

**VICINITY MAP**  
SCALE: NONE

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°31'05"W 964.37 FEET AND N00°28'55"E 886.99 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N48°24'04"E 15.43 FEET; THENCE S87°12'27"E 236.18 FEET; THENCE N00°22'41"E 599.37 FEET; THENCE N79°45'53"E 173.39 FEET; THENCE N52°00'25"E 100.41 FEET; THENCE N76°59'29"E 141.68 FEET; THENCE N88°24'45"E 59.38 FEET; THENCE S09°12'10"E 5.37 FEET; THENCE S82°43'46"E 261.30 FEET; THENCE S00°03'48"W 766.81 FEET; THENCE N90°00'00"W 710.85 FEET; THENCE N71°51'16"W 259.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 549,630 SQUARE FEET OR 12.618 ACRES MORE OR LESS.



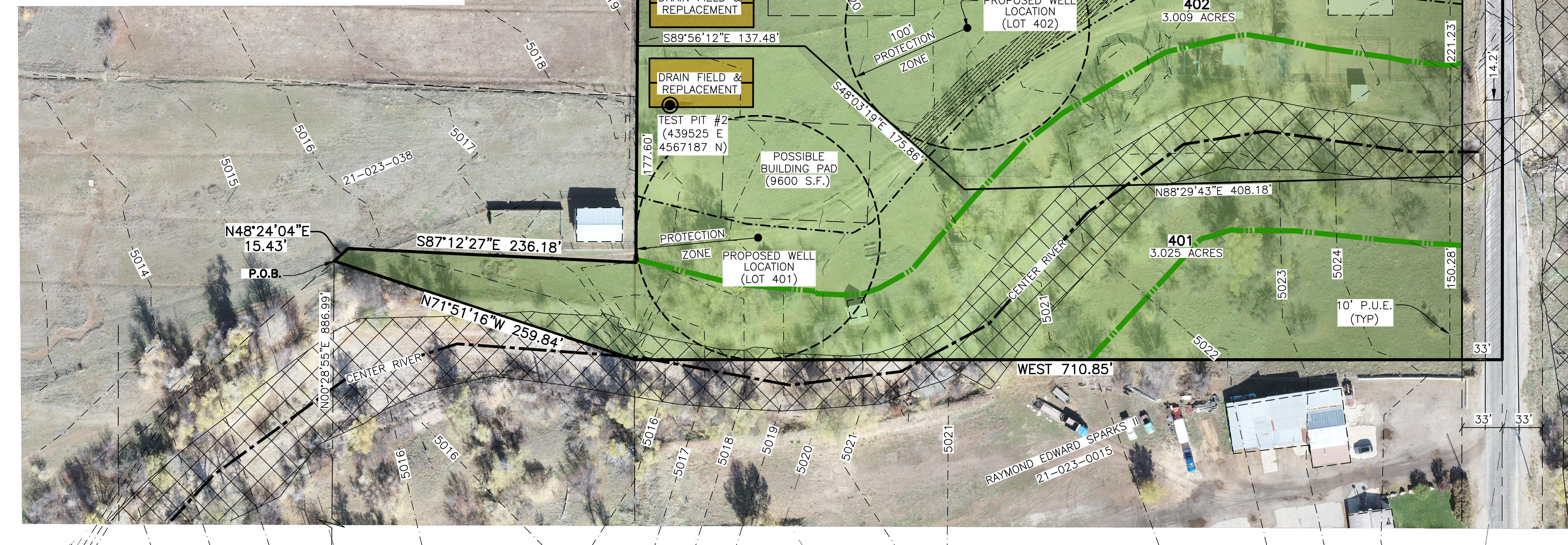
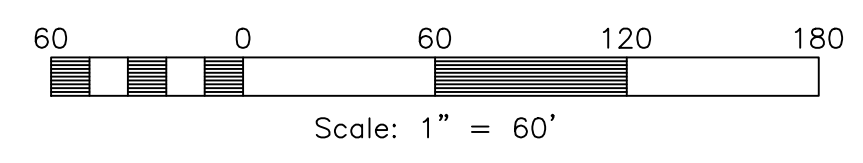
**ROAD DEDICATION**  
25374 S.F.  
0.583 ACRES

**SOIL TEST PIT INFORMATION**

- EXPLORATION PIT #1 (LOT 404) EVALUATION #15273** (UTM ZONE 12 NAD 83 439408 E 4567033 N)  
0-12" SANDY LOAM, GRANULAR STRUCTURE  
12-108" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
- EXPLORATION PIT #2 (LOT 401) EVALUATION #15273** (UTM ZONE 12 NAD 83 439525 E 4567187 N)  
0-20" SANDY LOAM, GRANULAR STRUCTURE  
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL
- EXPLORATION PIT #3 (LOT 403) EVALUATION #15273** (UTM ZONE 12 NAD 83 439445 E 4567062 N)  
0-20" SANDY LOAM, GRANULAR STRUCTURE  
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL
- EXPLORATION PIT #4 (LOT 402) EVALUATION #15273** (UTM ZONE 12 NAD 83 439494 E 4567112 N)  
0-20" SANDY LOAM, GRANULAR STRUCTURE  
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL

**LEGEND**

- SECTION CORNER
- EXPLORATION PIT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- CENTERLINE
- SECTION TIE LINE
- 100' RIVER SETBACK (COUNTY NO STRUCTURE BUILD)
- CENTER OF RIVER
- 50' RIVER SETBACK FOR SEPTIC AREA
- DRAINFIELD & REPLACEMENT
- FEMA FLOOD PLAIN
- 20' SHARED ACCESS EASEMENT
- EXISTING STRUCTURE
- PROPOSED ASPHALT



SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1992 ENCASED IN CONCRETE FLUSH WITH GROUND IN GOOD CONDITION.

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1994 IN ASPHALT BELOW SURFACE IN GOOD CONDITION.

**Sunshine Valley Estates Subdivision Phase 4**

Weber County, Utah

**Developer:**  
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	9-6-23	COUNTY REDLINES

**Sunshine Valley Estates Subd. Phase 4**  
PART OF THE SE 1/4 OF SECTION 16, T.6N., R.2E., S.16B & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Plan**

**Project Info.**

Engineer:	N. Reeve
Planner:	C. Cave
Designer:	E. Roche
Date:	2-23-22
Name:	SUNSHINE VALLEY ESTATES SUBD. 4
Number:	4825-25

Sheet	1
1	Sheets