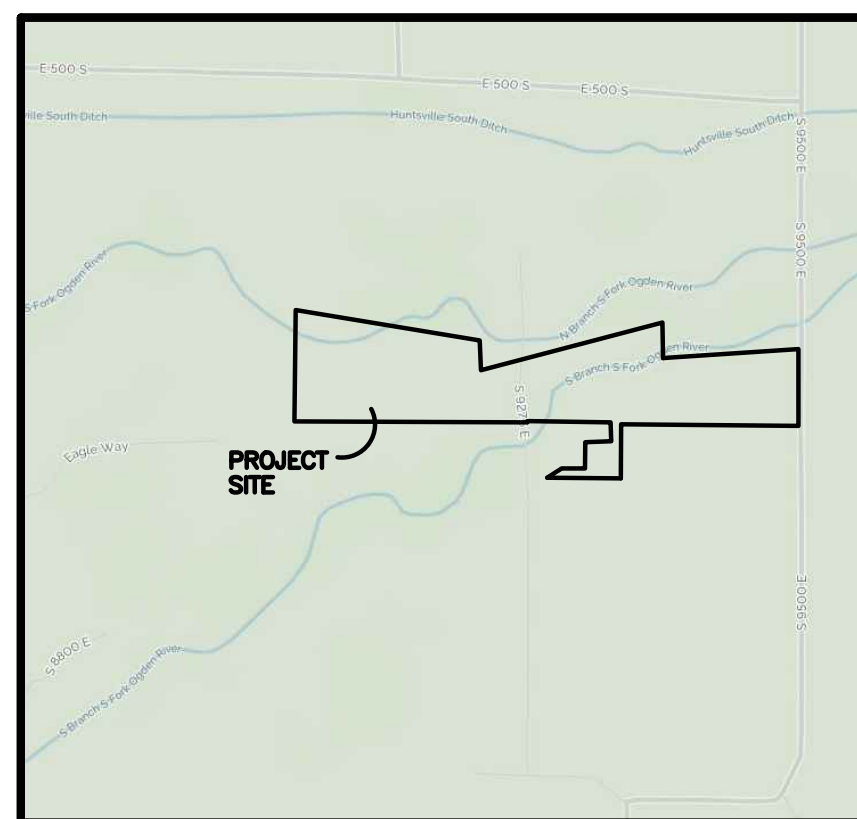


SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2

PART OF THE SOUTH HALF OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2018



VICINITY MAP
NOT TO SCALE

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).

The written narrative shall contain the documentary, parcel, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°31'10"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE RIGHT OF WAY WAS DETERMINED BY MATCHING A RECORD OF SURVEY FILED AS SURVEY NO. 1281 AND FOUND MONUMENTS. THE MAJORITY OF THE DEEDS IN THE AREA ARE IN CONFLICT WITH EACH OTHER. THE BOUNDARY SHOWN HEREON IS A RESULT OF BEST FIT OF THE DEEDS AND ANCIENT OCCUPATION. BOUNDARY LINE AGREEMENTS ARE RECOMMENDED TO CLEAN UP THE DISCREPANCIES.

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N89°31'10"W ALONG THE SECTION LINE, 925.54 FEET TO A POINT ON AN EXISTING FENCE LINE MORE OR LESS; THENCE S00°28'31"W ALONG SAID FENCE LINE, 281.81 FEET; THENCE N89°36'19"W 382.66 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) N57°08'23"E 88.58 FEET; (2) N89°34'50"E 121.47 FEET; (3) N00°40'47"E 136.73 FEET; (4) N87°56'30"E 135.30 FEET; (5) N01°42'49"W 97.84 FEET; AND (6) N88°57'05"W 433.69 FEET; THENCE S00°28'55"W 6.58 FEET; THENCE N89°49'16"W ALONG AN EXISTING FENCE LINE MORE OR LESS, 1215.92 FEET TO AN EXISTING FENCE MARKING THE SURVEYED EASTERLY LINE OF RIVER RANCH LOT 2; THENCE N00°35'54"E ALONG SAID EXISTING FENCE LINE AND THE EAST LINE OF LOT 2 MORE OR LESS, 581.54 FEET; THENCE S80°35'10"E 973.49 FEET; THENCE ALONG AN EXISTING FENCE LINE MORE OR LESS THE FOLLOWING FOUR (4) COURSES: (1) S02°20'27"E 154.13 FEET; (2) N75°18'23"E 979.81 FEET; (3) S00°56'59"E 186.26 FEET; AND (4) N86°06'15"E 708.78 FEET TO THE CENTER OF 9500 EAST STREET AND THE SECTION LINE; THENCE S00°03'49"W ALONG SAID CENTERLINE AND SECTION LINE, 400.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,447,804 SQUARE FEET OR 33.237 ACRES MORE OR LESS

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	267.00'	125.65'	124.50'	64.01'	S72°37'20"W	26°57'51"
C2	333.00'	180.40'	178.20'	92.47'	S74°59'54"W	31°02'20"
C3	333.00'	158.72'	155.27'	78.84'	S72°37'20"W	28°57'51"
C4	267.00'	53.42'	53.33'	26.80'	S64°52'18"W	11°27'47"
C5	267.00'	91.22'	90.78'	46.06'	S80°23'28"W	19°34'33"
C6	142.00'	130.41'	125.88'	70.21'	N63°30'58"W	152°37'16"
C7	30.00'	22.08'	21.58'	11.57'	N16°06'56"W	42°10'06"
C8	55.00'	75.07'	69.38'	44.70'	N34°08'02"W	78°12'17"
C9	55.00'	97.06'	84.95'	66.85'	S56°12'26"W	101°06'48"
C10	55.00'	81.61'	74.33'	50.41'	S36°51'41"E	185°01'08"
C11	30.00'	22.08'	21.58'	11.57'	S58°17'02"E	42°10'06"
C12	208.00'	191.03'	184.39'	102.85'	S63°30'38"E	52°37'16"
C13	175.00'	160.72'	155.13'	86.53'	S63°30'38"E	52°37'16"
C14	300.00'	162.52'	160.54'	83.31'	N74°39'34"E	31°02'20"
C15	300.00'	141.18'	139.89'	71.92'	N72°37'20"E	26°57'51"
C16	200.91'	210.43'	200.94'	116.02'	S85°10'59"W	60°00'37"
C17	183.72'	169.37'	163.44'	91.24'	S83°02'16"W	52°49'13"
C18	286.02'	213.45'	208.53'	111.97'	N79°22'39"W	42°45'32"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S4°22'11"W	17.98'
L2	S72°28'03"W	108.81'
L3	N89°27'56"W	68.22'
L4	N7°41'45"W	35.25'
L5	S63°37'07"W	85.67'
L6	S75°46'38"W	61.72'
L7	S59°08'24"W	41.48'
L8	S09°29'20"W	53.88'
L9	S17°04'37"W	66.20'
L10	S33°20'14"W	38.92'
L11	S42°24'56"W	57.70'
L12	S27°21'05"W	60.57'
L13	S11°06'48"W	52.57'
L14	S00°45'30"W	50.54'
L15	S25°36'49"W	82.65'
L16	N68°33'03"W	23.47'
L17	N7°01'42"W	29.40'
L18	S85°59'57"W	106.66'
L19	N83°58'53"W	67.66'

A signature block for County Surveyor conforming to state code and county ordinance.
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 have been satisfied. 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 _____.

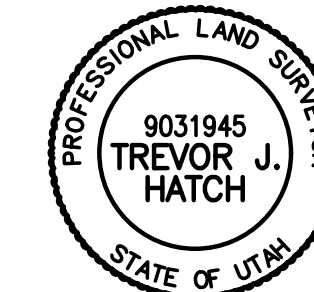
The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

Weber County Surveyor
WCO 106-1-8(c)(1)(h), 10; WCO 45-4-2(c)

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **XXXX CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 11-6-18
Name: SUNSHINE VALLEY ESTATES SUBD. PH. 2
Number: 4825-21
Revision:
Scale: 1"=100'
Checked:



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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

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 _____, 20____.

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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, 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 _____, 20____.

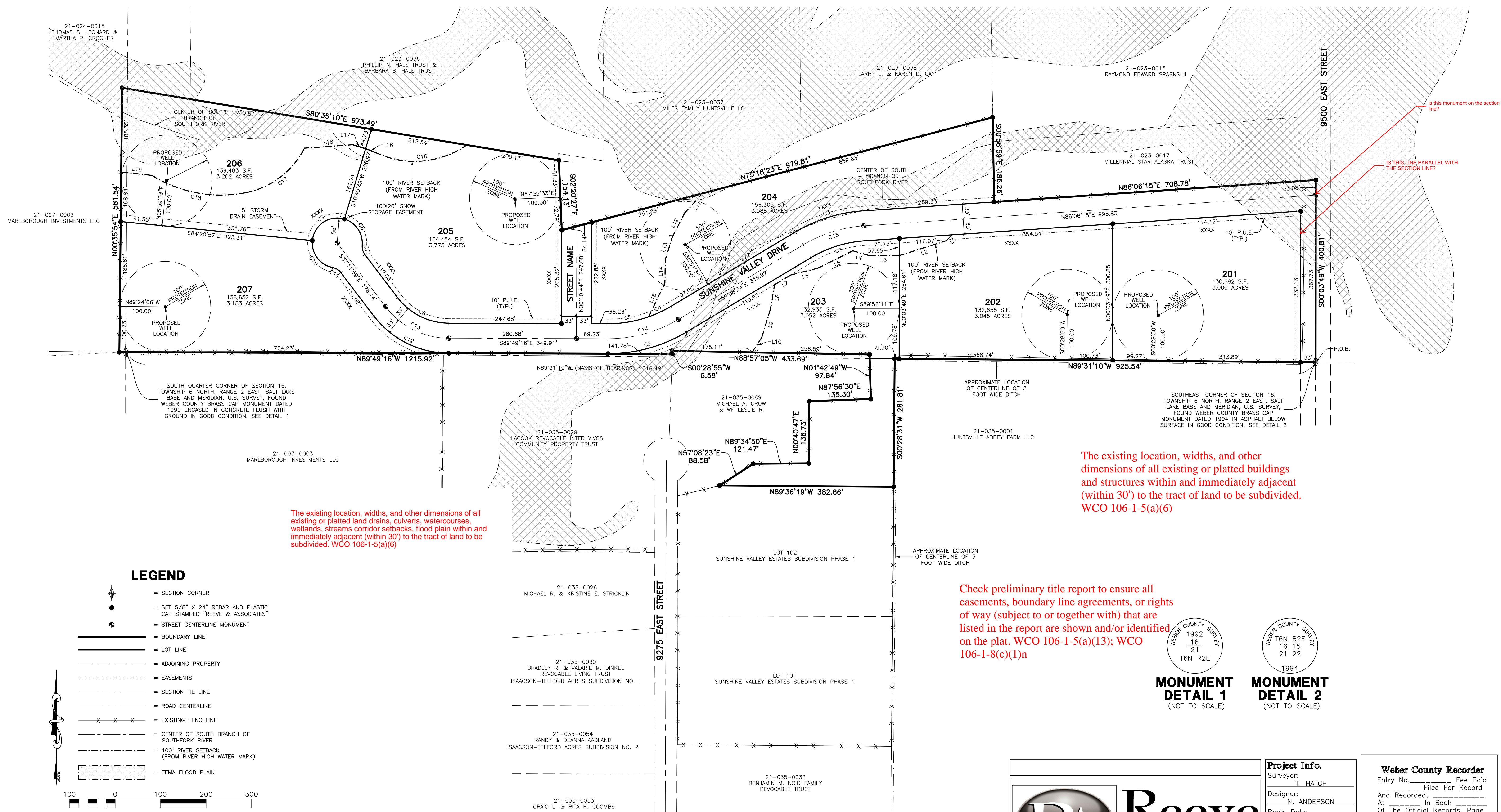
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
At _____ in Book _____
Of the Official Records, Page _____
Recorded For: _____
Weber County Recorder _____ Deputy.

SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2

PART OF THE SOUTH HALF OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
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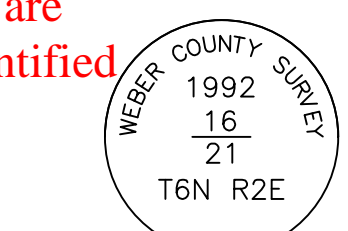
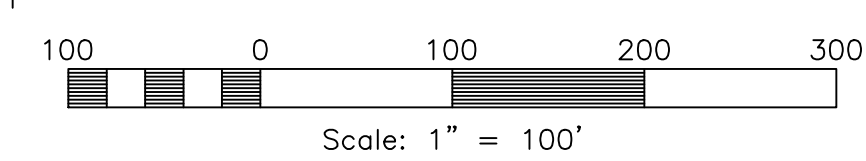
The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

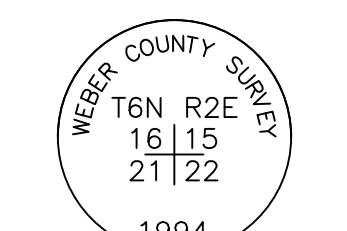
Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = CENTER OF SOUTH BRANCH OF SOUTHFORK RIVER
- = 100' RIVER SETBACK (FROM RIVER HIGH WATER MARK)
- = FEMA FLOOD PLAIN



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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