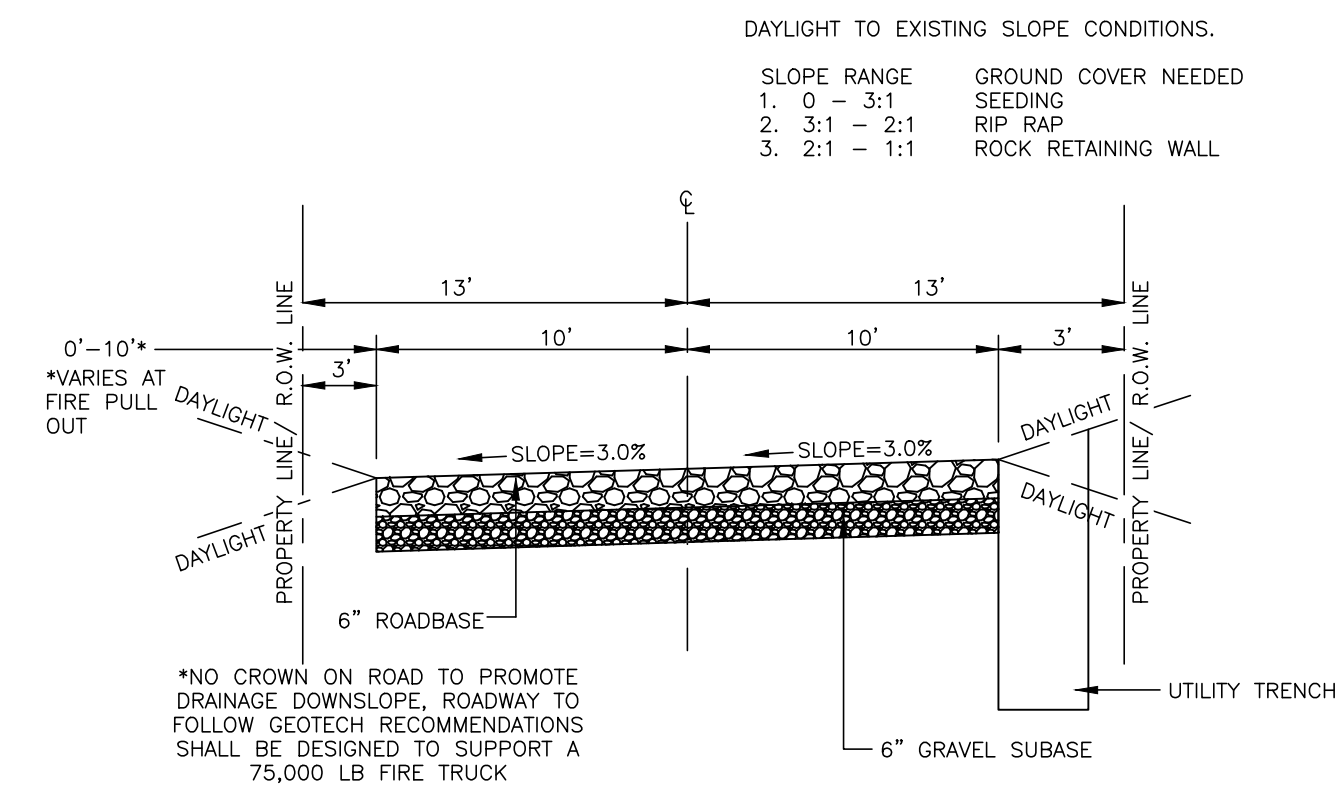


VICINITY MAP
SCALE: NONE

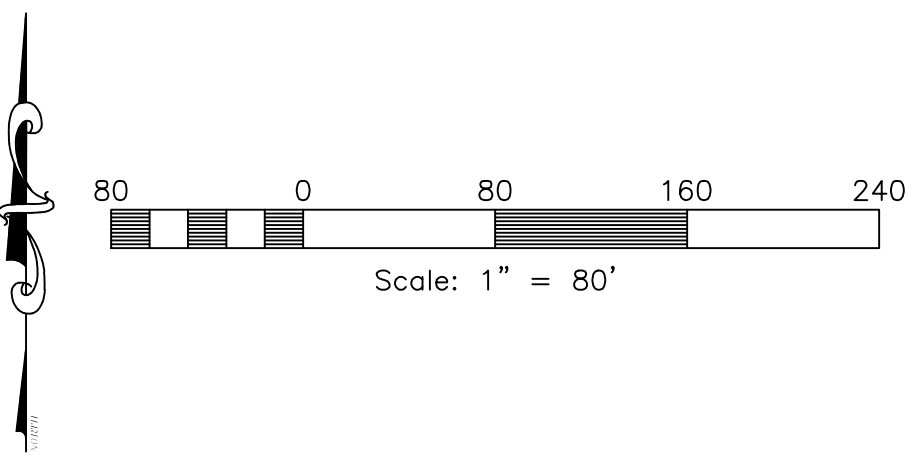


LEGEND

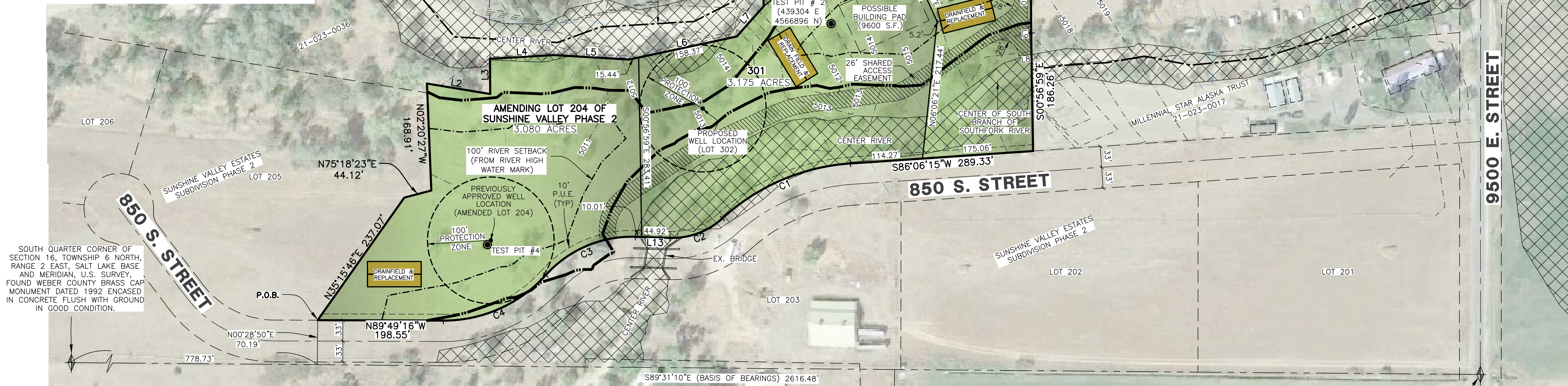
- = SECTION CORNER
- = EXPLORATION PIT
- ▨ = DRAINFIELD & REPLACEMENT
- ▧ = 26' SHARED ACCESS EASEMENT
- ▩ = FEMA FLOOD PLAIN
- ▭ = EXISTING STRUCTURE
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- = CENTERLINE
- - - = SECTION TIE LINE
- - - = 100' RIVER SETBACK (COUNTY NO STRUCTURE BUILD)
- = CENTER OF RIVER
- = 50' RIVER SETBACK FOR SEPTIC AREA

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1 (LOT 302) EVALUATION #15274** (UTM ZONE 12 NAD 83 439334 E 4566915 N)
0-14" LOAM, GRANULAR STRUCTURE
14-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65%
- EXPLORATION PIT #2 (LOT 301) EVALUATION #15274** (UTM ZONE 12 NAD 83 439304 E 4566896 N)
0-8" LOAM, GRANULAR STRUCTURE
8-82" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL
- EXPLORATION PIT #4 (AMENDED LOT 204) EVALUATION #14658** (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



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NOTES

- NO PARKING WILL BE ALLOWED ON THE SHARED ACCESS. NO PARKING SIGNS WILL BE INSTALLED.
- LOT 204 OF SUNSHINE VALLEY ESTATES PHASE 2 WILL BE AMENDED
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	333.00'	224.38'	220.16'	116.64'	S66°48'03"W	38°36'24"
C2	117.00'	90.28'	88.06'	47.52'	S69°36'15"W	44°12'47"
C3	183.00'	158.76'	153.83'	84.76'	S66°51'27"W	49°42'22"
C4	217.00'	182.45'	177.13'	97.01'	S66°05'30"W	48°10'28"

LINE TABLE

LINE	BEARING	DISTANCE
L2	S80°40'03"E	101.41'
L3	N00°27'42"W	55.57'
L4	N86°38'59"E	100.71'
L5	S86°38'59"E	119.55'
L6	N77°58'04"E	173.81'
L7	N41°46'24"E	63.93'
L8	N83°46'38"E	20.00'
L9	N06°13'22"W	60.00'
L10	N00°13'54"W	60.00'
L11	S89°48'06"W	20.00'
L12	S00°13'54"E	30.53'
L13	N88°17'22"W	54.93'

SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1994 IN ASPHALT BELOW SURFACE IN GOOD CONDITION.

Sunshine Valley Estates Subdivision Phase 3

Weber County, Utah

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Sunshine Valley Estates Subd. Phase 3
PART OF THE SE 1/4 OF SECTION 16, T.6N., R.2E., S.11B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cove
Designer: E. Roche
Date: 2-22-22
Name: SUNSHINE VALLEY ESTATES SUBD. 3
Number: 4825-25

Developer:
Matt Lowe
6028 S. Ridgeline Dr.
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Ogden, Ut. 84405
(801) 648-8229

Sheet	1
	Sheets