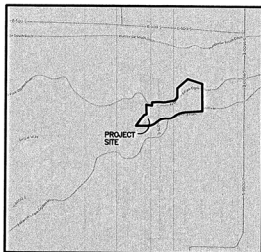


# SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 3

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  
DECEMBER, 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 4566899 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)  
1-5" LOAMY SAND, GRANULAR STRUCTURE, 1% 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 171.70 FEET; THENCE S81°01'33"E 101.40 FEET; THENCE N00°27'10"W 92.16 FEET; THENCE N88°38'59"E 100.70 FEET; THENCE S86°36'59"E 119.55 FEET; THENCE N77°58'04"E 173.81 FEET; THENCE N44°46'24"E 63.93 FEET; THENCE N00°31'32"W 157.00 FEET; THENCE N48°24'04"E 236.61 FEET; THENCE S71°51'10"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°49'24", A CHORD BEARING OF S69°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 158.75 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.

### 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. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 AND BY DEED. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### NOTES

1. 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.
2. EACH HOME'S LOWEST HABITABLE FLOOR NEEDS TO BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), MINIMUM FINISHED FLOOR ELEVATION (FFE) SHOWN ON EACH LOT.
3. A STREAM ALTERATION PERMIT HAS BEEN GRANTED FOR A DRIVEWAY BRIDGE AND THE BRIDGE DRIVEWAY WILL BE SHARED BY LOT 302 AND 303.
4. FEMA FLOOD PLAIN LOCATION DETERMINED FROM FEMA WEBSITE.

### DEVELOPER:

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

SEE RECORD OF SURVEY # 7441

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N75°18'23"E	44.12
L2	N14°46'24"E	63.93
L3	S00°59'48"W	44.44
L4	N88°17'22"W	54.93
L5	N14°15'59"E	40.78
L6	N77°58'04"E	98.39
L7	N71°24'08"E	73.43
L8	N76°05'59"E	27.09
L9	N53°49'13"E	30.54
L10	N72°57'04"E	48.03
L11	N89°02'01"E	20.21
L12	N20°19'14"E	75.56
L13	N29°30'58"E	59.38
L14	N42°55'11"E	63.30
L15	N35°15'46"E	32.37
L16	N85°24'57"W	56.41
L17	S44°19'16"W	32.54
L18	S85°05'43"W	28.26
L19	N87°28'12"W	43.75
L20	S21°32'03"W	9.61
L21	S85°24'57"W	76.84
L22	N66°13'27"E	20.66
L23	S81°24'08"W	32.39
L24	S70°20'15"W	60.39
L25	S53°31'26"W	76.74
L26	S33°31'26"W	49.54
L27	N85°49'16"W	98.55
L28	S88°38'09"W	46.94
L29	S33°24'53"W	38.86
L30	N11°42'49"E	21.59
L31	N43°29'37"E	87.40
L32	N64°13'10"E	78.81
L33	N58°22'00"E	55.12
L34	N66°52'51"E	91.76
L35	S81°59'44"E	113.13
L36	S39°27'02"E	100.00
L37	S89°03'01"W	100.00
L38	S88°28'46"W	100.00
L39	N00°27'10"W	52.16

### 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°49'24"
C2	117.00	90.28	85.69	47.92	S69°48'03"W	44°12'47"
C3	183.00	158.75	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	S66°05'30"W	38°49'24"
C6	217.00	32.36	32.33	16.21	N46°19'37"E	8°32'40"

### 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 HEREN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDS' 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 21 DAY OF December, 2022



9031945  
UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREN 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 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 STORAGES, 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 ERECTED WITHIN SUCH EASEMENTS AND TO HEREBY DEDICATE A CROSS ACCESS EASEMENT IN FAVOR OF LOTS 302 AND 303 TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS IN WHICH THE EASEMENT ARE LOCATED ON.

SIGNED THIS 21 DAY OF December, 2022

*Math Lowe*  
MATH LOWE  
LOWE PROPERTIES LC  
John Lowe, Manager

### ACKNOWLEDGMENT

STATE OF UTAH (ss. Web)  
ON THE 21 DAY OF December, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Kevin Peterson (AND John Lowe), SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME Kevin Peterson SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

01/15/2025 COMMISSION EXPIRES KRPDT NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH (ss. Web)  
ON THE 24 DAY OF February, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Kevin Peterson (AND John Lowe), SIGNER(S) 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.

01/15/2025 COMMISSION EXPIRES Kevin Peterson (Commission # 716193) NOTARY PUBLIC

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

**Reeve & Associates, Inc.**  
 580 S 1000 W, OGDEN, UT 84403  
 TEL: (801) 621-3100 FAX: (801) 621-0888 www.reeve-associ.com

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS 11 DAY OF Jan, 2023

*[Signature]*  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS ON THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

*[Signature]* 12/28/22  
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 10th DAY OF January, 2023

*[Signature]*  
CHAIRMAN, WEBER COUNTY COMMISSION

### 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 14th DAY OF FEBRUARY, 2023  
*[Signature]*  
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 ARE IN ACCORDANCE WITH THE ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 3rd DAY OF January, 2023  
*[Signature]*  
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 SYSTEM.

SIGNED THIS 10th DAY OF February, 2023  
*[Signature]*  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Webster County Recorder

Entry No. 32714245 Fee Paid Web  
Map No. 10796 Plat Fee Received  
And Recorded, 24 Feb 2023  
At 10796 in Book 95  
Of the Official Records, Page 24430

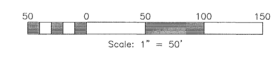
Filed for: MATTHEW LOWE  
Webster County Recorder  
*[Signature]* Deputy.

# 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  
DECEMBER, 2022

### LEGEND

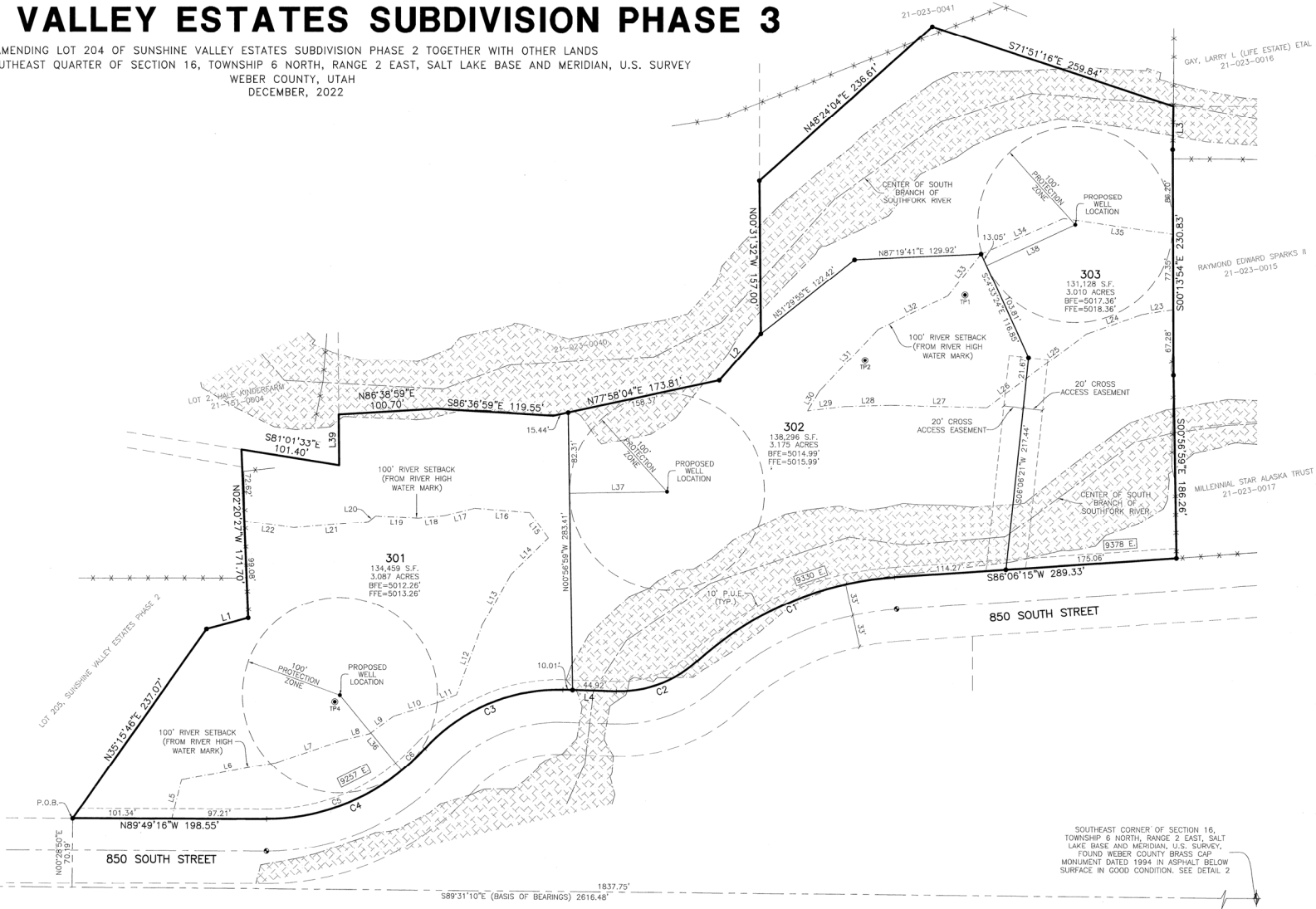
- SECTION CORNER
- TEST PIT LOCATION
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- STREET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- CENTER OF SOUTH BRANCH OF SOUTHFORK RIVER
- 100' 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.**  
 5165 S. 550 W. MIDVALE, UTAH 84045  
 TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM

<b>Project Info.</b>	
Surveyor:	T. HATCH
Designer:	AL ANDERSON
Begin Date:	9-8-22
Name: SUNSHINE VALLEY ESTATES SUBD. PH. 3	
Number:	4828-25
Revision:	
Scale:	1"=50'
Checked:	

<b>Weber County Recorder</b>	
Entry No. <b>3214352</b>	Fee Paid
And Recorded, <b>21 FEB 2023</b>	
Of The Official Records, Page <b>15</b>	
Recorded For:	
Weber County Recorder	
<i>[Signature]</i> Deputy.	