

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

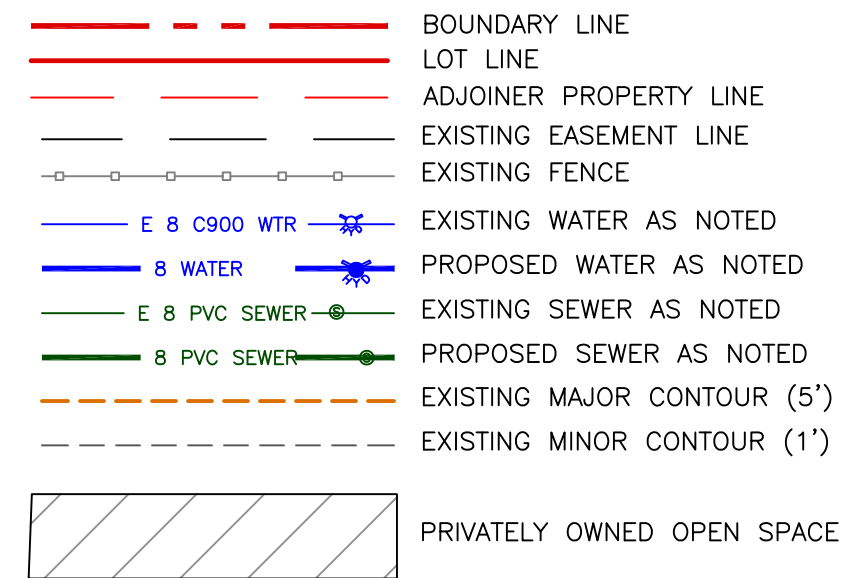
Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1); UCA 17-23-17(3)(b)

Subdivision Name approved by the county recorder. WCO 106-1-5(a)(1); WCO 106-1-8(c)(1); UCA 17-23-17(3)(a) Name has already been used need to rename

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 4&5



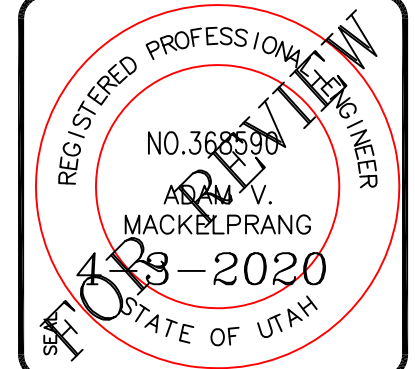
NOTES:

PHASE 4
TOTAL AREA: 23,028 ACRES
PUBLIC R-O-W: 2,390 ACRES
NET DEVELOPABLE GROUND: 20,638 ACRES
OPEN SPACE: 13,266 ACRES (57.61%)
LOTS:28

PHASE 5
TOTAL AREA: 23,555 ACRES
PUBLIC R-O-W: 2,647 ACRES
NET DEVELOPABLE GROUND: 20,908 ACRES
OPEN SPACE: 12,211 ACRES (51.84%)
LOTS:31

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.
3.-THE OPEN SPACE BEHIND LOTS 114-120 TO USED FOR DETENTION OF STORM WATER FROM THE SUBDIVISION. THIS PARCEL WILL BE SOLD TO AN ADJOINER LOT OWNER WHO WILL ALSO BE RESPONSIBLE FOR ITS MAINTENANCE. THIS PARCEL MAY ADDITIONALLY BE USED FOR AGRICULTURAL PURPOSES GIVEN THE INTEGRITY AND FUNCTION OF THE POND REMAINS INTACT.



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No.	REVISIONS / SUBMISSIONS	DATE

SUNSET MEADOWS
PRELIMINARY PLAT PHASE 4&5

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

PROJECT TITLE: SUNSET MEADOWS
DRAWING TITLE: PRELIMINARY PLAT PHASE 4&5
REVIEWED: _____
DATE: MARCH, 2020
DRAWING No. 4

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

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)
Curve data and dimensions for all streets

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

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 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)

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)

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 and curve data.

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)

