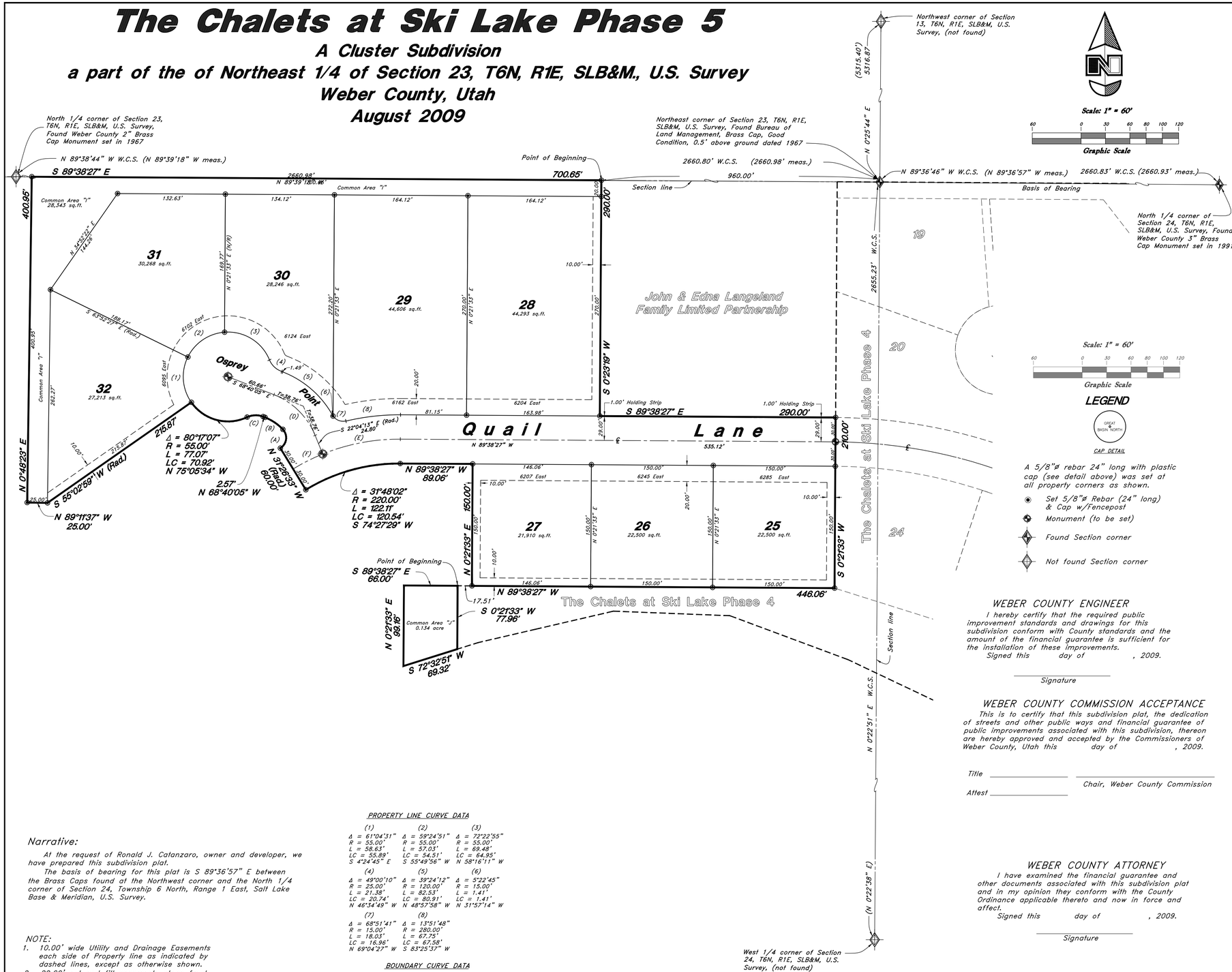
The Chalets at Ski Lake Phase 5

A Cluster Subdivision

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

Weber County, Utah

August 2009



Scale: 1" = 60'

Graphic Scale

Scale: 1" = 60'

Graphic Scale

LEGEND

GREAT BASIN NORTH

CAP DETAIL

A 5/8"ø rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

- Set 5/8"ø Rebar (24" long) & Cap w/Fencepost
- Monument (to be set)
- Found Section corner
- Not found Section corner

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 5, 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 5, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2009.

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 5, 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 utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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 , 2009.

Ski-Lake Corporation

Ronald J. Catanzaro - President

Ronald J. Catanzaro

ACKNOWLEDGMENT

State of
County of } ss

On the day of , 2009, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing at:

A Notary Public commissioned in Utah

Commission Expires:

Print Name

State of
County of } ss

On the day of , 2009, personally appeared before me, Ronald J. Catanzaro who being by me duly sworn did say that he is President of Ski-Lake Corporation and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ronald J. Catanzaro 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 960.00 feet North 89°38'27" West from the Northeast corner of said Section 23; running thence South 0°23'19" West 290.00 feet; thence South 89°38'27" East 290.00 feet to the Westerly line of The Chalets at Ski Lake Phase 4, A Cluster Subdivision in Weber County, Utah; thence two (2) courses along the Westerly boundary of said Phase as follows: South 0°21'33" West 210.00 feet and North 89°38'27" West 446.06 feet; thence North 0°21'33" East 150.00 feet; thence North 89°38'27" West 89.06 feet; thence Southwesterly along the arc of a 220.00 foot radius curve to the left a distance of 122.11 feet (Central Angle equals 31°48'02" and Long Chord bears South 74°27'29" West 120.54 feet); thence North 31°26'33" West 60.00 feet; thence Northeasterly along the arc of a 15.00 foot radius curve to the left a distance of 26.65 feet (Central Angle equals 101°48'29" and Long Chord bears North 7°39'12" East 23.28 feet); thence Northwesterly along the arc of a 60.00 foot radius curve to the left a distance of 26.62 feet (Central Angle equals 25°25'01" and Long Chord bears North 55°57'36" West 26.40 feet); thence North 68°40'05" West 2.57 feet; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 20.32 feet (Central Angle equals 46°34'02" and Long Chord bears South 88°02'54" West 19.76 feet); thence Northwesterly along the arc of a 55.00 foot radius curve to the right a distance of 77.07 feet (Central Angle equals 80°17'07" and Long Chord bears North 75°05'34" West 70.92 feet); thence South 55°02'59" West 215.87 feet; thence North 89°11'37" West 25.00 feet; thence North 0°48'23" East 400.95 feet to a Section line; thence South 89°38'27" East 700.65 feet along said Section line to the point of beginning.

Contains: 324,565 sq. ft.
Or 7.451 Acres

Also beginning at a point on the boundary of The Chalets at Ski Lake Phase 4, A Cluster Subdivision in Weber County, Utah; said point also being 960.00 feet North 89°38'27" West, 290.00 feet South 0°23'19" West, 290.00 feet South 89°38'27" East to the Westerly line of The Chalets at Ski Lake Phase 4, A Cluster Subdivision in Weber County, Utah; and two (2) courses along the Westerly boundary of said Phase 4 as follows: 210.00 feet South 0°21'33" West and 463.57 feet North 89°38'27" West from the Northeast corner of said Section 23; running thence South 0°21'33" West 77.96 feet; thence South 72°32'51" West 69.32 feet; thence North 0°21'33" East 99.16 feet; thence South 89°38'27" East 66.00 feet to the point of beginning.

Contains: 5,845 sq. ft.
Or 0.134 acre

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 , 2009.

Signature

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 , 2009.

Title

Chair, Weber County Commission

Attest

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 affect.

Signed this day of , 2009.

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 , 2009.

Chair, Ogden Valley Township Planning Commission

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 , 2009.

Signature

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____

DEPUTY

Narrative:

At the request of Ronald J. Catanzaro, 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 Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. 20.00' cut and fill easements along front of lots as shown.
3. Centerline monuments to be set upon completion of improvements, as shown
4. Common areas may be used as Public Utility Easements.

PROPERTY LINE CURVE DATA

(1)	(2)	(3)
Δ = 61°04'31"	Δ = 59°24'51"	Δ = 72°22'55"
R = 55.00'	R = 55.00'	R = 55.00'
L = 58.63'	L = 57.03'	L = 69.48'
LC = 55.89'	LC = 54.51'	LC = 64.95'
S 4°24'45" E	S 55°49'56" W	N 58°16'11" W

(4)	(5)	(6)
Δ = 49°00'10"	Δ = 39°24'12"	Δ = 5°22'45"
R = 25.00'	R = 120.00'	R = 15.00'
L = 21.38'	L = 82.53'	L = 1.41'
LC = 20.74'	LC = 80.91'	LC = 1.41'
N 46°34'49" W	N 48°57'58" W	N 31°57'14" W

(7)	(8)
Δ = 68°51'41"	Δ = 13°51'48"
R = 15.00'	R = 280.00'
L = 18.03'	L = 67.75'
LC = 16.96'	LC = 67.58'
N 69°04'27" W	S 83°25'37" W

BOUNDARY CURVE DATA

(A)	(B)	(C)
Δ = 101°48'29"	Δ = 25°25'01"	Δ = 46°34'02"
R = 15.00'	R = 60.00'	R = 25.00'
L = 26.65'	L = 26.62'	L = 20.32'
LC = 23.28'	LC = 26.40'	LC = 19.76'
N 7°39'12" E	N 55°57'36" W	S 88°02'54" W

CENTERLINE CURVE DATA

(D)	(E)	(F)
Δ = 46°35'51"	Δ = 22°25'43"	Δ = 9°22'19"
R = 90.00'	R = 250.00'	R = 250.00'
L = 73.20'	L = 97.86'	L = 40.89'
LC = 71.20'	LC = 97.24'	LC = 40.85'
N 45°22'09" W	S 79°08'39" W	S 31°26'32" W
T=38.758'		

GREAT BASIN ENGINEERING NORTH
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Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

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