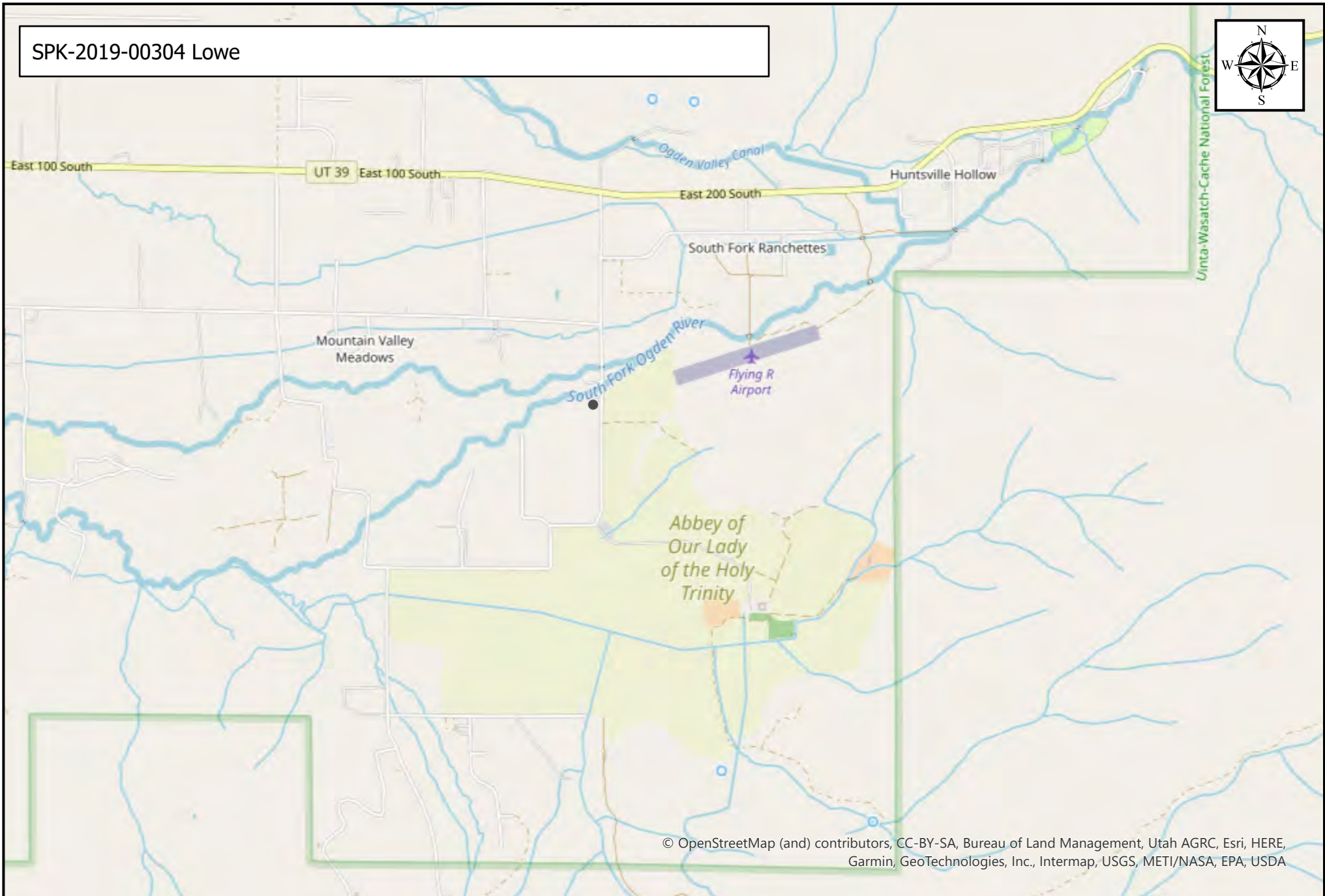
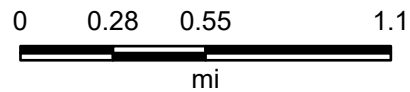


SPK-2019-00304 Lowe



SPK-2019-00304



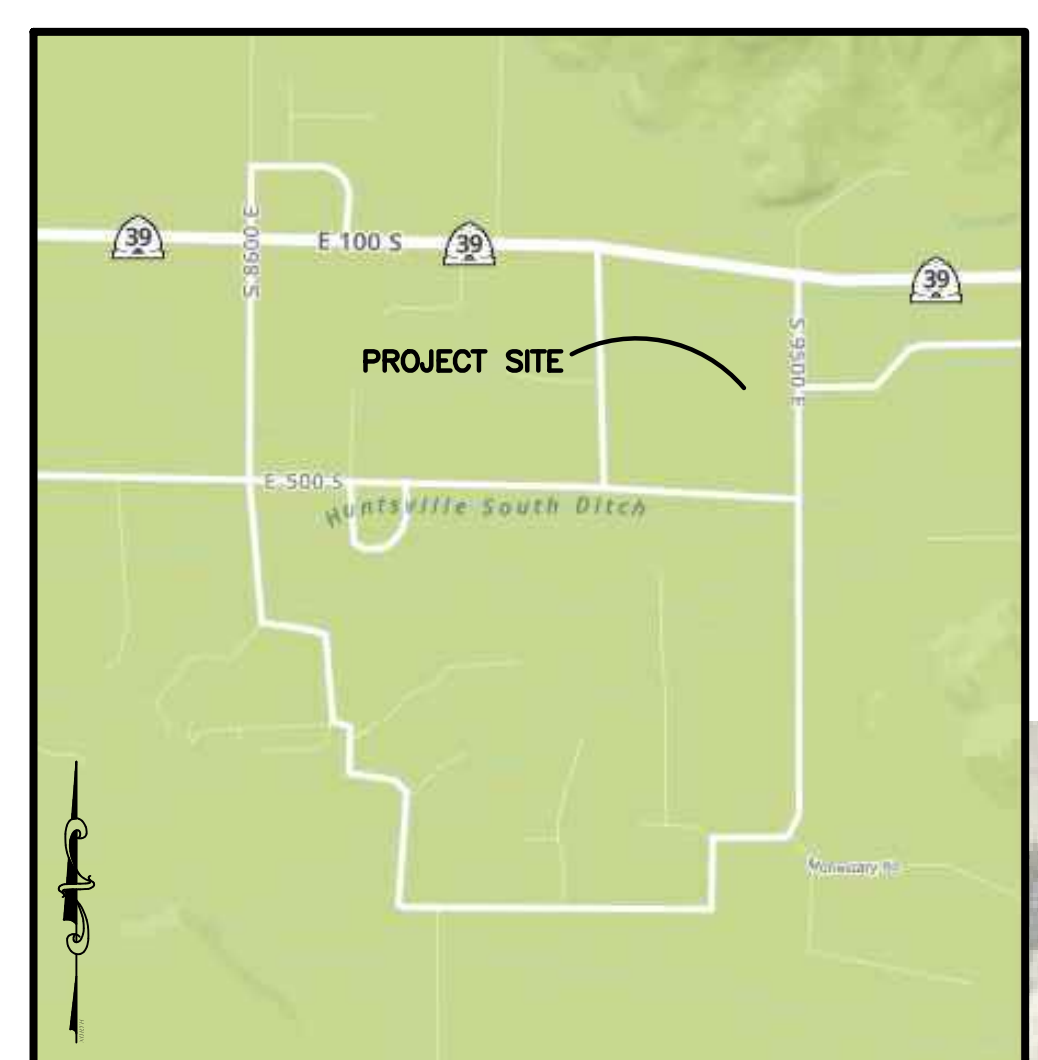
Map Center: 111.716638°W 41.248208°N

Map Created by: N. Fresard

Date: 10/12/2022

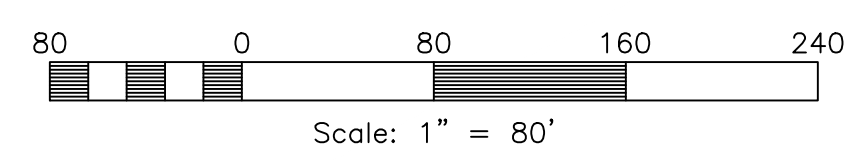
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Enclosure 1



VICINITY MAP

SCALE: NONE



Scale: 1" = 80'

LINE TABLE

#	BEARING	DISTANCE
L1	S80°40'03"E	101.41'
L2	N00°27'42"W	55.57'
L3	N86°38'59"E	100.71'
L4	S86°36'59"E	119.55'
L5	N77°58'04"E	173.81'
L6	N41°46'24"E	63.93'

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"

LEGEND

- = SECTION CORNER
- = EXPLORATION PIT
- = 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



NOTES

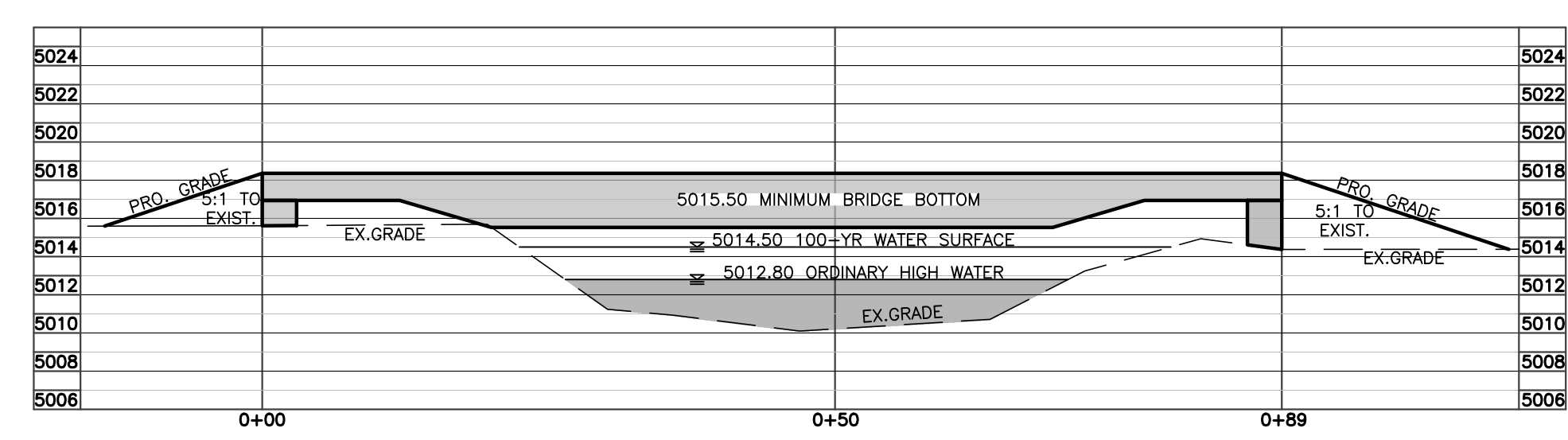
- NO PARKING WILL BE ALLOWED ON THE SHARED ACCESS. NO PARKING SIGNS WILL BE INSTALLED.
- LOT 204 OF SUNSHINE VALLEY ESTATES PHASE 2 WILL BE AMENDED
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF 850 SOUTH STREET, SAID POINT BEING S89°31'10"E 778.73 FEET AND N00°28'50"E 70.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (SAID CORNER BEING N89°31'10"W 2616.48 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16); THENCE ALONG THE EAST LINE OF LOT 205 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) N35°15'46"E 237.07 FEET; (2) N75°18'23"E 44.12 FEET; (3) N02°20'27"W 168.91 FEET; THENCE S80°40'03"E 101.41 FEET; THENCE N00°27'42"W 55.57 FEET; THENCE N86°38'59"E 100.71 FEET; THENCE S86°36'59"E 119.55 FEET; THENCE N77°58'04"E 173.81 FEET; THENCE N41°46'24"E 63.93 FEET; THENCE N00°31'32"W 157.00 FEET; THENCE N48°24'04"E 236.61 FEET; THENCE S71°51'16"E 259.84 FEET; THENCE S00°59'48"W 44.44 FEET; THENCE S00°13'54"E 230.83 FEET; THENCE S00°56'59"E 186.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S86°06'15"W 289.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 224.38 FEET, A DELTA ANGLE OF 38°36'24", A CHORD BEARING OF S66°48'03"W, AND A CHORD LENGTH OF 220.16 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 90.28 FEET, A DELTA ANGLE OF 44°12'47", A CHORD BEARING OF S69°36'15"W, AND A CHORD LENGTH OF 88.06 FEET; (4) N88°17'22"W 54.93 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 158.76 FEET, A DELTA ANGLE OF 49°42'22", A CHORD BEARING OF S66°51'27"W, AND A CHORD LENGTH OF 153.83 FEET; (6) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 182.45 FEET, A DELTA ANGLE OF 48°10'28", A CHORD BEARING OF S66°05'30"W, AND A CHORD LENGTH OF 177.13 FEET; (7) N89°49'16"W 198.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 403,575 SQUARE FEET OR 9.265 ACRES MORE OR LESS.



Bridge Cross Section

SCALE: NONE

Sunshine Valley Estates Subdivision Phase 3

Weber County, Utah

Reeve & Associates, Inc.
 5160 S. 1500 W., RIVERDALE, UTAH 84405
 TEL: (801) 648-8229 FAX: (801) 648-8229 WWW: REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	8-3-22	BRIDGE ACCESS

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

Shared Access Exhibit

Project Info.
 Engineer: N. Reeve
 Planner: C. Cave
 Designer: E. Roche
 Date: 7-18-22
 Name: SUNSHINE VALLEY ESTATES SUBD. 3
 Number: 4825-25

Sheet	1
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