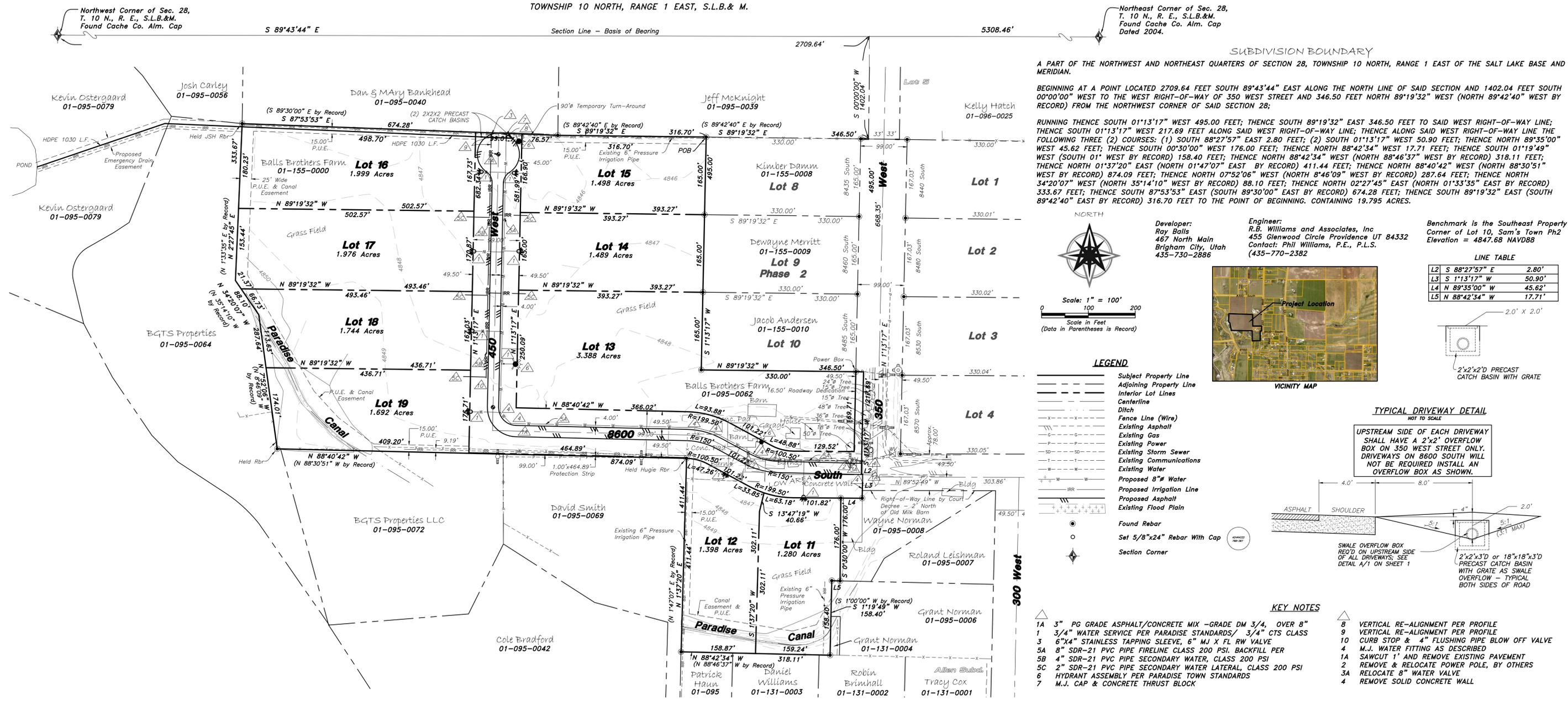


Preliminary Plat for:
SAM'S TOWN SUBDIVISION PHASE 3

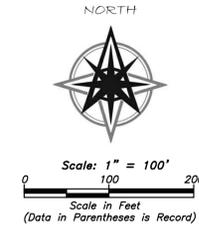
PARADISE TOWN UTAH, CACHE COUNTY, UTAH
 A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 28,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.



SUBDIVISION BOUNDARY
 A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 2709.64 FEET SOUTH 89°43'44" EAST ALONG THE NORTH LINE OF SAID SECTION AND 1402.04 FEET SOUTH 00°00'00" WEST TO THE WEST RIGHT-OF-WAY OF 350 WEST STREET AND 346.50 FEET NORTH 89°19'32" WEST (NORTH 89°42'40" WEST BY RECORD) FROM THE NORTHWEST CORNER OF SAID SECTION 28;

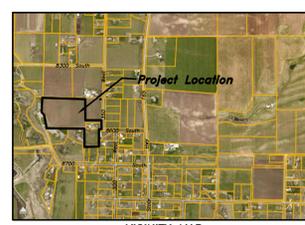
RUNNING THENCE SOUTH 01°13'17" WEST 495.00 FEET; THENCE SOUTH 89°19'32" EAST 346.50 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°13'17" WEST 217.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (2) COURSES: (1) SOUTH 88°27'57" EAST 2.80 FEET; (2) SOUTH 01°13'17" WEST 50.90 FEET; THENCE NORTH 89°35'00" WEST 45.62 FEET; THENCE SOUTH 00°30'00" WEST 176.00 FEET; THENCE NORTH 88°42'34" WEST 17.71 FEET; THENCE SOUTH 01°19'49" WEST (SOUTH 01° WEST BY RECORD) 158.40 FEET; THENCE NORTH 88°42'34" WEST (NORTH 88°46'37" WEST BY RECORD) 318.11 FEET; THENCE NORTH 01°37'20" EAST (NORTH 01°47'07" EAST BY RECORD) 411.44 FEET; THENCE NORTH 88°40'42" WEST (NORTH 88°30'51" WEST BY RECORD) 874.09 FEET; THENCE NORTH 07°52'06" WEST (NORTH 8°46'09" WEST BY RECORD) 287.64 FEET; THENCE NORTH 34°20'07" WEST (NORTH 35°14'10" WEST BY RECORD) 88.10 FEET; THENCE NORTH 02°27'45" EAST (NORTH 01°33'35" EAST BY RECORD) 333.67 FEET; THENCE SOUTH 87°53'53" EAST (SOUTH 89°30'00" EAST BY RECORD) 674.28 FEET; THENCE SOUTH 89°19'32" EAST (SOUTH 89°42'40" EAST BY RECORD) 316.70 FEET TO THE POINT OF BEGINNING. CONTAINING 19.795 ACRES.



Developer:
 Roy Balls
 487 North Main
 Brigham City, Utah
 435-730-2886

Engineer:
 R.B. Williams and Associates, Inc
 455 Glenwood Circle Provo UT 84332
 Contact: Phil Williams, P.E., P.L.S.
 (435)-770-2382

Benchmark is the Southeast Property Corner of Lot 10, Sam's Town Ph2
 Elevation = 4847.68 NAVD88

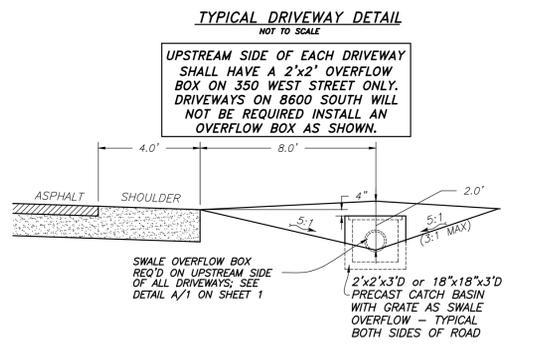


LINE TABLE

L2	S 88°27'57" E	2.80'
L3	S 1°13'17" W	50.90'
L4	N 89°35'00" W	45.62'
L5	N 88°42'34" W	17.71'

LEGEND

- Subject Property Line
- Adjoining Property Line
- Interior Lot Lines
- Centerline
- Ditch
- Fence Line (Wire)
- Existing Asphalt
- Existing Gas
- Existing Power
- Existing Storm Sewer
- Existing Communications
- Existing Water
- Proposed 8" Water
- Proposed Irrigation Line
- Proposed Asphalt
- Existing Flood Plain
- Found Rebar
- Set 5/8"x24" Rebar With Cap
- Section Corner



- KEY NOTES**
- 1A 3" PG GRADE ASPHALT/CONCRETE MIX - GRADE DM 3/4, OVER 8"
 - 1 3/4" WATER SERVICE PER PARADISE STANDARDS/ 3/4" CTS CLASS
 - 3 6"x4" STAINLESS TAPPING SLEEVE, 6" MJ X FL RW VALVE
 - 5A 8" SDR-21 PVC PIPE FIRELINE CLASS 200 PSL BACKFILL PER
 - 5B 4" SDR-21 PVC PIPE SECONDARY WATER, CLASS 200 PSI
 - 5C 2" SDR-21 PVC PIPE SECONDARY WATER LATERAL, CLASS 200 PSI
 - 6 HYDRANT ASSEMBLY PER PARADISE TOWN STANDARDS
 - 7 M.J. CAP & CONCRETE THRUST BLOCK
 - 8 VERTICAL RE-ALIGNMENT PER PROFILE
 - 9 VERTICAL RE-ALIGNMENT PER PROFILE
 - 10 CURB STOP & 4" FLUSHING PIPE BLOW OFF VALVE
 - 4 M.J. WATER FITTING AS DESCRIBED
 - 1 SAWCUT 1" AND REMOVE EXISTING PAVEMENT
 - 2 REMOVE & RELOCATE POWER POLE, BY OTHERS
 - 3A RELOCATE 8" WATER VALVE
 - 4 REMOVE SOLID CONCRETE WALL

GENERAL NOTES:

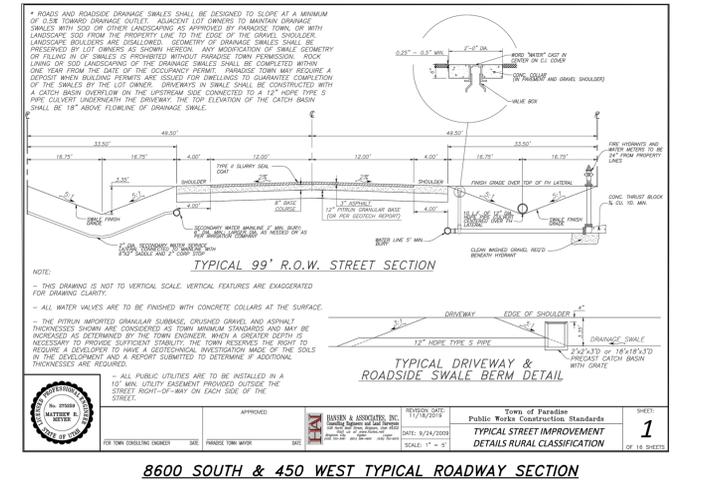
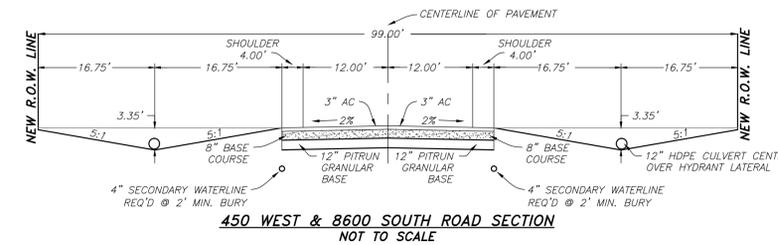
- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 15.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- PROPERTY IS AGRICULTURAL PROPERTY AND IS CURRENTLY GROWING ALFALFA.
- SEWER SYSTEM TO BE INDIVIDUAL SEPTIC SYSTEMS APPROVED BY THE BEAR RIVER HEALTH DEPT.
- SOIL CLASSIFICATION IS PARLEYS SILT LOAM WITH SLOPES 0 TO 3%.
- PARADISE TOWN IS NOT RESPONSIBLE FOR SURFACE FLOODING. ANY STRUCTURE SHALL BE CONSTRUCTED SO THAT THE FINISH FLOOR IS 1' ABOVE THE CENTERLINE OF THE ADJOINING ROAD.
- EXTERNAL BASEMENT ENTRANCES ARE NOT PERMITTED.
- ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE TOWN OF PARADISE PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND THE DIVISION OF DRINKING WATER
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARADISE ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION
- CONTRACT SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AND BARRICADING AS PER THE LATEST VERSION OF THE MUTCD
- CALL THE BLUE STAKES CENTER 811, 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES
- IT IS THE RESPONSIBILITY OF THE DEVELOPER FOR THE COORDINATION OF ANY RELOCATION OF POWER POLES AND OTHER UTILITIES
- SUBGRADE MUST MEET ALL TOWN OF PARADISE REQUIREMENTS AND HAVE APPROVAL OF THE PARADISE TOWN ENGINEER 24 HOURS PRIOR TO PLACING BASE COURSE MATERIAL. THE FINISHED BASE COURSE MUST MEET ALL TOWN OF PARADISE REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO PAVEMENT PLACING

WATER PLAN NOTES:

- BEDDING MATERIAL AND THE PLACEMENT OF THE BEDDING MATERIAL MUST MEET ALL TOWN OF PARADISE REQUIREMENTS AND HAVE APPROVAL OF THE PARADISE TOWN ENGINEER 24 HOURS PRIOR TO ANY PIPE INSTALLATION. HAUNCHING AND INITIAL BACKFILL MUST BE APPROVED BY THE PARADISE TOWN ENGINEER PRIOR TO FINAL BACKFILL.
- FIRE HYDRANTS SHALL BE REQUIRED FOR ALL SUBDIVISIONS. FIRE HYDRANTS SHALL BE LOCATED NO MORE THAN FOUR HUNDRED AND FIFTY (450) FEET APART AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND TOWN ENGINEER IN ACCORDANCE WITH INTERNATIONAL FIRE CODE OR THE MORE STRINGENT CODE IF A CONFLICT EXISTS BETWEEN TOWN AND INTERNATIONAL FIRE CODES. TO ELIMINATE FUTURE STREET CUTS, ALL UNDERGROUND UTILITIES FOR FIRE HYDRANTS, TOGETHER WITH THE FIRE HYDRANTS THEMSELVES AND ALL OTHER WATER SUPPLY IMPROVEMENTS SHALL BE INSTALLED BEFORE ANY FINAL PAVING OF A STREET SHOWN ON THE SUBDIVISION PLAT.
- IN GENERAL THE APWA SPECIFICATIONS HAVE BEEN ADOPTED BY TOWN OF PARADISE FOR PUBLIC WORKS CULINARY WATER SYSTEM CONSTRUCTION. HOWEVER, CONSTRUCTION OF CULINARY WATER SYSTEMS AND APPURTENANT FACILITIES SHALL COMPLY WITH RULE 309-500 SERIES OF STATE DRINKING WATER ADMINISTRATIVE RULES. WHEN A CONFLICT IS DISCOVERED BETWEEN SAID ADMINISTRATIVE RULES AND THE ADOPTED APWA SPECIFICATIONS, SAID ADMINISTRATIVE RULES SHALL CONTROL THE WORK WHERE A CONFLICT EXISTS.
- ALL CULINARY WATER DISTRIBUTION LINE SHALL BE 8 INCH DIAMETER CLASS 200 PSI SDR 21 PVC

SERVICE LATERAL INSTALLATION UNDER EXISTING PAVED TOWN STREETS:

- INSTALLATION SHALL NOT PROCEED WITHOUT PARADISE TOWN AUTHORIZATION.
- CONTRACTOR RETAINED TO INSTALL LATERAL MUST BE PRE-APPROVED BY PARADISE TOWN
- CONTRACTOR SHALL POST A \$500 CASHIERS CHECK IN FAVOR OF THE TOWN OF PARADISE AS SURETY TO GUARANTEE THE INSTALLATION OF THE SERVICE LATERAL AND ANY NECESSARY STREET REPAIRS ARE COMPLETED IN ACCORDANCE WITH THE TRENCH DETAIL ON THIS SHEET AND IN A TIMELY MANNER
- WHERE NATIVE SOILS PERMIT (I.E. CLAY, SILTY, OR FINE GRAINED GRAVEL SOILS), INSTALLATION BY APPROVED TRENCHLESS IS REQUIRED IN LIEU OF OPEN CUTTING THE PAVED SURFACE IF THE EXISTING WATER MAIN IS NOT LOCATED UNDER THE ROADWAY ASPHALT. WHERE THE AGGREGATE OF NATIVE SOILS ARE TOO LARGE TO FACILITATE TRENCHLESS INSTALLATION, OPEN CUTTING WILL BE PERMITTED AND THE TRENCH IN THE PAVEMENT AREA COMPACTED AND REPAIRED PER THE TYPICAL TRENCH SECTION SHOWN IN THIS SHEET. COMPACTED AND TRENCH REPAIR SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE LATEST VERSION OF THE APWA MANUAL OF STANDARDS SPECS.
- INSTALLATION OF THE SERVICE LINE COMPONENTS SHALL BE IN CONFORMANCE WITH THE TYPICAL LATERAL PER THE TOWN OF PARADISE CULINARY WATER SYSTEM STANDARDS SHEET NO. 12.



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