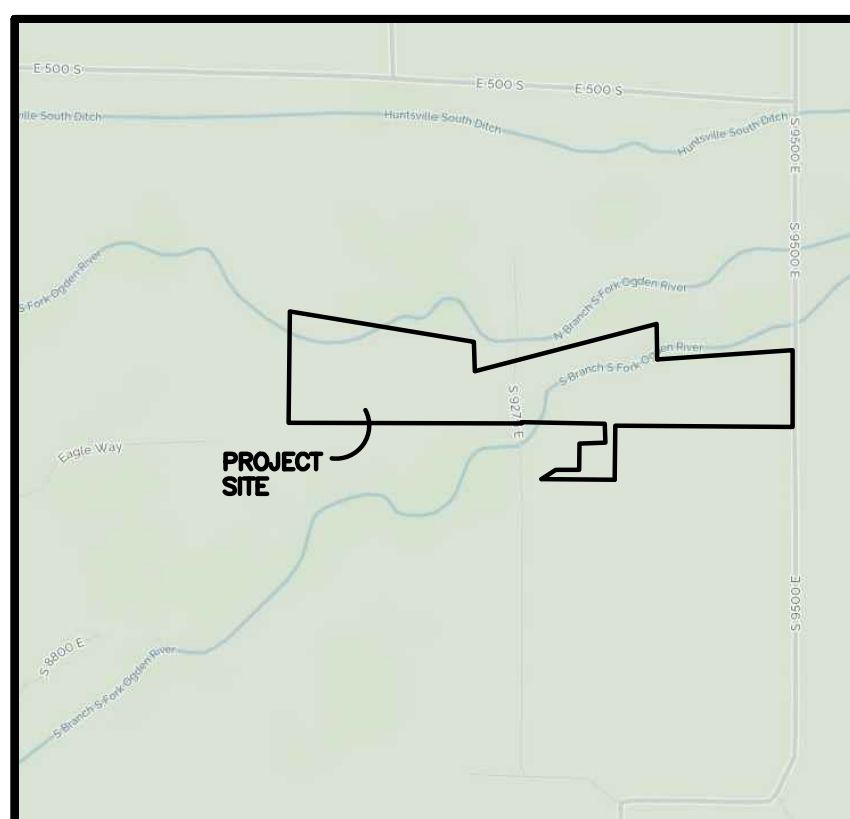


SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2

PART OF THE SOUTH HALF OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2021



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°31'10"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES", THE MAJORITY OF THE DEEDS IN THE AREA ARE IN CONFLICT WITH EACH OTHER. THERE IS A BOUNDARY LINE AGREEMENT IN PLACE AS SHOWN. ALL OTHER LINES WERE DETERMINED WHERE POSSIBLE BY LONG STANDING OCCUPATION LINES, SECTION LINES, OR BY BEST FIT OF DEEDS.

NOTE

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N89°31'10"W ALONG THE SECTION LINE, 925.54 FEET TO A POINT ON AN EXISTING FENCE LINE MORE OR LESS; THENCE S00°28'31"W ALONG SAID FENCE LINE, 281.81 FEET; THENCE N89°36'19"W 382.66 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) N57°08'23"E 88.58 FEET; (2) N89°34'50"E 121.47 FEET; (3) N00°40'47"E 136.73 FEET; (4) N87°56'30"E 135.30 FEET; (5) N01°42'49"W 97.84 FEET; AND (6) N88°57'05"W 433.69 FEET; THENCE S00°28'55"W 6.58 FEET; THENCE N89°49'16"W ALONG AN EXISTING FENCE LINE MORE OR LESS, 1215.92 FEET TO AN EXISTING FENCE MARKING THE SURVEYED EASTERLY LINE OF RIVER RANCH LOT 2; THENCE N00°35'54"E ALONG SAID EXISTING FENCE LINE AND THE EAST LINE OF LOT 2 MORE OR LESS, 581.54 FEET; THENCE S80°35'10"E 973.49 FEET; THENCE ALONG AN EXISTING FENCE LINE MORE OR LESS THE FOLLOWING FOUR (4) COURSES: (1) S02°20'27"E 154.13 FEET; (2) N75°18'23"E 979.81 FEET; (3) S00°56'59"E 186.26 FEET; AND (4) N86°06'15"E 708.78 FEET TO THE CENTER OF 9500 EAST STREET AND THE SECTION LINE; THENCE S00°03'49"W ALONG SAID CENTERLINE AND SECTION LINE, 400.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,447,804 SQUARE FEET OR 33.237 ACRES MORE OR LESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°27'11"W	17.58
L2	S72°28'03"W	108.81
L3	N89°27'36"W	68.22
L4	N73°41'45"W	35.25
L5	S63°32'07"W	85.67
L6	S75°48'38"W	48.16
L7	S09°29'20"W	42.55
L8	S17°04'37"W	66.20
L9	S33°20'14"W	38.92
L10	N88°17'22"W	54.33
L11	N00°45'30"E	31.20
L12	N17°06'38"E	52.57
L13	N27°21'05"E	60.57
L14	N42°24'56"E	57.70
L15	N01°02'55"E	14.88
L16	N80°55'54"E	72.68
L17	N22°47'11"E	98.25
L18	N48°52'50"E	120.45
L19	S83°58'53"E	67.66
L20	N85°59'57"E	106.66
L21	S73°01'42"E	29.40
L22	S68°33'03"E	23.47
L23	S75°18'23"W	44.12
L24	N09°43'07"E	25.81

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	267.00	179.91	176.52	93.52	S66°48'03"W	38°36'24"
C2	183.00	141.21	137.74	74.33	S69°36'15"W	44°12'47"
C3	257.00	7.48	7.48	3.73	S48°19'43"W	1°39'44"
C4	193.00	54.76	54.58	27.56	S55°37'33"W	16°15'23"
C5	117.00	101.50	98.35	54.19	S66°51'27"W	49°42'22"
C6	283.00	237.95	231.00	126.52	S66°05'30"W	48°10'28"
C7	208.00	191.03	184.39	102.85	N63°05'38"W	52°37'16"
C8	30.00	22.08	21.58	11.57	N58°17'02"W	42°10'06"
C9	55.00	81.61	74.33	50.41	N36°51'31"W	85°01'08"
C10	55.00	97.06	84.95	66.85	N56°12'26"E	101°06'46"
C11	55.00	75.07	69.38	44.70	S34°08'02"E	78°12'17"
C12	30.00	22.08	21.58	11.57	S16°06'56"E	42°10'06"
C13	142.00	130.41	125.88	70.21	S63°30'38"E	52°37'16"
C14	217.00	182.45	177.13	97.01	N66°05'30"E	48°10'28"
C15	183.00	59.39	59.13	29.96	N51°18'04"E	18°35'35"
C16	183.00	99.37	98.16	50.94	N76°09'15"E	31°06'47"
C17	117.00	90.28	88.06	47.52	N69°36'15"W	44°12'47"
C18	333.00	224.38	220.16	116.64	N66°48'03"E	38°36'24"
C19	300.00	202.14	198.34	105.08	S66°48'03"W	38°36'24"
C20	150.00	115.75	112.90	60.93	S69°36'15"W	44°12'47"
C21	150.00	130.13	126.09	69.48	S66°51'27"W	49°42'22"
C22	250.00	210.20	204.06	111.76	S66°05'30"W	48°10'28"
C23	175.00	160.72	155.13	86.53	N63°30'38"W	52°37'16"
C24	286.02	213.45	208.53	111.97	S79°22'39"E	42°45'32"
C25	183.72	169.37	163.44	91.24	N63°05'38"W	52°37'16"
C26	200.91	210.43	200.94	116.02	N85°10'59"E	60°00'37"

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0439569 E 4566782 N)
0-18" SANDY LOAM, GRANULAR STRUCTURE, 10% GRAVEL
18-80" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 0439364 E 4566778 N)
0-7" SANDY LOAM, GRANULAR STRUCTURE, 5% GRAVEL
7-63" COARSE LOAMY SAND, SINGLE GRAIN STRUCTURE, 75% GRAVEL

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0439261E4566764 N)
0-6" LOAMY SAND, SINGLE GRAIN STRUCTURE
6-23" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
23-72" GRAVELLY LOAMY COARSE SAND, SINGLE GRAIN STRUCTURE, 50% GRAVEL
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 36 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #4(UTM ZONE 12 NAD 83 0439132 E 4566787 N)
1-9" LOAMY SAND, GRANULAR STRUCTURE, 1 0% GRAVEL
9-74" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 24 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0439024 E 4566797 N)
0-18" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
18-48" SANDY LOAM WITH FINE SAND LENS, WEAK MASSIVE STRUCTURE, <5% GRAVEL
48-82" GRAVELLY LOAMY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0438900 E 4566832 N)
0-30" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
30-80" GRAVELLY LOAMY COARSE SAND, SINGLE GRAIN STRUCTURE, 70% GRAVEL
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 42 INCHES DEEP FROM THE ORIGINAL GRADE.

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 0438902 E 4566783 N)
0-18" SANDY LOAM, GRANULAR STRUCTURE, 15% GRAVEL
18-49" SANDY LOAM WITH FINE SANDY CLAY LOAM LENS, WEAK MASSIVE STRUCTURE, <5% GRAVEL
49-80" GRAVELLY LOAMY COARSE SAND, SINGLE GRAIN STRUCTURE
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLES ARE AT 30 INCHES DEEP FROM THE ORIGINAL GRADE.

DEVELOPER:

PARK CITY PREMIER PROPERTIES,
LLC ATTN: MATT LOWE
6028 S. RIDGELINE DR., STE. 200
ODDEN, UT 84405
(801) 648-8829

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

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

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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 WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

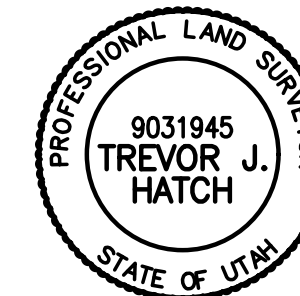
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 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 **SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2** IN **WEBER COUNTY, 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**, 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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

17-21-25 names of persons signing to be typed or printed on instruments presented for recording.

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) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN HALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor:
T. HATCH
Designer:
N. ANDERSON
Begin Date:
11-6-18
Name:
SUNSHINE VALLEY
ESTATES SUBD. PH. 2
Number:
4825-21
Revision:
Scale:
1"=100'
Checked:



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Weber County Recorder

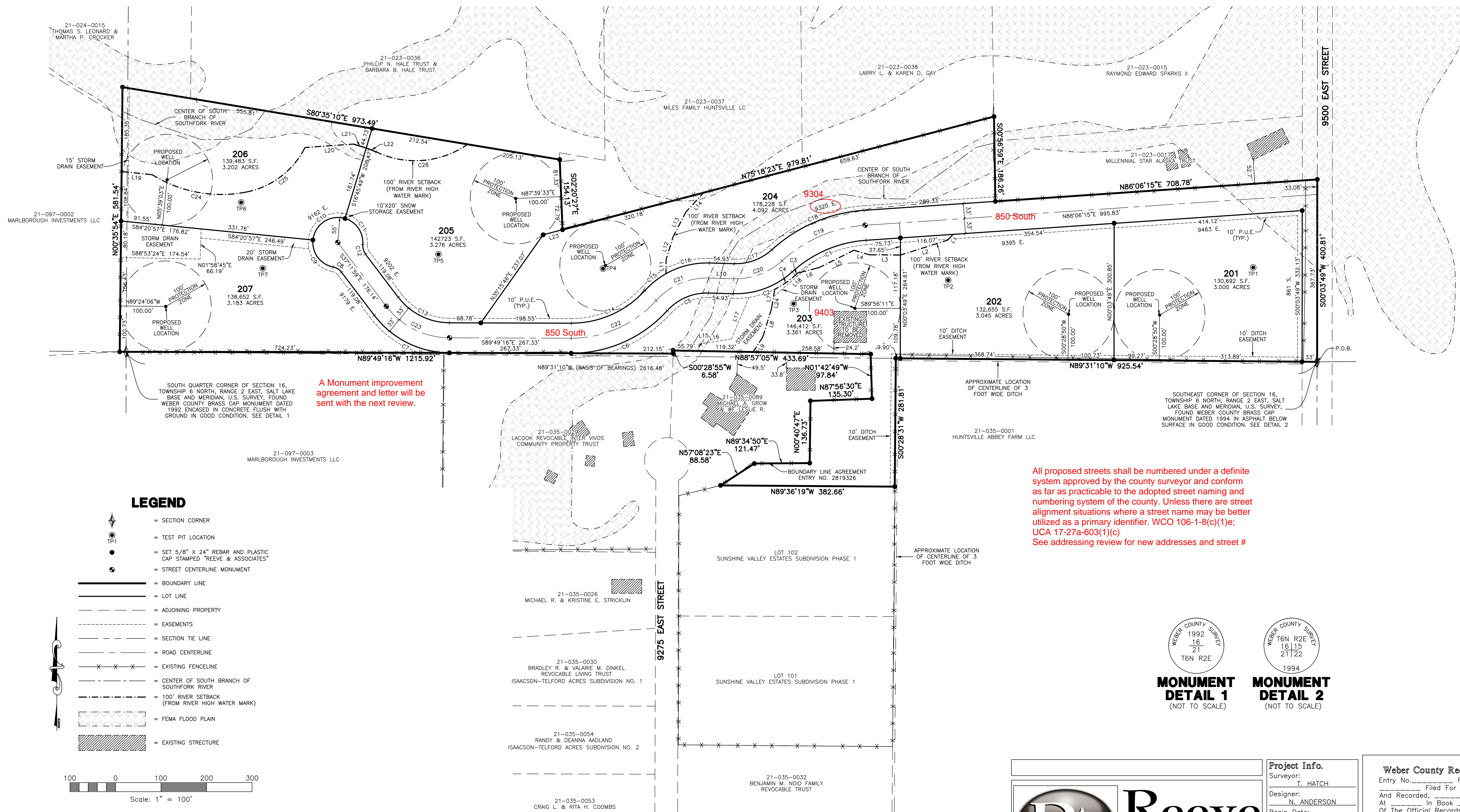
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

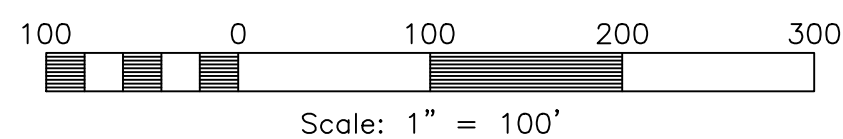
SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2

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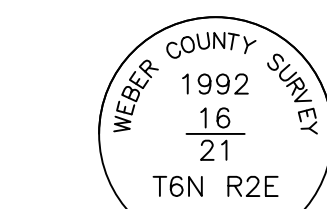


LEGEND

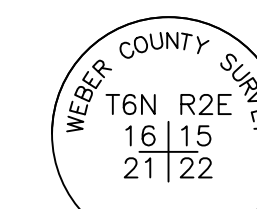
- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = CENTER OF SOUTH BRANCH OF SOUTHFORK RIVER
- = 100' RIVER SETBACK (FROM RIVER HIGH WATER MARK)
- = FEMA FLOOD PLAIN
- = EXISTING STRUCTURE



All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)
See addressing review for new addresses and street #



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

Reeve & Associates, Inc.
5180 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	11-6-18
Name:	SUNSHINE VALLEY ESTATES SUBD. PH. 2
Number:	4825-21
Revision:	
Scale:	1"=100'
Checked:	

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