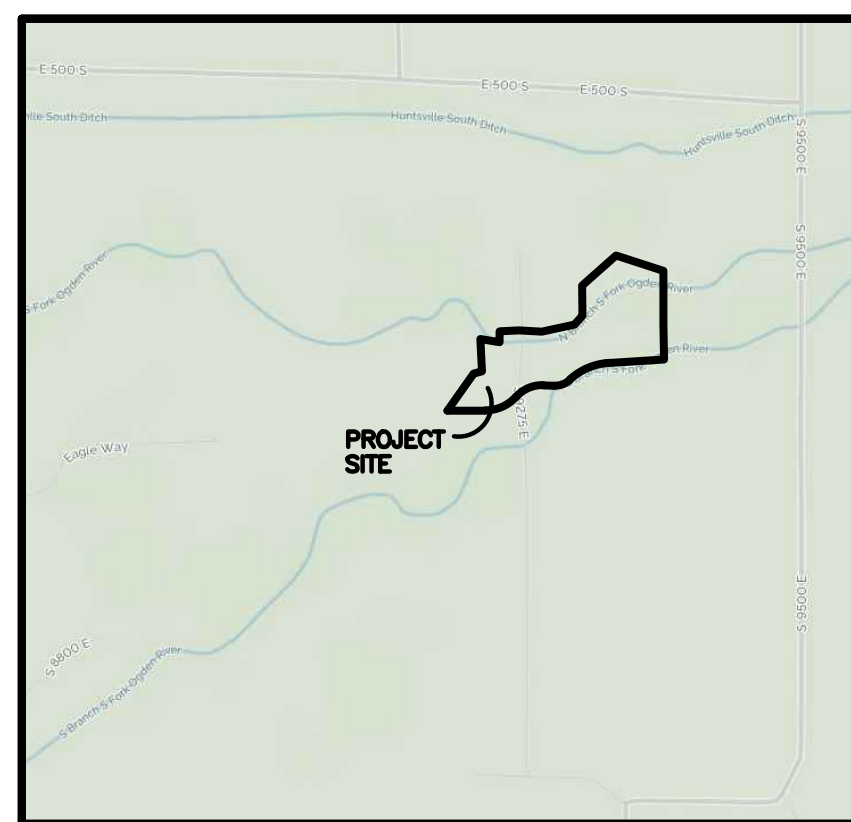


SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 3

AMENDING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 TOGETHER WITH OTHER LANDS
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2022



VICINITY MAP
NOT TO SCALE

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (LOT 303) 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 302) 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 (301) 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

BOUNDARY DESCRIPTION

ALL OF LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION TOGETHER WITH OTHER LANDS BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE 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 (SOUTH QUARTER CORNER BEING N89°31'10"W 2616.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16); THENCE ALONG THE EASTERLY LINE OF LOT 205, SUNSHINE VALLEY ESTATES PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) N35°15'46"E 237.07 FEET; (2) N75°18'23"E 44.12 FEET; AND (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; AND (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.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
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"
C5	217.00'	150.09'	147.12'	78.19'	N70°21'51"E	39°37'47"
C6	217.00'	32.36'	32.33'	16.21'	N46°16'37"E	8°32'42"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N75°18'23"E	44.12'
L2	N00°27'42"W	55.57'
L3	N41°46'24"E	63.93'
L4	S00°59'48"W	44.44'
L5	N88°17'22"W	54.93'
L6	N14°15'09"E	40.78'
L7	N79°44'05"E	98.32'
L8	N71°24'06"E	73.43'
L9	N76°07'07"E	27.09'
L10	N53°47'13"E	30.54'
L11	N72°57'04"E	48.03'
L12	N67°02'01"E	20.21'
L13	N20°15'14"E	75.86'
L14	N29°30'58"E	59.38'
L15	N45°55'11"E	53.30'
L16	N35°51'11"W	32.37'
L17	N85°32'49"W	56.41'
L18	S76°17'16"W	32.84'
L19	S85°05'43"W	26.26'
L20	N87°29'12"W	43.75'
L21	S51°32'03"W	9.61'
L22	S85°24'37"W	76.84'
L23	N82°19'29"W	50.86'
L24	S81°24'06"W	32.32'
L25	S70°20'15"W	60.32'
L26	S53°31'26"W	76.74'
L27	S53°31'26"W	49.94'
L28	N88°45'10"W	98.35'
L29	S88°38'09"W	46.94'
L30	S83°24'53"W	38.86'
L31	N31°45'59"E	23.59'
L32	N43°29'37"E	87.40'
L33	N64°13'10"E	78.81'
L34	N38°22'00"E	55.12'
L35	N66°52'51"E	91.76'
L36	S81°59'14"E	113.13'
L37	S39°27'02"E	100.00'
L38	S89°03'01"W	100.00'
L39	S65°26'36"W	100.00'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°31'10"E.

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".

NOTES

- 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.
- EACH HOMES LOWEST HABITABLE FLOOR NEEDS TO BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION (BFE). MINIMUM FINISHED FLOOR ELEVATION (FFE) SHOWN ON EACH LOT.
- A STREAM ALTERATION PERMIT HAS BEEN GRANTED FOR A DRIVEWAY BRIDGE AND THE BRIDE DRIVEWAY WILL BE SHARED BY LOT 302 AND 303.

DEVELOPER:

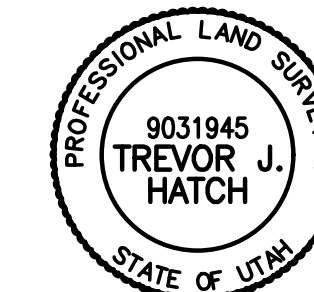
MATT LOWE
6028 S. RIDGELINE DR., STE. 200
OGDEN, UT. 84405
(801) 648-8829

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 3** 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 3**, 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____.

MATHEW LOWE

LOWE PROPERTIES LC

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 BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC _____

Project Info.

Surveyor:
T. HATCH
Designer:
N. ANDERSON
Begin Date:
6-8-22
Name:
SUNSHINE VALLEY
ESTATES SUBD. PH. 3
Number:
4825-25
Revision:
Scale:
1"=50'
Checked:



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 AFFECT. 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

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

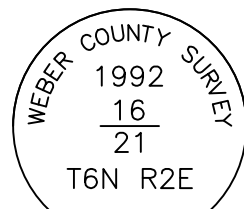
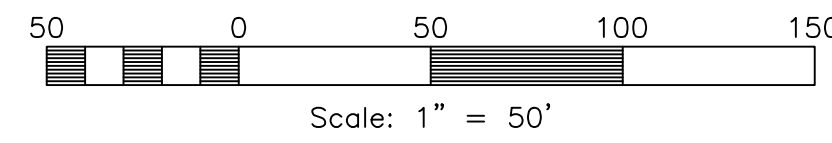
Deputy.

SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 3

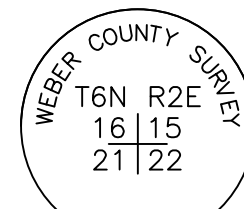
AMENDING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 TOGETHER WITH OTHER LANDS
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2022

LEGEND

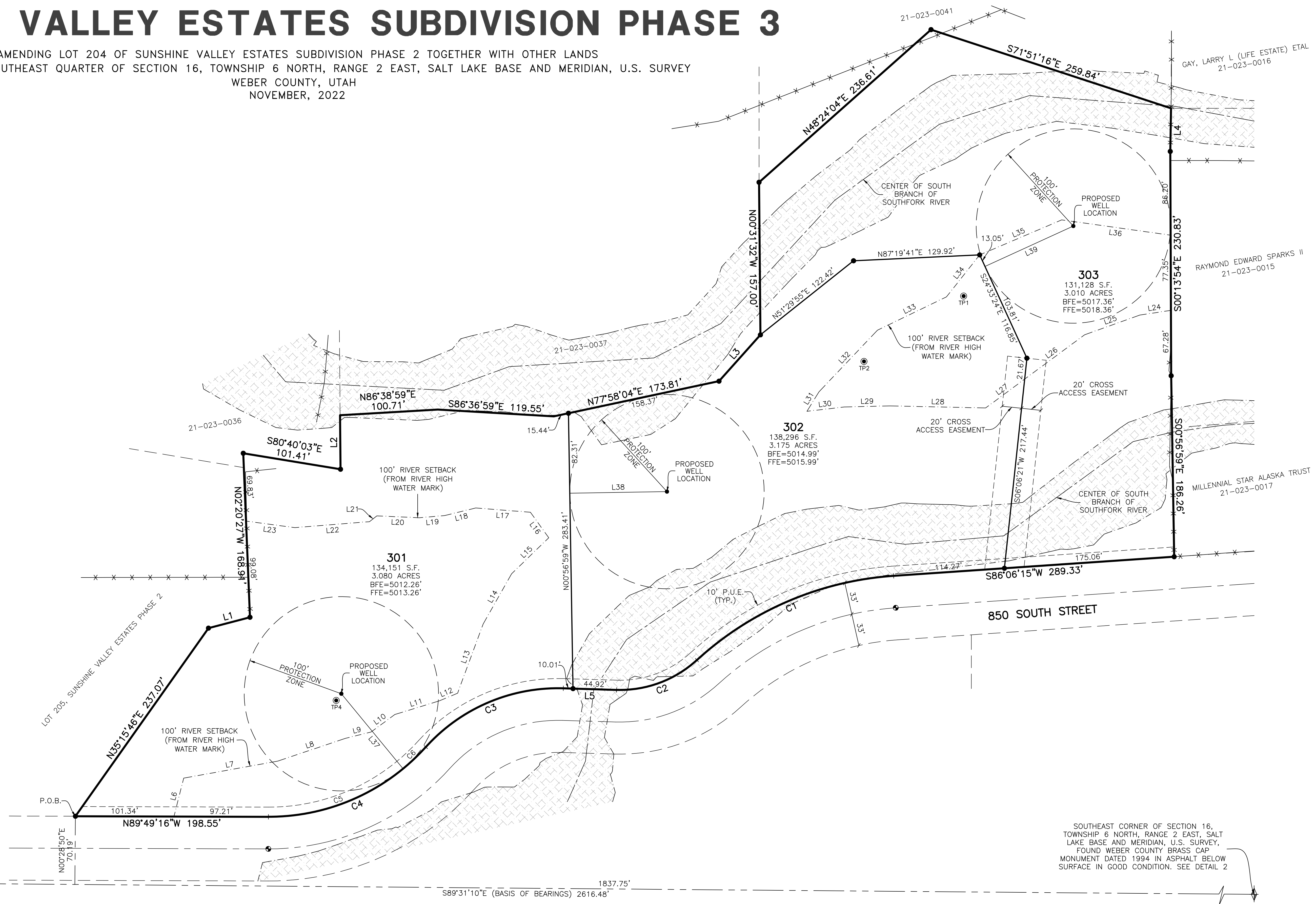
- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = CENTER OF SOUTH BRANCH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



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)



SOUTH QUARTER 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 1992 ENCASED IN CONCRETE FLUSH WITH GROUND IN GOOD CONDITION. SEE DETAIL 1

SOUTHEAST 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. SEE DETAIL 2

Reeve & Associates, Inc.
5160 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:	6-8-22
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_____	Deputy.