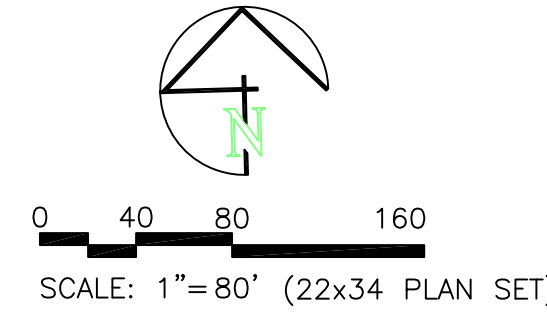


# SUNSET MEADOWS

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH

## PRELIMINARY PLAT PHASE 1&2



Subdivision Name approved by the county recorder, WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)  
Name has already been used need to rename

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

For this to be an adequate preliminary review I need to have all boundary & lot dimensions. Circled items are for example only there are others that need to be added or fixed that are not circled.

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)

What does this represent?

All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)

Measured and/or recorded bearings, distances, and other controlling data ties to section corners. WCO 106-1-5(a)(4)

### NOTES:

PHASE 1  
TOTAL AREA: 18.859 ACRES  
PUBLIC R-O-W: 2.824 ACRES  
NET DEVELOPABLE GROUND: 16.035 ACRES  
OPEN SPACE: 9.482 ACRES (50.92%)  
LOTS:31

PHASE 2  
TOTAL AREA: 18.437 ACRES  
PUBLIC R-O-W: 2.369 ACRES  
NET DEVELOPABLE GROUND: 16.068 ACRES  
OPEN SPACE: 9.221 ACRES (50.01%)  
LOTS:31

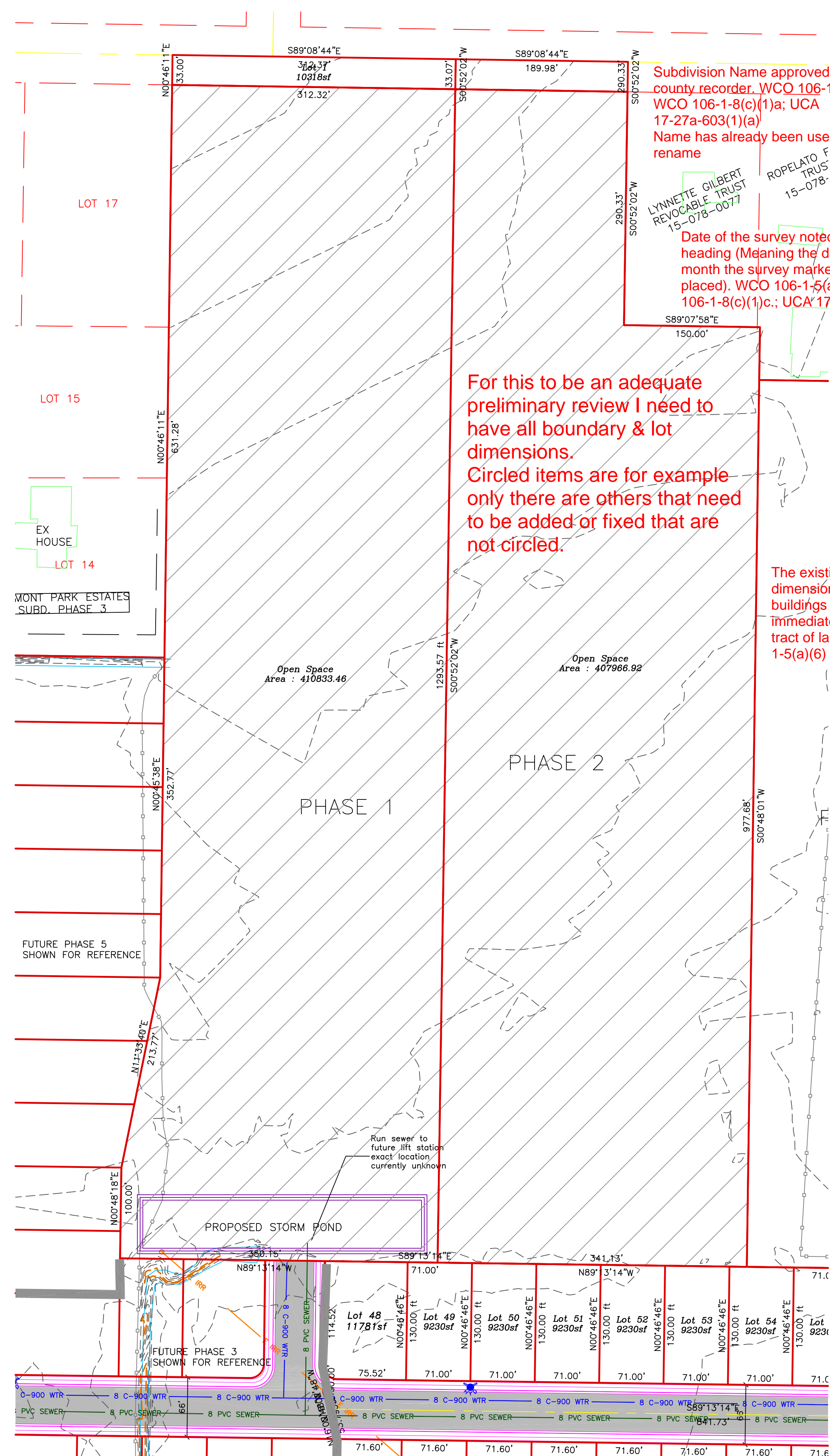
The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)  
Missing dimensions on some lots

Need curve data for all lots

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

The surveyed boundary lines of the tract to be subdivided. WCO 106-1-5(a)(4)  
Missing boundary dimensions

NOTES:  
1- OPEN SPACE WILL BE OWNED BY RIVER VALLEY DEVELOPMENT AND WILL BE LEASED TO A FARMER FOR AGRICULTURAL PURPOSES. A PART OF THIS OPEN SPACE WILL BE USED TO STORE STORM WATER FROM THE SUBDIVISION IN SHALLOW PONDS. THE FARMER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PONDS.  
2- NO AMENITIES WILL BE PROVIDED WITH ANY OPEN SPACE.

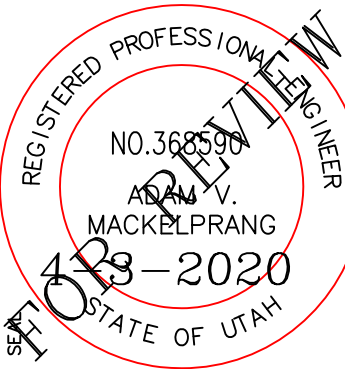
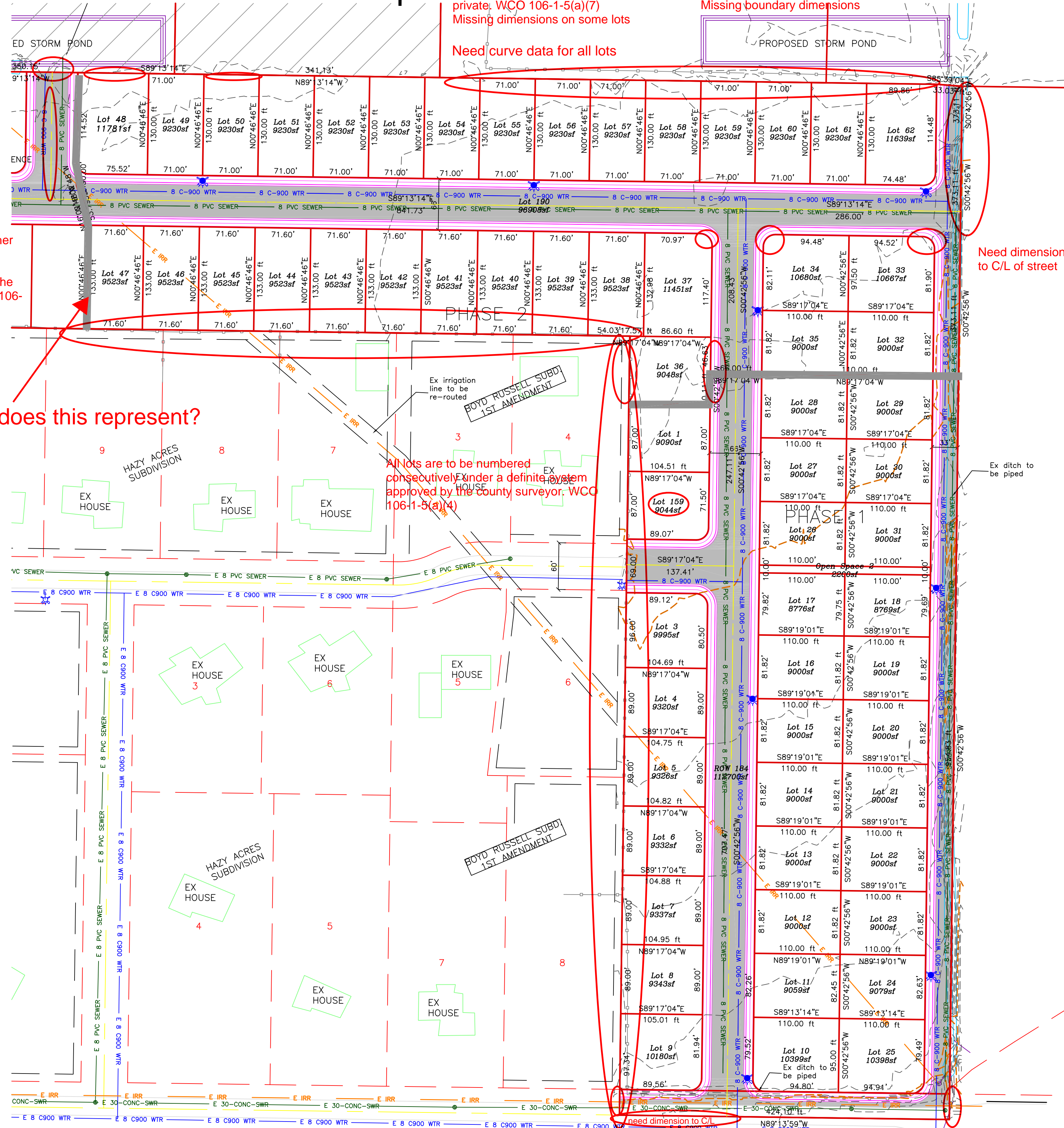


The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

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 designated as private. WCO 106-1-5(a)(7)



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NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: SUNSET MEADOWS  
PRELIMINARY PLAT PHASE 1&2  
DRAWING NO.: 2  
DATE: MARCH, 2020

REVIEWED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_