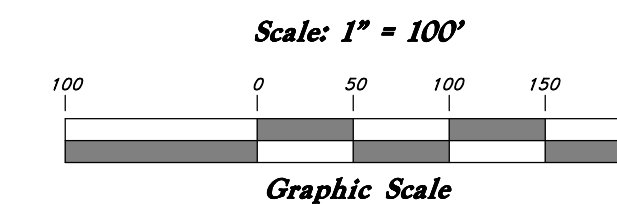
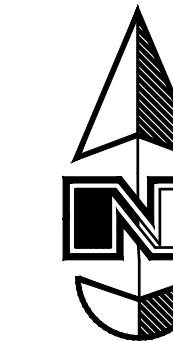


Preliminary Plan For
Merrill Mountain Estate
 A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 October 2019



VICINITY MAP
 Not to Scale



FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 4905700243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

DESCRIPTION

Overall Boundary Description
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
 Beginning at the West Quarter Corner of said Section 14; and running thence North 0°35'31" West 640.75 feet to the Southerly Right-of-Way Line of Pineview-Huntsville Highway; thence South 66°37'40" East 142.96 feet along said Southerly Right-of-Way to a point of curvature; thence Southeasterly along the arc of a 1129.91 foot Radius curve to the right a distance of 1112.86 feet (Central Angle equals 56°25'52" and Long Chord bears South 27°55'03" East 1068.42 feet) to a point of tangency; thence South 0°17'53" West 790.00 feet; thence North 89°37'00" West 619.58 feet to the Quarter Section Line; thence North 0°03'31" West 1145.92 feet along said Quarter Section Line to the West Quarter Corner of said Section 14 and the Point of Beginning.
 Contains 21.720 Acres, More or Less

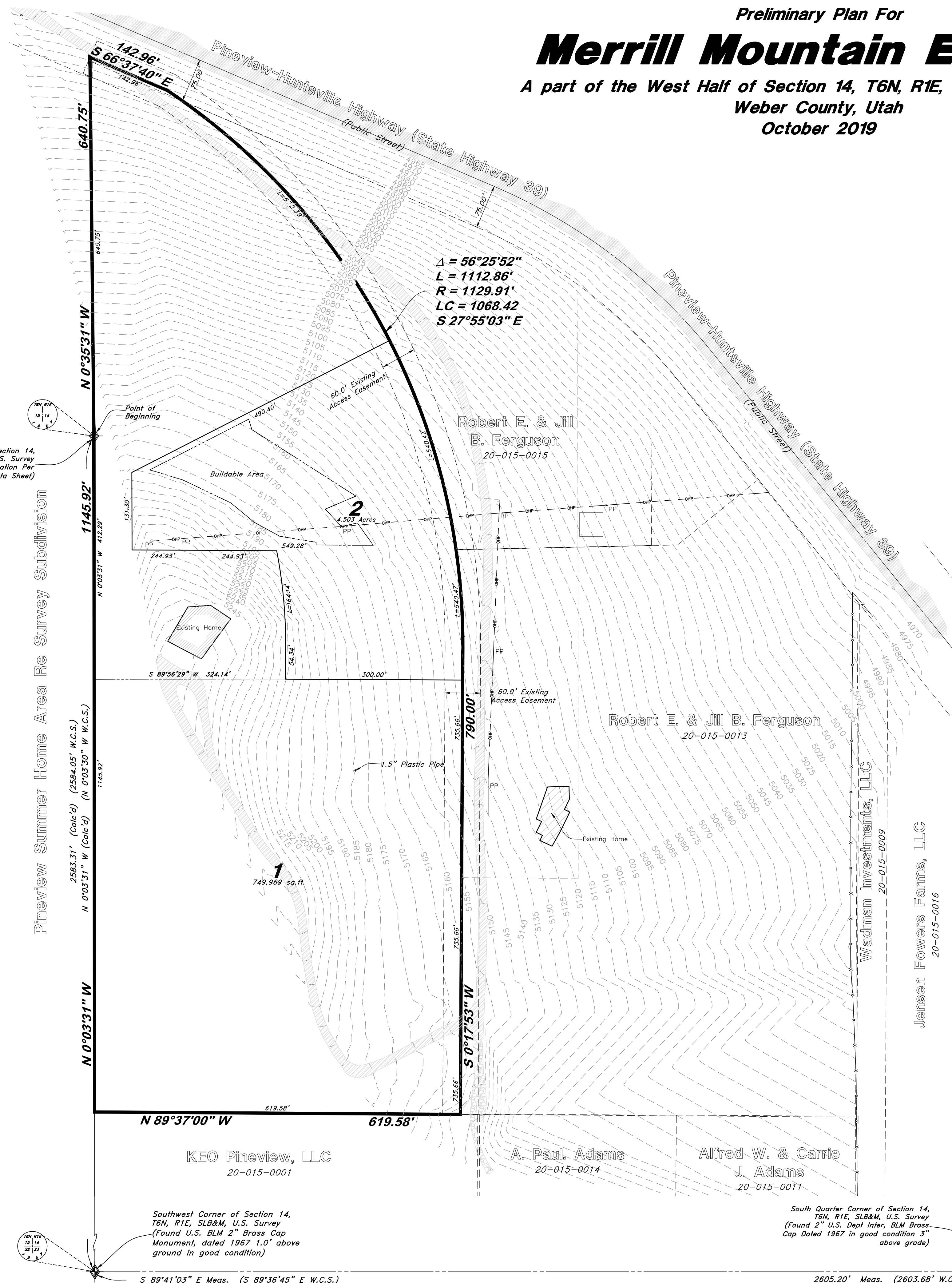
Lot 1 Metes and Bounds Description
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
 Beginning at a point, 412.29 feet South 0°03'31" East along the Quarter Section line and 324.14 North 89°56'29" East from the West Corner of said Section 14; and running thence North 0°17'53" East 54.34 feet; thence Northerly along the arc of a 829.91 feet curve to the left a distance of 164.14 feet (Central Angle equals 11°19'55" and Long Chord bears North 05°22'04" West 163.87 feet); thence North 89°42'07" West 244.93 feet; thence North 00°10'04" West 131.30 feet; thence North 62°53'30" East 490.40 feet to a point on a non-tangent curve to the right, of which the radius point lies South 62°53'30" West; thence Southerly along the arc of a 1,129.91 feet curve to the right a distance of 540.47 feet (Central Angle equals 27°24'23" and Long Chord bears South 13°24'18" East 535.34 feet); thence South 00°17'53" West 54.34 feet; thence North 89°42'07" West 300.00 feet to the POINT OF BEGINNING.
 Containing 4.5027 acres, more or less.

Future Lot 2 Metes and Bounds Description
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
 Beginning at the West Corner of said Section 14; and running thence North 0°35'31" West 640.75 feet along the Section line to the Southerly of way line of the Pineview-Huntsville Highway (SR-39); thence South 66°37'40" East 142.96 feet along said South right of way line to a point on a non-tangent curve to the right, of which the radius point lies South 33°52'01" West; thence Southeasterly along the arc of a 1,129.91 feet curve to the right a distance of 572.39 feet (Central Angle equals 29°01'29" and Long Chord bears South 41°37'15" East 566.29 feet); thence South 62°53'30" West 490.40 feet; thence South 00°10'04" East 131.30 feet; thence North 89°42'07" East 244.93 feet to a point on a non-tangent curve to the right, of which the radius point lies South 78°57'59" West; thence Southerly along the arc of a 829.91 feet curve to the right a distance of 164.14 feet (Central Angle equals 11°19'55" and Long Chord bears South 05°22'04" East 163.87 feet); thence South 00°17'53" West 54.34 feet; thence South 89°42'07" East 300.00 feet; thence South 00°17'53" West 735.66 feet; thence North 89°37'00" West 619.58 feet to the Section line; thence North 00°03'31" West 1,145.92 feet along the Section line to the POINT OF BEGINNING.
 Containing 17.2169 acres, more or less.

BUILDABLE AREA NOTE

Buildable Area less than 25% Slope.

PRELIMINARY PLAN



LEGEND

- Centerline
- Buried Telephone line
- Overhead Telephone line
- Overhead Power line
- Sanitary Sewer line
- Culinary Water line
- Gas line
- Storm Drain line
- Secondary Waterline
- Land Drain line
- Irrigation Waterline
- Fence Power Meter
- 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
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Edge of Concrete
- Retaining Wall
- Sewer Manhole
- Water Valve
- Catch Basin
- Diverter 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

GREAT BASIN ENGINEERING
 574 SOUTH 1475 EAST, SUITE 200, OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Merrill Mountain Estate
 Approximately 5400 East Highway 39
 Weber County, Utah
 A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey

22 July, 2019
 SHEET NO. **1**

ENGINEER:
 Great Basin Engineering, Inc.
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 499-2594
 (801) 394-4515

OWNER:
 Todd Merrill
 4897 Skyline Parkway
 Ogden, UT 84403
 (801) 499-2594
 todd_merrill@outlook.com