

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

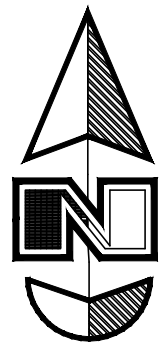
Weber County, Utah

October 2011

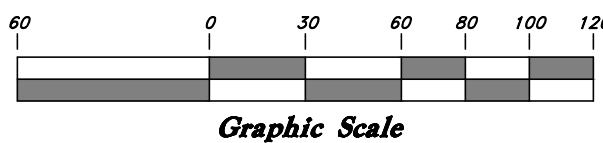
North 1/4 corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, Found Bureau of Land Management, Brass Cap, Good Condition, 0.4' above natural ground dated 1967

Marian F. Martin

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



Scale: 1" = 60'



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 _____, 2011.

166484

License No.

Mark E. Babbitt

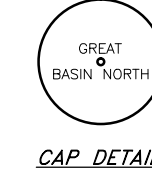
OWNER'S DEDICATION

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 _____, 2011.

Valley Enterprise Investment Company, LLC.

Ray Bowden - President

LEGEND



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

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 _____, 2011.

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 _____, 2011.

Title

Chair, Weber County Commission

Attest

Narrative:

At the request of Ray 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:

- 10.00' wide Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
- 20.00' cut and fill easements along front of lots as shown.
- Centerline monuments to be set upon completion of improvements, as shown
- Common areas may be used as Public Utility Easements.

PROPERTY LINE CURVE DATA

(1)	(2)	(3)
$\Delta = 61^{\circ}04'31''$ $R = 55.00'$ $L = 58.63'$ $LC = 55.89'$ $S \ 4^{\circ}24'45'' \ E$	$\Delta = 59^{\circ}24'51''$ $R = 55.00'$ $L = 57.00'$ $LC = 54.51'$ $S \ 55^{\circ}49'56'' \ W$	$\Delta = 72^{\circ}22'55''$ $R = 55.00'$ $L = 68.48'$ $LC = 64.95'$ $N \ 58^{\circ}16'11'' \ W$
(4)	(5)	(6)
$\Delta = 49^{\circ}00'10''$ $R = 25.00'$ $L = 21.38'$ $LC = 20.74'$ $N \ 46^{\circ}54'49'' \ W$	$\Delta = 39^{\circ}24'12''$ $R = 120.00'$ $L = 82.53'$ $LC = 80.91'$ $N \ 48^{\circ}57'58'' \ W$	$\Delta = 52^{\circ}22'45''$ $R = 15.00'$ $L = 1.41'$ $LC = 1.41'$ $N \ 31^{\circ}57'14'' \ W$
(7)	(8)	
$\Delta = 68^{\circ}51'41''$ $R = 15.00'$ $L = 18.03'$ $LC = 16.96'$ $N \ 63^{\circ}04'27'' \ W$	$\Delta = 13^{\circ}51'48''$ $R = 280.00'$ $L = 67.75'$ $LC = 67.58'$ $S \ 83^{\circ}26'37'' \ W$	

BOUNDARY CURVE DATA

(A)	(B)	(C)
$\Delta = 101^{\circ}48'29''$ $R = 15.00'$ $L = 26.65'$ $LC = 23.29'$ $N \ 7^{\circ}39'12'' \ E$	$\Delta = 25^{\circ}25'01''$ $R = 60.00'$ $L = 26.62'$ $LC = 23.29'$ $N \ 55^{\circ}57'36'' \ W$	$\Delta = 46^{\circ}34'02''$ $R = 25.00'$ $L = 20.32'$ $LC = 19.76'$ $S \ 88^{\circ}02'54'' \ W$

CENTERLINE CURVE DATA

(D)	(E)	(F)
$\Delta = 46^{\circ}35'51''$ $R = 90.00'$ $L = 73.20'$ $LC = 71.20'$ $N \ 45^{\circ}22'09'' \ W$	$\Delta = 22^{\circ}25'43''$ $R = 250.00'$ $L = 97.86'$ $LC = 97.24'$ $S \ 79^{\circ}08'39'' \ W$	$\Delta = 9^{\circ}22'19''$ $R = 250.00'$ $L = 40.89'$ $LC = 40.85'$ $S \ 31^{\circ}26'32'' \ W$

NOTE:

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM QUAIL LANE AND OSPREY POINT ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

Developer:
Valley Enterprise Investment Company, LLC.
Ray Bowden - President
5393 East 6850 North
Eden, UT. 84310

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 _____, 2011.

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 _____, 2011.

Signature

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____
DEPUTY

96N120D

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