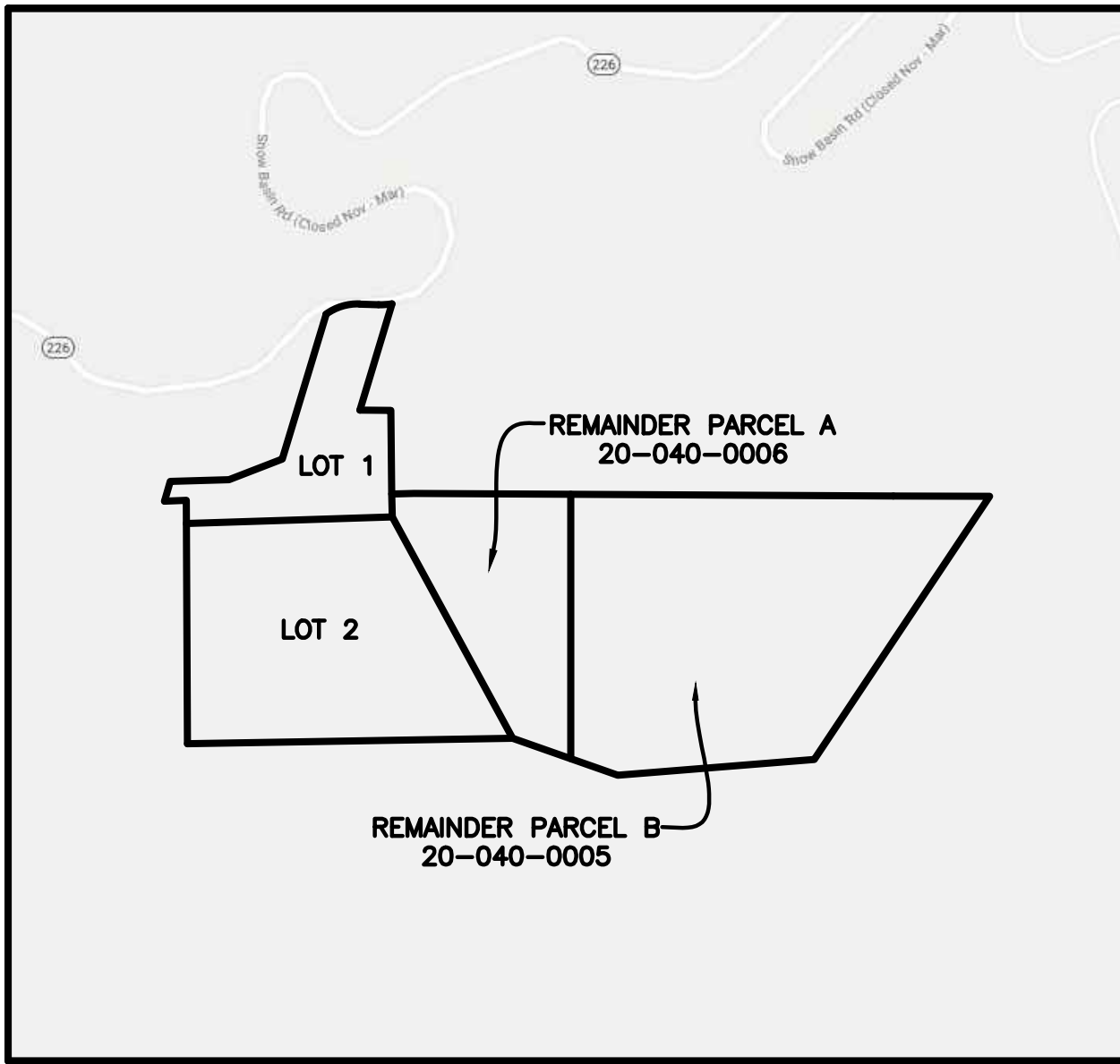


Old Snow Basin Ranch

PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND ALSO PART OF THE NORTH HALF OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2018
December



VICINITY MAP
SCALE: NONE

Please correct the site and soil information to reflect HD letters related to this development.

EXPLORATION PIT DATA

AN EVALUATION OF THE SITE AND SOILS AT THE SITE USE CONDUCTED OCTOBER 15, 2015 & DECEMBER 9, 2015 AND REPORTED ON WASTEWATER SITE AND SOILS EVALUATION #14264

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 432342E 4565247N)
0-12" CLAY LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.4 GPD/SQ. FT.(E))
12-33" SILTY CLAY LOAM, PRISMATIC STRUCTURE (APPLICATION RATE 0.35 GPD/SQ. FT.(E)) MOST RESTRICTIVE LAYER
33-52" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ.FT.(E))
52-114" GRAVELLY COARSE SANDY CLAY LOAM, MASSIVE STRUCTURE (APPLICATION RATE 0.4 GPD/S.FT.(E))

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 432351E 4564976N)
0-17" LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.5 GPD/SQ FT)
17-75" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ.FT.(E)) MOST RESTRICTIVE LAYER
75-120" COARSE SANDY CLAY LOAM, MASSIVE STRUCTURE (APPLICATION RATE 0.4 GPD/SQ FT(E))

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 432522E 4564934N)
0-12" SILTY LOAM, GRANULAR STRUCTURE (APPLICATION RATE 0.45 GPD/SQ. FT.)
12-28" SILTY CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.35 GPD/SQ. FT.(E))
28-78" CLAY LOAM, BLOCKY STRUCTURE (APPLICATION RATE 0.4 GPD/SQ. FT.(E)) INTER-BEDDED WITH SOME REWORKED SEDIMENTARY CLAST.
78-120" TRANSITION FROM CLAY LOAM TO FRAGMENTED HORIZONTAL BEDDED SEDIMENTARY ROCK.

EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 432243E 4565151N)
0-53" CLAY LOAM (SOFT), GRANULAR STRUCTURE 0-6", MASSIVE STRUCTURE 6-53"
53-60" SILTY CLAY LOAM, MASSIVE STRUCTURE

NOTES

- 1. CONTOURS ARE SHOWN IN TWO FOOT INTERVAL
- 2. THERE WILL BE A FIRE PULL OUT EVERY 400 FT. ON THE ACCESS EASEMENT. (SEE SHEET 3)
- 3. 18' (TYP.) ACCESS EASEMENT (RIGHT-OF-WAY)
- 4. LOTS WILL HAVE ONSITE SEPTIC & WATER WELLS.
- 5. THE PROJECT IS ZONED F-5 UNLESS OTHERWISE INDICATED
- 6. NO CROWN ON ROAD TO PROMOTE DRAINAGE DOWN SLOPE.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	292.24'	194.57'	191.00'	101.05'	N72°53'55"E	38°08'52"
C2	361.16'	72.90'	72.78'	36.58'	N86°17'33"E	11°33'56"
C3	361.16'	19.50'	19.50'	9.75'	N84°09'47"E	3°05'39"
C4	209.00'	56.81'	56.63'	28.58'	S24°35'04"W	15°34'24"
C5	191.00'	77.89'	77.35'	39.49'	S20°41'20"W	23°21'53"
C6	81.00'	70.96'	68.72'	37.94'	S18°05'30"E	50°11'48"
C7	187.21'	91.79'	90.88'	46.84'	S14°34'10"E	28°05'33"
C8	21.50'	31.85'	29.02'	19.66'	S71°03'17"E	84°52'39"
C9	34.50'	159.49'	50.92'	37.73'	S18°56'43"W	264°52'39"
C10	205.21'	100.60'	99.59'	51.33'	N14°34'33"W	28°05'11"
C11	81.00'	57.20'	56.02'	29.85'	N20°57'35"W	40°27'38"
C12	99.00'	86.73'	83.99'	46.37'	N16°05'30"W	50°11'48"
C13	209.00'	85.23'	84.64'	43.21'	N20°41'20"E	23°21'53"
C14	191.00'	51.92'	51.76'	26.12'	N24°35'04"E	15°34'24"
C15	200.00'	54.36'	54.19'	27.35'	S24°35'04"W	15°34'24"
C16	200.00'	81.56'	80.99'	41.35'	S20°41'20"W	23°21'53"
C17	90.00'	78.85'	76.35'	42.16'	S16°05'30"E	50°11'48"
C18	90.00'	63.56'	62.24'	33.17'	S20°57'35"E	40°27'38"
C19	196.21'	96.19'	95.23'	49.08'	S14°34'19"E	28°05'16"
C20	361.16'	13.28'	13.28'	6.64'	S81°33'46"W	2°06'23"
C21	361.16'	9.81'	9.81'	4.90'	S83°23'38"W	1°33'21"
C22	361.16'	9.70'	9.70'	4.85'	S84°56'28"W	1°32'18"

Please update this Note to reflect the geologic reconnaissance that was prepared by GCS Geoscience September 12th 2016.

GEOLOGICAL NOTE

Please add The Following plat notes:
Name of Subdivision is located within a Natural Hazards Area. A geologic reconnaissance has been performed by Name of Geotech and Geologic Company (include date and job/project#(s)). The final report is available for public review at the Weber County Planning Division Office.

Restricted lots shall be designated on the final plat by placing the letter "R" immediately to the right of the number of the lot and by including the following notification on the final plat: "Notice to Purchasers of Restricted "R" Lots." Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of title 108, chapter 14: Hillside Development Review Procedures and Standards. Approval of a restricted lot does not guarantee the lot is buildable. A hillside review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.

The Geologic Reconnaissance recommends that lots 1 and 2 undergo the Weber County Hillside Review process, which will need to be completed prior to building permit application. 106-2-4 (j) Lots meeting the criteria established for a "restricted lot" shall be designated on the preliminary and final plat by the letter "R" and shall be subject to the provisions of the Land Use Code prior to any construction or building being undertaken upon such lot.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N88°14'12"E, BEARING IS UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING AND MATCHING A PORTION OF A RECORD OF SURVEY PREPARED AND FILED BY MYSELF ON THIS LAND, FILED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR AS FILE NO. 5455. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTH HALF OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N88°14'12"E ALONG SAID LINE, 1376.96 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N16°46'06"E 110.87 FEET; THENCE N88°14'12"E 318.58 FEET; THENCE N68°54'02"E 310.02 FEET; THENCE N16°46'06"E 819.88 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.24 FEET, AN ARC LENGTH OF 194.57 FEET, A DELTA ANGLE OF 38°08'52", A CHORD BEARING OF N72°53'55"E, A RADIAL BEARING OF S36°10'31"E, AND A CHORD LENGTH OF 191.00 FEET; (2) S88°05'03"E 102.72 FEET; AND (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 361.16 FEET, AN ARC LENGTH OF 72.90 FEET, A DELTA ANGLE OF 11°33'56", A CHORD BEARING OF N86°17'33"E, A RADIAL BEARING OF N02°04'31"E, AND A CHORD LENGTH OF 72.78 FEET; THENCE S16°50'08"W 602.06 FEET; THENCE S89°16'08"E 167.84 FEET; THENCE S00°43'46"E 578.67 FEET; THENCE S28°31'54"E 1367.01 FEET; THENCE S89°04'00"W 1763.96 FEET; THENCE N00°14'50"W 1320.38 FEET TO THE SECTION LINE; THENCE S88°14'12"W ALONG SAID SECTION LINE, 118.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,411,908 SQUARE FEET OR 55.370 ACRES MORE OR LESS

DEVELOPER INFO.

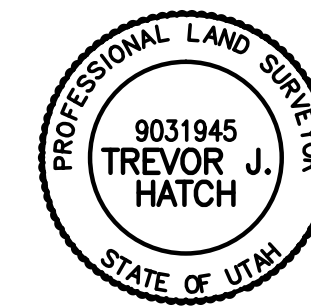
MATT TOLIVER
4960 E 2725 N
EDEN, UTAH 84314

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 PROFESSIONAL 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 **OLD SNOW BASIN RANCH** IN **WEBER COUNTY, UTAH**, 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 **WEBER COUNTY, UTAH**, 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 A LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **OLD SNOW BASIN RANCH** AND DO HEREBY DEDICATE THE AREA SHOWN HEREON AS "ACCESS EASEMENT" TO THE OWNERS OF LOTS IN THIS AND FUTURE PHASES OF THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS, FOR ACCESS PURPOSES TO THEIR RESPECTIVE LOTS AND DO ALSO GRANT SAID AREA AS A PUBLIC UTILITY EASEMENT TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

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) _____ 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 _____

PROJECT INFO.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: _____
Revision: _____
Name: **OLD SNOW BASIN ROAD**
Number: **6640-01**
Scale: **1"=100'**
Checked: _____



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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 WASTE WATER DISPOSAL SYSTEMS

THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

OGDEN VALLEY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON

THIS _____ DAY OF _____, 20____.

CHAIRMAN

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

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION

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.

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

WEBER COUNTY ENGINEER

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

THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ Filed For Record And _____ At _____
In Book _____ Of The _____
Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

Old Snow Basin Ranch

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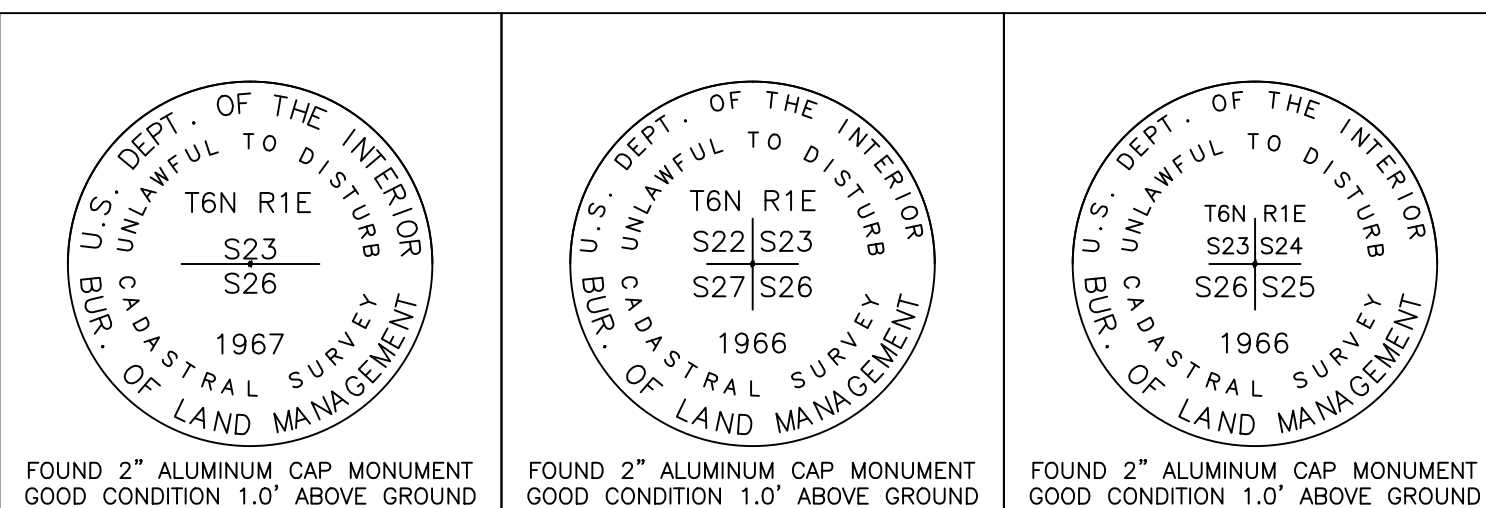
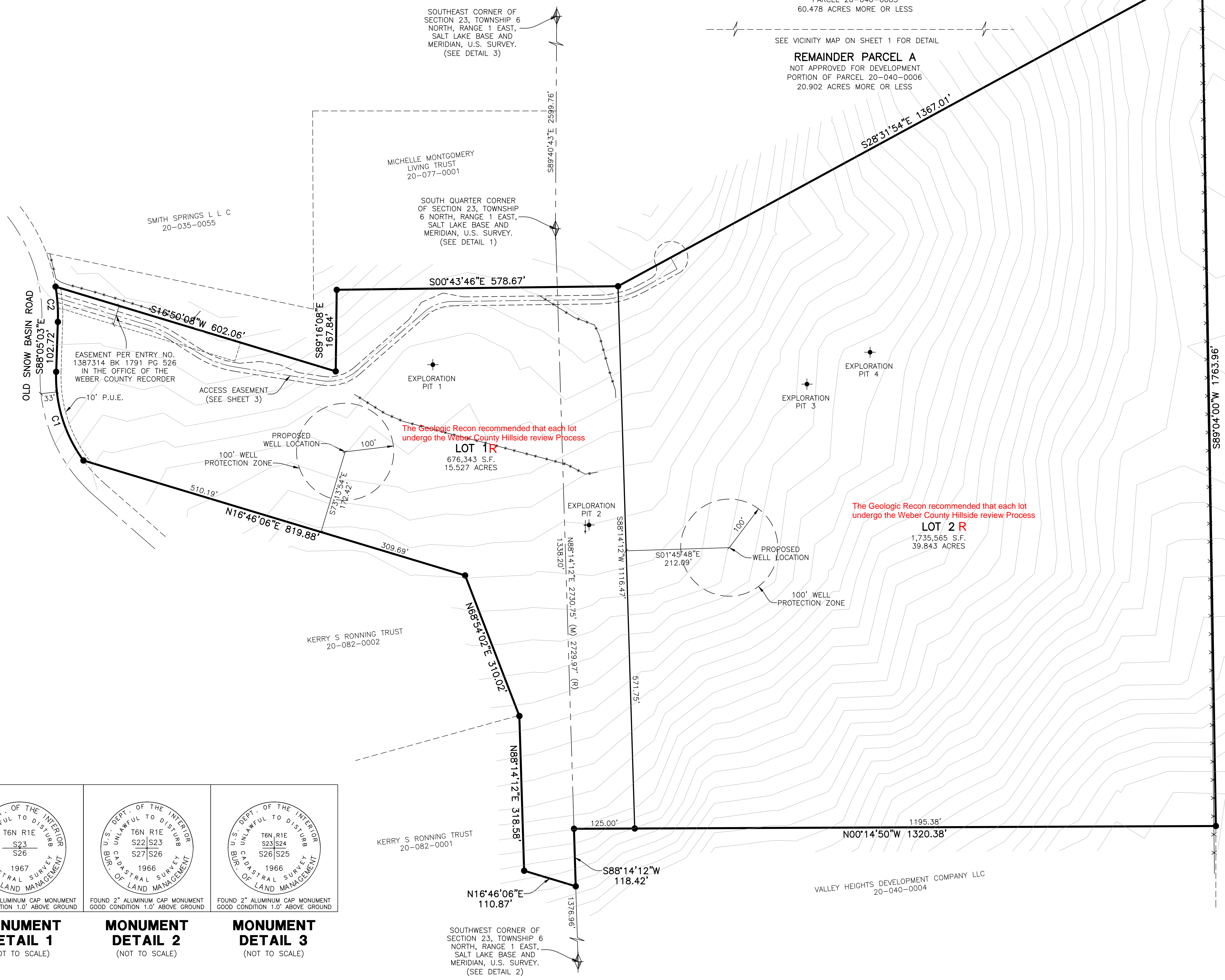
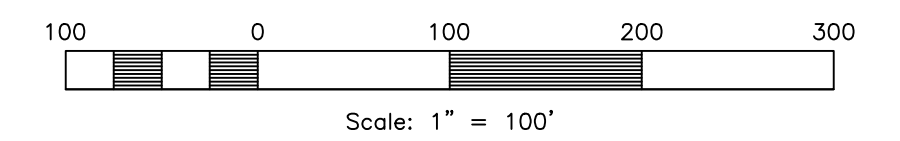
APRIL, 2018
 December

REMAINDER PARCEL B
 NOT APPROVED FOR DEVELOPMENT
 PARCEL 20-040-0005
 60.478 ACRES MORE OR LESS

REMAINDER PARCEL A
 NOT APPROVED FOR DEVELOPMENT
 PORTION OF PARCEL 20-040-0006
 20.902 ACRES MORE OR LESS

Legend

- = SECTION CORNER
- = TEST PIT
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = CENTER LINE OF ACCESS EASEMENT
- = EASEMENT
- = EXISTING FENCE
- = ADJOINING PROPERTY



MONUMENT DETAIL 1 (NOT TO SCALE)
MONUMENT DETAIL 2 (NOT TO SCALE)
MONUMENT DETAIL 3 (NOT TO SCALE)

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PROJECT INFO.

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Designer:	D. CAVE
Begin Date:	4-2-2018
Name:	OLD SNOW BASIN ROAD
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Checked:	

WEBER COUNTY RECORDER

Entry No. _____	Fee Paid _____
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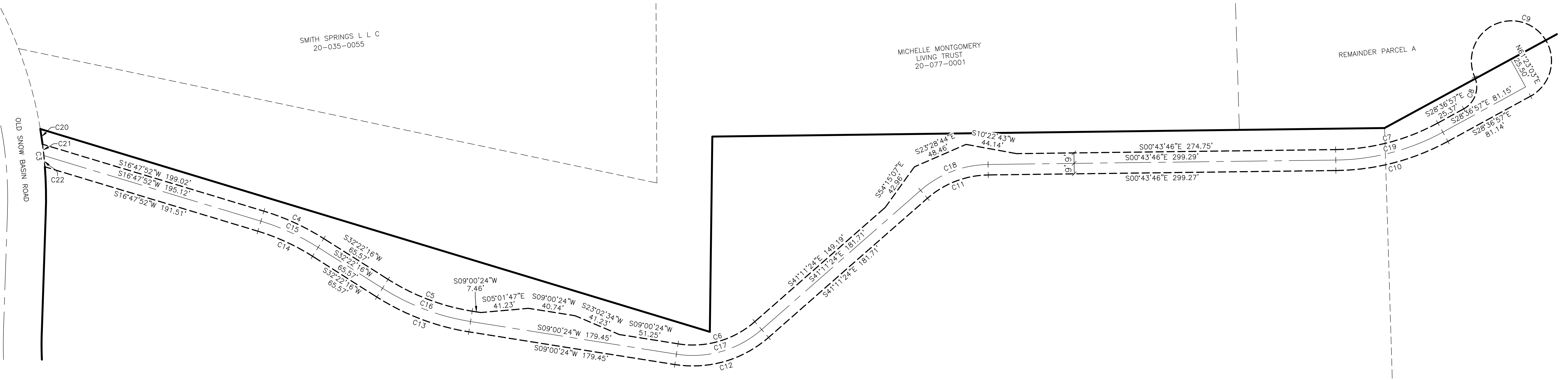
Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

Sheet **3**
3 Sheet

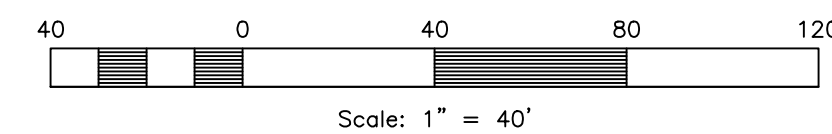
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Legend

- = BOUNDARY LINE
- = CENTER LINE OF ACCESS EASEMENT
- = ACCESS EASEMENT
- = ADJOINING PROPERTY



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 _____ Deputy.