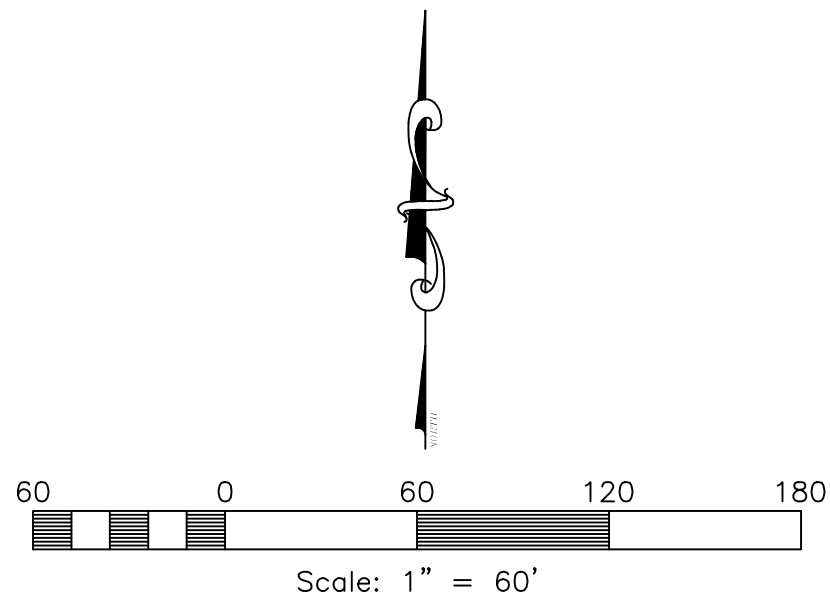




VICINITY MAP  
SCALE: NONE



**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET, SAID POINT BEING 267.68 FEET NORTH 01°06'08" EAST AND 40.00 FEET NORTH 88°53'52" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 89°03'03" WEST 1304.03 FEET; THENCE NORTH 00°28'19" EAST 778.31 FEET; THENCE SOUTH 88°56'48" EAST 289.63 FEET; THENCE NORTH 01°09'05" EAST 242.66 FEET; THENCE SOUTH 89°09'36" EAST 688.92 FEET; THENCE SOUTH 01°49'43" WEST 506.66 FEET; THENCE SOUTH 88°44'54" EAST 340.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET; THENCE SOUTH 01°06'08" WEST 513.33 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,095,661 SQUARE FEET OR 25.153 ACRES.

**DESIGN DATA**

TOTAL AREA.....25.15 ACRES  
SINGLE LOT AREA.....21.91 ACRES  
DENSITY - 21.91/15,000 S.F. = 63 LOTS  
63 - RE-15 LOTS  
TOWNHOUSE AREA.....3.24 ACRES  
DENSITY - 10 UNITS/ACRE  
26 - TOWNHOUSE UNITS

**SETBACK NOTE**

FRONT SETBACK: 20'  
SIDE SETBACK: 5' & 10' INTERIOR/15' CORNER LOTS  
REAR SETBACK: 30'

**LINE TABLE**

#	BEARING	DISTANCE
L1	S55°49'10"E	39.65'

**CURVE TABLE**

CURVE	RADIUS	ARC	LTHI	CHD	LTHI	CHD	BEARING	DELTA
C1	200.00'	88.82'	88.09'	N76°19'41"W	25°26'44"			
C2	200.00'	29.43'	29.41'	N84°50'06"W	8°25'54"			
C3	200.00'	59.39'	59.17'	N72°06'44"W	17°00'51"			
C4	167.00'	40.10'	40.00'	N82°10'19"W	13°45'29"			
C5	167.00'	34.07'	34.01'	N69°26'57"W	11°41'16"			
C6	233.00'	43.42'	43.35'	N68°56'36"W	10°40'34"			
C7	167.00'	32.12'	32.08'	N69°06'58"W	11°01'18"			
C8	167.00'	42.04'	41.93'	N81°50'20"W	14°25'27"			
C9	200.00'	88.82'	88.09'	N76°19'41"W	25°26'45"			
C10	233.00'	40.70'	40.65'	N68°36'35"W	10°00'33"			
C11	233.00'	62.77'	62.58'	N81°19'57"W	15°28'11"			
C12	30.00'	2.00'	2.00'	S02°23'09"W	3°49'40"			
C13	30.00'	11.88'	11.81'	S15°38'54"W	22°41'52"			
C14	65.00'	63.38'	60.90'	S00°56'15"E	55°52'11"			
C15	65.00'	58.16'	56.24'	S54°30'17"E	51°15'53"			
C16	65.00'	40.20'	39.57'	N82°08'36"E	35°26'21"			
C17	30.00'	13.89'	13.76'	N77°41'11"E	26°31'31"			
C18	20.00'	31.26'	28.17'	S44°17'22"E	89°31'22"			
C19	21.00'	32.93'	29.66'	N46°01'32"E	89°50'49"			
C20	50.00'	78.41'	70.62'	N46°01'32"E	89°50'49"			
C21	50.00'	52.10'	49.78'	N61°05'46"E	59°42'22"			
C22	50.00'	26.30'	26.00'	N16°10'21"E	30°08'27"			
C23	75.00'	43.30'	42.70'	S72°21'31"E	33°04'42"			

**LEGEND**

- = SECTION CORNER
- - - = SECTION TIE LINE
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- - - = EASEMENTS
- ▬ = 10' PATHWAY
- P.U.E. = PUBLIC UTILITY EASEMENT



**Sheet Index**  
 Sheet 1 - Preliminary Dimension Plan  
 Sheet 2 - Preliminary Utilities Plan  
 Sheet 3 - Details

**Windmill West I**

Weber County, Utah

**Developer:**  
 Phil Holland  
 1082 W. Dutch Lane  
 Kaysville, UT 84037  
 (801) 668-1565



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

REVISIONS	DESCRIPTION

DATE	DESCRIPTION

**Windmill West I**  
 PART OF THE SW 1/4 OF SECTION 17, T.6N., R.2W., S.11B. & M., U.S. SURVEY  
 WEBER COUNTY, UTAH  
**Preliminary Plan**

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 2-5-24
Name: WINDMILL WEST I
Number: 7605-02

Sheet	3
1	Sheets