

July 15, 2022

Brandon Janis  
281 250-4047  
brandonjanis@gmail.com

**Subject: Plan Review  
Hidden Brook Estates  
Weber County, Utah  
CG Project No.: 162-001**

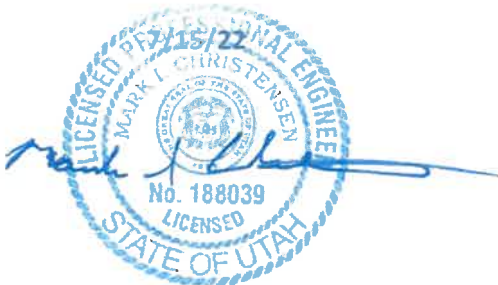
Mr. Janis,

At your request, the undersigned engineer reviewed the site plan by Great Basin Engineering, Inc. dated May 16, 2022 for the Hidden Brooks Estates. Christensen Geotechnical has completed a geotechnical investigation for the subdivision with results presented in a geotechnical report dated October 12, 2018. The purpose of our review was to assess whether the recommendations presented in the geotechnical report were followed.

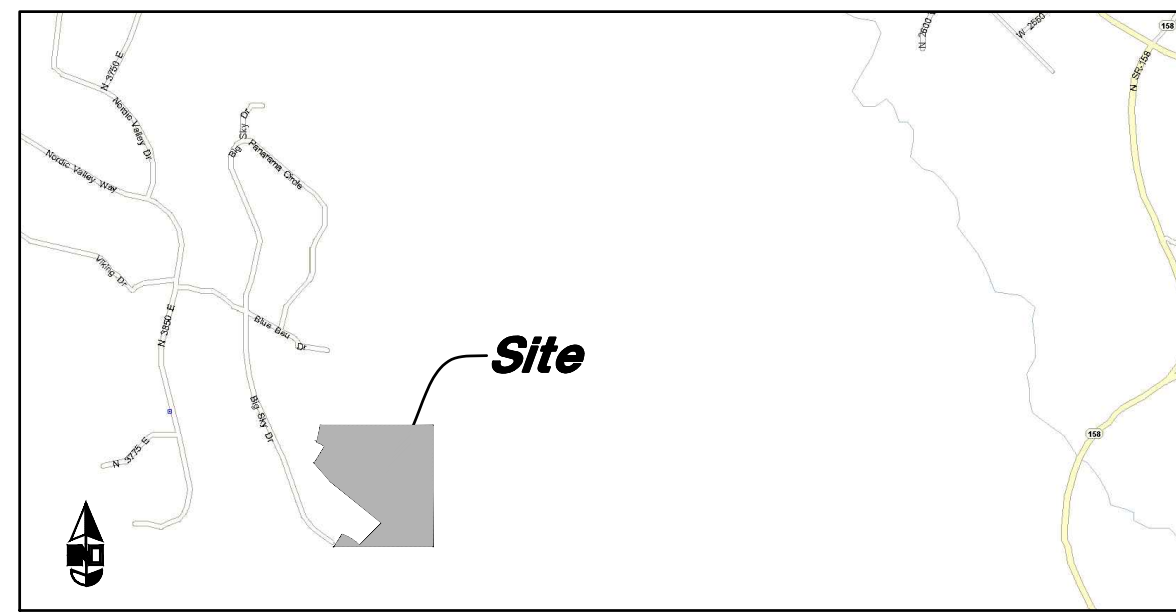
Based on our review, it is our opinion that the site plan follows the recommendations presented in the project geotechnical report and is suitable for the development of the subdivision. The geotechnical report should be completely read and understood prior to construction. This letter was prepared in accordance with the generally accepted standard of practice at the time this letter was written. No other warranty, expressed or implied, is made.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please call.

Sincerely,  
Christensen Geotechnical



Mark I. Christensen, P.E.  
Principal



VICINITY MAP  
Not to Scale

# Hidden Brook Estates

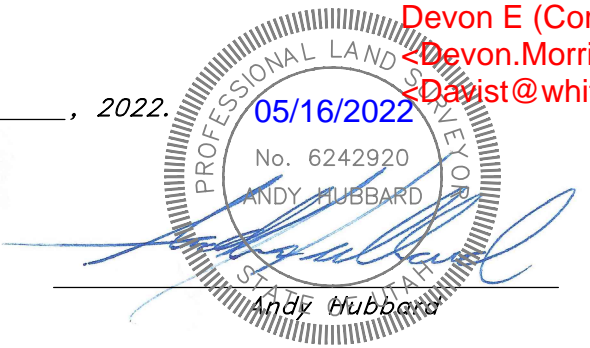
A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
May 2022

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Sections 17-23-17 and that I have verified all measurements shown hereon this plat according to the designated scale and is a true and correct representation of the following described lands, lots, and streets included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

6242920  
License No.



### NARRATIVE

This Subdivision Plat was requested by Mr. Brandon Janis for the purpose of creating nine (9) residential Lots.  
Property Corners are Monumented as depicted on this survey.

### 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

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
- Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
- The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:  
Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.  
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-001.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-002.
- Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
- Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1,335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft of disturbed area but may be adjusted during the building permit phase based on the area disturbed.
- 

### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Hidden Brook Estates and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2022.

- X -

Brandon Janis - Owner

### ACKNOWLEDGMENT

State of Utah }  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_ X \_\_\_\_\_.

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### 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 a point being 998.28 feet South 89°38'24" East along the Section Line and 0.55 feet South 28°11'21" West from the Southwest Corner of said Section 33; and running thence North 28°11'21" East 108.54 feet to a point of non-tangent curvature being on the Southerly Boundary of Big Sky Estates No. 2 (Weber County Recorder's Entry #500942 book 15, page 85); thence along the Southerly Easterly, and Northerly Lines of said Big Sky Estates No. 2 the following seven (7) courses: (1) Southeasterly along the arc of a 528.00 foot Radius curve to the right a distance of 154.90 feet (Central Angle equals 16°48'35" and Long Chord bears South 53°24'18" East 154.35 feet) to a point of non-tangency; (2) North 45°00'00" East 358.00 feet; (3) North 51°00'00" West 733.00 feet; (4) North 41°00'00" West 264.00 feet; (5) North 32°11'38" East 215.43 feet to a point of a non-tangent curve; (6) 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 (7) 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) South 89°48'28" East 1234.96 feet; (2) South 0°03'57" West 1327.18 feet; and (3) South 89°44'05" West 986.75 feet to the Point of Beginning.

Contains 30.469 Acres, more or less

### WEBER/MORGAN HEALTH DEPARTMENT

Conforming to state code and county ordinance, Weber-Morgan Health Department I hereby certify that the soil, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Director, Weber-Morgan Health Department

### WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Weber County Surveyor

### WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Weber County Attorney

### WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Weber County Engineer

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman, Weber County Planning Commission

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

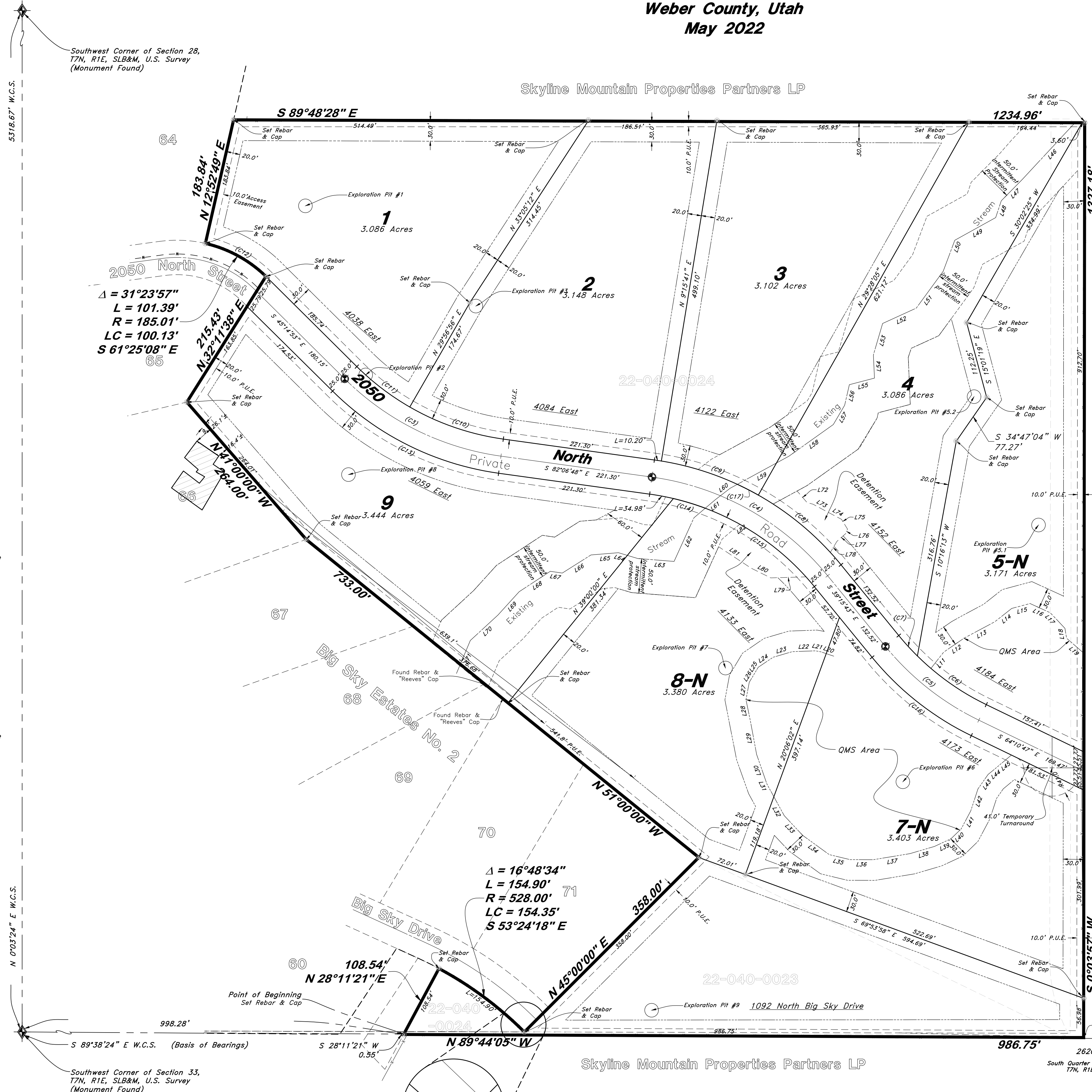
DEVELOPER:  
Nordic Valley Partners, LLC  
c/o Brandon Janis  
562 South 1100 West  
Farmington, Utah 84025  
(281) 250-4047  
brandonjanis@gmail.com

Sheet 1 of 2  
WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY



# Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
May 2022



### Legend

- ⊕ Monument to be set
- ⊙ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Set Hub & Tack
- ⊙ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

### NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
3. Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
4. The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:  
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5. Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
6. Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft. of disturbed area but may be adjusted during the building permit phase based on the area disturbed.

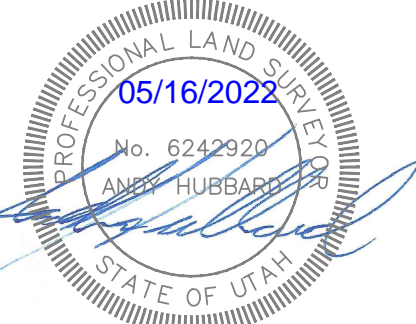
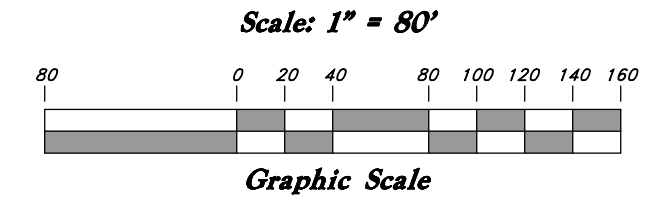
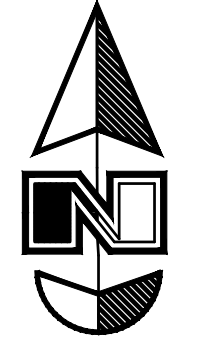
QMS Line Table		
Line #	Length	Direction
L11	30.031	N38° 02' 06.16"E
L12	35.719	N55° 36' 02.57"E
L13	50.814	N61° 52' 58.80"E
L14	31.066	N51° 46' 29.06"E
L15	27.578	N74° 58' 48.00"E
L16	32.263	S65° 26' 37.13"E
L17	31.072	S43° 13' 12.56"E
L18	14.456	S9° 22' 36.89"E
L19	30.653	S48° 57' 59.46"E
L20	19.886	N71° 29' 17.11"W
L21	7.850	N79° 31' 02.81"W
L22	33.725	S87° 59' 17.81"W
L23	29.003	S73° 40' 22.41"W
L24	25.951	S56° 06' 45.79"W
L25	12.751	S30° 53' 49.44"W
L26	12.751	S30° 53' 53.71"W
L27	25.557	S10° 36' 02.16"W
L28	30.637	S11° 42' 46.95"E
L29	50.232	S10° 33' 38.09"E
L30	44.839	S19° 08' 39.21"E
L31	1.247	S24° 35' 44.32"E
L32	51.647	S28° 41' 21.37"E
L33	39.342	S43° 06' 23.68"E
L34	47.556	S54° 06' 07.79"E
L35	30.951	S76° 25' 41.06"E
L36	33.817	S89° 47' 08.21"E
L37	54.067	N80° 35' 18.59"E
L38	36.711	N73° 38' 19.94"E
L39	26.548	N65° 08' 43.47"E
L40	20.683	N45° 55' 36.74"E
L41	29.535	N28° 01' 52.28"E
L42	33.550	N18° 10' 34.62"E
L43	25.734	N35° 02' 39.97"E
L44	10.983	N50° 54' 23.84"E
L45	32.893	N50° 01' 47.94"E

Easement Line Table		
Line #	Length	Direction
L79	51.019	N88° 19' 11.98"E
L80	31.809	S63° 37' 50.65"E
L81	56.487	S56° 34' 24.07"E
L72	22.194	S40° 52' 04.81"E
L73	18.818	S61° 43' 15.43"E
L74	27.954	S62° 16' 59.41"E
L75	16.617	S31° 40' 41.59"E
L76	7.133	S22° 01' 41.67"W
L77	17.000	S48° 22' 26.40"W
L78	18.680	S31° 01' 32.70"W
L82	5.360	S52° 18' 13.12"W

Stream Line Table		
Line #	Length	Direction
L46	112.037	S42° 54' 28.26"W
L47	43.814	S44° 32' 38.45"W
L48	25.684	S18° 33' 35.33"W
L49	67.805	S60° 58' 14.43"W
L50	48.102	S20° 32' 36.96"W
L51	66.116	S36° 10' 25.93"W
L52	53.701	S65° 29' 57.92"W
L53	47.555	S16° 22' 21.15"W
L54	33.650	S2° 43' 49.59"E
L55	37.718	S75° 23' 23.04"W
L56	30.583	S12° 46' 14.48"W
L57	32.468	S30° 27' 31.24"W
L58	79.245	S54° 31' 03.01"W
L59	97.080	S61° 24' 28.13"W
L60	27.290	S52° 18' 13.12"W
L61	40.516	S49° 45' 58.92"W
L62	69.506	S24° 26' 16.13"W
L63	52.805	N85° 25' 10.05"W
L64	29.377	N73° 18' 49.80"W
L65	39.949	S85° 21' 29.10"W
L66	49.234	S57° 44' 49.34"W
L67	17.660	N81° 43' 14.81"W
L68	53.999	S56° 44' 06.63"E
L69	45.648	S42° 14' 28.87"W
L70	54.517	S47° 23' 04.94"W
L71	51.954	S22° 51' 54.14"W

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C6)	18°47'17"	375.00'	122.97'	122.42'	S 54°47'08" E
(C7)	6°07'47"	375.00'	40.12'	40.10'	S 42°19'37" E
(C8)	21°16'11"	425.00'	157.77'	156.87'	S 49°53'49" E
(C9)	20°12'24"	425.00'	149.89'	149.11'	S 70°38'07" E
(C10)	22°03'43"	375.00'	144.40'	143.51'	S 71°04'56" E
(C11)	14°48'11"	375.00'	96.89'	96.62'	S 52°38'59" E
(C12)	31°23'57"	185.01'	101.39'	100.13'	N 61°25'08" W
(C13)	36°51'55"	425.00'	273.45'	268.76'	S 63°40'50" E
(C14)	7°23'00"	375.00'	48.32'	48.29'	S 75°04'39" E
(C15)	37°30'25"	375.00'	245.48'	241.12'	S 58°00'56" E
(C16)	24°55'03"	425.00'	184.83'	183.38'	S 51°43'15" E
(C17)	4°37'21"	425.00'	34.29'	34.28'	N 62°50'35" W

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C3)	36°51'55"	400.00'	257.37'	252.95'	S 63°40'50" E
(C4)	42°51'04"	400.00'	299.16'	292.23'	S 60°41'16" E
(C5)	24°55'03"	400.00'	173.96'	172.59'	S 51°43'15" E



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

DEVELOPER:  
Nordic Valley Partners, LLC  
c/o Brandon Janis  
562 South 1100 West  
Farmington, Utah 84025  
(281) 250-4047  
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Sheet 2 of 2

WEBER COUNTY RECORDER

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RECORDS, PAGE \_\_\_\_\_, RECORDED

FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

**GREAT BASIN ENGINEERING**

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