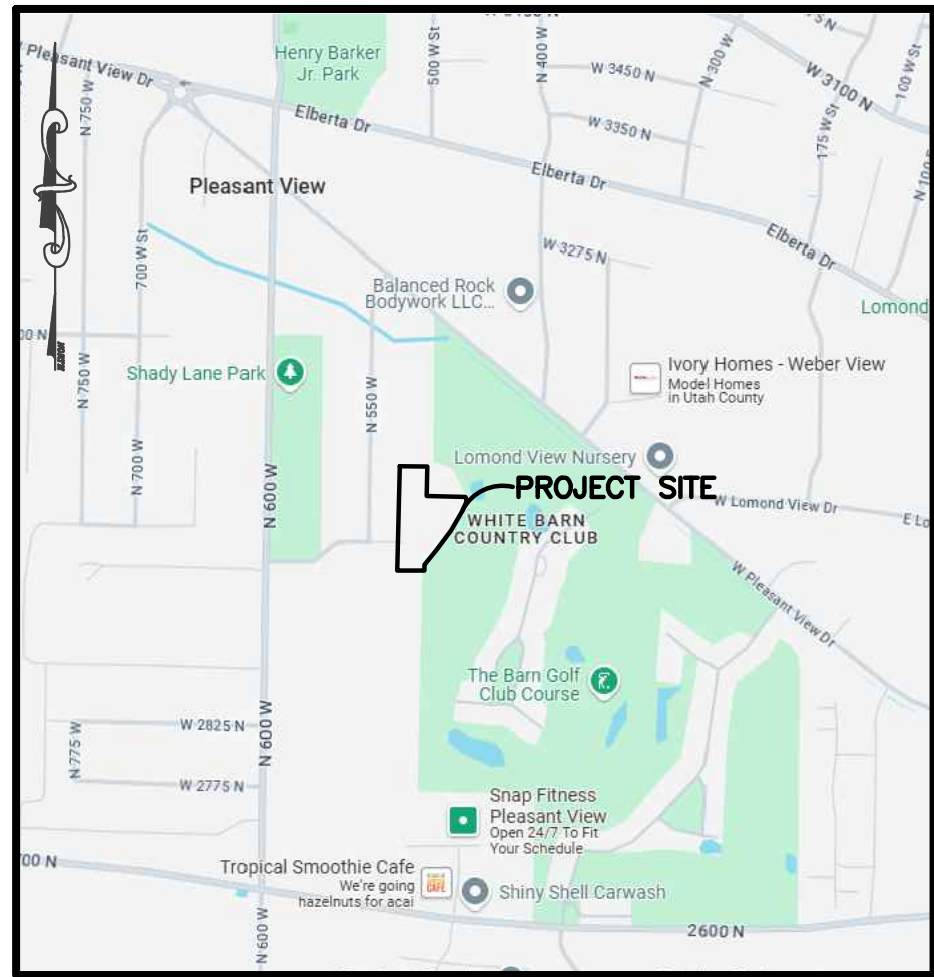




VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SHADY SPRINGS ESTATES SUBDIVISION, AS RECORDED WITH THE WEBER COUNTY RECORDER, SAID POINT BEING ON AN EXISTING FENCE LINE, AND BEING 648.17 FEET NORTH 89°34'54" WEST ALONG THE SECTION LINE AND 2882.56 FEET SOUTH 01°21'17" WEST TO AND ALONG SAID EAST LINE OF SHADY SPRINGS ESTATES FROM THE NORTHEAST CORNER OF SAID SECTION 30 (SAID NORTHEAST CORNER BEARS NORTH 00°58'26" EAST 5341.30 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30); THENCE SOUTH 88°55'16" EAST 172.00 FEET; THENCE SOUTH 01°21'14" WEST 184.91 FEET; THENCE SOUTH 88°43'30" EAST 245.02 FEET TO AN EXISTING FENCE LINE; THENCE SIX (6) COURSES ALONG SAID FENCE LINE AS FOLLOWS: (1) SOUTH 24°01'26" EAST 25.71 FEET; (2) SOUTH 24°23'47" WEST 64.87 FEET; (3) SOUTH 29°37'53" WEST 149.50 FEET; (4) SOUTH 37°17'56" WEST 147.56 FEET; (5) SOUTH 38°54'56" WEST 169.66 FEET; AND (6) SOUTH 89°48'52" WEST 141.83 FEET TO THE EAST LINE OF SANDY SPRINGS ESTATES, AND AN EXISTING FENCE LINE; THENCE NORTH 01°21'17" EAST 656.10 FEET ALONG SAID EAST LINE AND FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 175,357 SQUARE FEET OR 4.026 ACRES

NOTES

1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X / AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD MAP 49057C0203E AND 49057C0211F.
2. ALL LOTS DESIGNATED WITH "R" WILL HAVE NO BASEMENTS OR LAND DRAINS.

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	20.11'	9.80'	9.70'	N12°40'53"W	27°55'14"
C2	65.00'	46.22'	45.25'	N06°20'17"W	40°44'29"
C3	65.00'	65.06'	62.38'	N42°42'21"E	57°20'46"
C4	65.00'	52.77'	51.33'	S85°21'50"E	46°30'52"
C5	20.00'	9.80'	9.70'	S74°53'06"E	28°04'21"

BUILDABLE AREA

LOT	BUILDABLE AREA
1	2953 S.F.
2	3038 S.F.
3	3038 S.F.
4	3038 S.F.
5	3038 S.F.
6	3038 S.F.
7	3038 S.F.
8	11246 S.F.
9	9164 S.F.
10	6759 S.F.
11	3276 S.F.
12	4726 S.F.
13	5620 S.F.

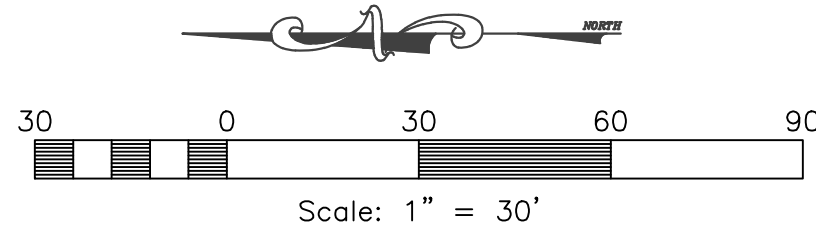
ZONE: LSFR
FRONT SETBACK: 25'
SIDE SETBACK: 8'
REAR SETBACK: 25'
LOT WIDTH: 65', AT A DISTANCE OF TWENTY-FIVE FEET BACK FROM LOT LINE

Surveyor:

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PH:(801) 621-3100

Developer:

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J. Lee Investments LLC
PH:(801)458-2142



Sunnie Springs

Pleasant View City, Weber County, Utah

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- CENTERLINE
- BUILDING SETBACK
- EASEMENTS
- SECTION TIE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SECONDARY WATER LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- PROPOSED STORM DRAIN (SIZE VARIES)
- EXISTING STORM DRAIN
- EXISTING FENCE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- EX.FH = EXISTING FIRE HYDRANT
- FH = PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE



DATE	DESCRIPTION
2-24-25	ZONING CHANGE
2-27-25	ROAD MOVED 2' EAST
7-30-25	BOUNDARY ADJUSTMENT
8-7-25	SECTION CORNER TIE
8-11-25	BOUNDARY DESCRIPTION
9-24-25	POND REMOVED
4-27-26	DETENTION REVISED

Sunnie Springs

PART OF THE EAST 1/2 OF SECTION 30 T.7N, R.1W., S.16 & M., U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

Preliminary Plan

Project Info.

Engineer: M. Reeve
Planner: C. Cove
Designer: S. Simrayh
Begin Date: 03-12-25
Name: LEE PROPERTY
Number: 8149-01

Sheet	1
1	Sheets