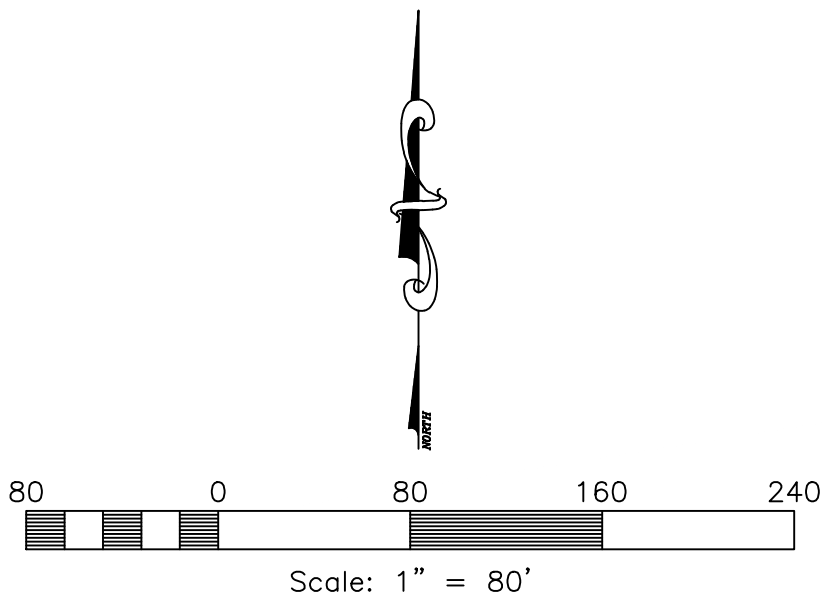




West Creek Estates

Weber County, Utah



VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 900 SOUTH STREET, SAID POINT BEING 312.90 FEET NORTH 89°10'46" WEST AND 60.72 FEET NORTH 00°49'14" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER BEING SOUTH 89°10'46" EAST 2654.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 11°42'29" EAST 971.20 FEET; THENCE SOUTH 88°56'27" EAST 1266.22 FEET; THENCE SOUTH 00°39'52" WEST 693.96 FEET; THENCE NORTH 89°20'08" WEST 3.42 FEET; THENCE SOUTH 00°59'14" WEST 257.23 FEET TO THE NORTH RIGHT OF WAY OF 900 SOUTH STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°32'50" WEST 314.69 FEET; (2) NORTH 89°12'57" WEST 1132.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 1291826 SQUARE FEET OR 29.656 ACRES.

Density Calculations

Total Area.....29.66 ac.
Townhouse Portion.....4.29 ac.
66 units (15.3 units/ac.)
Single Family lots.....25.37 ac.
35 Cluster Lots
68 Standard Lots
103 Total Single Family Lots (4 units/ac.)

█ █ = LOCATION OF PROPOSED 10' PATHWAY

Developer:
Lync Construction
Pat Burn
1946 W. 5600 S.
Roy, UT. 84067
(801) 710-2234

Reeve & Associates, Inc.
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TRA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

West Creek Estates
PART OF THE S 1/2 OF SECTION 13 T.6N. R.3W. S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

R3 Zoning Sketch Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer:

Date: 9-19-23
Name: WEST CREEK ESTATES

Number: 8259.01