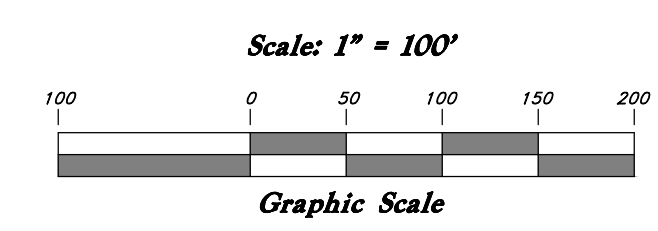
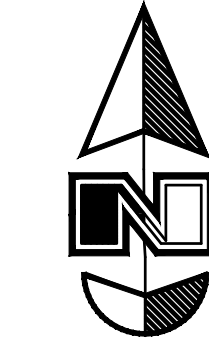


Preliminary Plan For  
**Merrill Mountain Estate**  
 A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey  
 Weber County, Utah  
 October 2019



VICINITY MAP  
 Not to Scale



**FLOOD PLAIN**

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 4905700243 E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading)

**DESCRIPTION**

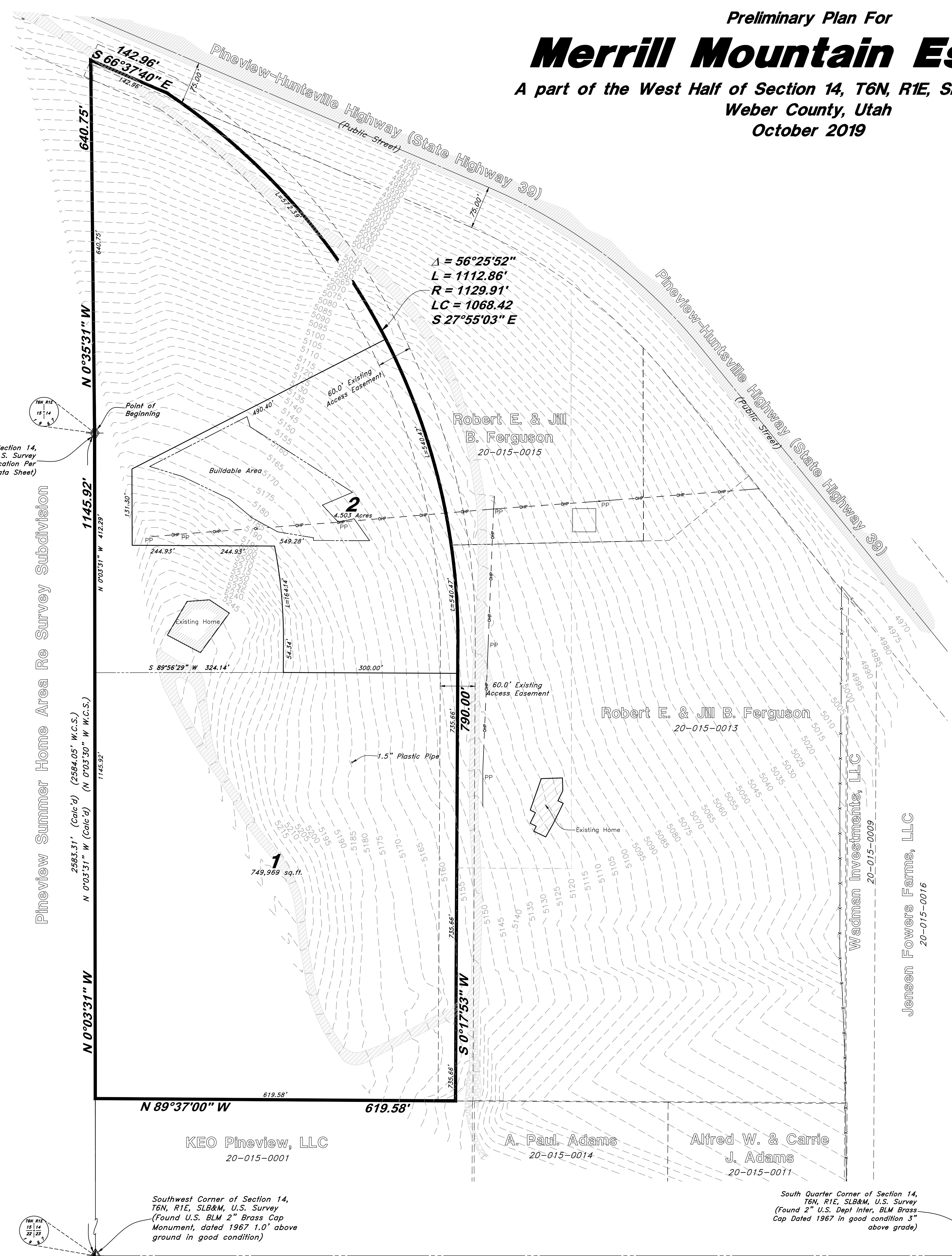
**Overall Boundary Description**  
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:  
 Beginning at the West Quarter Corner of said Section 14; and running thence North 0°35'31" West 640.75 feet to the Southerly Right-of-Way Line of Pineview-Huntsville Highway; thence South 66°37'40" East 142.96 feet along said Southerly Right-of-Way to a point of curvature; thence Southeasterly along the arc of a 1129.91 foot Radius curve to the right a distance of 1112.86 feet (Central Angle equals 56°25'52" and Long Chord bears South 27°55'03" East 1068.42 feet) to a point of tangency; thence South 0°17'53" West 790.00 feet; thence North 89°37'00" West 619.58 feet to the Quarter Section Line; thence North 0°03'31" West 1145.92 feet along said Quarter Section Line to the West Quarter Corner of said Section 14 and the Point of Beginning.  
 Contains 21.720 Acres, More or Less

**Lot 1 Metes and Bounds Description**  
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey  
 Beginning at a point, 412.29 feet South 0°03'31" East along the Quarter Section line and 324.14 North 89°56'29" East from the West Corner of said Section 14; and running thence North 0°17'53" East 54.34 feet; thence Northerly along the arc of a 829.91 feet curve to the left a distance of 164.14 feet (Central Angle equals 1°19'55" and Long Chord bears North 0°52'04" West 163.87 feet); thence North 89°42'07" West 244.93 feet; thence North 0°10'04" West 131.30 feet; thence North 62°53'30" East 490.40 feet to a point on a non-tangent curve to the right, of which the radius point lies South 62°53'30" West; thence Southerly along the arc of a 1,129.91 feet curve to the right a distance of 540.47 feet (Central Angle equals 27°24'23" and Long Chord bears South 13°24'18" East 535.34 feet); thence South 0°17'53" West 54.34 feet; thence North 89°42'07" West 300.00 feet to the POINT OF BEGINNING.  
 Containing 4.5027 acres, more or less.

**Future Lot 2 Metes and Bounds Description**  
 A part of the West Half of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey  
 Beginning at the West Corner of said Section 14; and running thence North 0°35'31" West 640.75 feet along the Section line to the Southerly right of way line of the Pineview-Huntsville Highway (SR-39); thence South 66°37'40" East 142.96 feet along said South right of way line to a point on a non-tangent curve to the right, of which the radius point lies South 33°52'01" West; thence Southeasterly along the arc of a 1,129.91 feet curve to the right a distance of 572.39 feet (Central Angle equals 29°01'29" and Long Chord bears South 41°37'15" East 566.29 feet); thence South 62°53'30" West 490.40 feet; thence South 0°10'04" East 131.30 feet; thence North 89°42'07" East 244.93 feet to a point on a non-tangent curve to the right, of which the radius point lies South 78°57'59" West; thence Southerly along the arc of a 829.91 feet curve to the right a distance of 164.14 feet (Central Angle equals 1°19'55" and Long Chord bears South 0°52'04" East 163.87 feet); thence South 0°17'53" West 54.34 feet; thence South 89°42'07" East 300.00 feet; thence South 0°17'53" West 735.66 feet; thence North 89°37'00" West 619.58 feet to the Section line; thence North 0°03'31" West 1,145.92 feet along the Section line to the POINT OF BEGINNING.  
 Containing 17.2169 acres, more or less.

**BUILDABLE AREA NOTE**

Buildable Area less than 25% Slope.



- LEGEND**
- Centerline
  - Buried Telephone line
  - Overhead Telephone line
  - Overhead Power line
  - Sanitary Sewer line
  - Culinary Water line
  - Gas line
  - Storm Drain line
  - Secondary Waterline
  - Land Drain line
  - Irrigation Waterline
  - Fence Power Meter
  - 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
  - Fence
  - Flowline
  - Drain Manhole
  - Spot Elevation
  - Contour
  - Asphalt
  - Concrete
  - Building
  - Catch Basin
  - Corrugated Metal Pipe
  - Reinforced Concrete Pipe
  - Edge of Concrete
  - Retaining Wall
  - Sewer Manhole
  - Water Valve
  - Catch Basin
  - Diverter 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

West Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Monument Not Found, Location Per Weber County Section Data Sheet)

Southwest Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found U.S. BLM 2" Brass Cap Monument, dated 1967 1.0' above ground in good condition)

South Quarter Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found 2" U.S. Dept Inter. BLM Brass Cap Dated 1967 in good condition 3" above grade)

Southeast Corner of Section 14, T6N, R1E, SLB&M, U.S. Survey (Found 2" U.S. Dept Inter. BLM Brass Cap Dated 2006 in good condition)

**PRELIMINARY PLAN**

**GREAT BASIN ENGINEERING**  
 574 SOUTH 1475 EAST SUITE 200 OGDEN, UTAH 84403  
 WWW.GREATBASINENGINEERING.COM

**Preliminary Plan**  
**Merrill Mountain Estate**  
 Approximately 5400 East Highway 39  
 Weber County, Utah  
 A part of the West Half of Section 14, T6N, R1E, SLB&M, U.S. Survey

22 July, 2019

SHEET NO.  
**1**