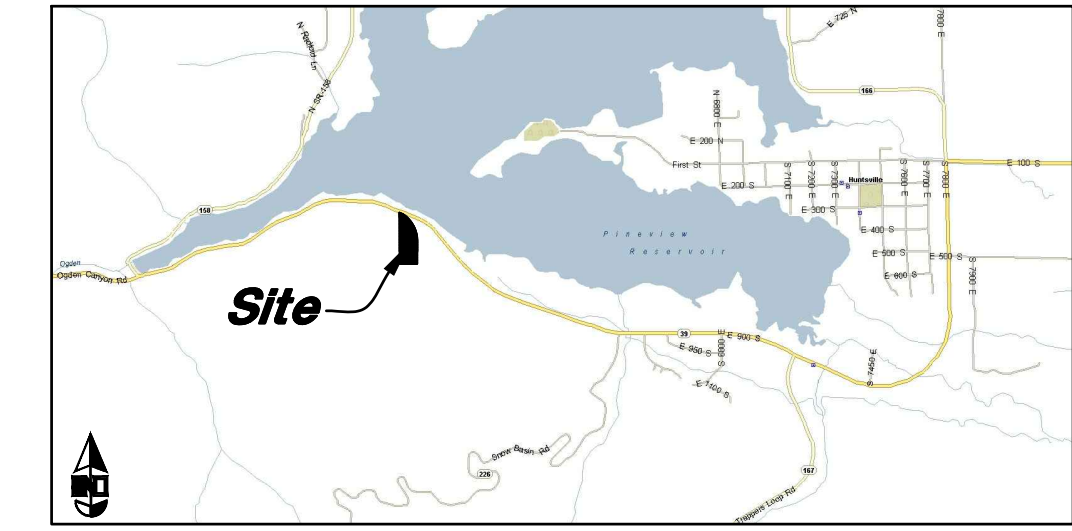
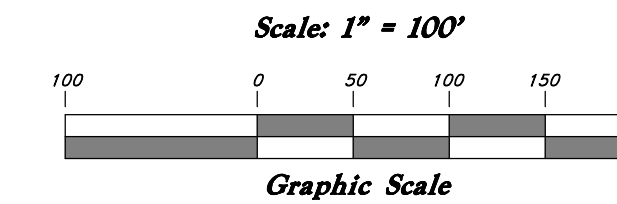


Preliminary Plan For
Merrill Mountain Estate
 A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey
 Weber County, Utah
 February 2020



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

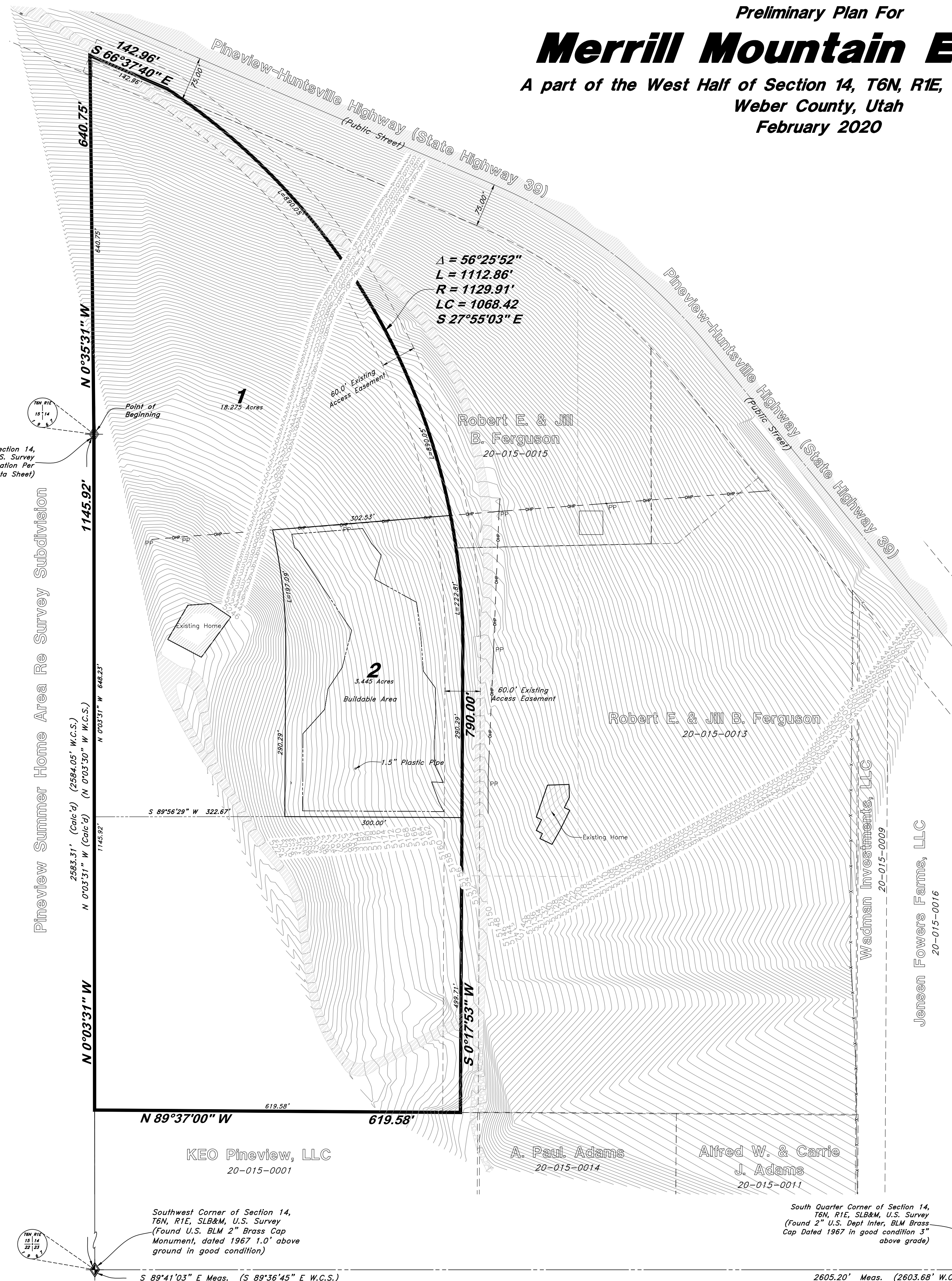
Lot 1 Metes and Bounds Description
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
 Beginning at a point, 412.29 feet South 0°03'31" East along the Quarter Section line and 324.14 North 89°56'29" East from the West Corner of said Section 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 South 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
- Power line
- Sanitary Sewer line
- Culinary Water line
- Gas line
- Storm Drain line
- Secondary Waterline
- Land Drain line
- Irrigation Waterline
- Fence Power Meter
- Power Pole
- 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

Pineview Summer Home Area Re Survey Subdivision

West Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Monument Not Found, Location Per Weber County Section Data Sheet)

Southwest Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found U.S. BLM 2" Brass Cap Monument, dated 1967 1.0' above ground in good condition)

South Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found 2" U.S. Dept Inter. BLM Brass Cap Dated 1967 in good condition 3" above grade)

Southeast Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found 2" U.S. Dept Inter. BLM Brass Cap Dated 2006 in good condition)

GREAT BASIN ENGINEERING

574 SOUTH 1475 EAST, 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

25 Feb, 2020
 SHEET NO. **1**
 19N729 - Prelim - 3

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