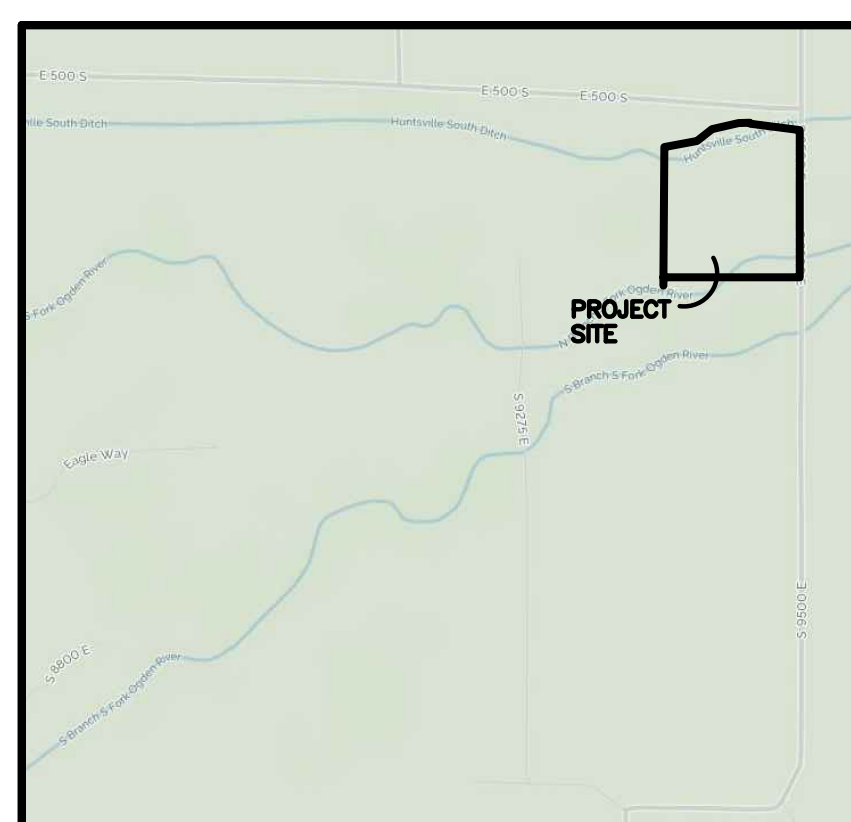


SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 4

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
OCTOBER, 2023



VICINITY MAP
NOT TO SCALE

NOTE: YOU WILL NEED TO DEDICATE EASEMENTS FOR WELL PROTECTION ZONES.

Added language to dedicate well easements.

BOUNDARY DESCRIPTION DOESN'T MATCH TITLE REPORT OR ADJOINING DEEDS. PLEASE EXPLAIN METHOD FOR DETERMINING THE BOUNDARY AND SHOW RECORD AND MEASURED DISTANCES ON DRAWING.

Record bearing and distances added and narrative revised.

WRONG DIRECTION!
Revised

SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (LOT 404) EVALUATION #15273 (UTM ZONE 12 NAD 83 439408 E 4567033 N)
0-12" SANDY LOAM, GRANULAR STRUCTURE
12-108" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

EXPLORATION PIT #2 (LOT 401) EVALUATION #15273 (UTM ZONE 12 NAD 83 439525 E 4567187 N)
0-20" SANDY LOAM, GRANULAR STRUCTURE
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL

EXPLORATION PIT #3 (LOT 403) (UTM ZONE 12 NAD 83 439445 E 4567062 N)
0-20" SANDY LOAM, GRANULAR STRUCTURE
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL

EXPLORATION PIT #4 (LOT 402) (UTM ZONE 12 NAD 83 439494 E 4567112 N)
0-20" SANDY LOAM, GRANULAR STRUCTURE
20-93" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE, 65% GRAVEL

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 NORTH 89°31'10" WEST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED BY DEED. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

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 EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING 814.15 FEET [SOUTH 00°03'48" WEST] ALONG SAID EAST LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 16 (SOUTHEAST CORNER BEING SOUTH 89°31'10" EAST 2616.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16); THENCE DUE WEST 710.85 FEET; THENCE NORTH 00°22'41" EAST 679.04 FEET; THENCE NORTH 79°45'53" EAST 173.39 FEET; THENCE NORTH 52°00'25" EAST 100.41 FEET; THENCE NORTH 76°59'29" EAST 141.68 FEET; THENCE NORTH 88°24'45" EAST 59.38 FEET; THENCE SOUTH 09°12'10" EAST 5.37 FEET; THENCE SOUTH 82°43'46" EAST 261.30 FEET; THENCE SOUTH 00°03'48" WEST 766.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 538,499 SQUARE FEET OR 12.362 ACRES.

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.
- FEMA FLOOD PLAIN LOCATION DETERMINED FROM FEMA WEBSITE.

SHOW MINIMUM FFE ON DRAWING OR IN TABLE

Per the FEMA flood maps, none of the buildable areas are containede within the FEMA flood zone.

DEVELOPER:

MATT LOWE
6028 S. RIDGELINE DR., STE. 200
OGDEN, 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 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____.

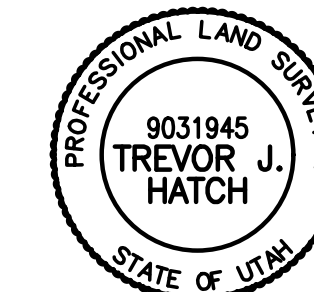
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 4** 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 4**, 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____.

LARRY L. GAY (LIFE ESTATE)

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: 10-5-2023
Name: SUNSHINE VALLEY ESTATES SUBD. PH. 4
Number: 4825-25
Revision: _____
Scale: 1"=50'
Checked: _____



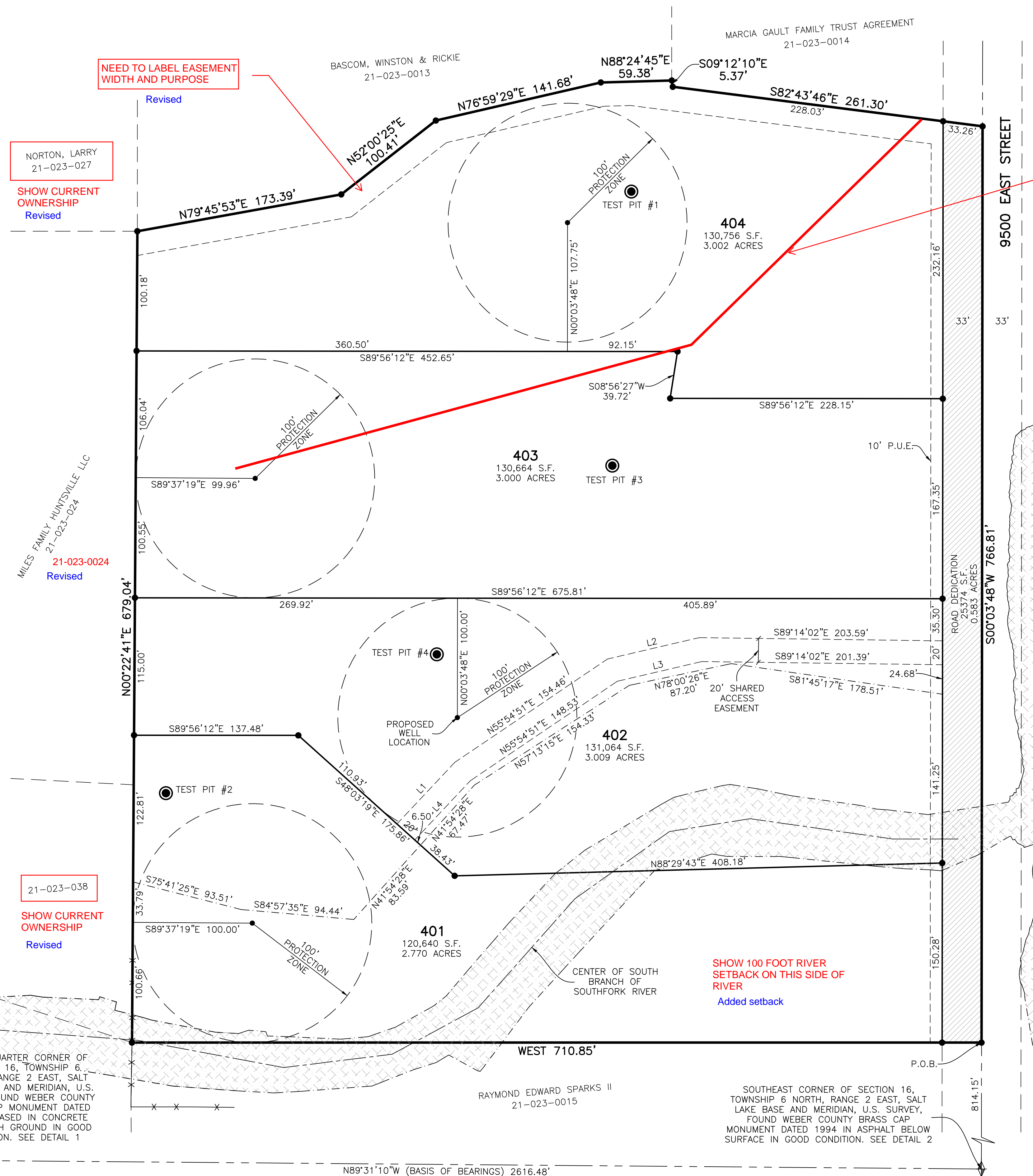
Weber County Recorder

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

Weber County Recorder
Deputy.

SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 4

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
OCTOBER, 2023



NEED TO LABEL EASEMENT WIDTH AND PURPOSE

NORTON, LARRY
21-023-027

SHOW CURRENT OWNERSHIP
Revised

MILES FAMILY HUNTSVILLE, LLC
21-023-024
Revised

21-023-038

SHOW CURRENT OWNERSHIP
Revised

IS THERE A DITCH HERE?
THERE WILL NEED TO BE AN EASEMENT FOR MAINTENANCE AND USE IF IT IS PRESERVED

Added irrigation easement

Added language to dedicate well easements.

NOTE: YOU WILL NEED TO DEDICATE EASEMENTS FOR WELL PROTECTION ZONES.

ADDRESSES WILL BE ASSIGNED ON NEXT REVIEW
Noted

Record bearing and distances added and narrative revised.

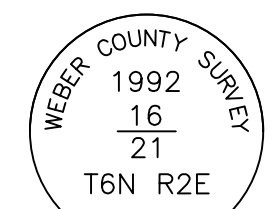
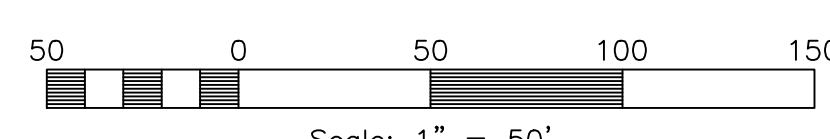
SHOW 100 FOOT RIVER SETBACK ON THIS SIDE OF RIVER
Added setback

LINE TABLE

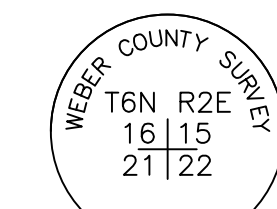
LINE	BEARING	DISTANCE
L1	N43°10'39"E	70.63'
L2	N76°52'10"E	78.77'
L3	N76°52'10"E	72.63'
L4	N43°10'39"E	67.97'

LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = 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
- = ROAD DEDICATION



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

RAYMOND EDWARD SPARKS II
21-023-0015

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

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Name: SUNSHINE VALLEY ESTATES SUBD. PH. 4

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Scale: 1"=50'

Checked: _____

Weber County Recorder

Entry No. _____ Fee Paid _____

At _____ Filed For Record _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.