



VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 900 SOUTH STREET, SAID POINT BEING 312.90 FEET NORTH 89°10'46" WEST AND 60.72 FEET NORTH 00°49'14" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER BEING SOUTH 89°10'46" EAST 2654.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 11°42'29" EAST 971.20 FEET; THENCE SOUTH 88°56'27" EAST 1266.22 FEET; THENCE SOUTH 00°39'52" WEST 693.96 FEET; THENCE NORTH 89°20'08" WEST 3.42 FEET; THENCE SOUTH 00°59'14" WEST 257.23 FEET TO THE NORTH RIGHT OF WAY OF 900 SOUTH STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°32'50" WEST 314.69 FEET; (2) NORTH 89°12'57" WEST 1132.70 FEET TO THE POINT OF BEGINNING.

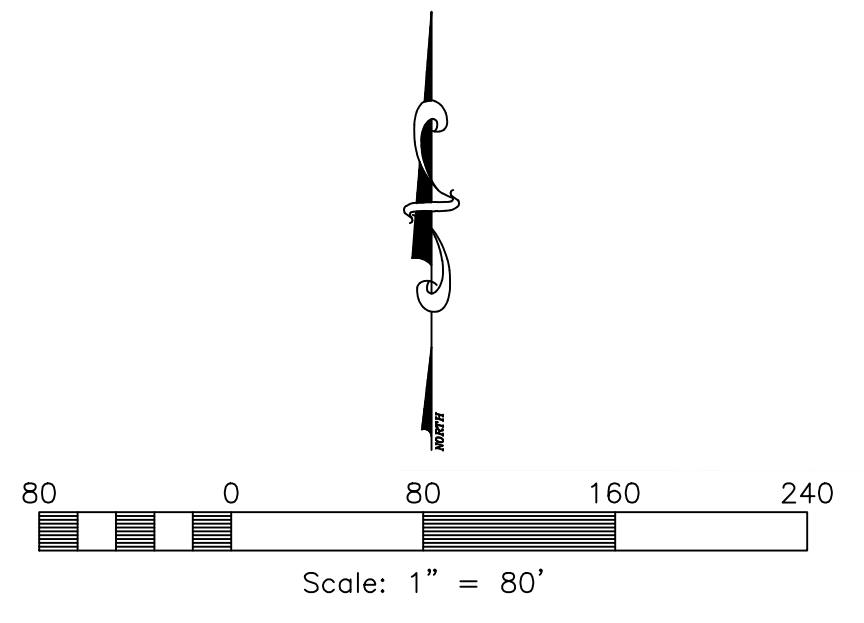
CONTAINING 1291826 SQUARE FEET OR 29.656 ACRES.

Density Calculations

Total Area.....29.66 ac.
Density: 1,291,886 s.f./15,000 s.f. = 86.1 Lots
79 Lots Proposed

█ █ █ = LOCATION OF PROPOSED 10' PATHWAY

Developer:
CogBurn, LLC
Ogden, UT



West Creek Estates

Weber County, Utah

Reeve & Associates, Inc.
TRA
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

West Creek Estates
PART OF THE S 1/2 OF SECTION 13 T.6N. R.3W. S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH
Zoning Exhibit

Project Info.

Engineer:	N. Reeve
Planner:	C. Cove
Designer:	
Date:	9-19-23
Name:	WEST CREEK ESTATES
Number:	8259.01

Sheet	1
1	Sheets