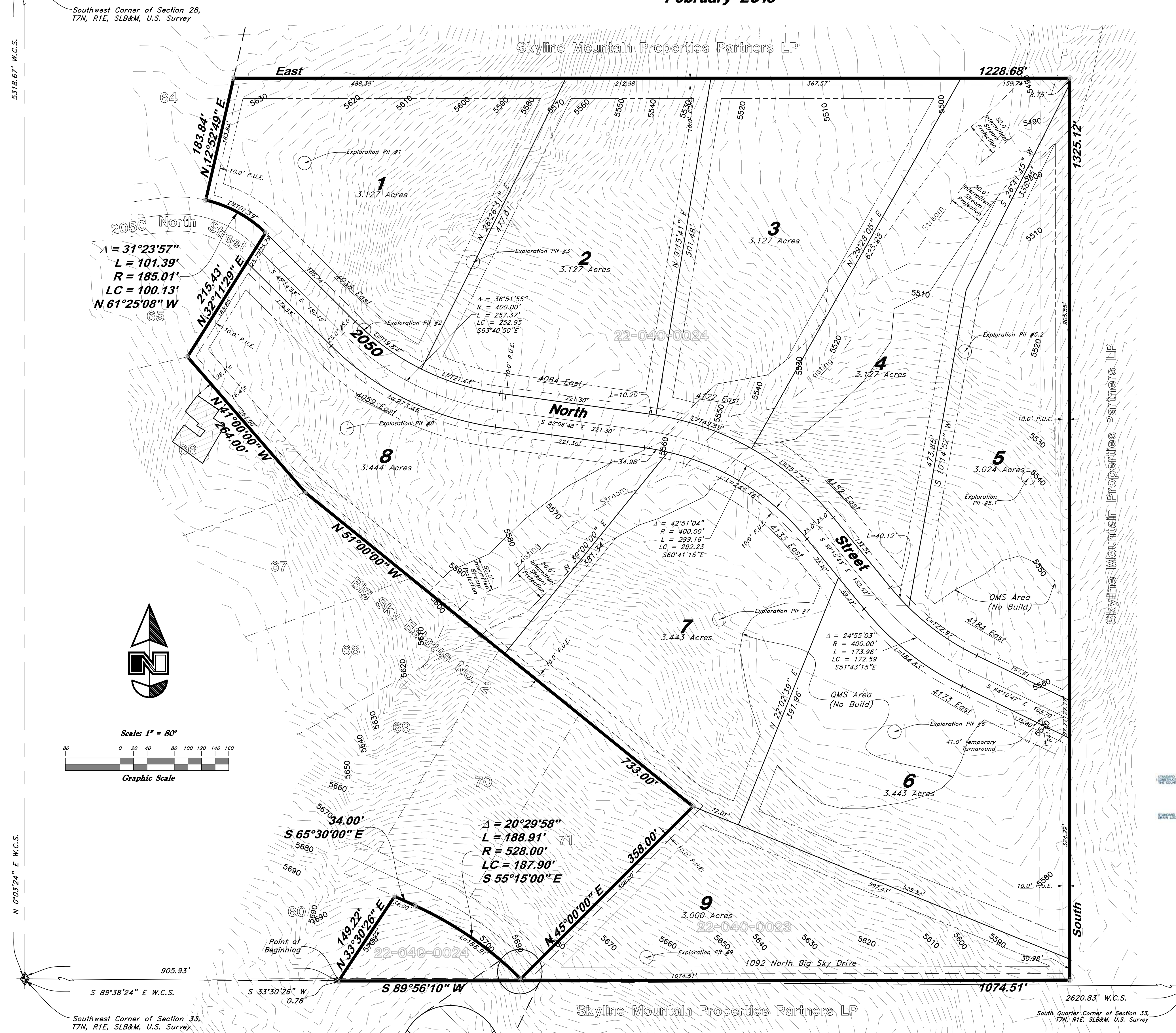


Preliminary Plan for
Hidden Brook Estates
 A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 February 2019



VICINITY MAP
 Not to Scale



DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
 Beginning at the Southeastern Corner of Lot 60, Big Sky Estates No. 2 (Entry No. 500942, Book 15 of Plats, Page 85) Weber County, Utah, said point being 905.93 feet South 89°38'24" East along the Section Line and 0.76 feet South 33°30'26" West from the Southwest Corner of said Section 33; and running thence along the Easterly, Southerly and Northerly Lines of said Big Sky Estates No. 2 the following nine (9) courses: (1) North 33°30'26" East 149.22 feet; (2) South 65°30'00" East 34.00 feet to a point of curvature; (3) Southeasterly along the arc of a 528.00 foot Radius curve to the right a distance of 188.91 feet (Central Angle equals 20°29'58" (20°30' Record) and Long Chord bears South 55°15'00" East 187.90 feet) to a point of non-tangency; (4) North 45°00'00" East 358.00 feet; (5) North 51°00'00" West 733.00 feet; (6) North 41°00'00" West 264.00 feet; (7) North 32°11'29" East 215.43 feet to a point of a non-tangent curve; (8) Northwesterly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears North 61°25'08" West 100.13 feet) to a point of non-tangency; and (9) North 12°52'49" East 183.84 feet to the Southwesterly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southerly, Westerly and Northerly Lines the following three (3) courses: (1) East 1228.68 feet; (2) South 1325.12 feet; and (3) South 89°56'10" West 1074.51 feet to the Southeasterly Corner of said Lot 60 and the Point of Beginning.
 Contains 30.500 Acres, more or less

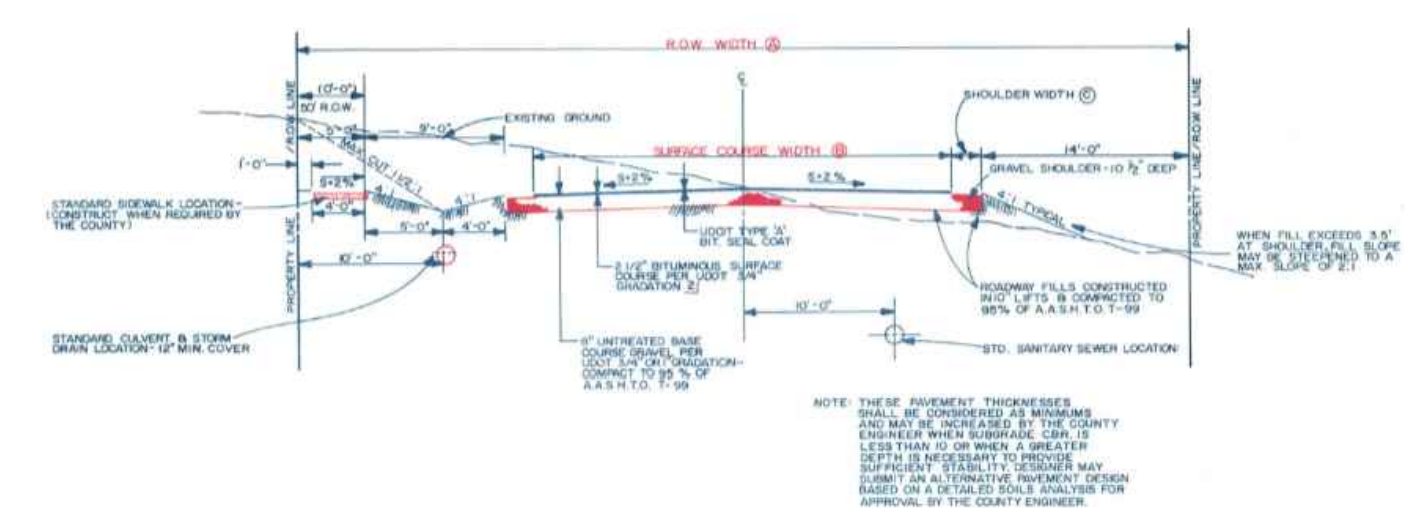
FLOOD PLAIN

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)

NOTES

- Stream Protection Easement is 50.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.
- Developer and Contractor to follow recommendations outlined in Geotechnical Study prepared by Christensen Geotechnical.
- No building shall be permitted within the QMS Area.

STANDARD RURAL ROADWAY SECTION



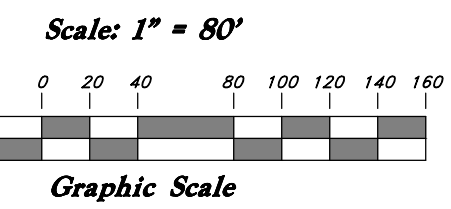
STREET DESIGNATION	ALUM. WIDTH (ft)	LANE WIDTH (ft)	SHOULDER WIDTH (ft)	SHOULDER WIDTH (ft)
STANDARD RESIDENTIAL	30'	24'	4'	4'
COLLECTOR	40'	36'	4'	4'
MAJOR ARTERIAL	60'	48'	4'	4'
STATE ARTERIAL	100'	60'	4'	4'

ENGINEER:
 Great Basin Engineering Inc
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 250-4047
 andy@gbeng.com

DEVELOPER:
 Nordic Valley Partners, LLC
 c/o Brandon Janis
 562 South 1100 West
 Farmington, Utah 84025
 (801) 250-4047
 brandonjanis@gmail.com

PRELIMINARY

- LEGEND**
- Centerline
 - Buried Telephone line
 - Overhead Telephone line
 - Overhead Power line
 - Power line
 - Sanitary Sewer line
 - Culinary Water line
 - Gas line
 - Storm Drain line
 - Secondary Waterline
 - Land Drain line
 - Irrigation Waterline
 - Fence 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
 - Fence
 - Flowline
 - Drain Manhole
 - Spot Elevation
 - Sonlour
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - Corrugated Metal Pipe
 - R.C.P. Reinforced concrete Pipe
 - CONC Edge of Concrete
 - RWALL Retaining Wall
 - SMH Sewer Manhole
 - WV Water Valve
 - CB Catch Basin
 - DV Diversion Box
 - TC Top of Curb
 - SW Sidewalk
 - GAS Gas line Marker
 - GUY Guy Wire
 - BLDG Building Corner
 - Fire Hydrant
 - Natural Ground
 - Water Valve
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - Area Reference Plat
 - Building Columns
 - Landscaping



5518.67' W.C.S.
 Southwest Corner of Section 28, T7N, R1E, SLB&M, U.S. Survey
 N 0°03'24" E W.C.S.
 Southwest Corner of Section 33, T7N, R1E, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 WWW.GRETBASINENGINEERING.COM

Preliminary Plan
Hidden Brook 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