

# The Chalets at Ski Lake Phase 8

## A Cluster Subdivision

a part of the of Northeast 1/4 of Section 23, T6N, R1E, SLB&M., U.S. Survey  
Weber County, Utah  
May 2015

### SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Chalets at Ski Lake Phase 8, A Cluster Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing. I also certify that all the lots within The Chalets at Ski Lake Phase 8, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

166484  
License No.

Mark E. Babbitt

### OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name this tract The Chalets at Ski Lake Phase 8, a Cluster Subdivision and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, also grant and convey to the subdivision lot (unit) 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 (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber 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, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public and private utility, storm water detention ponds drainage easements, and slope easements, the same to be used for the installation, maintenance and operation of public and private utility service lines, storm drainage facilities, or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by governing authority with no buildings or structures being erected within such easements. Dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Valley Enterprise Investment Company, LLC.

Roy Bowden - President  
5393 East 6850 North  
Eden, UT. 84310

State of \_\_\_\_\_  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2015, personally appeared before me, Roy Bowden who being by me duly sworn did say that he is President of Valley Enterprise Investment Company, LLC. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Roy Bowden acknowledged to me that said Corporation executed the same.

Residing at: \_\_\_\_\_  
A Notary Public commissioned in Utah

Commission Expires: \_\_\_\_\_  
Print Name

### BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a Point on the East Right of Way Line of Quail Hollow and the South Boundary line of The Chalets at Ski Lake Phase 6 a Cluster Subdivision in Weber County, Utah, said point is 1320.53 feet North 89°38'27" West along the Section Line, and 1005.60 feet South 0°21'33" West from the Northeast Corner of said Section 23; and running thence along the boundary lines of The Chalets at Ski Lake Phase 6 and 7 in the following twenty-two (22) courses: (1) Southwesterly along the arc of a 285.00 foot radius curve to the right a distance of 61.82 feet (Central Angle is 12°25'40" and Long Chord bears South 27°55'41" West 61.70 feet), (2) Southerly along the arc of a 240.00 foot radius curve to the left a distance of 312.17 feet (Central Angle is 74°31'28" and Long Chord bears South 3°07'13" East 290.62 feet), (3) Easterly along the arc of a 15.00 foot radius curve to the left a distance of 24.03 feet (Central Angle is 91°47'22" and Long Chord bears South 86°16'39" East 21.54 feet), (4) North 47°49'40" East 100.66 feet, (5) North 42°10'20" West 160.25 feet, (6) North 56°25'05" East 325.90 feet, (7) North 77°30'13" East 173.40 feet, (8) South 74°05'42" East 285.98 feet, (9) South 5°09'15" East 111.88 feet, (10) South 40°35'38" West 276.07 feet, (11) South 77°30'13" West 194.13 feet, (12) South 47°49'40" West 140.00 feet, (13) South 40°15'49" East 184.82 feet, (14) North 20°07'51" East 156.83 feet, (15) South 88°37'56" East 130.00 feet, (16) North 79°36'04" East 135.95 feet, (17) South 35°44'35" East 174.84 feet, (18) Southwesterly along the arc of a 465.00 foot radius curve to the right a distance of 101.98 feet (Central Angle is 12°33'57" and Long Chord bears South 60°32'23" West 101.78 feet), (19) South 23°10'38" East 60.00 feet, (20) South 0°48'23" West 221.51 feet, (21) North 89°11'37" West 451.43 feet, and (22) South 0°48'23" West 220.31 feet; thence North 89°11'37" West 279.32 feet to the Easterly line of said Phase 6; thence along said boundary of Phase 6 as follows: North 0°48'23" East 453.87 feet, South 64°08'42" West 340.83 feet, North 0°48'23" East 770.40 feet, South 89°12'31" East 278.79 feet, Southerly along the arc of a 225.00 foot radius curve to the right a distance of 118.54 feet (Central Angle is 30°11'12" and Long Chord bears South 6°37'15" West 117.18 feet), and South 68°17'09" East 60.00 feet to the point of beginning.

Contains 17.806 acres.

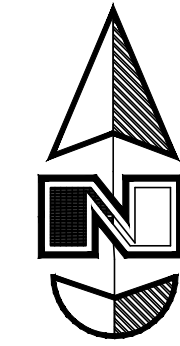
### LEGEND

- Set 5/8" Rebar (24" long) & Cap w/Fencepost
- ⊕ Monument (to be set)
- ◆ Found Section corner
- (Rad.) Radial Line/Bearing
- (NR) Non-Radial Line/Bearing

North 1/4 corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, (Found Bureau of Land Management, Brass Cap, Good Condition, 0.4' above natural ground dated 1967)  
N 89°38'44" W W.C.S. (N 89°38'27" W)

Northeast corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, (Found Weber County 3 1/2" Brass Cap Monument, Good Condition, 15" below ground dated 2006)

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey, (Found Weber County 3-1/2" Brass Cap Monument, Good Condition, 0.1' below asphalt dated 1991)



Scale: 1" = 100'

Graphic Scale

### BOUNDARY CURVE DATA

| (A)           | (B)           | (C)           | (D)           | (E)           |
|---------------|---------------|---------------|---------------|---------------|
| Δ = 12°25'40" | Δ = 74°31'28" | Δ = 91°47'22" | Δ = 12°33'57" | Δ = 30°11'12" |
| R = 285.00'   | R = 240.00'   | R = 15.00'    | R = 465.00'   | R = 225.00'   |
| L = 61.82'    | L = 512.17'   | L = 24.03'    | L = 101.98'   | L = 118.54'   |
| LC = 61.70'   | LC = 290.62'  | LC = 21.54'   | LC = 101.78'  | LC = 117.18'  |
| S 27°55'41" W | S 3°07'13" E  | S 86°16'39" E | S 60°32'23" W | S 6°37'15" W  |
| T = 31.03'    | T = 182.58'   | T = 15.48'    | T = 51.20'    | T = 60.68'    |

### BOUNDARY LINE DATA

(L1) N 47°49'40" E 100.66'

### EASEMENT LINE DATA

|                           |                            |
|---------------------------|----------------------------|
| (E1) S 71°12'54" E 36.07' | (E6) N 85°27'41" W 106.20' |
| (E2) N 66°19'17" E 58.58' | (E7) N 65°39'54" W 75.80'  |
| (E3) N 18°51'08" E 55.91' | (E8) S 50°12'50" W 66.72'  |
| (E4) N 55°58'49" E 53.89' | (E9) S 7°52'18" W 47.21'   |
| (E5) N 62°09'03" W 62.49' | (E10) N 84°44'11" W 38.91' |

### PROPERTY LINE CURVE DATA

|                    |                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| (1) Δ = 51°17'33"  | (2) Δ = 30°42'17"  | (3) Δ = 34°0'42"   | (4) Δ = 46°34'03"  | (5) Δ = 52°09'23"  |
| R = 330.00'        | R = 330.00'        | R = 330.00'        | R = 25.00'         | R = 25.00'         |
| L = 119.25'        | L = 21.19'         | L = 20.32'         | L = 50.07'         | L = 50.07'         |
| LC = 30.47'        | LC = 118.60'       | LC = 21.18'        | LC = 19.76'        | LC = 48.36'        |
| S 63°28'22" W      | S 63°28'22" W      | S 29°58'52" W      | S 57°05'52" W      | S 57°05'52" W      |
| T = 15.25'         | T = 60.28'         | T = 10.60'         | T = 10.76'         | T = 26.92'         |
| (6) Δ = 63°53'22"  | (7) Δ = 65°41'29"  | (8) Δ = 91°23'51"  | (9) Δ = 46°34'03"  | (10) Δ = 24°45'12" |
| R = 330.00'        | R = 330.00'        | R = 330.00'        | R = 25.00'         | R = 25.00'         |
| L = 91.33'         | L = 63.00'         | L = 87.94'         | L = 20.32'         | L = 116.65'        |
| LC = 58.20'        | LC = 58.66'        | LC = 78.72'        | LC = 19.76'        | LC = 115.74'       |
| N 64°57'46" W      | N 0°10'20" W       | N 78°22'20" E      | S 79°12'46" E      | N 65°07'37" E      |
| T = 34.29'         | T = 35.51'         | T = 36.30'         | T = 10.76'         | T = 59.25'         |
| (11) Δ = 4°55'21"  | (12) Δ = 66°43'43" | (13) Δ = 15°20'37" | (14) Δ = 58°15'03" | (15) Δ = 5°39'13"  |
| R = 270.00'        | R = 15.00'         | R = 360.00'        | R = 300.00'        | R = 300.00'        |
| L = 23.20'         | L = 22.71'         | L = 96.41'         | L = 305.00'        | L = 29.60'         |
| LC = 23.19'        | LC = 20.60'        | LC = 96.12'        | LC = 295.03'       | LC = 29.59'        |
| N 50°17'21" E      | N 4°27'49" E       | N 31°13'44" W      | N 52°40'57" W      | N 84°38'04" W      |
| T = 11.61'         | T = 14.17'         | T = 48.49'         | T = 167.15'        | T = 14.81'         |
| (16) Δ = 10°22'23" | (17) Δ = 27°54'32" | (18) Δ = 25°42'57" | (19) Δ = 17°00'24" | (20) Δ = 42°53'51" |
| R = 465.00'        | R = 465.00'        | R = 325.00'        | R = 360.00'        | R = 360.00'        |
| L = 84.19'         | L = 226.50'        | L = 235.63'        | L = 106.86'        | L = 294.67'        |
| LC = 84.07'        | LC = 224.27'       | LC = 233.66'       | LC = 106.46'       | LC = 286.51'       |
| S 87°21'08" W      | S 87°21'08" W      | S 87°21'08" W      | S 47°00'21" E      | S 47°00'21" E      |
| T = 42.21'         | T = 115.54'        | T = 119.84'        | T = 53.82'         | T = 156.15'        |
| (21) Δ = 12°12'34" | (22) Δ = 6°24'21"  | (23) Δ = 7°19'49"  | (24) Δ = 29°13'50" | (25) Δ = 29°52'05" |
| R = 300.00'        | R = 300.00'        | R = 300.00'        | R = 300.00'        | R = 300.00'        |
| L = 65.93'         | L = 33.62'         | L = 38.39'         | L = 156.39'        | L = 156.39'        |
| LC = 63.81'        | LC = 33.52'        | LC = 38.36'        | LC = 151.40'       | LC = 154.62'       |
| S 29°39'42" E      | S 38°58'09" E      | S 38°58'09" E      | S 20°13'36" E      | S 9°19'22" W       |
| T = 32.09'         | T = 16.78'         | T = 19.22'         | T = 78.23'         | T = 80.01'         |
| (26) Δ = 9°53'07"  | (27) Δ = 42°36'52" | (28) Δ = 42°36'52" | (29) Δ = 42°36'52" | (30) Δ = 42°36'52" |
| R = 300.00'        | R = 300.00'        | R = 300.00'        | R = 300.00'        | R = 300.00'        |
| L = 51.76'         | L = 167.35'        | L = 167.35'        | L = 167.35'        | L = 167.35'        |
| LC = 91.69'        | LC = 163.52'       | LC = 163.52'       | LC = 163.52'       | LC = 163.52'       |
| S 29°11'57" W      | S 12°50'05" W      | S 12°50'05" W      | S 12°50'05" W      | S 12°50'05" W      |
| T = 25.94'         | T = 87.76'         | T = 87.76'         | T = 87.76'         | T = 87.76'         |

### CENTERLINE CURVE DATA

|                    |                     |                     |                    |                    |
|--------------------|---------------------|---------------------|--------------------|--------------------|
| (C1) Δ = 12°25'40" | (C2) Δ = 18°36'55"  | (C3) Δ = 18°36'55"  | (C4) Δ = 63°54'15" | (C5) Δ = 25°42'57" |
| R = 255.00'        | R = 270.00'         | R = 330.00'         | R = 330.00'        | R = 495.00'        |
| L = 55.31'         | L = 107.22'         | L = 107.22'         | L = 368.06'        | L = 222.17'        |
| LC = 55.20'        | LC = 333.62'        | LC = 106.74'        | LC = 349.28'       | LC = 220.31'       |
| S 27°55'41" W      | S 4°00'55" E        | S 32°51'53" E       | S 55°30'33" E      | N 79°40'51" E      |
| T = 27.76'         | T = 212.14'         | T = 54.08'          | T = 205.82'        | T = 112.99'        |
| (C6) Δ = 29°40'33" | (C7) Δ = 153°36'56" | (C8) Δ = 153°36'56" | (C9) Δ = 62°39'56" | (C10) Δ = 79.48'   |
| R = 300.00'        | R = 300.00'         | R = 300.00'         | R = 300.00'        | R = 300.00'        |
| L = 153.36'        | L = 153.36'         | L = 153.36'         | L = 153.36'        | L = 153.36'        |
| LC = 153.36'       | LC = 153.36'        | LC = 153.36'        | LC = 153.36'       | LC = 153.36'       |
| N 62°39'56" E      | N 62°39'56" E       | N 62°39'56" E       | N 62°39'56" E      | N 62°39'56" E      |
| T = 79.48'         | T = 79.48'          | T = 79.48'          | T = 79.48'         | T = 79.48'         |

### Narrative:

At the request of Roy Bowden, owner and developer, we have prepared this subdivision plat. The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.

### NOTE:

1. 10.00' wide PUE and Slope Easements each side of Property line as indicated by dashed lines.
2. Centerline monuments to be set upon completion of improvements, as shown.
3. Common areas may be used as Public Utility Easements.
4. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from Quail Hollow, and Hummingbird Point.

### 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 \_\_\_\_\_, 2015.

Signature

### 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 \_\_\_\_\_, 2015.

Signature

### OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Chair, Ogden Valley Township Planning Commission

### 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Title

Chair, Weber County Commission

Attest

Signature

### WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the County offices. 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 \_\_\_\_\_, 2015.

Signature

Developer:  
Valley Enterprise Investment Company, LLC.  
Roy Bowden - President



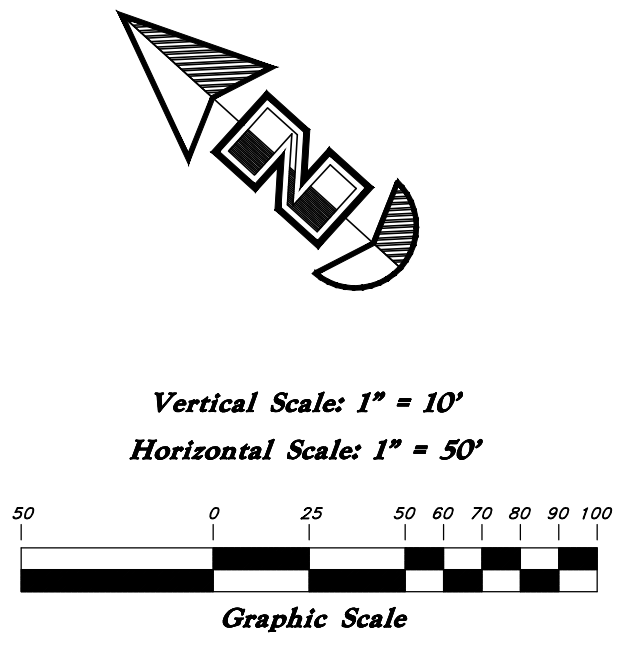
**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

| WEBER COUNTY RECORDER           |                          |
|---------------------------------|--------------------------|
| ENTRY NO. _____                 | FILED FOR RECORD # _____ |
| RECORDED _____                  | IN BOOK _____            |
| OF OFFICIAL RECORDS, PAGE _____ | RECORL FOR _____         |
| WEBER COUNTY RECORDER           |                          |
| BY: _____                       | DEPUTY                   |

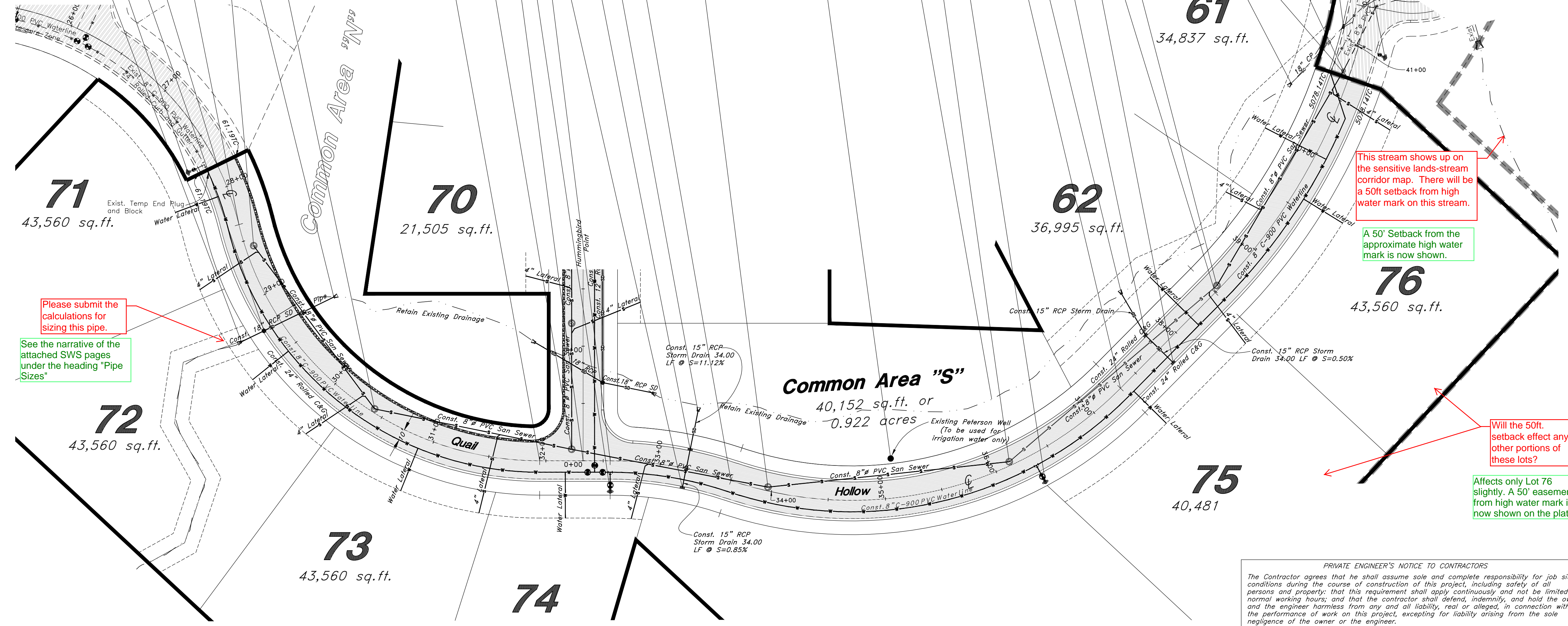
Note: Unless specified as part of Phase 8, improvements in Phase 6 are existing and installed

Note: Unless specified as part of Phase 8, improvements in Phase 7 are existing and installed



### Legend

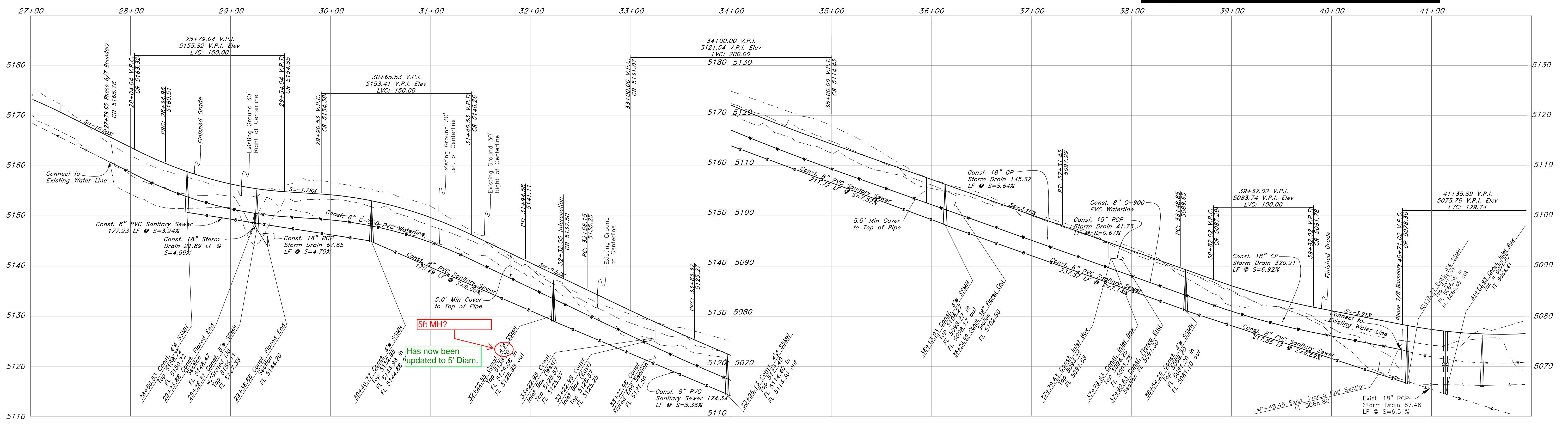
- (Note: All items may not appear on drawing)
- San. Sewer Manhole
  - Water Manhole
  - Storm Drain Manhole
  - Electrical Manhole
  - Catch Basins
  - Exist. Fire Hydrant
  - Exist. Water Valve
  - Water Valve
  - Sanitary Sewer
  - Culinary Water
  - Gas Line
  - Irrigation Line
  - Storm Drain
  - Telephone Line
  - Secondary Waterline
  - Power Line
  - Fire Line
  - Land Drain
  - Power pole w/guy
  - Light Pole
  - Fence
  - Flowline of ditch
  - Overhead Power line
  - Corrugated Metal Pipe
  - Concrete Pipe
  - Reinforced Concrete Pipe
  - Ductile Iron
  - Polyvinyl Chloride
  - Top of Asphalt
  - Edge of Asphalt
  - Centerline
  - Flowline
  - Finish Floor
  - Top of Curb
  - Top of Wall
  - Top of Walk
  - Concrete
  - Natural Ground
  - Finish Contour
  - Exist. Contour
  - Finish Grade
  - Exist. Grade
  - Ridge Line
  - Direction of Flow
  - Existing Asphalt
  - New Asphalt
  - Heavy Duty Asphalt
  - Concrete
  - Open Face
  - Curb & Gutter



**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO COUNTY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

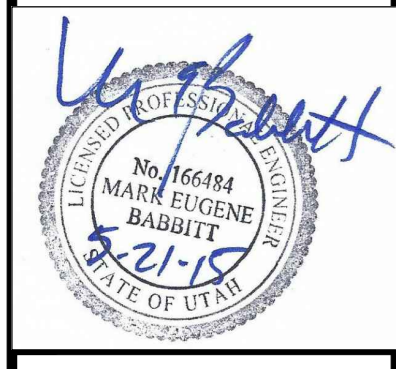


| NO. | DESCRIPTION | DATE | REV. |
|-----|-------------|------|------|
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |

**Plan / Profile (Utility)**

**The Chalets at Ski Lake No. 8**

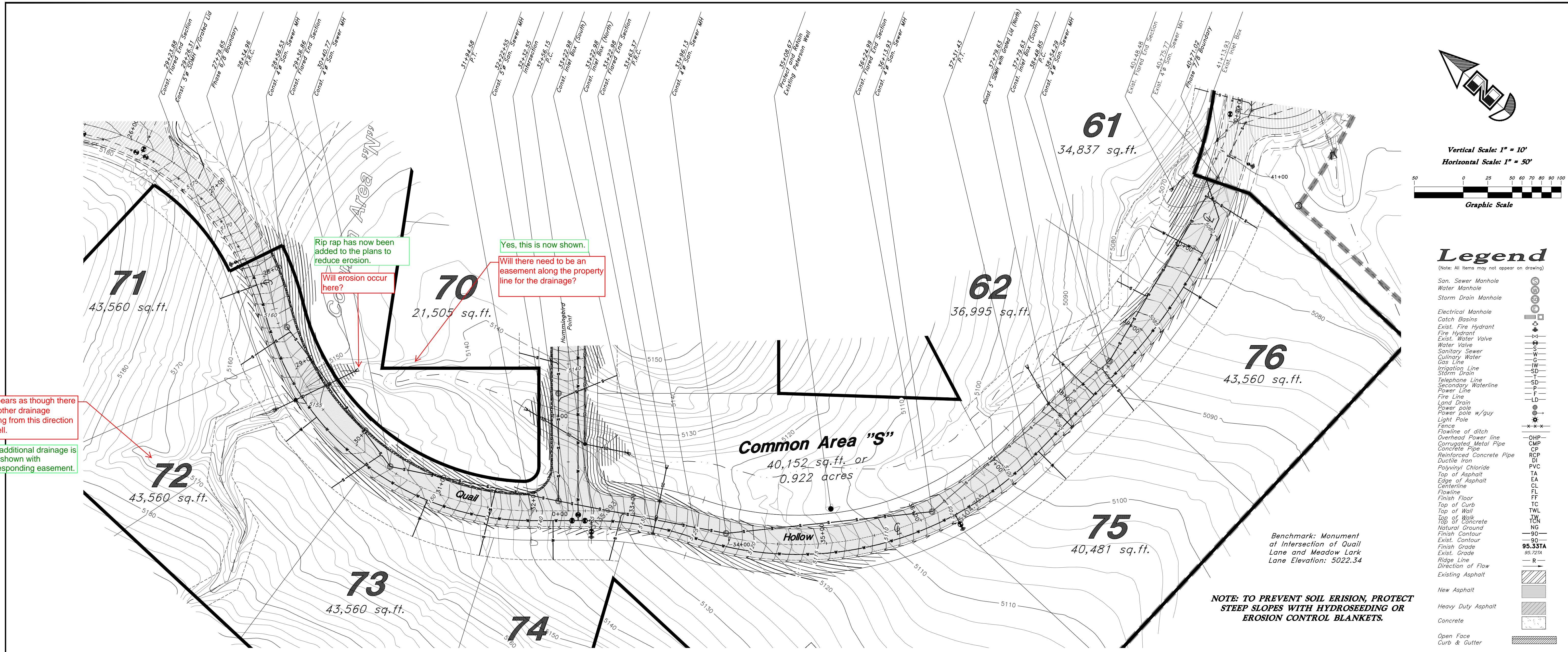
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, T6E, S18&M, U.S. Survey



Mar, 2015

SHEET NO. **1**

96N120 Waterline



Rip rap has now been added to the plans to reduce erosion.

Yes, this is now shown.

Will there need to be an easement along the property line for the drainage?

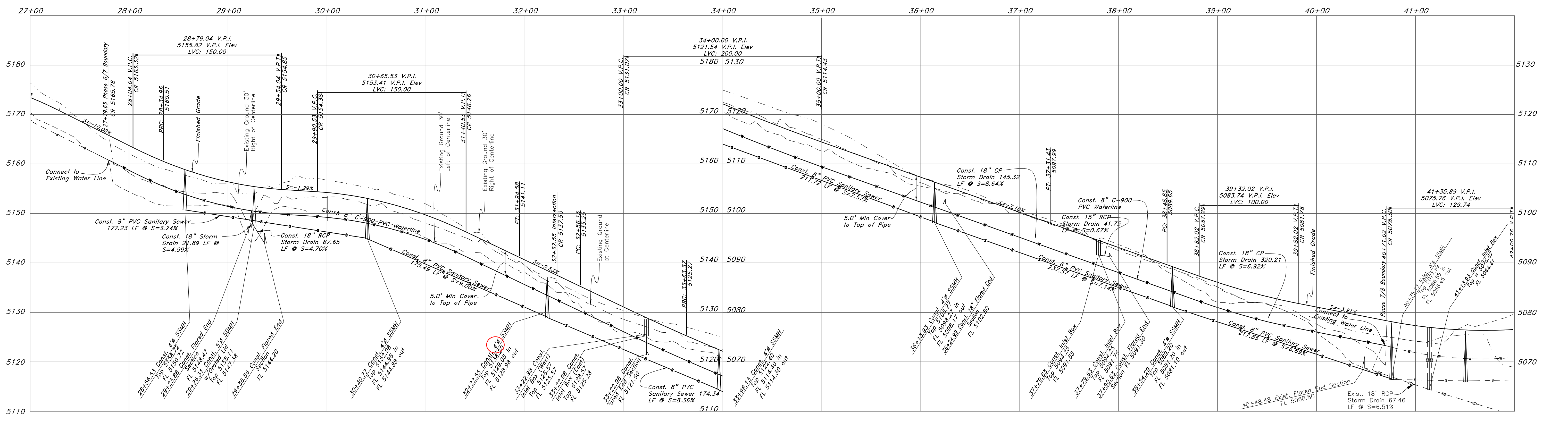
Will erosion occur here?

It appears as though there is another drainage coming from this direction as well.

The additional drainage is now shown with corresponding easement.

Quail Hollow

NOTE: TO PREVENT SOIL EROSION, PROTECT STEEP SLOPES WITH HYDROSEEDING OR EROSION CONTROL BLANKETS.



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**Plan / Profile (Utility)**

**The Chalets at Ski Lake No. 8**

A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, 1/4 of Section 23, T6N, R1E, S18&M, U.S. Survey

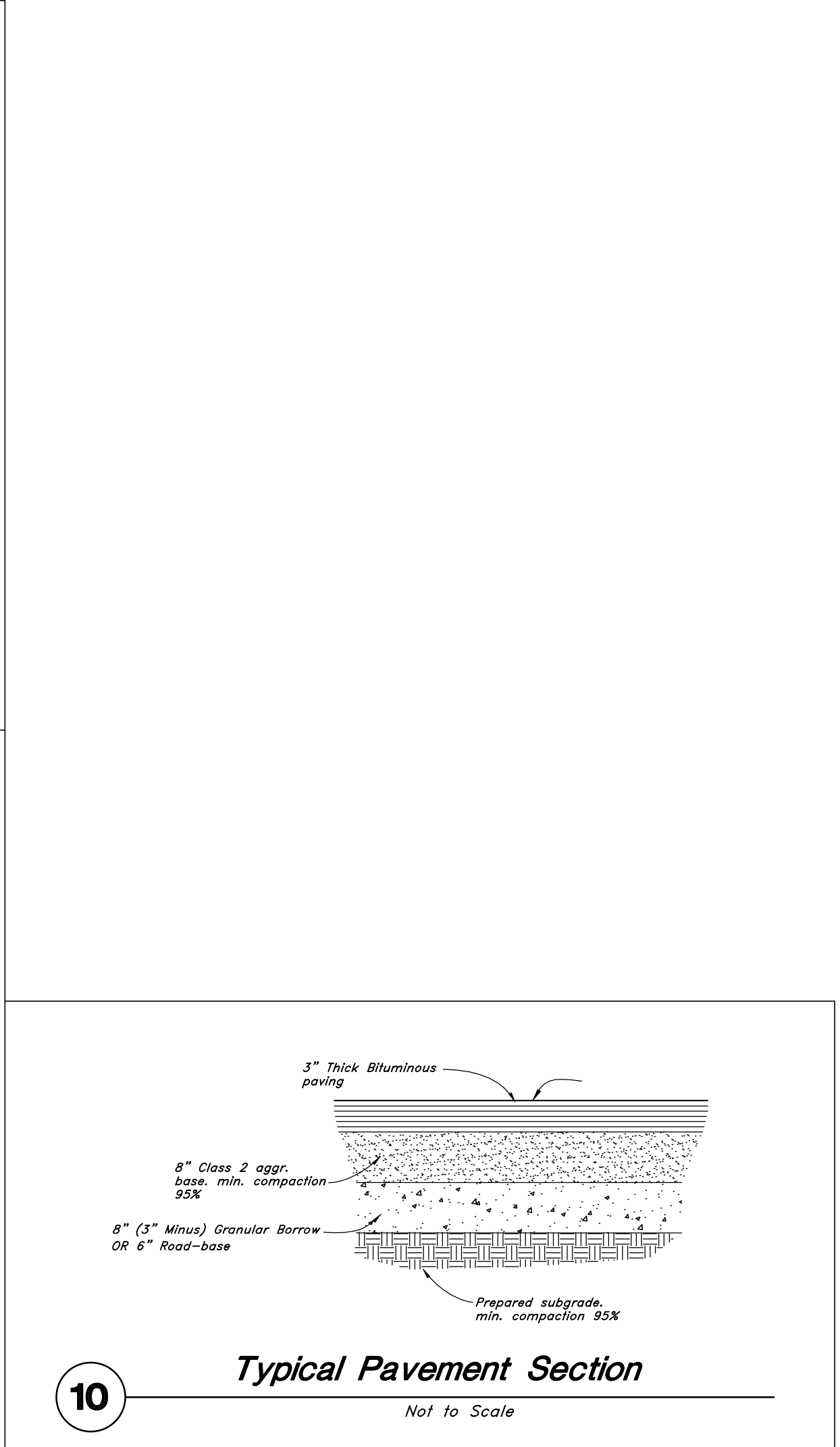
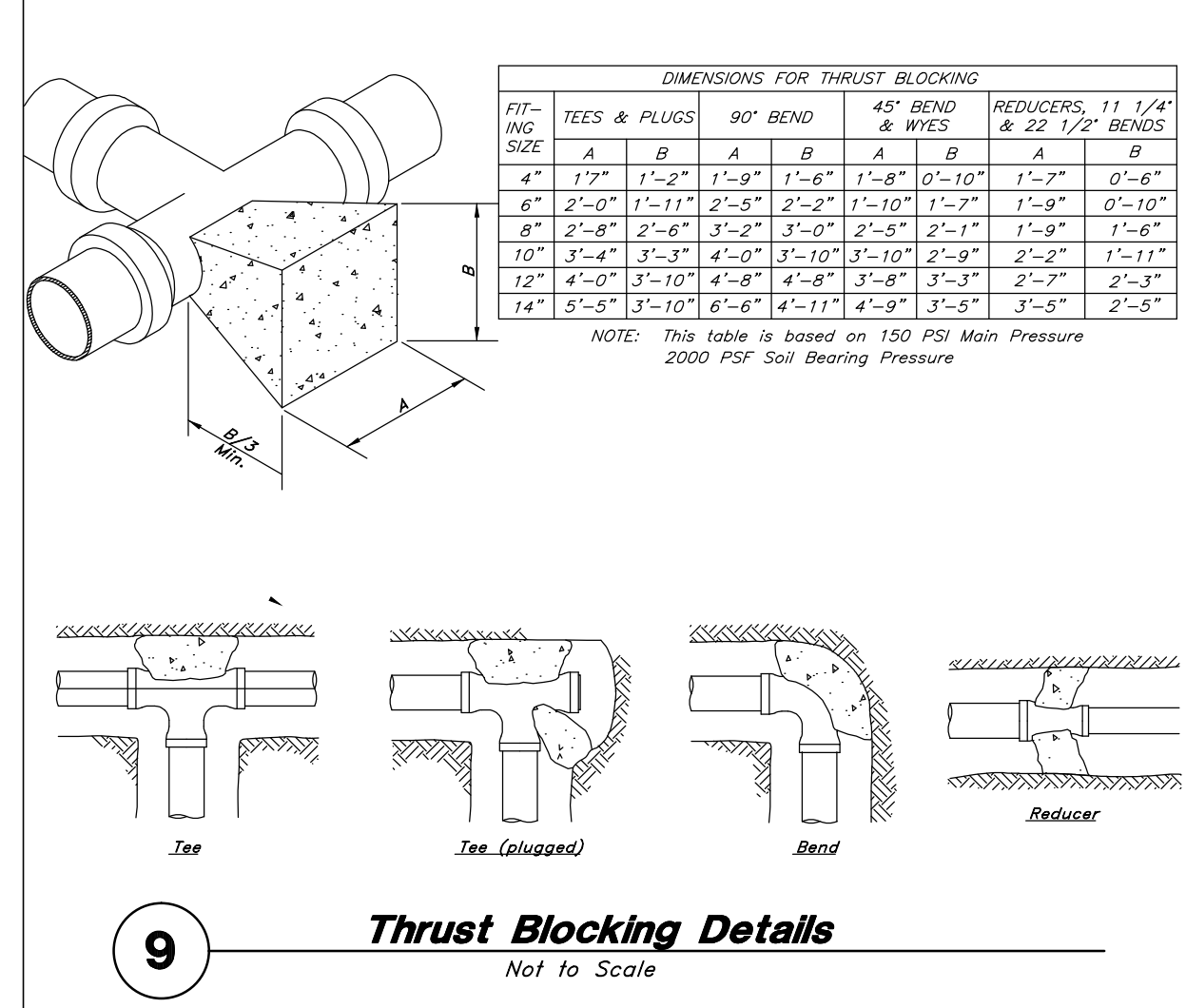
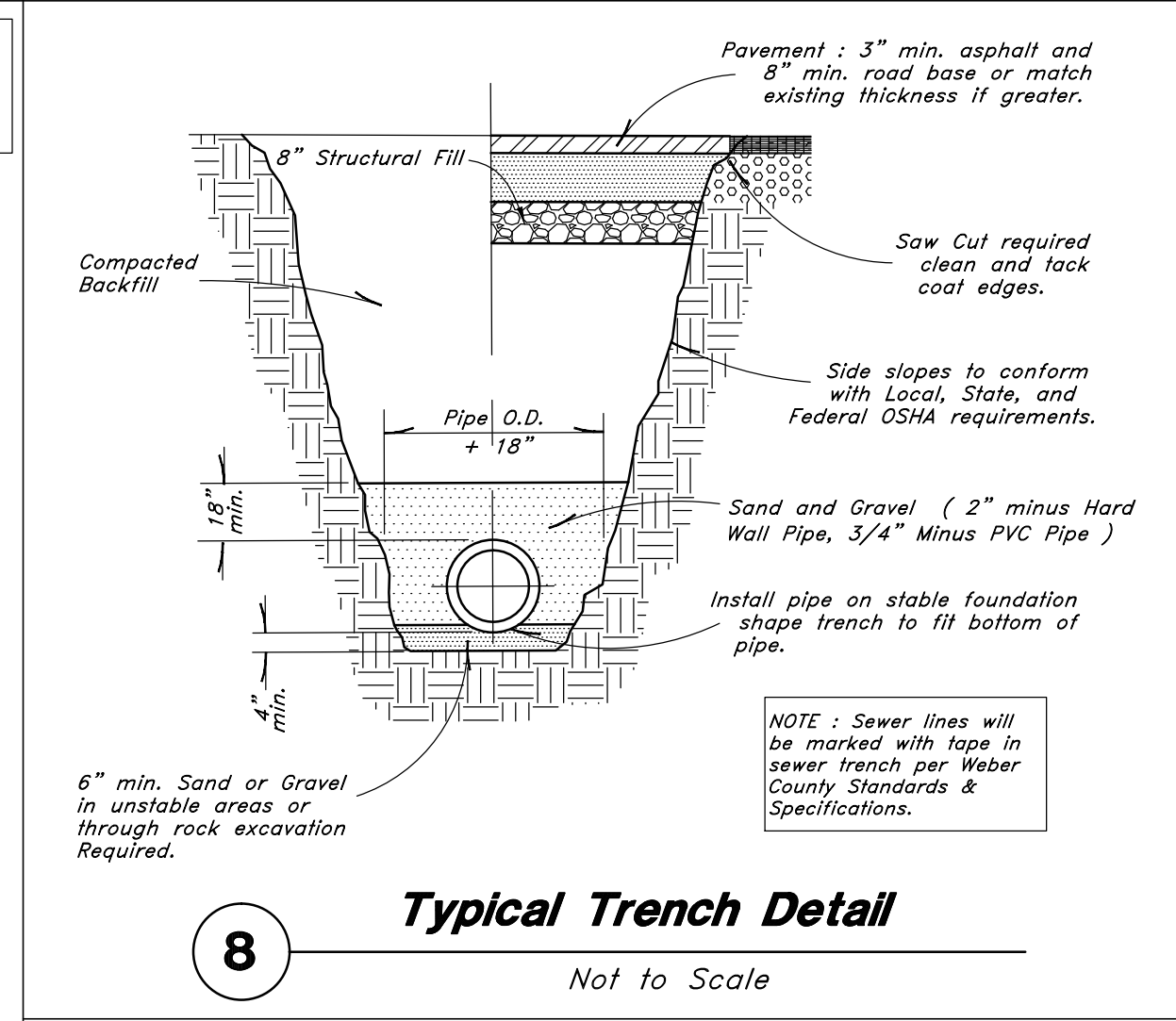
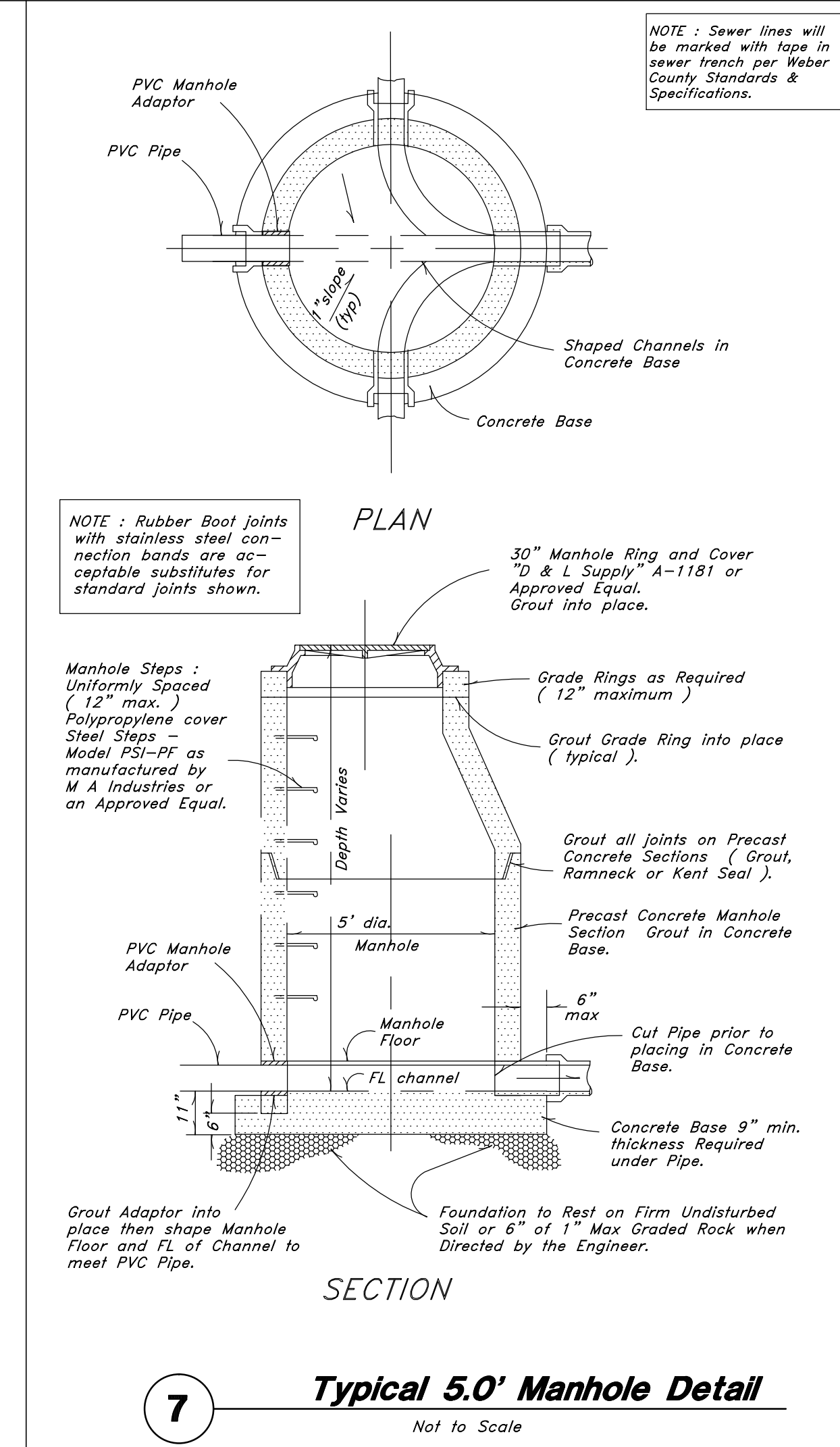
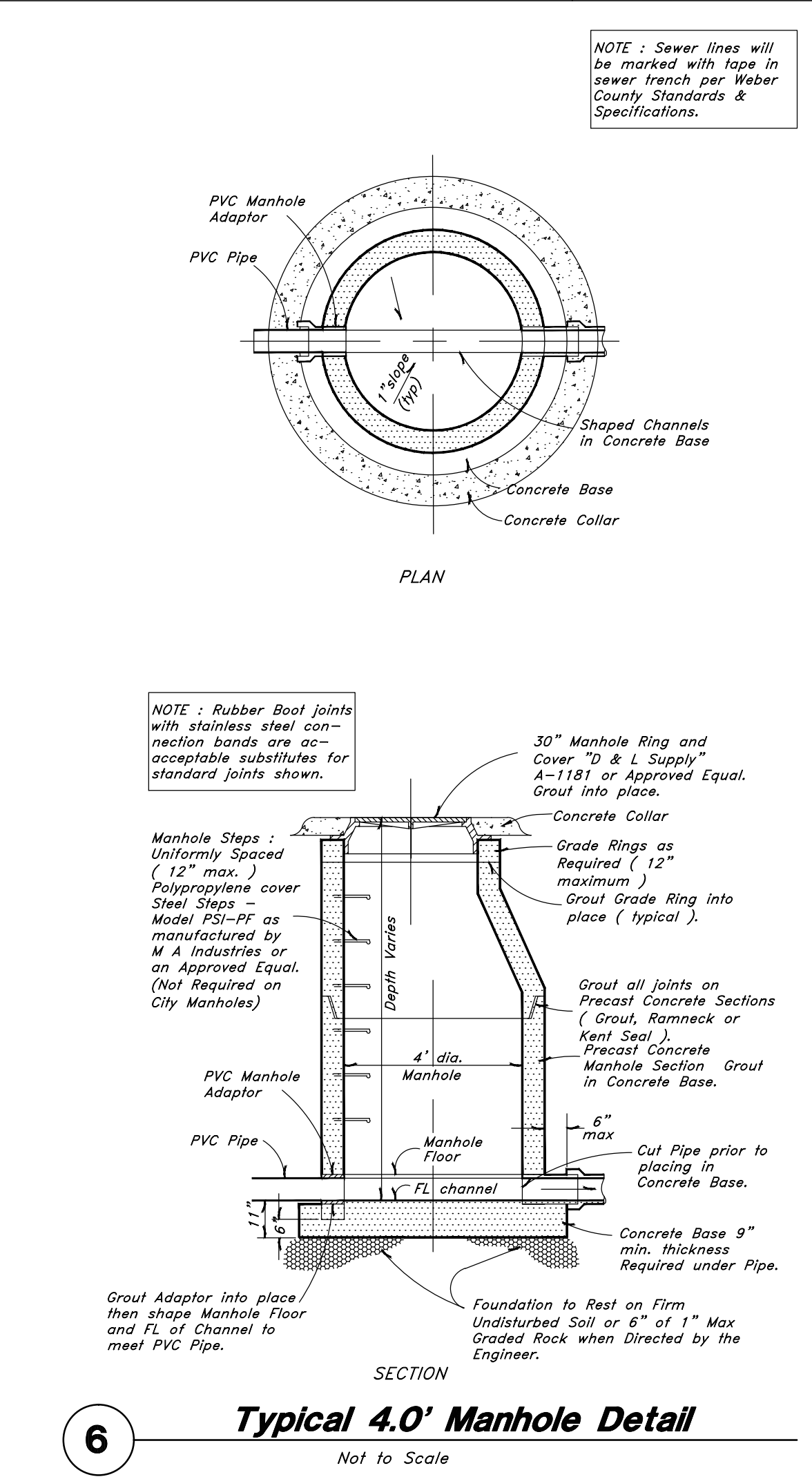
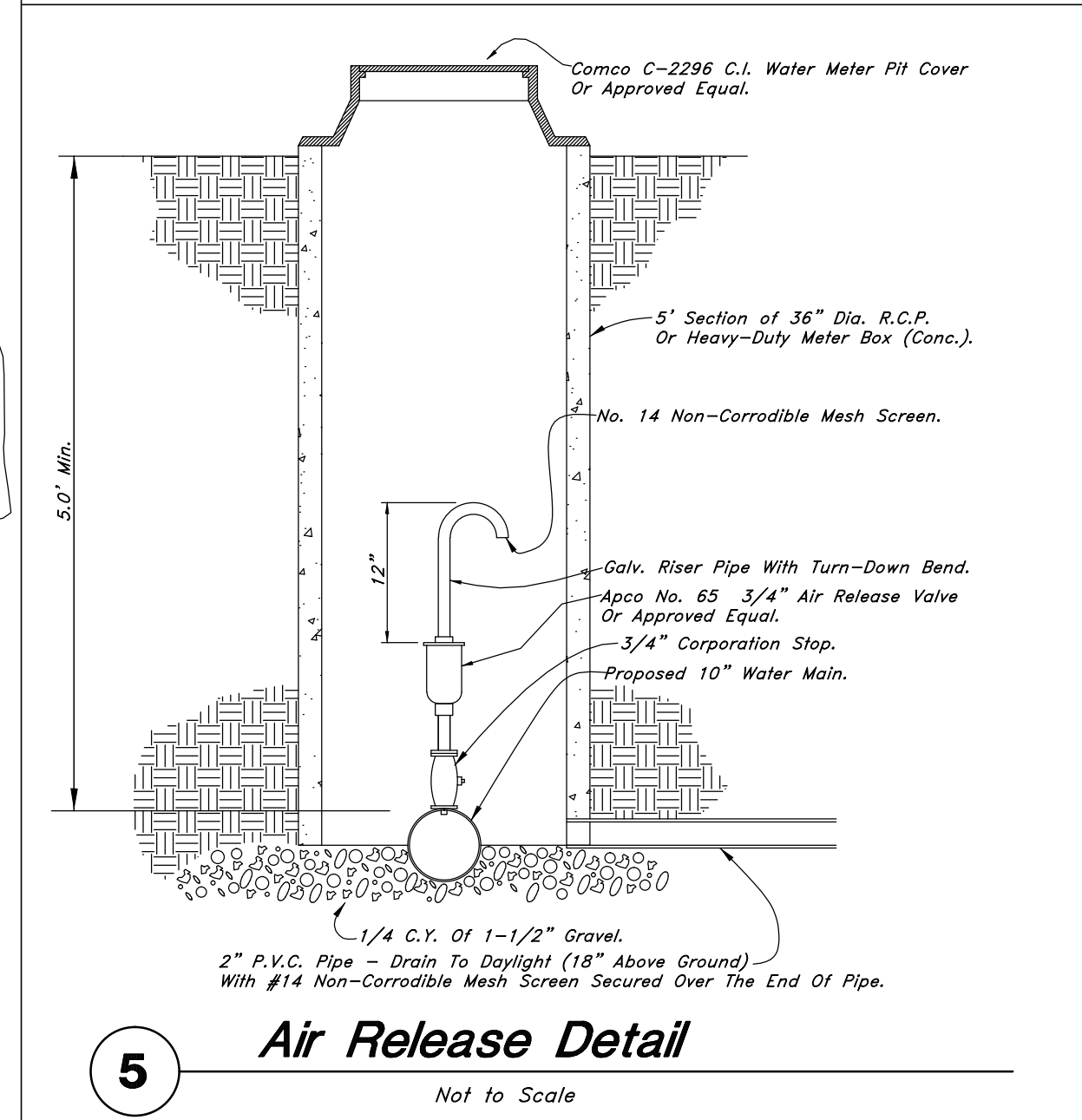
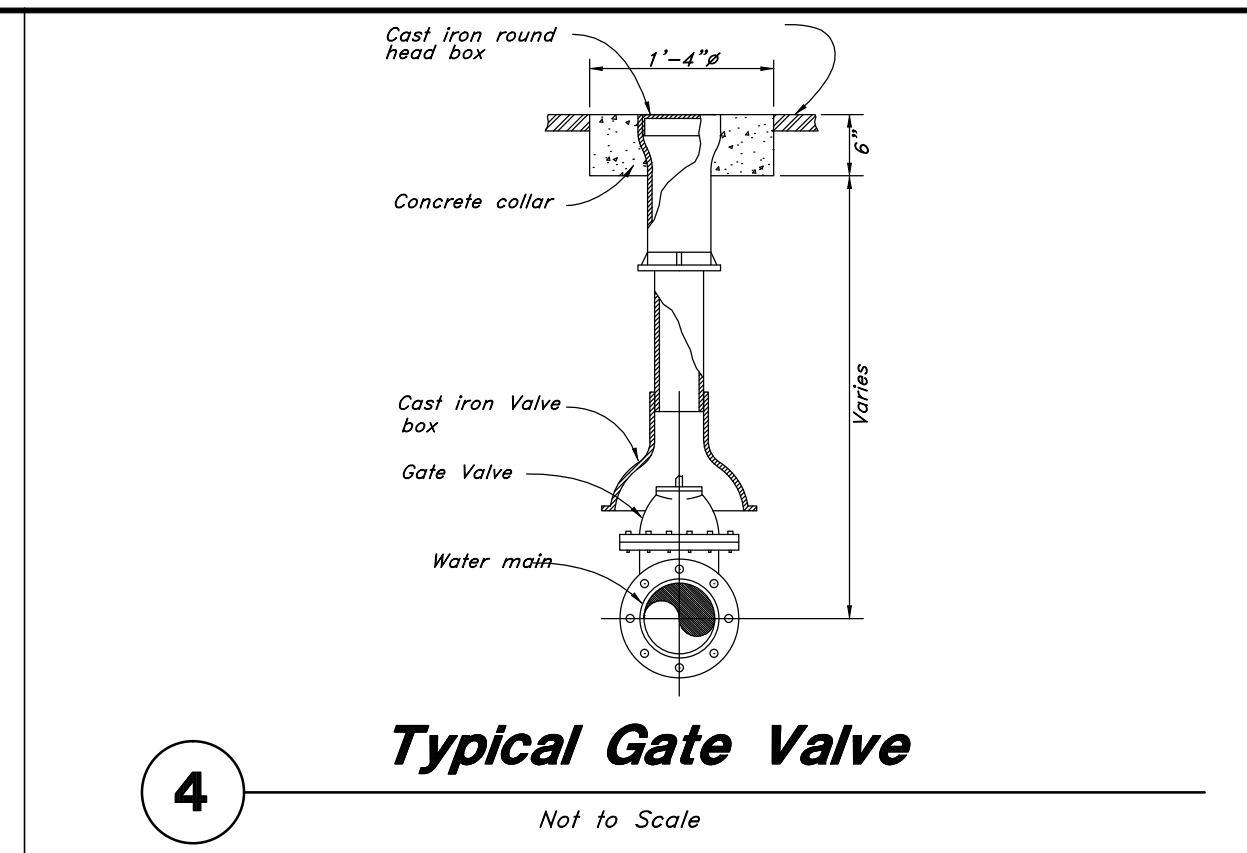
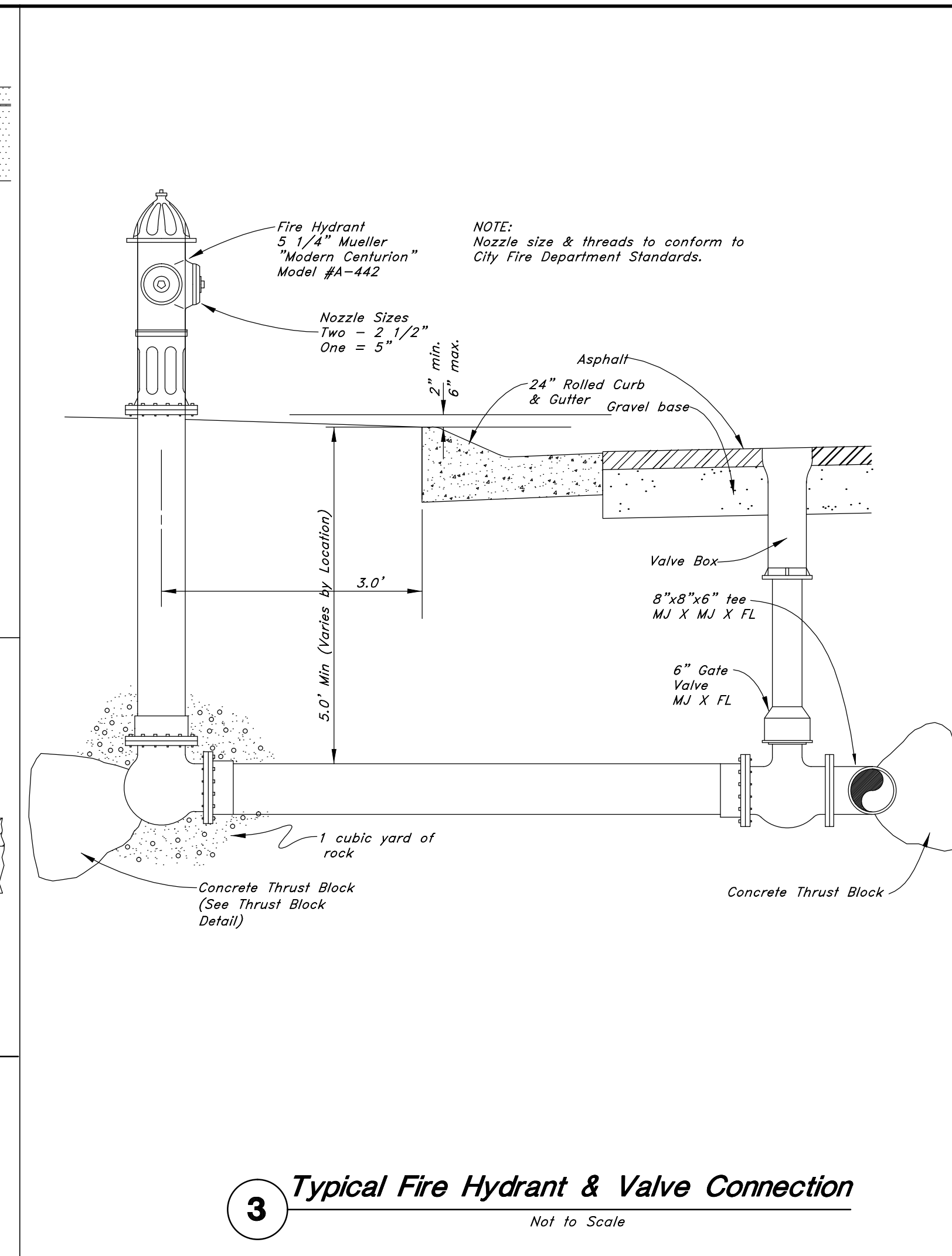
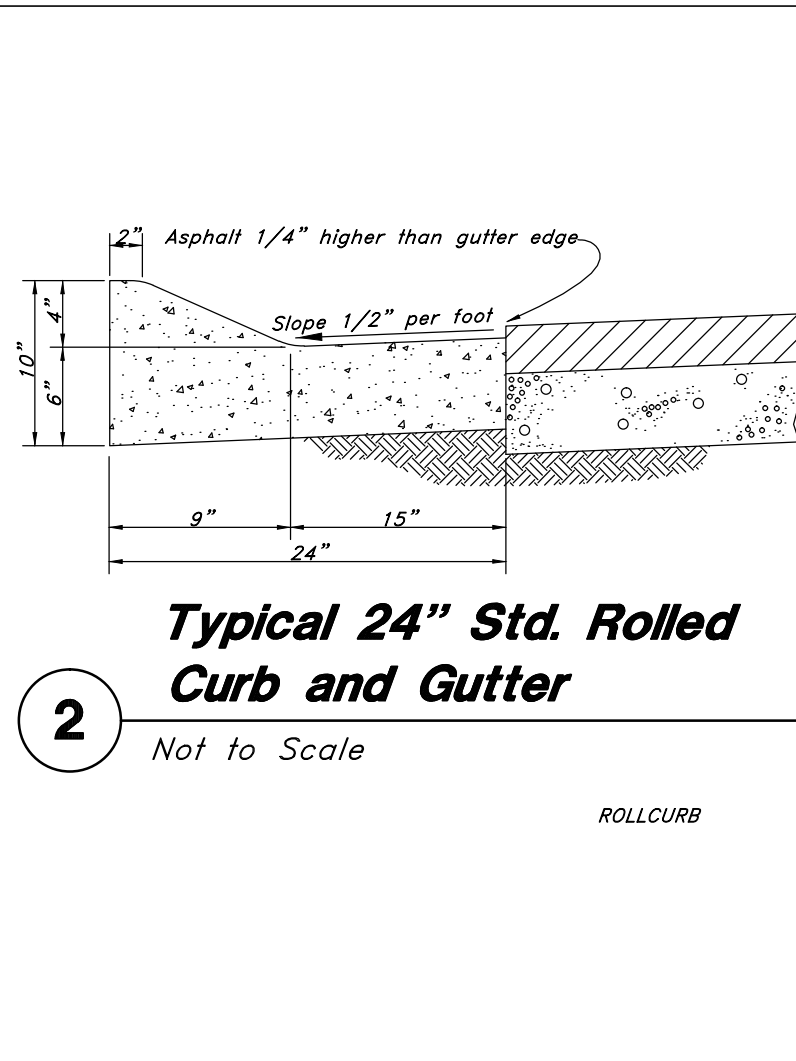
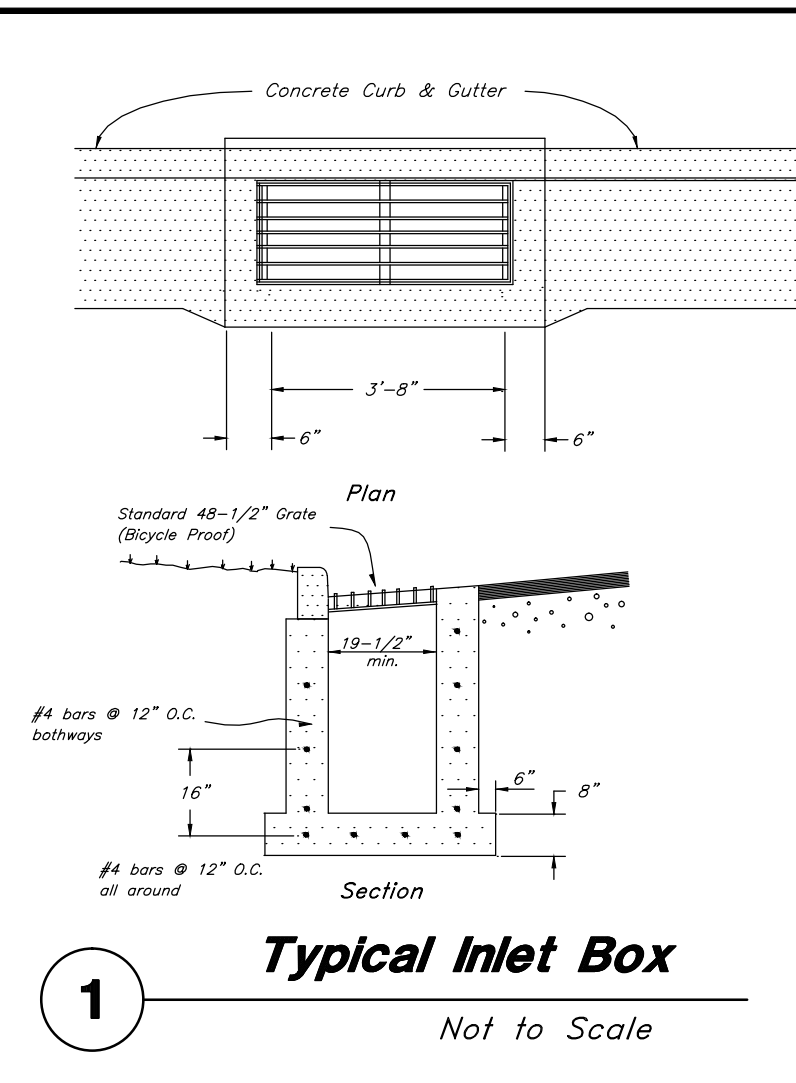
Mar, 2015

SHEET NO. **1a**

96N120 Waterline



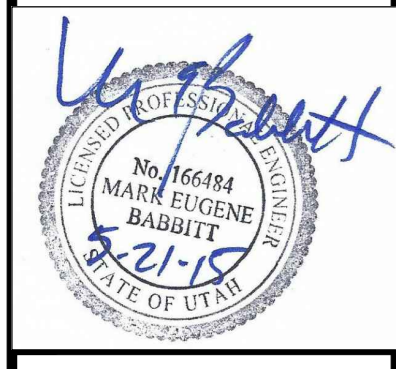




| REV | DATE | DESCRIPTION |
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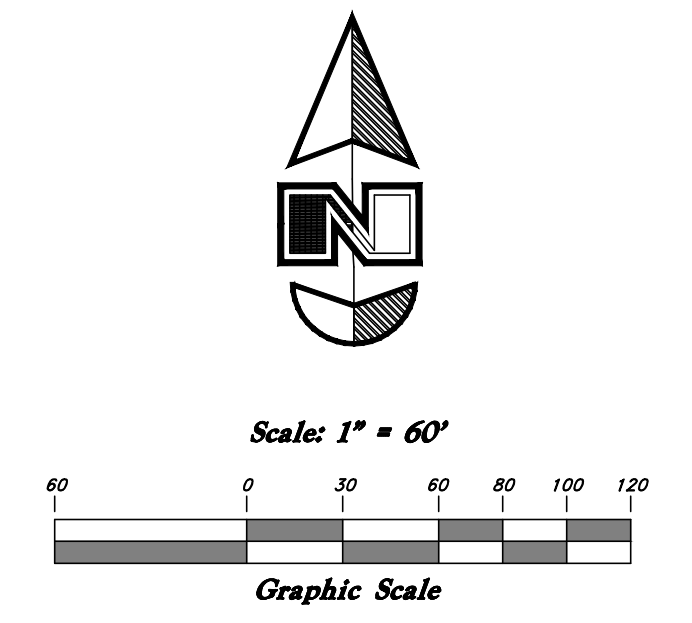
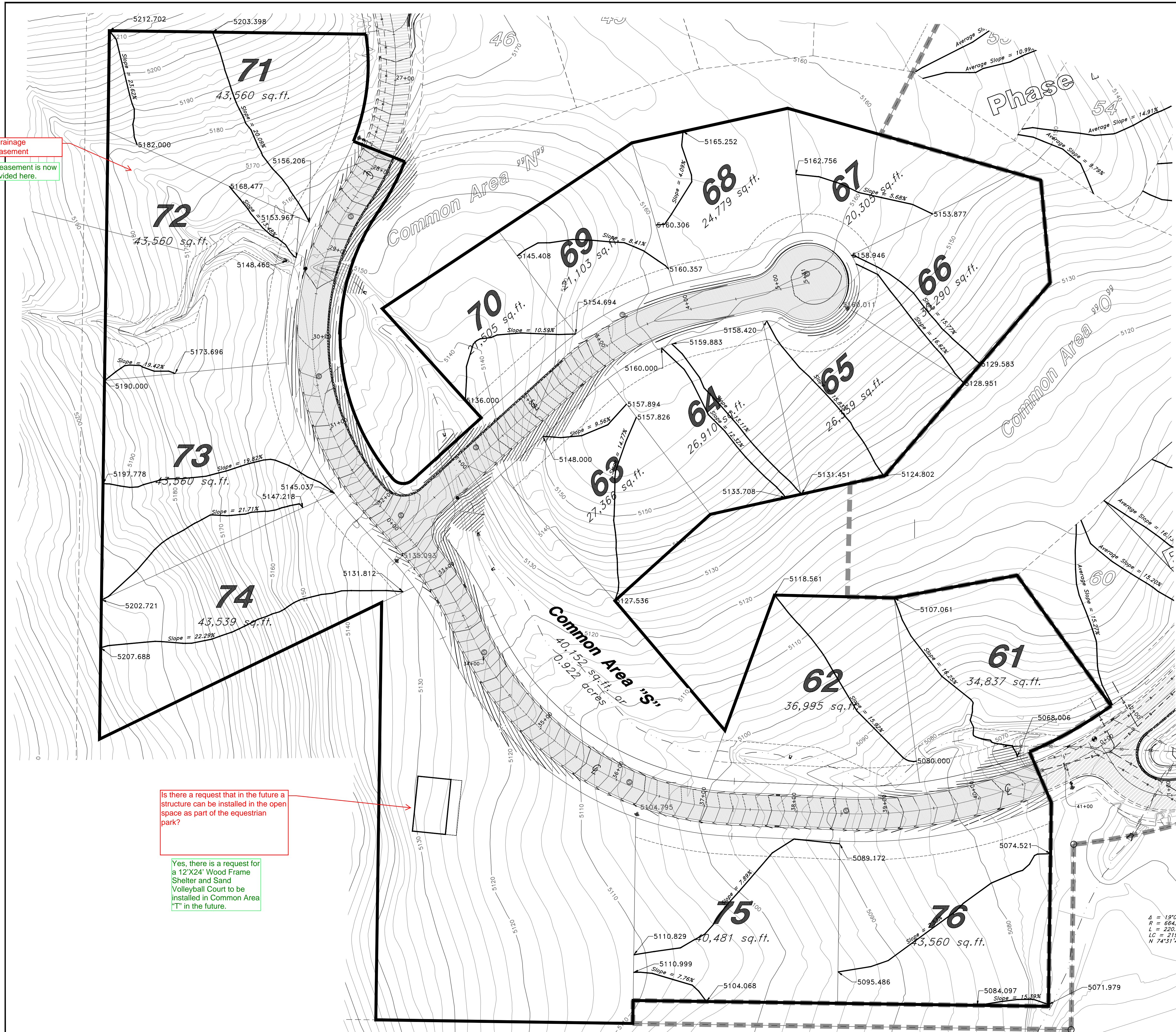
**Details**  
**The Chalets at Ski Lake No. 8**  
 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S16&M, U.S. Survey



Drainage easement  
An easement is now provided here.

Is there a request that in the future a structure can be installed in the open space as part of the equestrian park?

Yes, there is a request for a 12'x24' Wood Frame Shelter and Sand Volleyball Court to be installed in Common Area "T" in the future.



A = 19'0.  
R = 664.  
L = 220.3  
LC = 219  
N 74°31'4.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**Slope Study**  
**The Chalets at Ski Lake No. 8**  
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S16&M, U.S. Survey



Mar, 2015

SHEET NO.  
**Slope**

96N120 Waterline