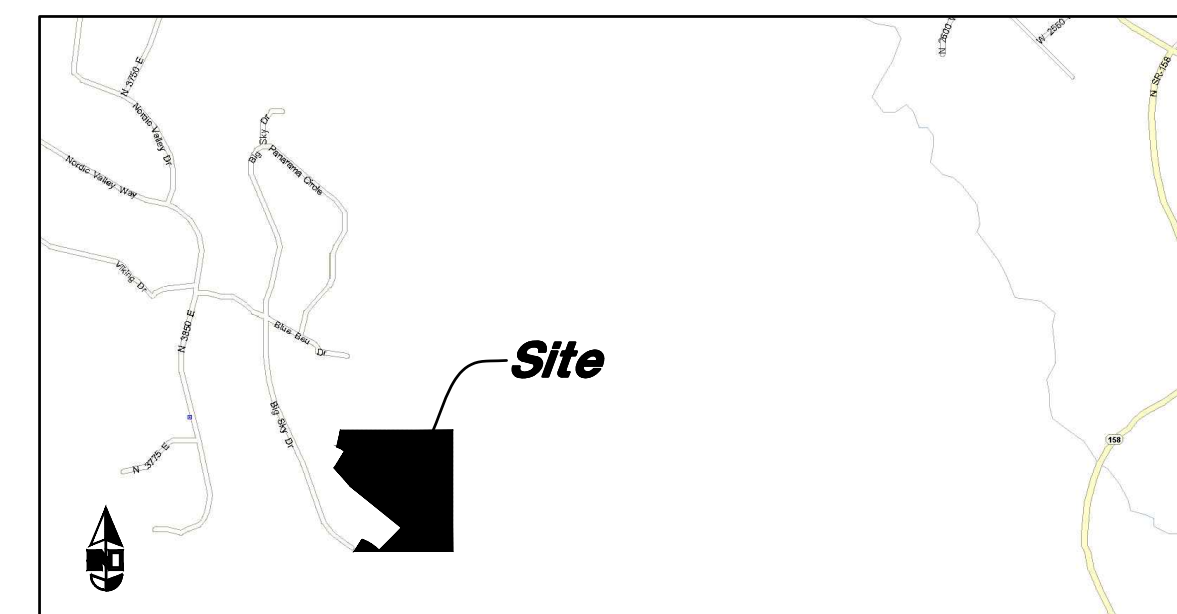


Preliminary Plan for  
**Hidden Creek Estates**  
 A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey  
 Weber County, Utah  
 October 2018

Name Already Taken  
 See Recorded Subdivision  
 in Book 67 Page 019

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  
 address all title report issues DW



VICINITY MAP  
 Not to Scale  
 Boundary Description Does Not Match Map  
 description

DESCRIPTIONS

**Parcel 22-040-0024**  
 Part of the South 1/2 of Southwest Quarter of Section 33, Township 7 North, Range 1 East Salt Lake Base & Meridian, U.S. Survey:  
 Beginning at a point 965 feet, more or less, East from the Southwest Corner of said Quarter Section, said point also being on the Easterly Line of the Property conveyed to George C. Clifton & wife Mary T. Clifton by Warranty Deed, Recorded in Book 976 Page 770, running thence Northeasterly along said Easterly Line 125 feet, more or less, to the Southerly Boundary of Big Sky Estates No. 2, thence along the arc of a 258 foot Radius curve to the right for a distance of 154.19 feet, thence North 45° East 358 feet, thence North 51° West 733 feet, thence North 41° West 264 feet, thence North 32°11'58" East 215.43 feet, thence along the arc of a 185.03 feet Radius curve to the left for a distance of 101.40 feet (the Long Chord of which bears North 61°25'13" West 100.13 feet) thence North 12°52'49" East 183.84 feet to the North Line of the South 1/2 of said Quarter Section, thence East 1228.68 feet, thence South 1320 feet, thence West 1015 feet to Beginning.

Excepting therefrom: Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey, Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest Corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision, thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

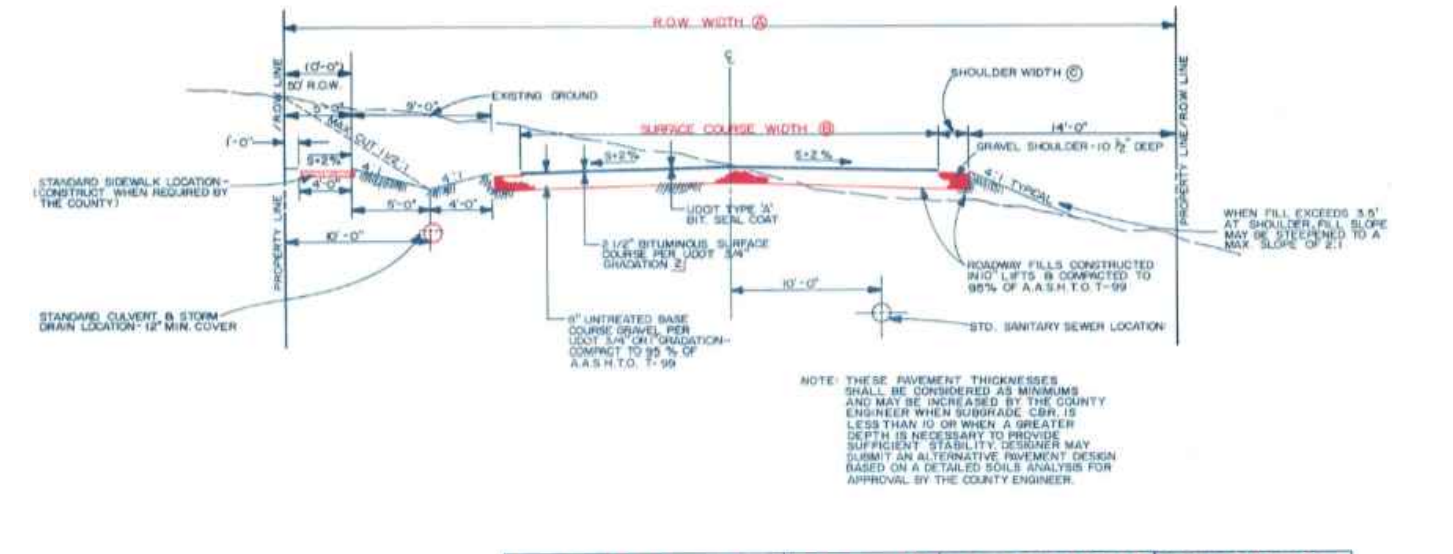
**Parcel 22-040-0023**  
 Part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.  
 Beginning at a point on the South Line of the Southwest Quarter of said Section 33 and the East Line of the Big Sky Estates No. 2 Subdivision being South 89°38'03" East 1176.16 feet from the Southwest Corner of said Section 33 (Basis of Bearing is South 89°38'03" East from the Southwest Corner of said Section 33 as monumented by the Weber County Surveyors Office) thence as follows: North 44°57'57" East 357.92 feet along the East Line of the Big Sky Estates No. 21 Subdivision, thence South 64°07'53" East 591.91 feet to the South Line of the Southwest Quarter of said Section 33, thence North 89°38'03" West 785.55 feet along said South Line of the Southwest Quarter of said Section 33 to the Point of Beginning.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

Show bearings for centerline.  
 Road is not draftable.  
 Without the road, lots are not draftable  
 and area cannot be verified.

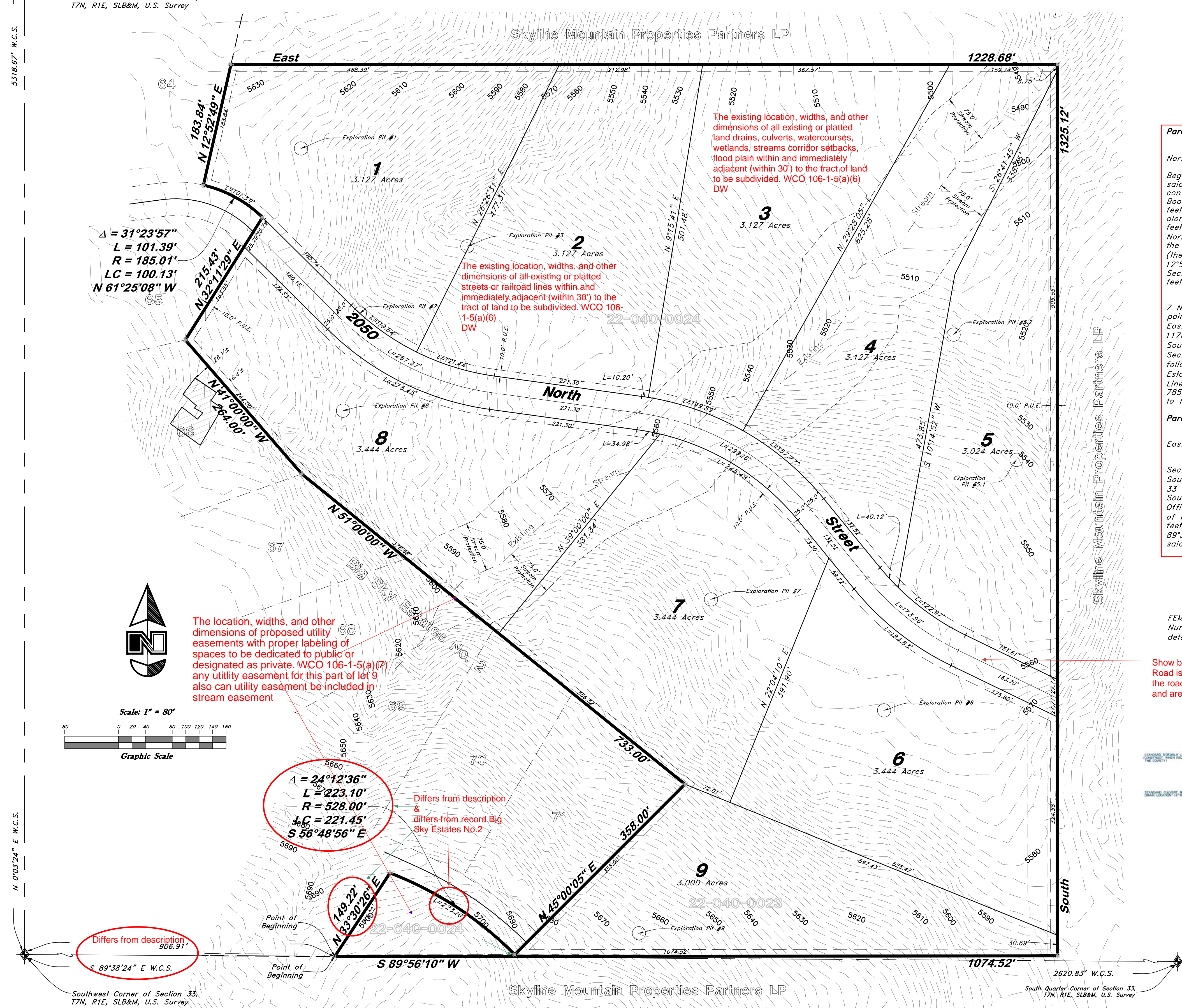
STANDARD RURAL ROADWAY SECTION



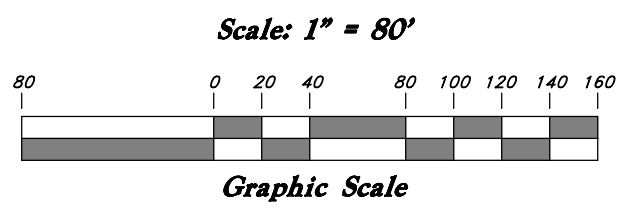
STREET DIMENSION	ALUM. WIDTH @	SURFACE CURVE WIDTH @	SHOULDER WIDTH @
MINOR RESIDENTIAL	30'	14'	4'
STANDARD RESIDENTIAL	60'	14'	4'
COLLECTOR	60'	14'	4'
MINOR ARTERIAL	60'	14'	4.5'
MAJOR ARTERIAL	100' (MINIMUM)	COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS	

NOTE: THESE DIMENSIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 1. STANDARD RURAL ROADWAY SECTION.  
 2. COUNTY ENGINEER'S OFFICE SHALL BE CONSULTED FOR SPECIFIC REQUIREMENTS.  
 3. COUNTY ENGINEER SHALL BE CONSULTED FOR SPECIFIC REQUIREMENTS.  
 4. COUNTY ENGINEER SHALL BE CONSULTED FOR SPECIFIC REQUIREMENTS.

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



- LEGEND**
- Centerline
  - Buried Telephone line
  - Overhead Telephone line
  - Overhead Power line
  - Power line
  - Sanitary Sewer line
  - Sewer Water line
  - Gas line
  - Storm Drain line
  - Secondary Waterline
  - Land Drain line
  - Irrigation Waterline
  - Power Pole
  - Post
  - Water Meter
  - Gas Meter
  - Power Meter
  - Telephone Box
  - Sewer Manhole
  - Drain Manhole
  - Water Manhole
  - Cleanout Box
  - Top of Asphalt
  - Edge of Asphalt
  - Natural Ground
  - Lip of Gutter
  - Service Pole
  - Light Pole
  - Power Pole
  - Telephone Pole
  - Fire Hydrant
  - Flowline of Ditch
  - Top of Slope
  - Top of Slope
  - Cleanout
  - Flowline
  - Drain Manhole
  - Spot Elevation
  - Sonlour
  - Asphalt
  - Concrete
  - Building
  - Catch Basin
  - Corrugated Metal Pipe
  - Reinforced Concrete Pipe
  - Edge of Concrete
  - RWALL
  - Retaining Wall
  - Sewer Manhole
  - Water Valve
  - Catch Basin
  - Diversion Box
  - Top of Curb
  - Sidewalk
  - Gas Line Marker
  - Guy Wire
  - Building Corner
  - Fire Hydrant
  - Natural Ground
  - Water Valve
  - Light Pole
  - Power Pole w/guy
  - Deciduous Tree
  - Coniferous Tree
  - Area Reference Plat
  - Building Columns
  - Landscaping



**NOTE**  
 1. Stream Protection Easement is 75.0' each side of the Centerline of the Stream, as determined and witnessed on the ground.

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN OFFICE: (801) 226-2222 FAX: (801) 226-2700  
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan  
**Hidden Creek Estates**  
 2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey

12 Oct, 2018  
 SHEET NO.  
**1**  
 18N753 - Prelim

**PRELIMINARY**

ENGINEER:  
 Great Basin Engineering Inc  
 c/o Andy Hubbard  
 5746 South 1475 East Suite 200  
 Ogden, Utah 84405  
 (801) 594-4515

DEVELOPER:  
 Brandon Janis  
 (281) 250-4047  
 brandonjanis@gmail.com