

SUBDIVISION BOUNDARY
 A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 89°15'29" EAST 2644.85 FEET AND SOUTH 0°00'00" EAST 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°16'09" WEST 220.24 FEET; THENCE SOUTH 89°13'56" EAST 194.82 FEET; THENCE SOUTH 0°17'19" EAST 176.07 FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; THENCE SOUTH 0°31'12" WEST 429.06 FEET; THENCE NORTH 89°42'06" WEST 483.92 FEET; THENCE SOUTH 85°40'18" WEST 21.33 FEET; THENCE NORTH 89°29'25" WEST 383.26 FEET; THENCE NORTH 0°19'23" EAST 1019.24 FEET; THENCE NORTH 27°15'29" WEST 162.16 FEET; THENCE NORTH 54°12'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 FEET; THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1,116,737 SQ FT OR 25.637 ACRES.

SOILS NOTES:
 EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0432113E 4571563 N)
 0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 56-114" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0432049 E 4571556 N)
 0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 20-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 56-118" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431953 E 4571572 N)
 0-26" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 26-49" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 49-61" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT)(E)
 61-92" LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT)
 92-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 55 INCHES DEEP FROM THE ORIGINAL GRADE, AND 70 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431975 E 4571386 N)
 0-18" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 18-60" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 60-108" GRAVELLY LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 66 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

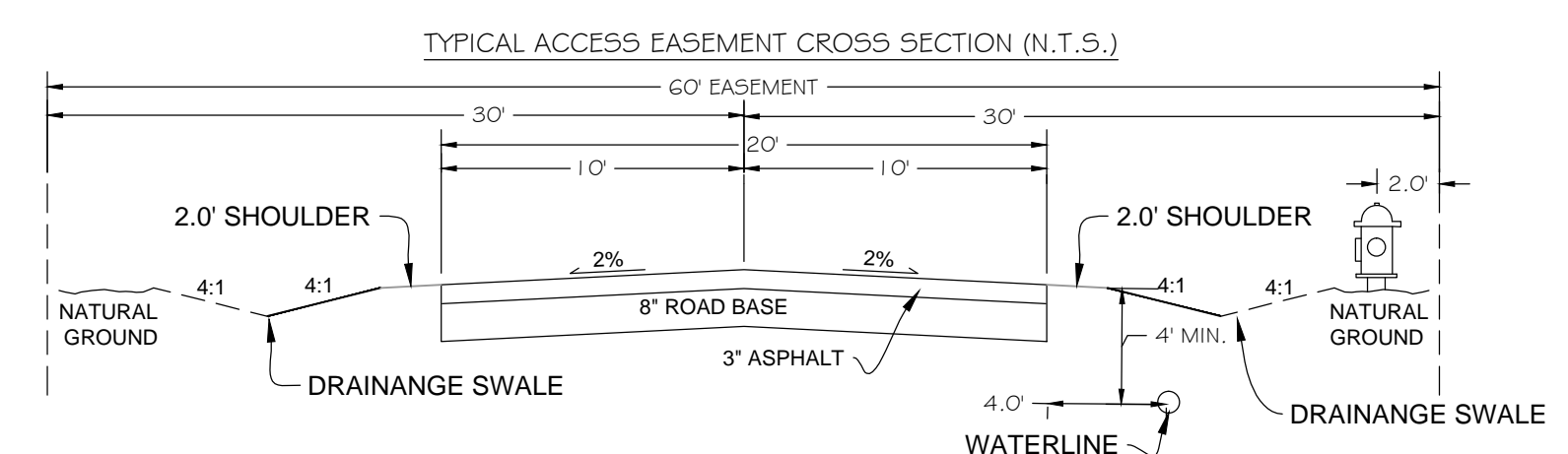
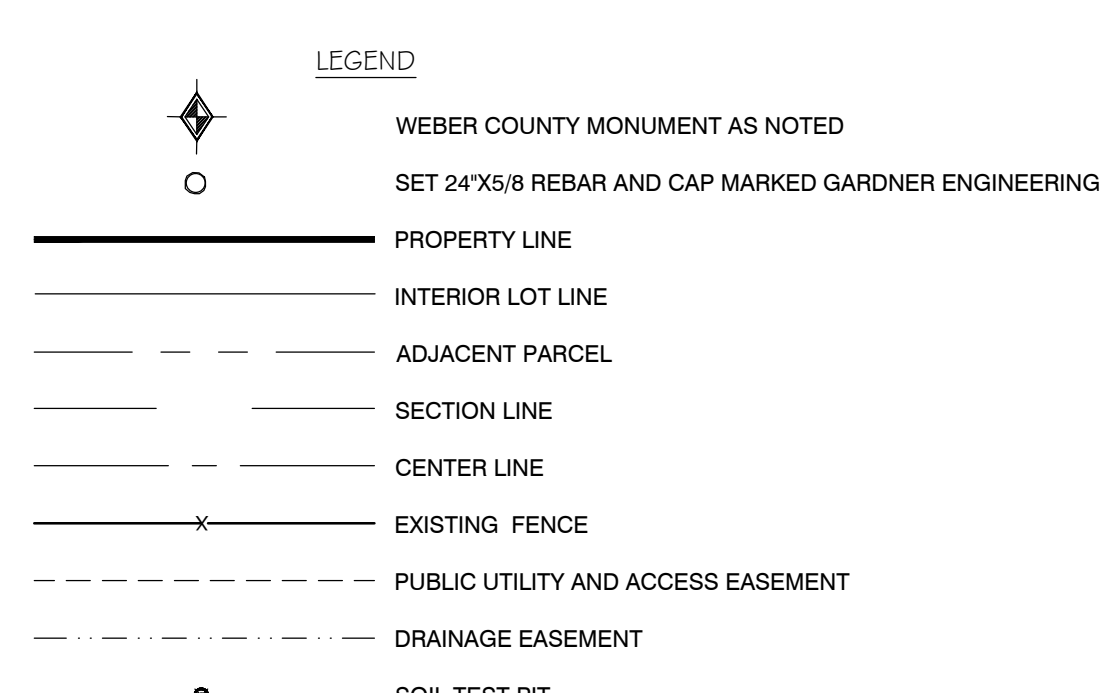
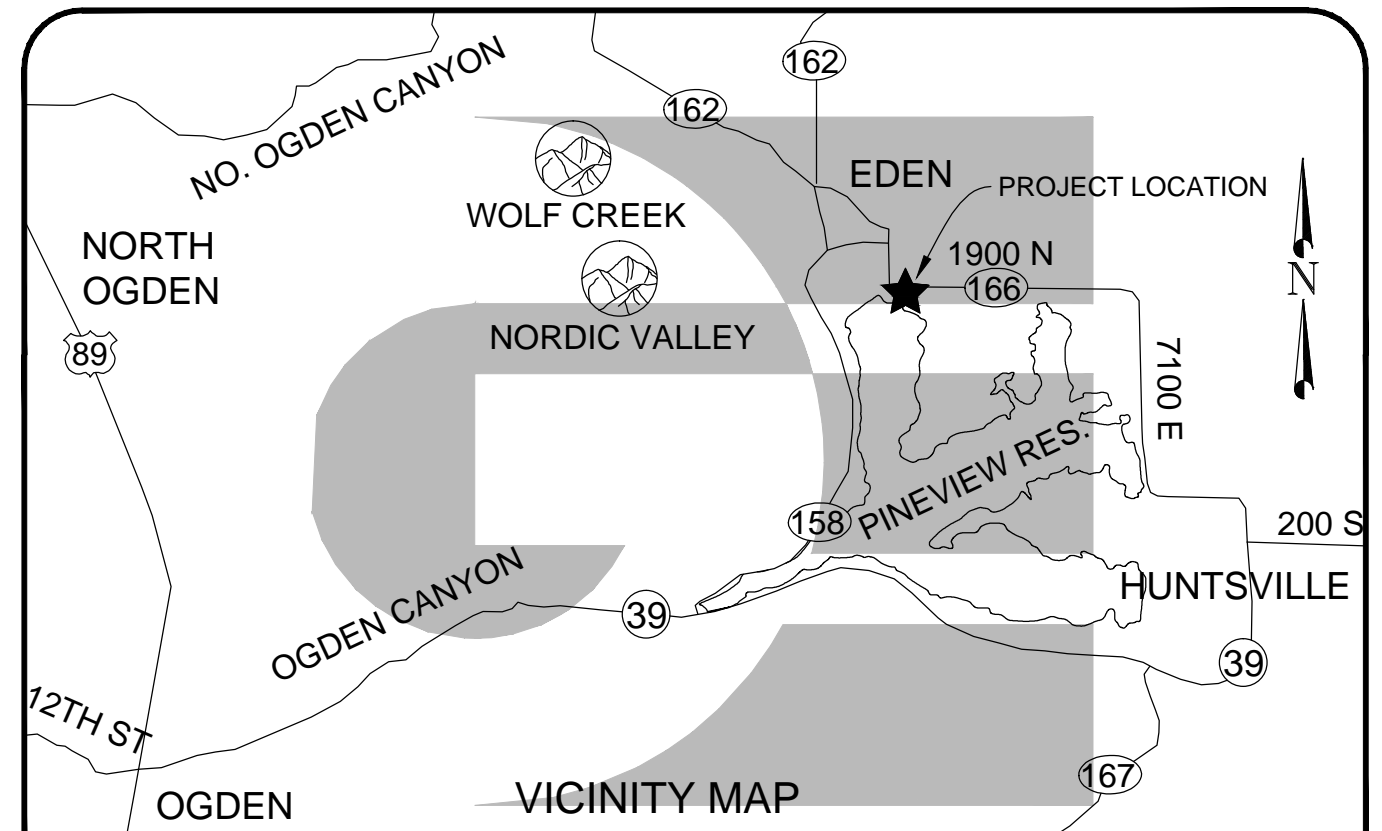
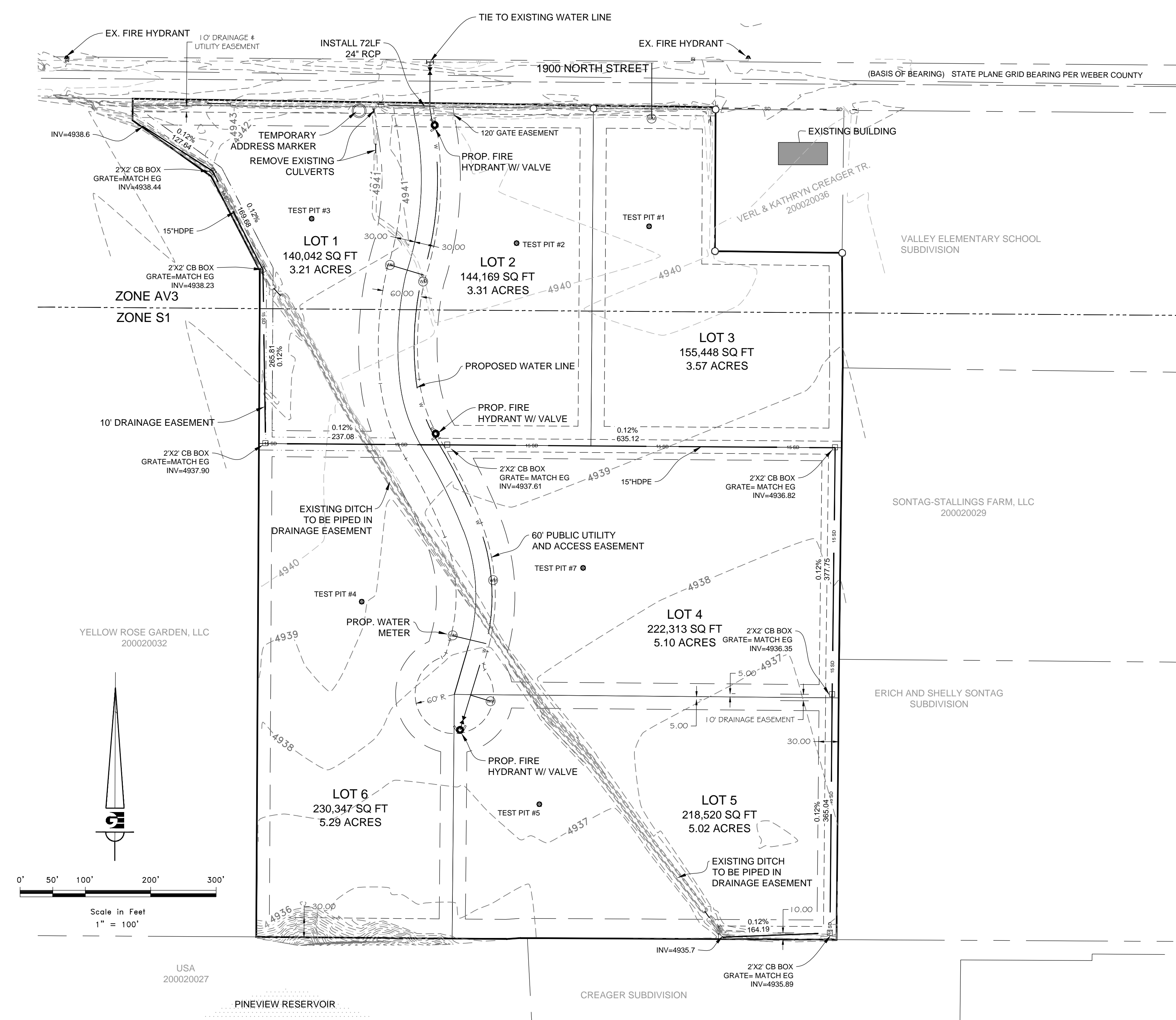
EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0432058 E 4571295 N)
 0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 20-45" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 45-118" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE, 50% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 52 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0432153 E 4571292 N) (NOT SHOWN)
 0-20" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 20-44" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 44-50" LOAMY COARSE SAND, SINGLE GRAINED STRUCTURE (0.9 GPD/FT)(E)
 50-66" FINE SANDY LOAM, DENSE MASSIVE STRUCTURE (0.4 GPD/FT)
 66-120" GRAVELLY LOAMY SAND, SINGLE GRAINED STRUCTURE, 60% FINE-MEDIUM GRAVEL (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 60 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 0432079 E 4571404 N)
 0-23" LOAM, GRANULAR STRUCTURE (0.5 GPD/FT)
 23-56" SILT LOAM, GRANULAR STRUCTURE (0.45 GPD/FT)
 56-110" LOAMY SAND, SINGLE GRAINED STRUCTURE, 10% FINE-MEDIUM GRAVEL IN LIMITED BANDS (0.9 GPD/FT)(E)
 CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE, AND 62 INCHES FOR CONSIDERATION OF A CONVENTIONAL SYSTEM.

NOTES:
 THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. PER FEMA MAP NO. 49057C0241 F & NO. 49057C0237F
 SEWER IS TO BE SEPTIC AS APPROVED BY WEBER COUNTY HEALTH DEPT.
 PERCOLATION TEST PIT #1: (INFORMATION NOT YET PROVIDED)
 ZONE AV-3 CURRENT YARD SETBACKS: FRONT 30' // SIDE 10' WITH TOTAL OF 2 SIDE YARDS NOT LESS THAN 24' // REAR 20'
 ZONE S-1 CURRENT YARD SETBACKS: FRONT 30' // SIDE 20' // REAR 30'
 DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE:
 THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE PARCEL NO. 200020081 INTO 6 LOTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°15'29" WEST WEBER COUNTY GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY LINE OF THE VALLEY ELEMENTARY SCHOOL SUBDIVISION.



DEVELOPER:
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REFLECTIONS SUBDIVISION IMPROVEMENT PLAN
 1900 NORTH STREET
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B. AND M.

S1
1

SCALE: 1"=100'
 DATE: 6-9-16
 DESIGN: _____
 DRAWN: SGP
 CHECKED: KHV
 DWG.: R:\1012 PLATINUM INVESTMENTS\BASE CAMP\2\SURV\DWG\REFLECTIONS SUB PHASE 1 PLAT.DWG