

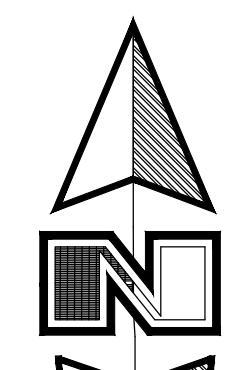
# Sketch for Smart Fields

Connectivity and Incentivised Subdivision Plat

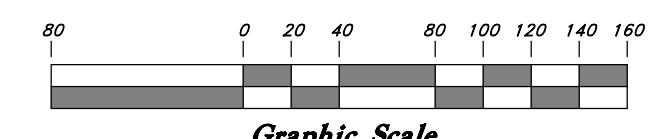
A part of the Southwest Quarter of Section 21, T6N , R2W, SLB&M, U.S. Survey  
Weber County, Utah  
September 2021



VICINITY MAP  
Not to Scale



Scale: 1" = 80'



- LEGEND**
- ▲ Set Nail & Washer
  - Set 5/8 x 24" Rebar & GBE Cap
  - ◆ Section Corner
  - ◇ Calculated Section Position
  - ⬢ Reference Monument
  - (Rec) Record
  - (WCS) Weber County Surveyor
  - Center line of Ditch

- NOTE**
1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
  2. Lot 207 of Phase 2 Not Buildable until Permanent Storm Water Pond and Turnaround Are in place.

**RECORD DESCRIPTION**

**Parcel #150570035 (TAXING) (Phase 1)**  
A part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning 15 Rods North of the Southwest Corner of said Quarter Section and running thence East 32 Rods, thence North 65 Rods, thence West 32 Rods, thence South 65 Rods to the point of beginning. Excepting therefrom: A part of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake base and Meridian, described as follows: beginning at a point North 00°30'47" East 247.50 feet along the section line from the Southwest Corner of said Section 21, to the Point of Beginning and running thence North 0°30'47" East 175.00 feet, thence South 89°07'58" East 262.00 feet; thence South 00°30'47" West 175.00 feet; thence North 89°07'58" West 262.00 feet to the point of beginning. [Entry#2278432] [note: a division took place on this parcel which did not comply with Utah Code 17-27A-605(3)] Entry#2278432

**Parcel #15054005 (Phase 2)**  
A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point 589.00 feet North of the Southeast Corner of said Quarter Section; thence North 2043.69 feet; thence West 442.5 feet (North 89°05'52" West 438.43 feet along the Quarter section line) to a fence; thence South (South 0°16'34" West) along fence 20 Chains (1318.01 feet); thence North (North 89°19'24" West) 300 feet (279.79 feet) to a point 742.5 feet West of the East line of said Quarter Section; thence South 729.31 feet; thence South 89°28'30" East 742.53 feet to the Point of Beginning. Contains 25.767 acres, subject to a County Road Right-of-Way across the North 33 feet and East 33 feet thereof, road contains 1.856 acres.

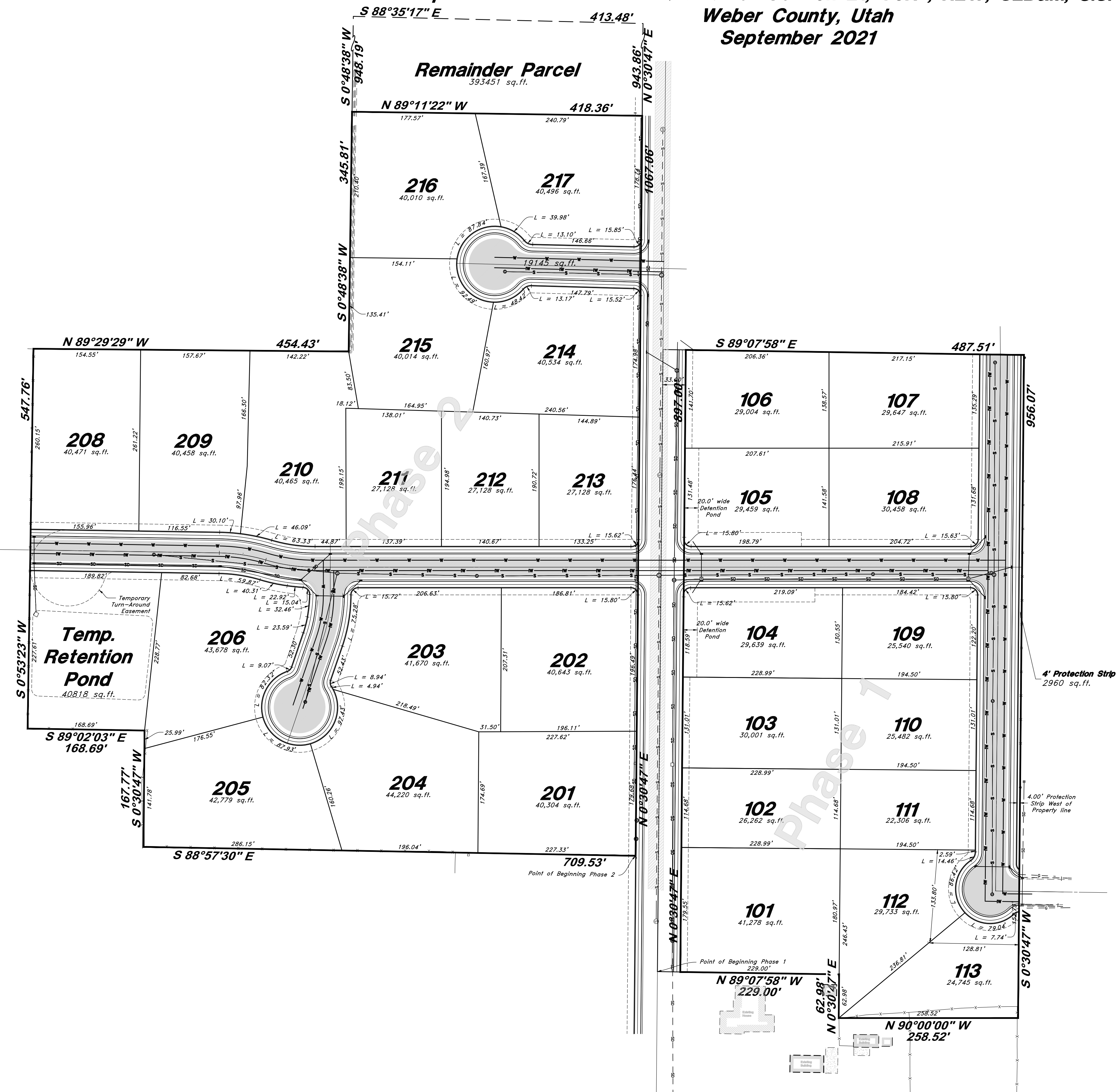
**Parcel #150540049 (Phase 2, containing lots 16 & 17)**  
A part of the Southeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point 7.5 Chains (495 feet) West and 44.5 Chains (957 feet), South of the Northeast Corner of said Southeast Quarter of Section 20, thence South 5.5 Chains (363 feet), thence West 3.75 Chains (247.5 feet), thence South 8.52 Chains (562.32 feet), thence West 2.6 Chains (171.6 feet), thence North 8.52 Chains (562.32 feet), thence West 5.65 Chains (372.9 feet), thence North 5.5 Chains (363 feet), thence East 12 Chains (792 feet) to beginning, also: beginning at a point 495 feet West and 14.5 chains (957 feet), South from the Northeast Corner of said Quarter Section, and running thence South 5.5 Chains (363 feet), thence East 52.5 feet, thence North 5.5 Chains (363 feet), thence West 52.5 feet to the Point of Beginning.

Phase 1 acreage: 453063 sqft. (excluding 4300 West dedication)  
Phase 2 acreage: 746996 sqft.  
Over all acreage for the subdivision: 1,200,059 Sqft or 27.55 acres

**PRELIMINARY PLAN**

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard, P.L.S.  
AndyH@greatbasineng.com  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Lytic Construction, LLC  
1407 North Mountain Road  
Ogden Utah  
84405  
(801)-710-2234



**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST SUITE 200, OGDEN, UTAH 84405  
 WWW.GREATABASINENGINEERING.COM

**Preliminary Plan**  
 connectivity and incentivised subdivision plat  
**Smart Fields**  
 Approx. 1800 South 4300 West Street  
 Ogden City, Weber County, Utah  
 A part of Section 20, T6N, R2W, SLB&M, U.S. Survey

SHEET NO.  
**C1**  
 21N700

DATE  
 DESCRIPTION

Sept. 2021