FOX MEADOWS SUBDIVISION PHASE 5

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M.

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JULY, 2018

NARRATIVE

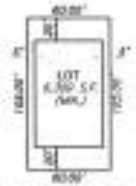
THIS SURVEY AND SUBDIVISION PLAT WERE REQUESTED BY JODY SOANES FOR THE PURPOSE OF CREATING A P.U.D. PLAT & SUBDIVIDING FORTY (40) RESIDENTIAL LOTS. A 3" BRASS CAP MONUMENT WAS FOUND AT THE SOUTH 1/4 CORNER AND AT THE SOUTHEAST CORNER OF SAID SECTION 30. A LINE BEARING S89°29'13"E BETWEEN THE MONUMENTS WAS USED AS THE BASIS OF BEARINGS. LOT CORNERS WERE MONUMENTED AS DEPICTED ON THIS DRAWING.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	60.80	319.00	30.43	10°90'20"	60.72	N82°32'28"W
C2	60.40	319.00	30.23	10°90'20"	60.31	S82°32'28"E
C3	122.84	150.00	65.57	47°11'29"	120.16	N65°37'09"E
C4	122.84	150.00	65.57	47°11'29"	120.16	N65°37'09"E
C5	158.27	6,120.00	79.14	00°44'20"	158.27	N87°23'51"W
C6	80.00	6,120.00	40.00	00°45'13"	80.00	S88°13'11"W
C7	36.13	300.00	18.08	06°54'08"	36.10	N84°40'06"W
C8	36.34	300.00	18.18	06°56'21"	36.32	S84°46'34"E
C9	70.83	330.00	35.75	12°30'25"	70.70	S85°13'28"E
C10	120.20	150.00	63.98	45°91'29"	120.30	S65°37'09"E
C11	107.83	131.00	57.24	47°11'29"	104.84	N65°37'09"E
C12	120.20	150.00	63.98	45°91'29"	120.30	N65°37'09"E
C13	107.83	131.00	57.24	47°11'29"	104.84	S65°37'09"W
C14	10.00	300.00	5.00	01°53'18"	10.00	S87°08'22"E
C15	50.00	300.00	25.07	10°00'00"	50.04	N85°10'01"W
C16	33.06	246.00	16.58	08°04'34"	33.14	S78°14'33"E
C17	15.88	138.00	11.93	06°00'01"	15.88	S87°14'43"E
C18	303.70	6,120.00	202.31	02°50'15"	303.66	N84°30'47"W

LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- EXISTING PROPERTY LINES
- CENTER LINE
- FOUND SECTION CORNER
- STREET MONUMENT TO BE SET
- FOUND REBAR AND CAP PROPERTY MARKER
- REBAR AND CAP TO BE SET



TYPICAL LOT DIMENSIONS & SETBACKS
UNLESS OTHERWISE NOTED ON PLAN

NOTES

1. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DEPICTED IN DASHED LINES (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. COPPER PINS TO BE SET IN THE CURB AT LOT LINE EXTENSION (TYPICAL ALL)
3. ALL HOUSES SHALL BE SUB ON GRADE. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE AT PLEASANT VIEW CITY UPON REQUEST
4. THIS PLAT IS IN AN AGRICULTURAL AREA AND IS SUBJECT TO HORSES AND COWS, AND OTHER NUISANCES ASSOCIATED WITH SUCH USAGE
5. PARCEL "A" AND PARCEL "B" ARE TO BE OWNED AND OPERATED BY THE HOME OWNERS ASSOCIATION AS STATED IN THE COVENANTS CONDITIONS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT. (TYPICAL)