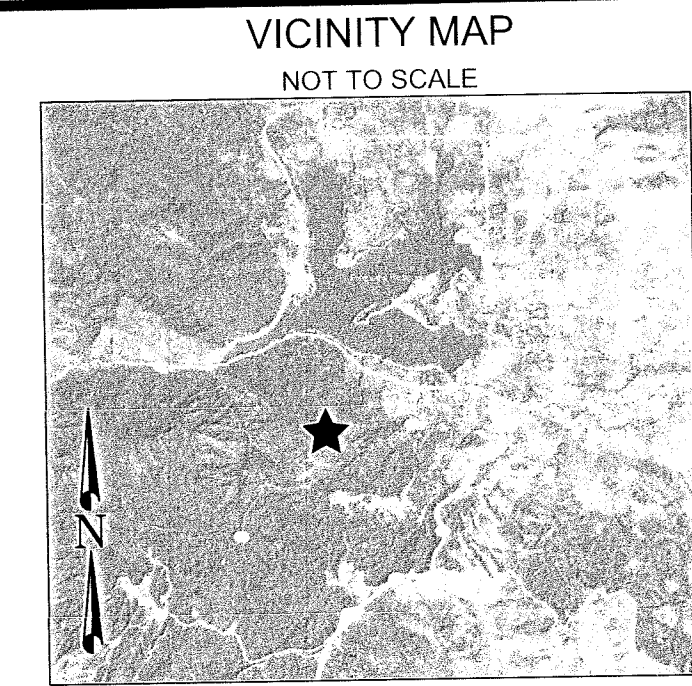


VALLEY VIEW HILLS SUBDIVISION PHASE 1

LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2023



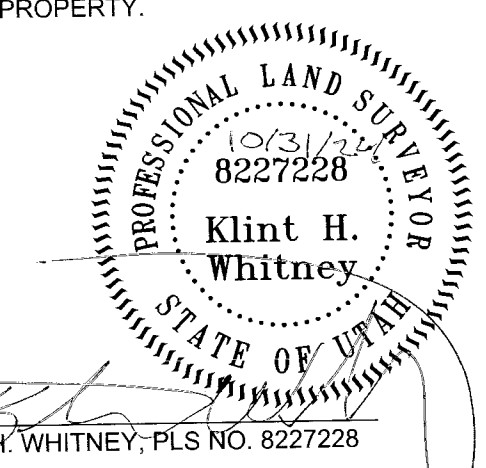
BOUNDARY DESCRIPTION:

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 00°24'21" WEST 699.74 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°35'39" WEST 346.01 FEET; THENCE SOUTH 62°16'21" WEST 49.10 FEET; THENCE SOUTH 90°00'00" WEST 698.21 FEET; THENCE SOUTH 54°50'19" WEST 103.81 FEET; THENCE SOUTH 60°05'57" WEST 1010.39 FEET; THENCE NORTH 1°25'34" EAST 1270.00 FEET; TO THE NORTH LINE OF SAID QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89°34'04" EAST 2021.11 FEET TO THE POINT OF BEGINNING, CONTAINING 1,708,205 SQUARE FEET OR 39.21 ACRES MORE OR LESS, TOGETHER WITH AN INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT DESCRIBED AS FOLLOWS: A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALLEY VIEW HILLS SUBDIVISION PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 31ST DAY OF OCTOBER, 2024.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

VALLEY VIEW HILLS SUBDIVISION PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER MORGAN HEALTH DEPARTMENT ALL THOSE PARTS OR PORTIONS OF SAID LAND DESIGNATED AS WELL PROTECTION EASEMENT, THE SAME TO BE USED FOR THE PROTECTION OF DRINKING WATER RELATED TO CULINARY WATER WELLS AND TO PROVIDE A SEPARATION FROM A CULINARY WATER WELL FROM CONCENTRATED SOURCES OF POLLUTION, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE 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 GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT ON, OVER AND UNDER LAND DESIGNATED AS COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO DOES HEREBY GRANT AND CONVEY TO THE VALLEY VIEW HILLS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, WHICH ARE TO BE USED FOR PRIVATE RECREATIONAL AND OPEN SPACE PURPOSES BY AND FOR THE BENEFIT OF EACH ASSOCIATION MEMBER/OWNER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE TO THE VALLEY VIEW HILLS SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEES, SUCCESSORS AND/OR ASSIGNS A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS WATERLINE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATERLINE FOR THE SUPPLY OF CULINARY WATER FROM A SHARED WELL.

NON-TYPICAL DEVELOPMENT, LLC

SIGNED THIS ___ DAY OF _____ 2024.

BY: PARKER VENABLE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

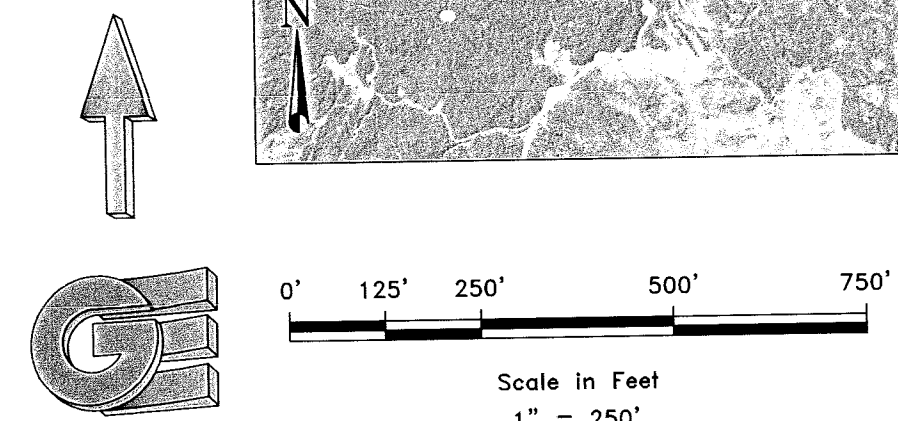
On this ___ day of _____ 2024, personally appeared before me PARKER VENABLE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the PRESIDENT of NON-TYPICAL DEVELOPMENT, LLC, and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PARKER VENABLE acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PARKER VENABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°24'21" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY # 3059912 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO ESTABLISH THE BOUNDARY. RECORD OF SURVEYS 603, 5337, 6703, 1367, 3865, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

DEVELOPER: PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427	S1 <hr/> 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
 CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - PRIVATE DRIVE / PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- - - EMERGENCY ACCESS AND P.U.E. EASEMENT
- - - SETBACK LINES
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE

RECEIVED
NOV 11 2024
BY: 7923

NOTES

1. WASTEWATER SITE AND SOILS EVALUATION #14914
5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
- EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
- EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
0-21" SANDY LOAM, GRANULAR STRUCTURE
21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
- EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431392 E 44566576 N)
0-25" LOAM GRANULAR STRUCTURE
25-72" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 50% GRAVEL
- EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL

NOTES

1. ZONE (FV-3) CURRENT YARD SETBACKS: FRONT 30', SIDE 20', 30' SIDE FACING CORNER, REAR MAIN BUILDING 30', ACCESSORY BUILDING 10'.
2. PRIVATE RIGHT-OF-WAY TO PROVIDE ACCESS AND PUBLIC UTILITY EASEMENT FOR ALL LOTS WITHIN THIS DEVELOPMENT.
3. SNOW BASIN SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGICAL HAZARDS INVESTIGATION HAS BEEN PERFORMED BY CMT ENGINEERING LABORATORIES ON DECEMBER 19, 2019 WITH A PROJECT NUMBER OF 13739. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE. A GEOTECHNICAL REPORT MAY BE REQUIRED AS PART OF BUILDING PERMIT SUBMITTAL, BASED ON TEH GEOLOGIC HAZARDS REPORT.
4. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORMWATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
5. ANY LOT WITH A DELINEATED "BUILDABLE AREA" SHALL ONLY ALLOW BUILDINGS WITHIN THE DESIGNATED BUILDABLE AREA.

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	268.05	S85° 29' 50"E	L29	73.15	N3° 35' 14"W
L2	40.00	S71° 57' 33"E	L30	77.27	N4° 17' 05"E
L3	131.12	S89° 38' 58"E	L31	51.33	N11° 30' 47"W
L4	79.22	S69° 17' 24"E	L32	40.74	N21° 25' 52"W
L5	335.58	S74° 26' 51"E	L33	46.07	N10° 54' 06"W
L6	110.23	N67° 29' 58"E	L34	73.50	N11° 12' 58"W
L7	112.49	S89° 55' 55"E	L35	133.73	N34° 48' 52"W
L8	37.68	N7° 37' 30"E	L36	83.60	N45° 55' 29"W
L9	108.61	N89° 45' 38"E	L37	71.83	N36° 58' 13"W
L10	191.56	S67° 49' 21"E	L38	95.91	N38° 19' 15"W
L11	146.90	S78° 05' 28"E	L39	97.03	N34° 58' 19"W
L12	84.66	S76° 44' 28"E	L40	79.28	N23° 34' 09"W
L13	343.99	N88° 41' 49"E	L41	47.50	N3° 32' 21"W
L14	128.58	S78° 54' 09"E	L42	53.30	N4° 55' 11"E
L15	119.26	N47° 04' 48"W	L43	94.49	N13° 15' 36"W
L16	74.00	N74° 31' 35"W	L44	67.82	N40° 14' 00"W
L17	52.40	N78° 42' 35"W	L45	80.13	N40° 36' 44"W
L18	33.26	N57° 07' 20"W	L46	58.87	N20° 29' 40"W
L19	153.97	N69° 12' 40"W	L47	67.16	N4° 43' 26"E
L20	111.76	N62° 16' 21"E	L48	85.28	N7° 35' 27"E
L21	179.66	N59° 04' 32"E	L49	70.70	N12° 10' 15"E
L22	117.54	N54° 38' 49"E	L50	49.96	N6° 08' 19"E
L23	34.54	N43° 40' 16"E	L51	87.05	N1° 42' 01"W
L24	88.81	N20° 30' 56"E	L52	41.03	N11° 43' 23"W
L25	48.77	N8° 57' 48"E	L53	28.76	N29° 13' 01"W
L26	46.06	N25° 58' 51"W	L54	106.65	N38° 19' 48"W
L27	44.24	N35° 36' 56"W	L55	104.07	N37° 06' 43"W
L28	118.69	N7° 20' 59"W	L56	52.47	N51° 56' 05"W

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 _____, 2024. 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 THERE TO AND NOW IN FORCE AND EFFECT. SIGNED THIS ___ DAY OF _____, 2024. COUNTY ATTORNEY	WEBER COUNTY ENGINEER I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF _____, 2024. 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 _____, 2024. CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ NAME/TITLE	WEBER COUNTY PLANNING COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ___ DAY OF _____, 2024. CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	WEBER - MORGAN HEALTH DEPARTMENT I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ___ DAY OF _____, 2024. DIRECTOR WEBER-MORGAN HEALTH DEPT.
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R:\2024 - PARKER VENABLE\101 - SNOW BASIN SURVEY\DWG\SNOW BASIN SUB PLAT PHASE 1.DWG