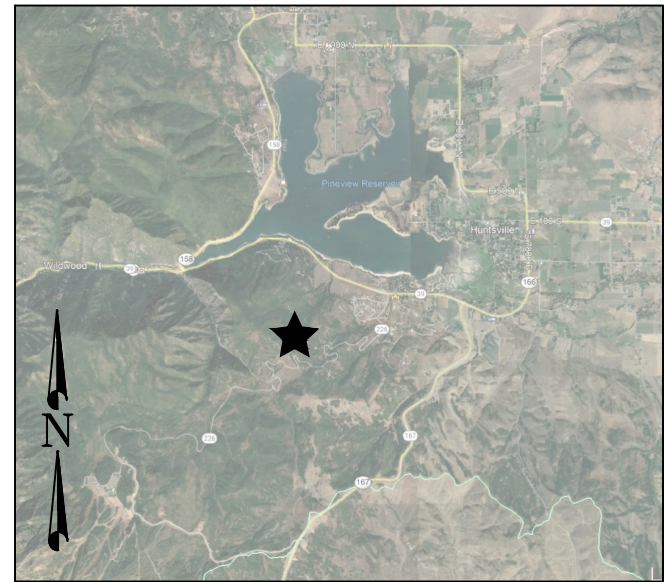


VALLEY VIEW HILLS SUBDIVISION PHASE 2  
LOCATED IN THE EAST HALF OF SECTION 22,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
OCTOBER 2023

VICINITY MAP  
NOT TO SCALE



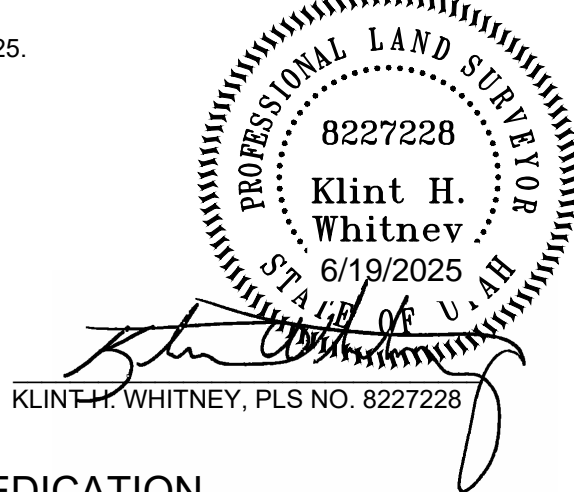
BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION BEING LOCATED SOUTH 0°24'21" WEST 699.74 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FROM THE NORTHEAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'21" WEST 1957.39 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 SOUTH 02°08'27" WEST 1232.99 FEET; THENCE NORTH 37°21'11" WEST 3276.26 FEET; THENCE NORTH 60°00'57" EAST 1010.39 FEET; THENCE NORTH 54°50'19" EAST 103.81 FEET; THENCE NORTH 90°00'00" EAST 698.21 FEET; THENCE NORTH 62°16'21" EAST 49.10 FEET; THENCE SOUTH 89°35'39" EAST 346.01 FEET TO THE POINT OF BEGINNING. CONTAINING 82.049 ACRES MORE OR LESS.

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 2 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



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 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO INDIVIDUAL LOT OWNERS WITHIN THIS DEVELOPMENT, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE DRIVE, THE SAME TO BE USED INGRESS AND EGRESS AND TO BE USED AS A PUBLIC UTILITY EASEMENT, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT AND CONVEY TO THE SUBDIVISION LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE TO THE WEBER-MORGAN HEALTH DEPARTMENT A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS WELL PROTECTION EASEMENT, THE SAME TO BE USED FOR THE PROTECTION OF A CULINARY WELL FROM ANY SOURCES OF POLLUTION - MEANING ALL STRUCTURES, DEVICES, OR LAND USE WHICH TEND TO CONCENTRATE PHYSICAL, CHEMICAL, BIOLOGICAL, OR RADIOLOGICAL CONTAMINANTS. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER ALL LANDS DESIGNATED HEREON AS WATERLINE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A CULINARY WATER LINE FROM AN EXISTING WELL TO SERVICE THE LOTS AS SHOWN HEREON. ALSO, THE UNDERSIGNED HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREON AS DRIVEWAY EASEMENT, THE SAME TO BE USED FOR THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF A DRIVEWAY FOR ACCESS TO THE LOTS AS SHOWN HEREON.

NON-TYPICAL COMMERCIAL PROPERTIES, LLC

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: PARKER VENABLE, PRESIDENT

RECEIVED  
JUL 17 2025  
FILE # 8112

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

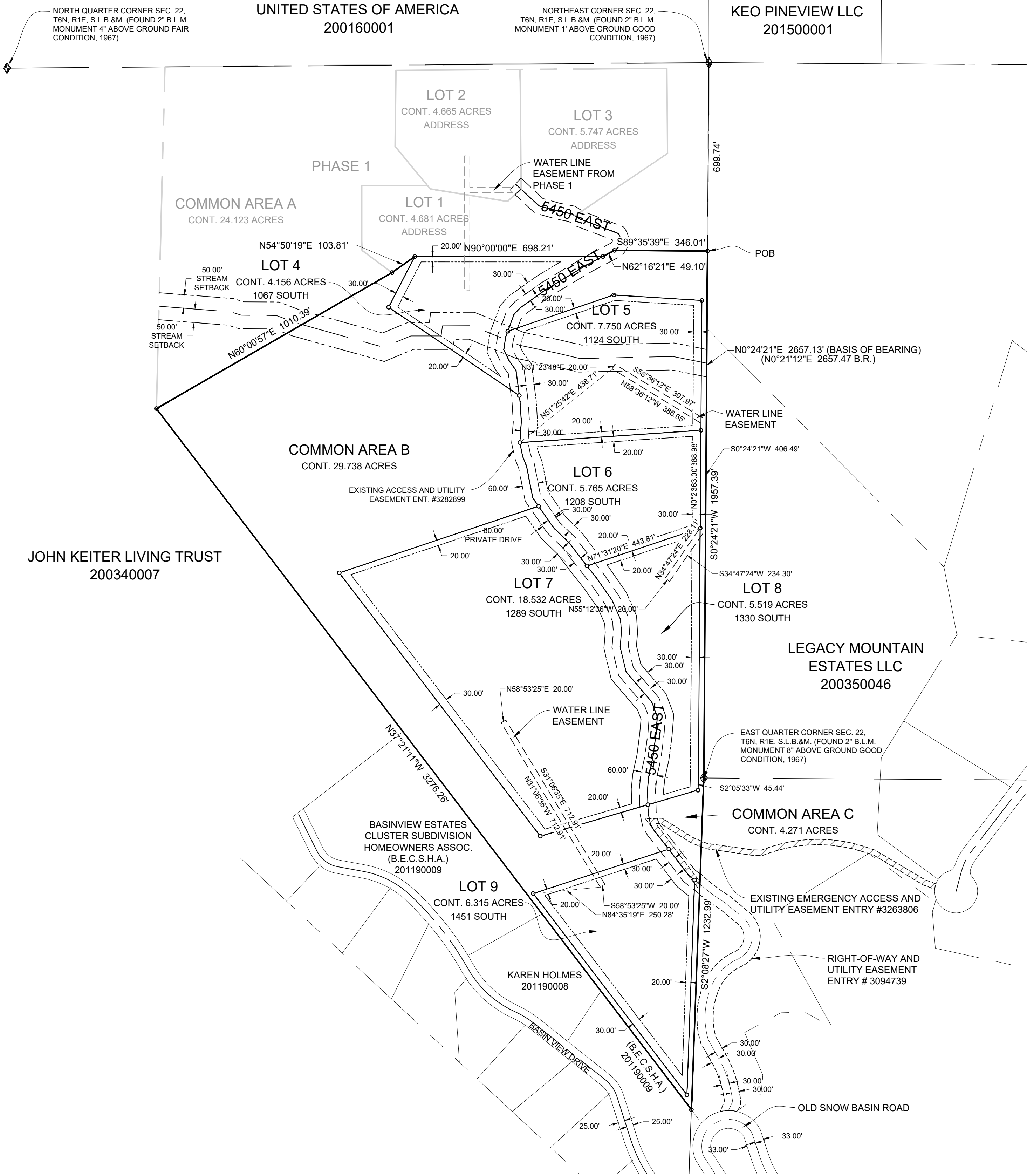
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me PARKER VENABLE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of NON TYPICAL DEVELOPMENT, LLC, and that said document was signed by him/her 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 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, 3665, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.



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 \_\_\_\_\_, 2025.

COUNTY SURVEYOR

RECORD OF SURVEY # \_\_\_\_\_

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 THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

DIRECTOR WEBER-MORGAN HEALTH DEPT.



VALLEY VIEW HILLS SUBDIVISION PHASE 2  
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OCTOBER 2023

LOT 4  
CONT. 4.156 ACRES  
1067 SOUTH

LOT 5  
CONT. 7.750 ACRES  
1124 SOUTH

COMMON AREA B  
CONT. 29.738 ACRES

LOT 6  
CONT. 5.765 ACRES  
1208 SOUTH

LOT 7  
CONT. 18.532 ACRES  
1289 SOUTH

LOT 8  
CONT. 5.519 ACRES  
1330 SOUTH

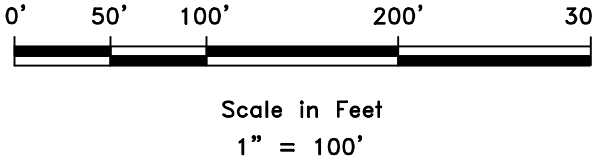
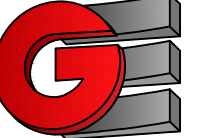
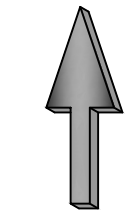
NON-BUILDABLE AREA NOTES

- BUILDING STRUCTURES IN THIS SUBDIVISION IS NOT PERMITTED WITHIN THE AREAS SHOWN HEREON AS "NON-BUILDABLE AREA".
- ANY AREA SHOWN HEREON AS "NON-BUILDABLE AREA" HAS AN AVERAGE SLOPE OF GREATER THAN 25%.

SOIL NOTES

- WASTEWATER SITE AND SOILS EVALUATION #14914  
5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317  
  
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 0431549 E 4566305 N)  
0-16" LOAM, BLOCKY TO GRANULAR STRUCTURE  
16-38" CLAY LOAM, BLOCKY TO GRANULAR STRUCTURE, FEW RED MOTTLES OBSERVED IN HORIZON  
38-72" SANDY CLAY LOAM, BLOCKY STRUCTURE, <5% GRAVEL  
  
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 0431605 E 4565755 N)  
0-34" SANDY LOAM, GRANULAR STRUCTURE, 10%-15% FINE-MEDIUM GRAVEL, HORIZON A  
34-49" SANDY LOAM, WEAK GRANULAR STRUCTURE, 10% FINE GRAVEL (MORE FINE SAND IN THIS LAYER THAN HORIZON A) HORIZON B  
49-72" CLAY LOAM, BLOCKY STRUCTURE, 10% FINE TO MEDIUM GRAVELS (LOTS OF SAND AND SILTS)  
  
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

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	24.71	N51° 56' 05"W	L12	67.16	N4° 43' 26"E
L2	27.75	N51° 56' 05"W	L13	58.87	N20° 29' 40"W
L3	122.75	N37° 17' 50"W	L14	80.13	N40° 36' 44"W
L4	87.97	N38° 19' 48"W	L15	67.82	N40° 14' 00"W
L5	28.76	N29° 13' 01"W	L16	94.49	N13° 15' 36"W
L6	41.03	N11° 43' 23"W	L17	53.30	N4° 55' 11"E
L7	30.47	N1° 42' 01"W	L18	47.50	N3° 32' 21"W
L8	56.58	N1° 42' 01"W	L19	79.28	N23° 34' 09"W
L9	49.96	N6° 08' 19"E	L20	64.24	N34° 58' 19"W
L10	70.70	N12° 10' 15"E	L21	32.79	N34° 58' 19"W
L11	85.28	N7° 35' 27"E	L22	61.07	N38° 19' 15"W
LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L23	34.83	N38° 19' 15"W	L34	24.69	N7° 20' 59"W
L24	71.83	N36° 58' 13"W	L35	94.00	N7° 20' 59"W
L25	83.60	N45° 55' 29"W	L36	44.24	N35° 36' 56"W
L26	133.73	N34° 48' 52"W	L37	46.06	N25° 58' 51"W
L27	73.50	N11° 12' 58"W	L38	48.77	N8° 57' 48"E
L28	46.07	N10° 54' 06"W	L39	21.55	N20° 30' 56"E
L29	6.02	N21° 25' 52"W	L40	67.27	N20° 30' 56"E
L30	34.71	N21° 25' 52"W	L41	34.54	N43° 40' 16"E
L31	51.33	N11° 30' 47"W	L42	117.54	N54° 38' 49"E
L32	77.27	N4° 17' 05"E	L43	179.66	N59° 04' 32"E
L33	73.15	N3° 35' 14"W	L44	62.66	N62° 16' 21"E



**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PRIVATE RIGHT-OF-WAY
- EXISTING FENCE LINE
- WELL PROTECTION ZONE
- NON-BUILDABLE AREA
- SETBACK LINES (DIMENSIONED ON PAGE 1)

DEVELOPER:  
PARKER VENABLE  
2601 W 500 S  
MALAD, IDAHO 83252  
801-941-3427

S2  
3

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 875 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

COUNTY RECORDER

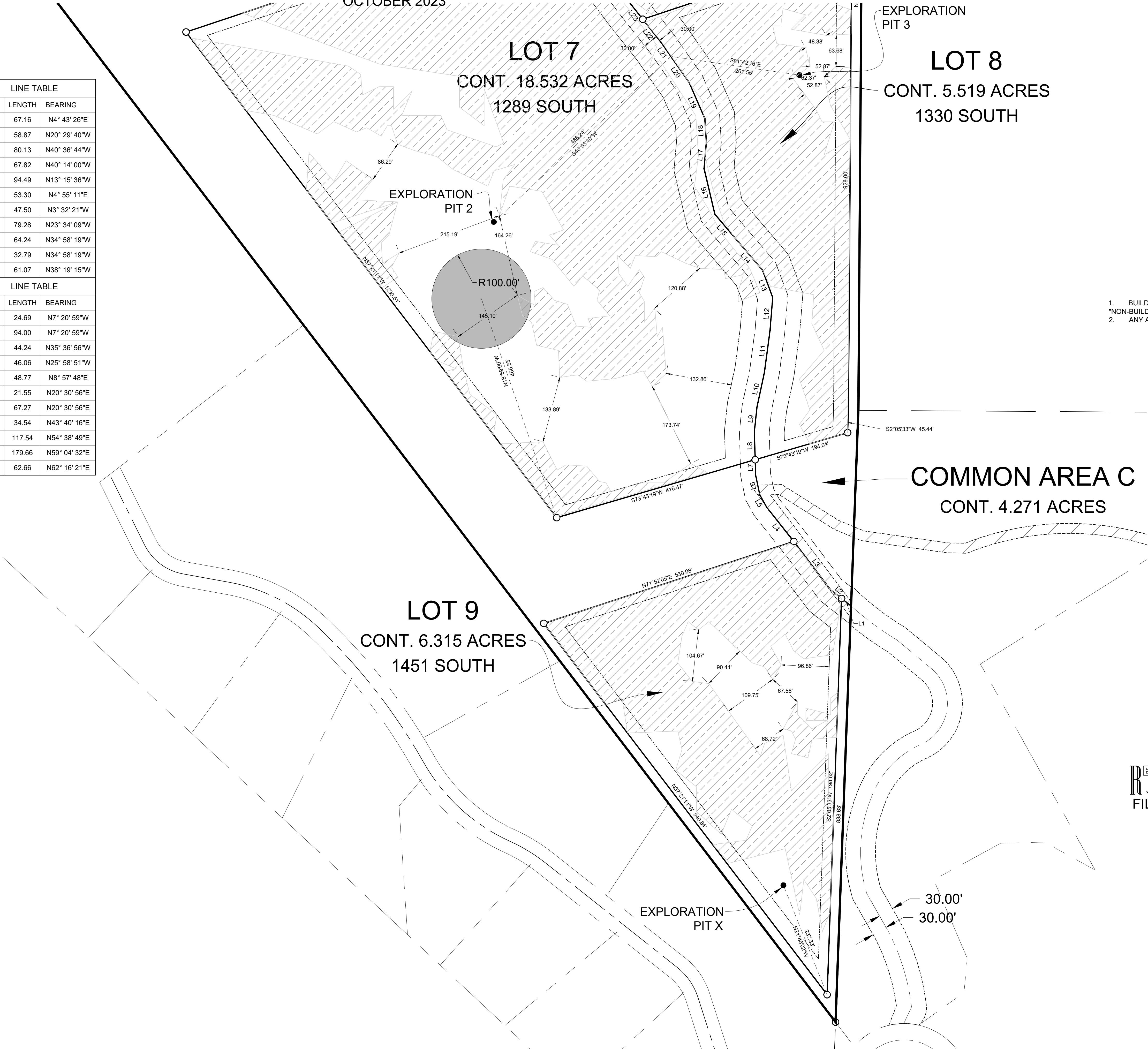
BY: \_\_\_\_\_



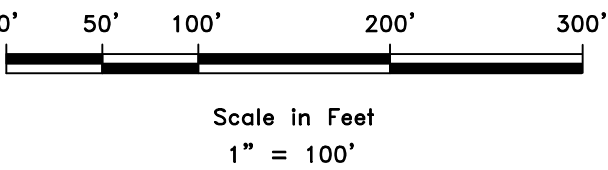
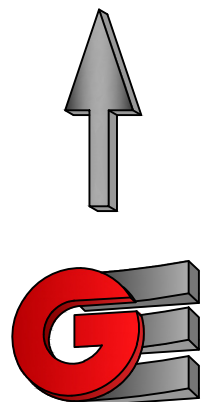
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S3  
3

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FOR \_\_\_\_\_  
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BY: \_\_\_\_\_