

VALLEY VIEW HILLS SUBDIVISION PHASE 2

LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2023

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION BEING LOCATED SOUTH 0°24'21" WEST 699.74 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FROM THE NORTHEAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'21" WEST 1957.39 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 SOUTH 02°05'33" WEST 1234.25 FEET; THENCE NORTH 37°21'11" WEST 3277.89 FEET; THENCE NORTH 60°00'57" EAST 1010.39 FEET; THENCE NORTH 54°50'19" EAST 103.81 FEET; THENCE NORTH 90°00'00" EAST 698.21 FEET; THENCE NORTH 62°16'21" EAST 49.10 FEET; THENCE SOUTH 89°35'39" EAST 346.01 FEET TO THE POINT OF BEGINNING, CONTAINING 53.193 ACRES MORE OR LESS.



LEGEND

◆ WEBER COUNTY MONUMENT AS NOTED

○ SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING

— SUBDIVISION BOUNDARY

— LOT LINE

— ADJACENT PARCEL

— SECTION LINE

— PRIVATE DRIVE / PUBLIC UTILITY EASEMENT

— EXISTING FENCE LINE

— EMERGENCY ACCESS AND P.U.E. EASEMENT

— SETBACK LINES

— EXISTING WATER LINE

— EXISTING IRRIGATION LINE

— EXISTING STORM DRAIN

— EXISTING SANITARY SEWER

— EXISTING OVERHEAD POWER

— EXISTING GAS LINE

⊕ EXISTING WATER METER

⊕ EXISTING WATER MANHOLE

⊕ EXISTING FIRE HYDRANT

⊕ EXISTING WATER VALVE

⊕ EXISTING STORM MANHOLE

⊕ EXISTING CATCH BASIN

⊕ EXISTING SEWER MANHOLE

■ WELL PROTECTION ZONE

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALLEY VIEW HILLS SUBDIVISION PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2025.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

VALLEY VIEW HILLS SUBDIVISION PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO INDIVIDUAL LOT OWNERS WITHIN THIS DEVELOPMENT, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE DRIVE, THE SAME TO BE USED INGRESS AND EGRESS AND TO BE USED AS A PUBLIC UTILITY EASEMENT, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

NON-TYPICAL DEVELOPMENT, LLC

SIGNED THIS ____ DAY OF _____, 2025.

BY: PARKER VENABLE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2025, personally appeared before me PARKER VENABLE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of NON TYPICAL DEVELOPMENT, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PARKER VENABLE acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

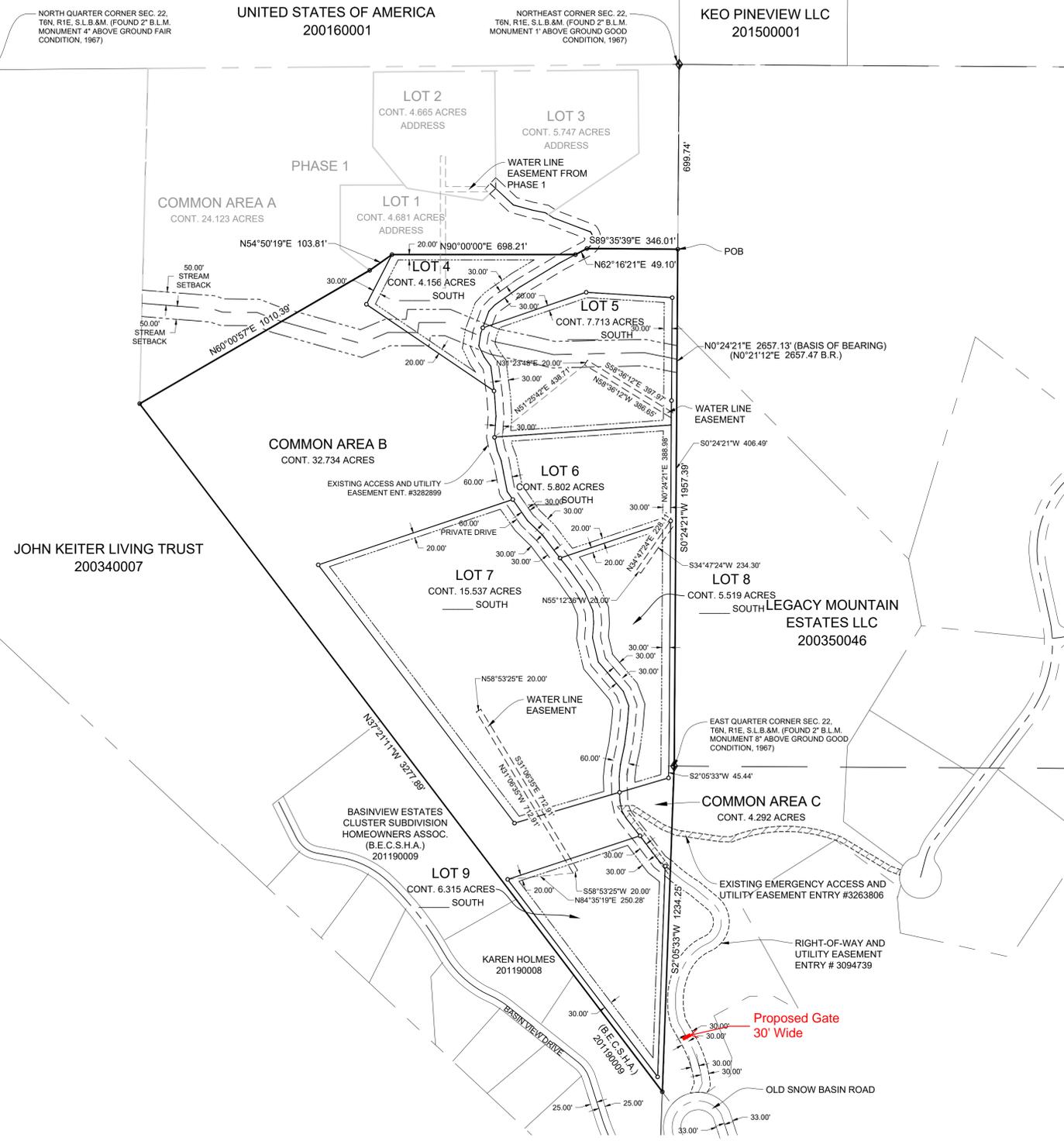
DEVELOPER: PARKER VENABLE 2801 W 500 S MALAD, IDAHO 83252 801-941-3427	S1 4	COUNTY RECORDER
FILED FOR AND RECORDED _____		ENTRY NO. _____ FEE PAID _____
AT _____ IN BOOK _____ OF OFFICIAL		RECORDS, PAGE _____ RECORDED
FOR _____		COUNTY RECORDER
BY: _____		

NOTES

- ZONE (FV-3) CURRENT YARD SETBACKS: FRONT 30', SIDE 20', 30' SIDE FACING CORNER, REAR MAIN BUILDING 30', ACCESSORY BUILDING 10'
- PRIVATE RIGHT-OF-WAY TO PROVIDE ACCESS AND PUBLIC UTILITY EASEMENT FOR ALL LOTS WITHIN THIS DEVELOPMENT.
- SNOW BASIN SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGICAL HAZARDS INVESTIGATION HAS BEEN PERFORMED BY CMT ENGINEERING LABORATORIES ON DECEMBER 19, 2019 WITH A PROJECT NUMBER OF 13739. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE. A GEOTECHNICAL REPORT MAY BE REQUIRED AS PART OF BUILDING PERMIT SUBMITTAL, BASED ON THE GEOLOGIC HAZARDS REPORT.
- FOR STREAM CENTERLINE INFORMATION SEE SNOW BASIN SUBDIVISION PHASE 1 PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PARKER VENABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°24'21" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY # 3059912 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO ESTABLISH THE BOUNDARY. RECORD OF SURVEYS 803, 5337, 6703, 1367, 3665, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF 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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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.

SIGNED THIS ____ DAY OF _____, 2025.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

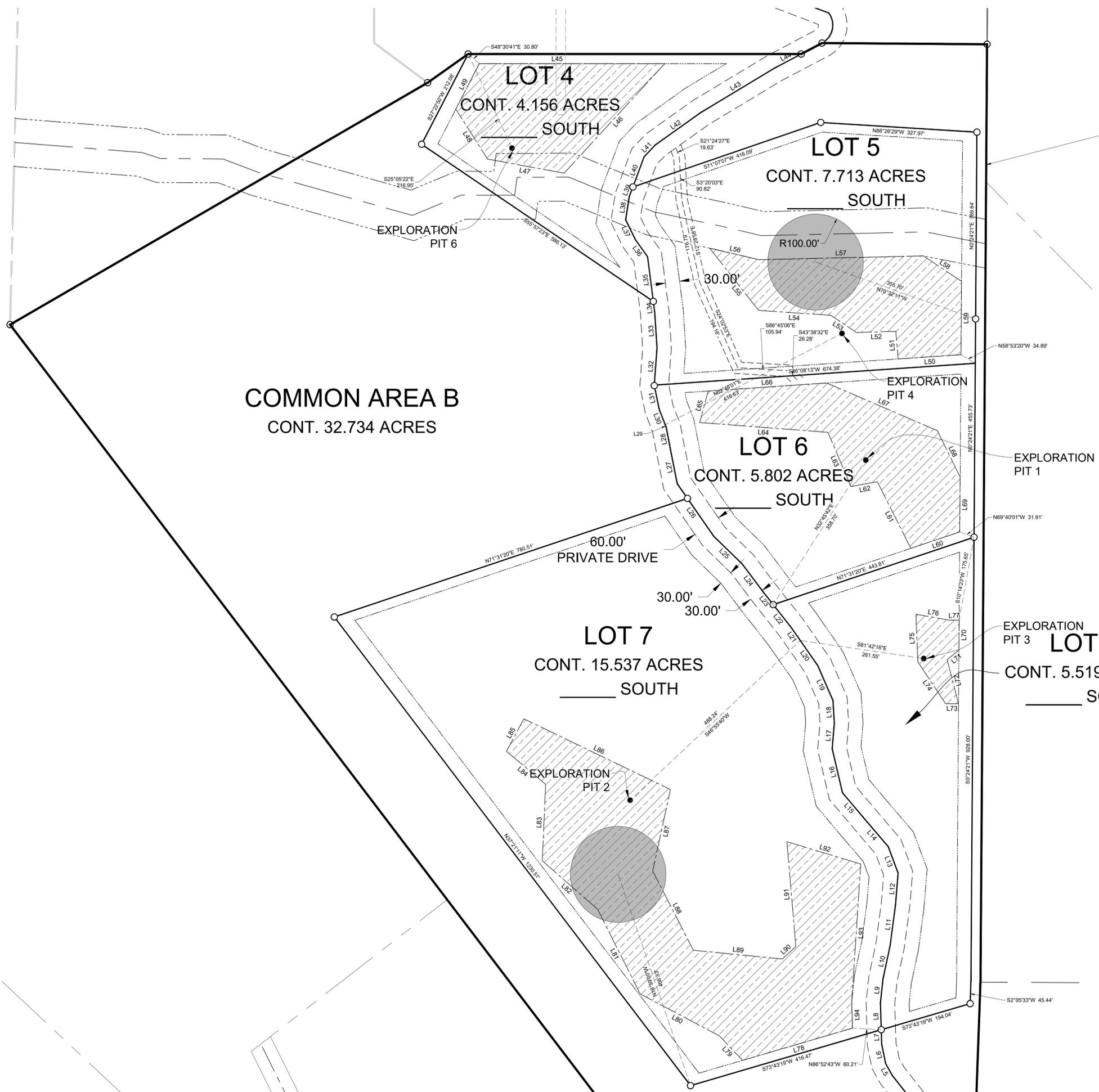
WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 2025.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

VALLEY VIEW HILLS SUBDIVISION PHASE 2
 LOCATED IN THE EAST HALF OF SECTION 22,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 OCTOBER 2023



BUILDABLE AREA NOTES

1. BUILDING STRUCTURES IN THIS SUBDIVISION IS ONLY PERMITTED WITHIN THE AREAS SHOWN AND DEFINED HEREON AS "BUILDABLE AREA".

BUILDABLE AREA PER LOT

LOT 4 - 65,930 SQUARE FEET
 LOT 5 - 69,448 SQUARE FEET
 LOT 6 - 75,940 SQUARE FEET
 LOT 7 - 199,002 SQUARE FEET
 LOT 8 - 11,650 SQUARE FEET
 LOT 9 - 38,190 SQUARE FEET

SOIL NOTES

- WASTEWATER SITE AND SOILS EVALUATION #14914
 5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
- EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0431549 E 4566305 N)
 0-16" LOAM, BLOCKY TO GRANULAR STRUCTURE
 16-38" CLAY LOAM, BLOCKY TO GRANULAR STRUCTURE, FEW RED MOTTLES OBSERVED IN HORIZON
 38-72" SANDY CLAY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
 0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
 82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
 0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
 0-21" SANDY LOAM, GRANULAR STRUCTURE
 21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431605 E 4565755 N)
 0-34" SANDY LOAM, GRANULAR STRUCTURE, 10%-15% FINE-MEDIUM GRAVEL, HORIZON A
 34-49" SANDY LOAM, WEAK GRANULAR STRUCTURE, 10% FINE GRAVEL (MORE FINE SAND IN THIS LAYER THAN HORIZON A) HORIZON B
 49-72" CLAY LOAM, BLOCKY STRUCTURE, 10% FINE TO MEDIUM GRAVELS (LOTS OF SAND AND SILTS)
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
 0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
 26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
 40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL

LEGEND

WEBER COUNTY MONUMENT AS NOTED
 SET 24" REBAR AND CAP
 MARKED GARDNER ENGINEERING
 SUBDIVISION BOUNDARY
 LOT LINE
 ADJACENT PARCEL
 SECTION LINE
 PRIVATE RIGHT-OF-WAY
 EXISTING FENCE LINE
 WELL PROTECTION ZONE
 BUILDABLE AREA

Scale in Feet
 1" = 100'

DEVELOPER: PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427	S2 4	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666		

P:\2207 - PARKER VENABLE\1001 - SNOW BASIN SURVEY\DWG\SNOW BASIN SUB PLAT PHASE 2 12.DWG

VALLEY VIEW HILLS SUBDIVISION PHASE 2
 LOCATED IN THE EAST HALF OF SECTION 22,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH

OCTOBER 2023

LOT 7
 CONT. 15.537 ACRES
 SOUTH

LOT 8
 CONT. 5.519 ACRES
 SOUTH

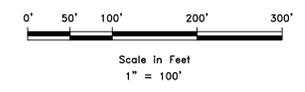
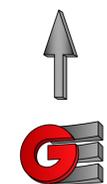
LOT 9
 CONT. 6.315 ACRES
 SOUTH

COMMON AREA C
 CONT. 4.292 ACRES

BUILDABLE AREA NOTES
 1. BUILDING STRUCTURES IN THIS SUBDIVISION IS ONLY PERMITTED WITHIN THE AREAS SHOWN AND DEFINED HEREON AS 'BUILDABLE AREA'.

BUILDABLE AREA PER LOT

- LOT 4 - 65,930 SQUARE FEET
- LOT 5 - 69,448 SQUARE FEET
- LOT 6 - 75,940 SQUARE FEET
- LOT 7 - 199,002 SQUARE FEET
- LOT 8 - 11,650 SQUARE FEET
- LOT 9 - 38,190 SQUARE FEET



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PRIVATE RIGHT OF WAY
- EXISTING FENCE LINE
- WELL PROTECTION ZONE
- NON-BUILDABLE AREA

DEVELOPER: PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427	S3 <hr/> 4	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING		
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666		

P:\2207 - PARKER VENABLE\1001 - SNOW BASIN SURVEY DIVISION BASIN SUB PLAT PHASE 2.V2.DWG

VALLEY VIEW HILLS SUBDIVISION PHASE 2
 LOCATED IN THE EAST HALF OF SECTION 22,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 OCTOBER 2023

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	24.71	N51° 56' 05"W	L36	44.24	N35° 36' 56"W	L71	31.93	S50° 36' 59"W
L2	27.75	N51° 56' 05"W	L37	46.06	N25° 58' 51"W	L72	94.67	S14° 36' 44"E
L3	104.07	N37° 06' 43"W	L38	48.77	N8° 57' 48"E	L73	27.18	N90° 00' 00"W
L4	106.65	N38° 19' 48"W	L39	21.55	N20° 30' 56"E	L74	104.66	N33° 42' 37"W
L5	28.76	N29° 13' 01"W	L40	67.27	N20° 30' 56"E	L75	99.59	N2° 23' 16"W
L6	41.03	N11° 43' 23"W	L41	34.54	N43° 40' 16"E	L76	71.62	S79° 59' 58"E
L7	30.47	N1° 42' 01"W	L42	117.54	N54° 38' 49"E	L77	20.12	N89° 19' 12"E
L8	56.58	N1° 42' 01"W	L43	179.66	N59° 04' 32"E	L78	240.03	S73° 43' 19"W
L9	49.96	N6° 08' 19"E	L44	62.66	N62° 16' 21"E	L79	70.65	N43° 41' 07"W
L10	70.70	N12° 10' 15"E	L45	388.79	N90° 00' 00"E	L80	187.68	N62° 10' 10"W
L11	85.28	N7° 35' 27"E	L46	311.36	S42° 41' 43"W	L81	197.73	N26° 46' 38"W
L12	67.16	N4° 43' 26"E	L47	162.95	N79° 32' 52"W	L82	154.01	N48° 55' 15"W
L13	58.87	N20° 29' 40"W	L48	123.68	N32° 37' 07"W	L83	159.87	N2° 31' 32"E
L14	80.13	N40° 36' 44"W	L49	107.10	N27° 22' 50"E	L84	107.08	N49° 58' 09"W
L15	67.82	N40° 14' 00"W	L50	132.11	S86° 08' 13"W	L85	76.93	N28° 09' 38"E
L16	94.49	N13° 15' 36"W	L51	57.92	N4° 48' 58"W	L86	340.77	S64° 20' 51"E
L17	53.30	N4° 55' 11"E	L52	82.26	S88° 12' 41"W	L87	174.13	S12° 17' 31"W
L18	47.50	N3° 32' 21"W	L53	64.83	N56° 19' 48"W	L88	186.11	S27° 17' 40"E
L19	79.28	N23° 34' 09"W	L54	151.94	N86° 07' 28"W	L89	187.08	S84° 27' 04"E
L20	64.24	N34° 58' 19"W	L55	165.31	N38° 17' 24"W	L90	38.43	N47° 44' 53"E
L21	32.79	N34° 58' 19"W	L56	105.92	S76° 56' 17"E	L91	219.68	N4° 52' 45"W
L22	61.07	N38° 19' 15"W	L57	344.95	N88° 41' 49"E	L92	161.56	S73° 15' 04"E
L23	34.83	N38° 19' 15"W	L58	95.98	S56° 21' 50"E	L93	287.60	S3° 44' 49"W
L24	71.83	N36° 58' 13"W	L59	152.95	S0° 24' 21"W	L94	55.63	S1° 42' 01"E
L25	83.60	N45° 55' 29"W	L60	108.17	S71° 31' 20"W	L95	62.37	S36° 53' 27"E
L26	133.73	N34° 48' 52"W	L61	155.95	N26° 47' 45"W	L96	52.42	N81° 52' 33"E
L27	73.50	N11° 12' 58"W	L62	56.12	S79° 23' 18"W	L97	117.89	S2° 05' 33"W
L28	46.07	N10° 54' 06"W	L63	123.06	N23° 03' 01"W	L98	97.34	N73° 35' 47"W
L29	6.02	N21° 25' 52"W	L64	269.60	N85° 38' 25"W	L99	71.01	S3° 22' 59"E
L30	34.71	N21° 25' 52"W	L65	68.08	N15° 04' 40"E	L100	62.68	S66° 03' 13"W
L31	51.33	N11° 30' 47"W	L66	249.20	N86° 08' 13"E	L101	159.01	N35° 33' 30"W
L32	77.27	N4° 17' 05"E	L67	252.09	S66° 46' 14"E	L102	74.98	N56° 19' 48"W
L33	73.15	N3° 35' 14"W	L68	108.02	S26° 18' 48"E	L103	103.95	N36° 53' 27"E
L34	24.69	N7° 20' 59"W	L69	114.59	S0° 24' 21"W	L104	120.59	S46° 25' 08"E
L35	94.00	N7° 20' 59"W	L70	62.50	S0° 24' 21"W	L105	88.41	N48° 50' 08"E

P:\2207 - PARKER VENABLE\001 - SNOW BASINS\REVISED\SNOW BASIN SUB PLAT PHASE 2.V2.DWG

DEVELOPER: PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427	S4 4	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		