

Measured and/or recorded bearings, distances, and other controlling data with ties to section corners. WCO 106-1-5(a)(4)

NOTES:
 PHASE 3
 TOTAL AREA: 25.741 ACRES
 PUBLIC R-O-W: 3.411 ACRES
 NET DEVELOPABLE GROUND: 22.33 ACRES
 OPEN SPACE: 12.915 ACRES (50.17%)
 LOTS:35

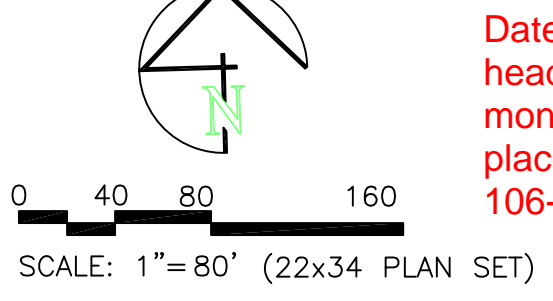
Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)
 Name has already been used need to rename

NOTES:
 1- OPEN SPACE WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.
 2 NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.

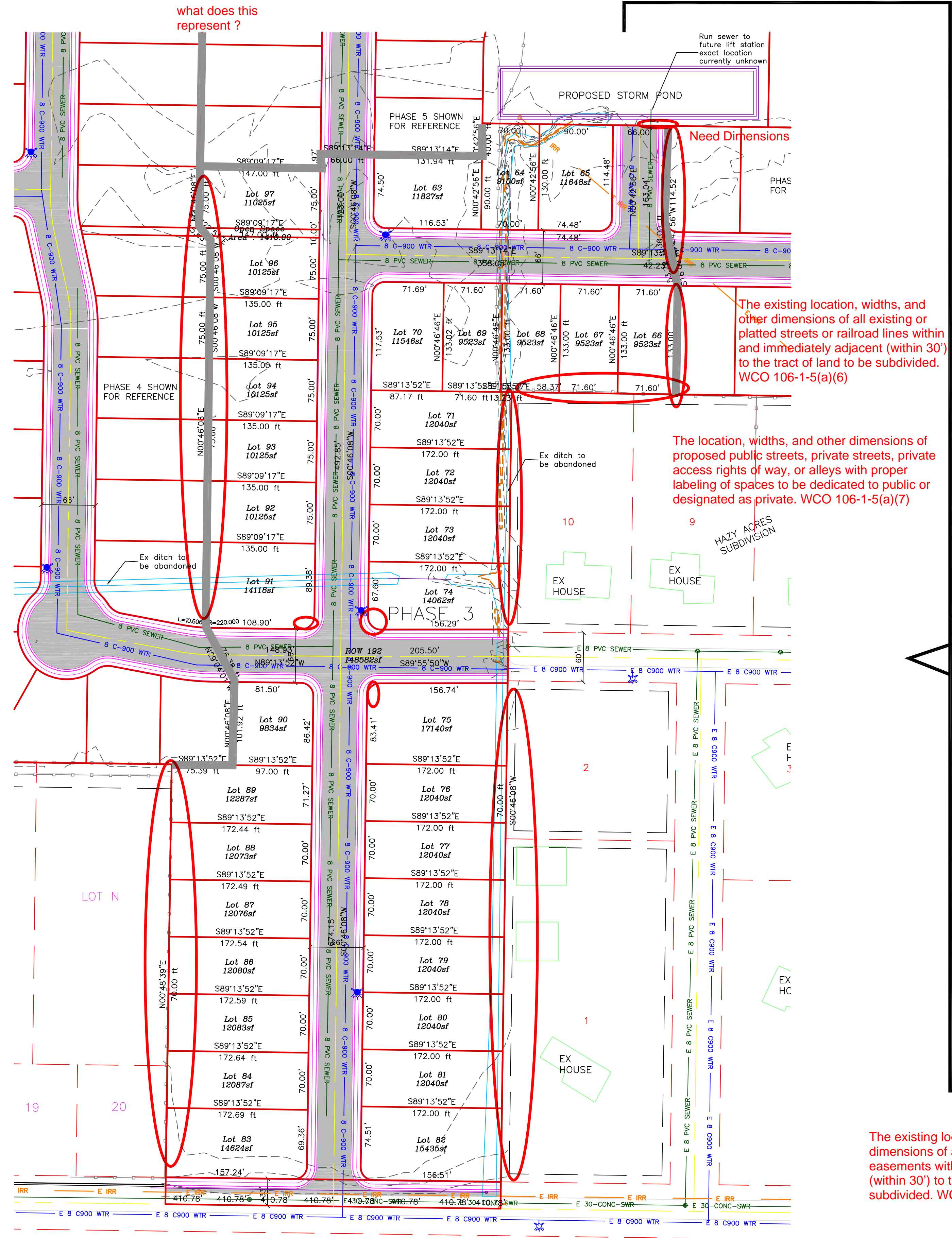
SUNSET MEADOWS

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH

PRELIMINARY PLAT PHASE 3



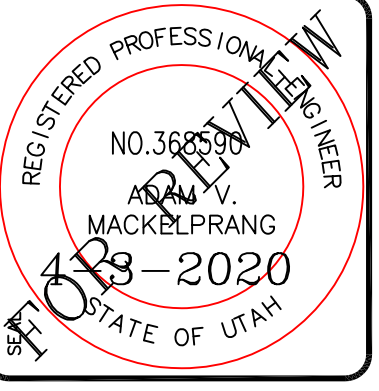
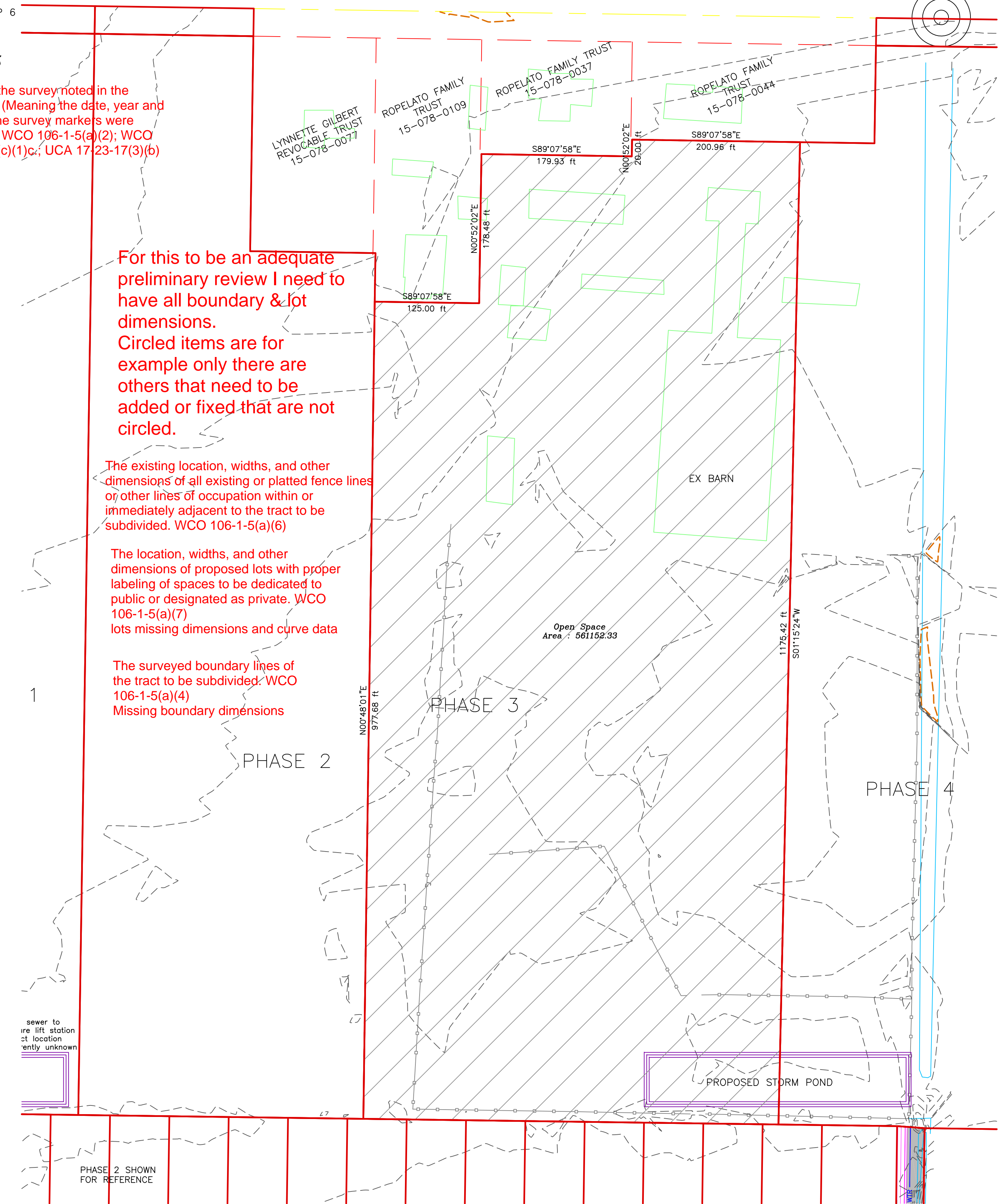
Date of the survey noted in the heading (Meaning the date, year and month the survey marks were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c; UCA 17-23-17(3)(b)



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

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



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliance@alliancece.com

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NO.	REVISIONS / SUBMISSIONS	DATE

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

REVIEWED :	PROJECT NO. :
CAD FILE :	DRAWN :

PROJECT TITLE: SUNSET MEADOWS
 DRAWING TITLE: PRELIMINARY PLAT PHASE 3
 DATE: MARCH, 2020
 DRAWING No. 3