

Old Snow Basin Ranch

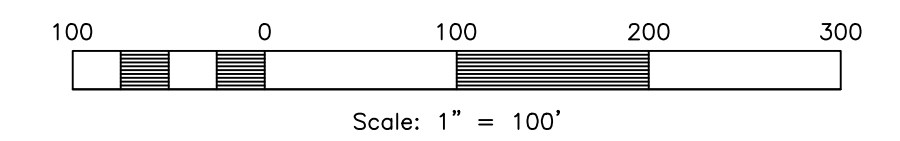
PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND ALSO PART OF THE NORTH HALF OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2018

REMAINDER PARCEL B
NOT APPROVED FOR DEVELOPMENT
PARCEL 20-040-0005
60.478 ACRES MORE OR LESS

REMAINDER PARCEL A
NOT APPROVED FOR DEVELOPMENT
PORTION OF PARCEL 20-040-0006
20.902 ACRES MORE OR LESS

Legend

- = SECTION CORNER
- = TEST PIT
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = CENTER LINE OF ACCESS EASEMENT
- = EASEMENT
- = EXISTING FENCE
- = ADJOINING PROPERTY



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)

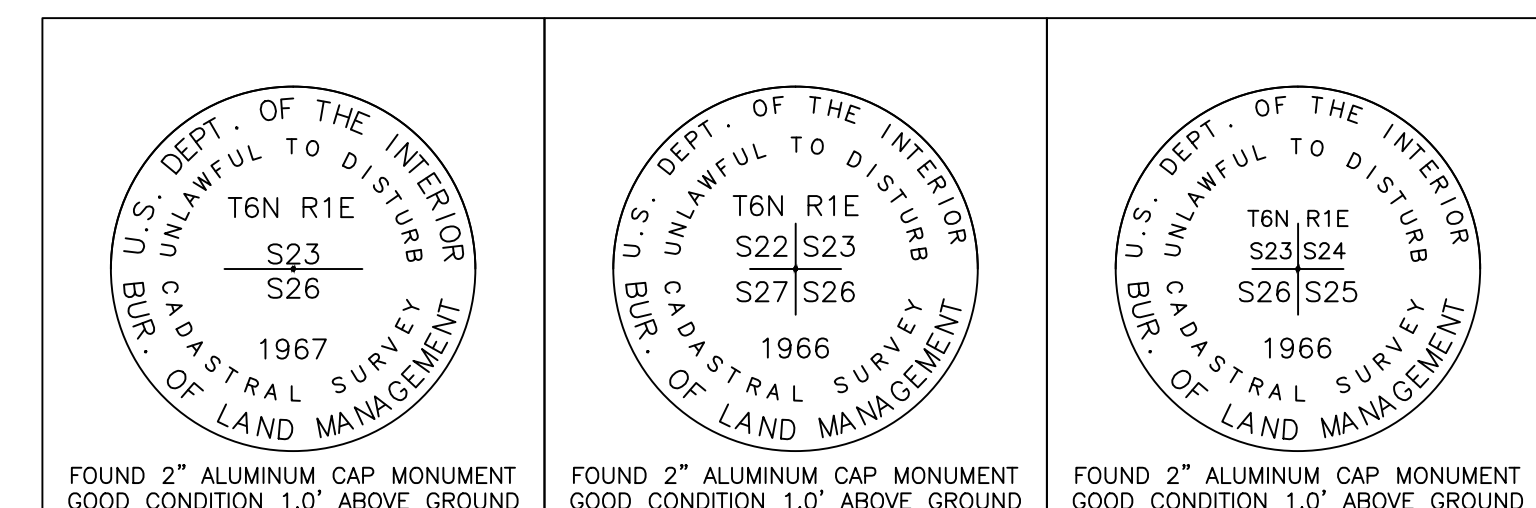
The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

Missing fence locations
SMITH SPRINGS L L C
20-035-0055

5875 east for road easement per addressing department

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)
Snow Basin Road?

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments. WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)



**MONUMENT
DETAIL 1**
(NOT TO SCALE)

**MONUMENT
DETAIL 2**
(NOT TO SCALE)

**MONUMENT
DETAIL 3**
(NOT TO SCALE)

SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (SEE DETAIL 2)

SNOW BASIN RESORT COMPANY
20-040-0002

VALLEY HEIGHTS DEVELOPMENT COMPANY LLC
20-040-0004

KERRY S RONNING TRUST
20-082-0001

KERRY S RONNING TRUST
20-082-0002

MICHELLE MONTGOMERY LIVING TRUST
20-077-0001

SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (SEE DETAIL 1)

SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (SEE DETAIL 3)

EXPLORATION PIT 3
EXPLORATION PIT 4

EXPLORATION PIT 1

EXPLORATION PIT 2

LOT 1
676,343 S.F.
15.527 ACRES

LOT 2
1,735,565 S.F.
39.843 ACRES

EASEMENT PER ENTRY NO. 1387314 BK 1791 PG 526 IN THE OFFICE OF THE WEBER COUNTY RECORDER
ACCESS EASEMENT (SEE SHEET 3)
10' P.U.E.33'C1

PROPOSED WELL LOCATION
100' WELL PROTECTION ZONE

PROPOSED WELL LOCATION
100' WELL PROTECTION ZONE

OLD SNOW BASIN ROAD

S88°05'03"E 102.72'
S16°50'08"W 602.06'

S00°43'46"E 578.67'
S89°16'08"E 167.84'

510.19'
N16°46'06"E 819.88'

309.69'
N85°54'32"E 310.02'

N88°14'12"E 318.58'

N88°14'12"E 1116.47'

571.75'

1376.96'

125.00'

S88°14'12"W 118.42'

N16°46'06"E 110.87'

1376.96'

1195.38'

N00°14'50"W 1320.38'

S89°04'00"W 1763.96'

S28°31'54"E 1367.01'

S89°40'43"E 2699.76'

SEE VICINITY MAP ON SHEET 1 FOR DETAIL

100 0 100 200 300
Scale: 1" = 100'

RA

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

WEBER COUNTY RECORDER
Entry No. _____ Fee Paid _____
Recorded, Filed For Record And At _____
In Book _____ Of The
Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

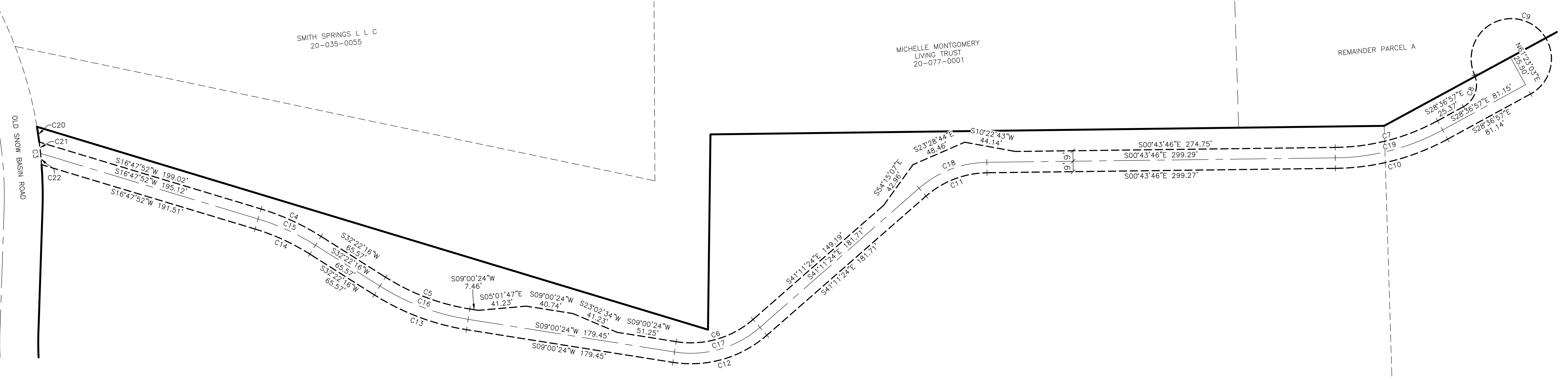
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2656 WWW.REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

Sheet **3**
3 Sheet

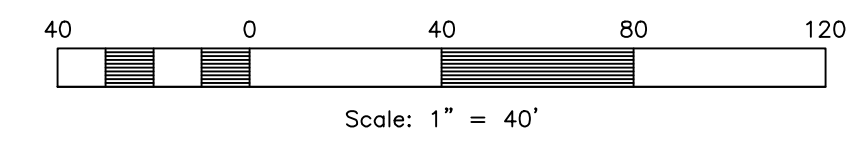
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Legend

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- = CENTER LINE OF ACCESS EASEMENT
- = ACCESS EASEMENT
- = ADJOINING PROPERTY



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 Scale: 1"=100'
 Checked:

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
 Recorded, _____ At _____
 In Book _____ Of The
 Official Records, Page _____
 Recorded For: _____

 Weber County Recorder
 _____ Deputy.