

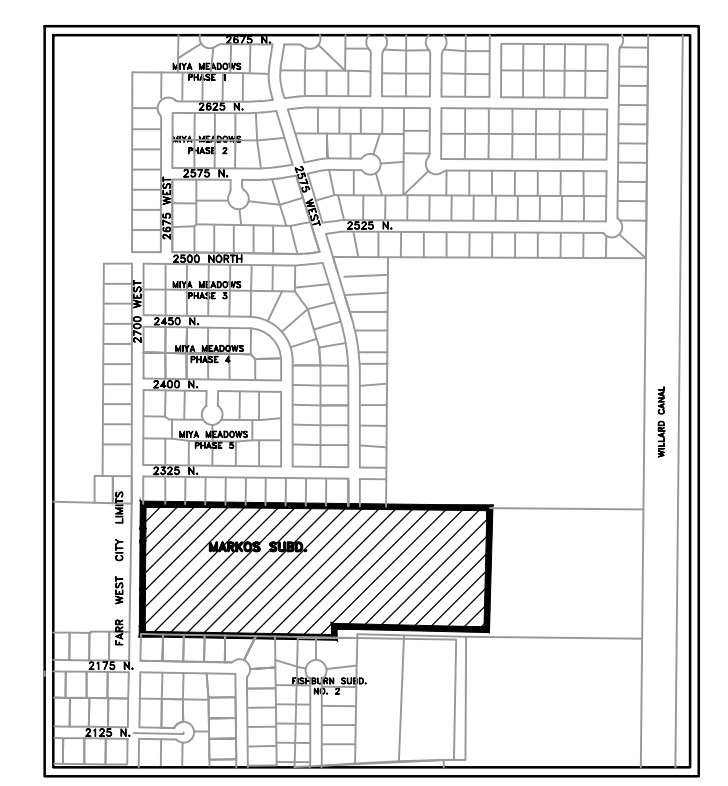
PRELIMINARY PLAT - NOT TO BE RECORDED

EDGEWOOD ESTATES

PART OF THE WEST 1/4 OF SECTION 35
T7N, R2W, SLB & M, U.S. SURVEY

FARR WEST CITY
WEBER COUNTY, UTAH

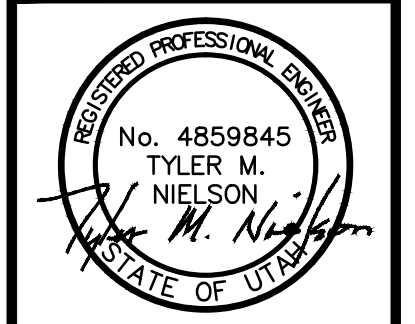
APRIL 2013



VICINITY MAP
FARR WEST CITY

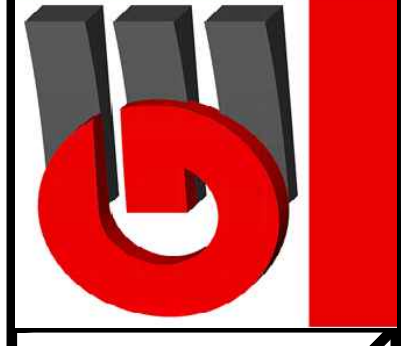
SCALE:	1:80
DATE:	APR 2013
DESIGN:	T.N.
DRAWN:	D.B.
CHECKED:	

REVISIONS	DESCRIPTION
DATE	

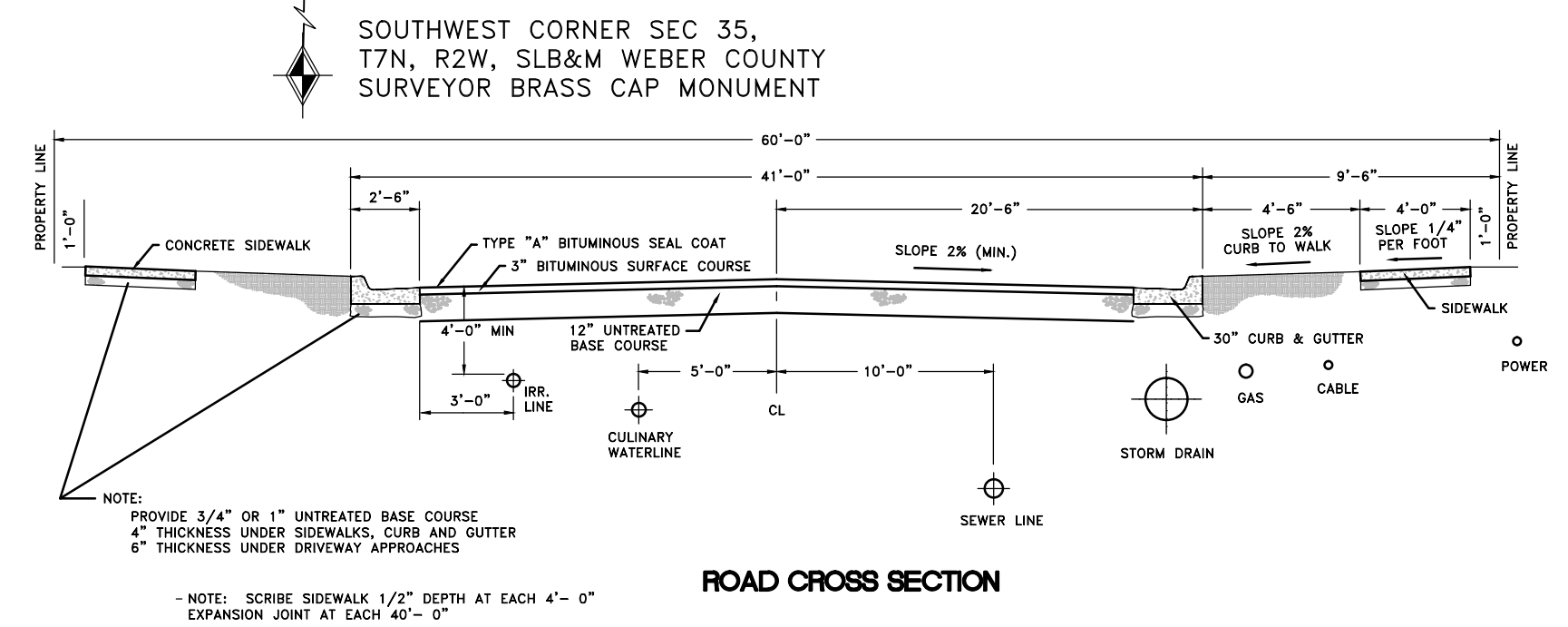
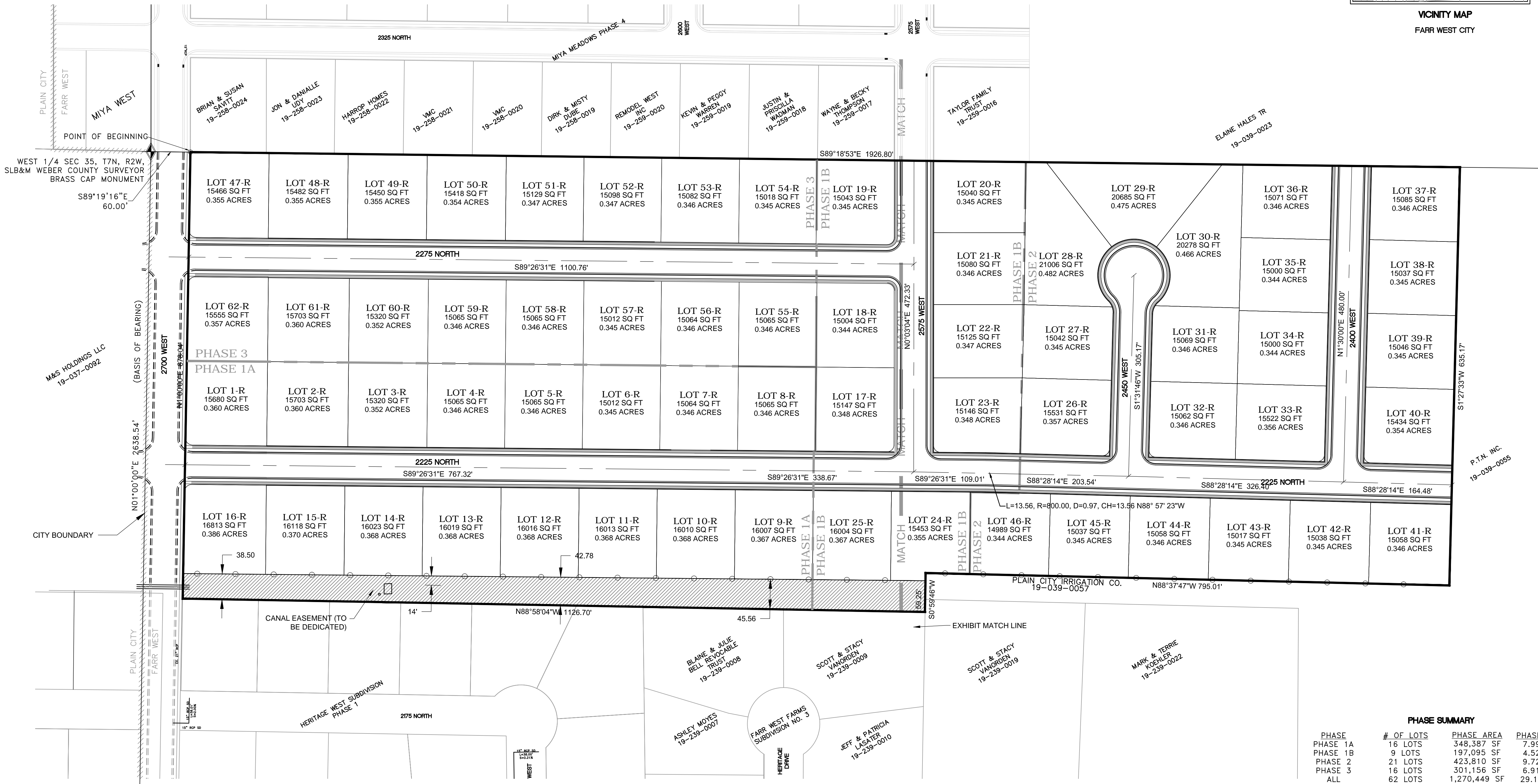


VALEO MANAGEMENT
 EDGEWOOD ESTATES
 CONCEPTUAL LAYOUT
 FARR WEST CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING



EX 1



PARCEL INFORMATION

A PART OF THE WEST 1/4 OF SECTION 35
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. and M.

TOTAL ORIGINAL PROPERTY
1,270,449 SQ.FT. / 29.165 ACRES

15,804 SQ.FT. / 0.363 ACRES - AVERAGE LOT SIZE
15,000 SQ.FT. / 0.344 ACRES - MINIMUM LOT SIZE

BOUNDARY DESCRIPTION

PART OF THE WEST 1/4 OF SECTION 35, T7N, R2W, OF THE SLB&M, BEGINNING AT A POINT BEING LOCATED S 89°27'45" E 56.51 FEET AND SOUTH 2,686.26 FROM THE NORTHWEST CORNER OF SAID SECTION 35, THENCE AS FOLLOWS:

COURSES:

S 89°18'53" E 1926.80 FT; THENCE
S 1°27'33" W 635.17 FT; THENCE
N 88°37'47" W 795.01 FT; THENCE
S 0°59'44" W 59.25 FT; THENCE
N 88°58'04" W 1126.70 FT; THENCE
678.04 FT; TO THE POINT OF BEGINNING

LEGEND

	PROJECT BOUNDARY		PROPOSED WATER		PROPOSED IRRIGATION
	PHASE BOUNDARY		EXISTING WATER		EXISTING IRRIGATION
	EXHIBIT MATCH LINE		PROPOSED SEWER		EXISTING LAND DRAIN
	MINIMUM SETBACK		EXISTING SEWER		EXISTING COUNTOUR
	PUE		STORM DRAIN		CONTOUR ELEVATION
	6" CHAIN-LINK FENCE		LIGHT POLE		FIRE HYDRANT (PROPOSED / EXISTING)
	DRAINAGE ARROWS				

PHASE SUMMARY

PHASE	# OF LOTS	PHASE AREA	PHASE ACREAGE
PHASE 1A	16 LOTS	348,387 SF	7.998 ACRES
PHASE 1B	9 LOTS	197,095 SF	4.525 ACRES
PHASE 2	21 LOTS	423,810 SF	9.729 ACRES
PHASE 3	16 LOTS	301,156 SF	6.914 ACRES
ALL	62 LOTS	1,270,449 SF	29.165 ACRES

DEVELOPERS

VALEO MANAGEMENT
1080 SOUTH DEPOT DR.
OGDEN, UTAH 84404

CONTAINS: 1,270,449 SQ FT / 29.165 ACRES.