# The Chalets at Ski Lake Phase 6

A Cluster Subdivision

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

**April 2012** 

ground dated 1967 N 89°38'44" W W.C.S. (N 89°38'27" W) 2660.80' W.C.S. -N 89°36'46" W W.C.S. (N 89°36'57" W meas.) 2660.83' W.C.S. (2660.93' meas.)\_ Section line ---Basis of Bearing S 68°40'05" E Northeast corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, Found Weber County North 1/4 corner of -3 1/2" Brass Cap Monument, Good Section 24, T6N, R1E, Condition, 15" below ground dated 2006 **LEGEND** Weber County 3 1/2" Brass Cap Monument, Good Condition, 0.1' below asphalt dated 1991 S 89°11'37" E 25.00' 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) 19,969 sq.ft. & Cap w/Fencepost Monument (to be set) Nighthawk Found Section corner N 88.20'48" W 22,612 sq.ft. 39 35 21,616 sq.ft. N 89°11'37" W. 100.00' N 0°48'23" 100.00 BOUNDARY CURVE DATA S 34°01'19" W \$ 89°11'37' 100.00'  $\Delta = 46^{\circ}34'02'' \quad \Delta = 25^{\circ}25'01$ 60.00° R = 25.00'L = 20.32'L = 26.62'21,000 sq.ft. -N 55°58'40" W N 89°12'31" W 278.79" = 30°11'12" 23,341 sq.ft. R = 225.00 $\Delta = 101^{\circ}48'29"$   $\Delta = 31^{\circ}48'02"$   $\Delta = 6^{\circ}45'47'$ L = 118.54R = 220.00' L = 122.11'R = 15.00'L = 47.80'LC = 117.181) BOWNDARY DOES NOT CLOSE PER N 6°37′15" E N 74°27'29" E N 59°21'34" DESCRIPTION. N 68°17'09" W (Rad.) 2) CURVE DATA NEEDS TO BE VERIFIED CENTERLINE CURVE DATA PROPERTY LINE CURVE DATA 60.00' NOT ALL THE CALLS MATCH OR FIT THE ((2)) VERIFY (3) X  $\Delta = 12^{\circ}25'40''$  $\Delta = 28^{\circ}30'48'' \quad \Delta = 22^{\circ}14'24'' \quad \Delta = 81^{\circ}18'27'' \quad \Delta = 81^{\circ}13'33''$ R = 285.00'R = 280.00' R = 280.00' R = 15.00' R = 15.00VERIFY LOT LINE DISTANCES, I WILL L = 184.87L = 139.34' L = 108.68' L = 21.29' L = 21.26'L = 433.16L = 248.29'L = 61.82'LC = 180.69' LC = 380.98' LC = 137.91' LC = 108.00' LC = 19.54' LC = 19.53' CALC AREA, FRONTAGES & COMMON AREA S 44°18'02" W S 18°55'26" W N 50°59'58" E N 47°44'02" W S 30°06'19" W S 19°31'52" E S 8°55'15" W LC = 61.70'UPUL CLOSURE Ray Bowden N 27°55'41" E  $\Delta = 15^{\circ}53'04"$   $\Delta = 19^{\circ}34'01"$   $\Delta = 60^{\circ}59'16"$   $\Delta = 60^{\circ}59'16"$  $\Delta = 23^{\circ}15'55''$   $\Delta = 39^{\circ}10'00''$   $\Delta = 62^{\circ}25'56''$ 4) CORNER WILL NEED TO BE SET BETWEEN R = 255.00R = 280.00' R = 220.00' R = 220.00' R = 220.00'R = 255.00'R = 255.00'L = 77.63L = 75.13'L = 234.18' L = 234.18L = 277.86'L = 103.54L = 174.31'PROPERTIES ON THE SOUTH, LC = 74.77' LC = 223.28' LC = 223.28'LC = 102.83' LC = 170.94' LC = 264.32'S 15°03'47" E S 80°34'33" W S 40°17'54" W S 40°17'54" W N 29°05'07" W N 2°07'51" E N 9°30'07" W (5) NOTHING IS SHOWN OR NOTHING *△ = 74°31′28″* REFERENCED AS TO LOT CORNER MONUMENTS TO  $\Delta = 51^{\circ}28'28''$  R = 435.00' $\Delta = 15^{\circ}34'05'' \quad \Delta = 14^{\circ}38'15'' \quad \Delta = 5^{\circ}30'08'' \quad \Delta = 17^{\circ}28'43''$ R = 240.00'R = 285.00' R = 12.09' R = 465.00'R = 220.00'(6) WHERE ANY EXISTING MONUMENTS FOUND L = 72.81'L = 390.80' LC = 377.79'L = 59.78L = 1.16'L = 141.85L = 312.17'FROM PHASE 4 LC = 290.62'N 81°42'55" W S 32°55'58" E N 33°23'54" W S 69°16'45" F S 81°17'12" W (7) PC & PT HONUMENTS WILL BE N 3°07'13" W (C1)+(C2) DOES HOT EQUAL(C3)  $\Delta = 18^{\circ}03'48"$   $\Delta = 15^{\circ}55'53"$   $\Delta = 19^{\circ}32'46"$   $\Delta = 25^{\circ}09'56"$ REQUIRED ON "HAWKS LANE" R = 465.04' R = 465.00' R = 405.00' R = 405.00' $\Delta = 91^{\circ}47'22''$ L = 146.61' L = 129.29' L = 138.16' L = 177.88'LC = 146.00' LC = 128.88' LC = 137.49' LC = 176.46 R = 15.00'N 80°56'30" W N 63°56'37" W S 82°19'14" W N 75°19'25" W L = 24.03' $\Delta = 81^{\circ}22'23"$   $\Delta = 30^{\circ}32'23"$   $\Delta = 32^{\circ}14'40"$   $\Delta = 17^{\circ}42'41"$ LC = 21.54'R = 285.00' R = 225.00' R = 280.00'N 86°16'38" W L = 21.30' L = 151.91' L = 126.62' L = 86.55' LC = 19.56' LC = 150.12' LC = 124.96' LC = 86.21S 31°51'40" W N 6°26'39" E N 24°35'41" W S 31°51'40" E (21) $\Delta = 34^{\circ}57'11''$ R = 220.00'L = 134.21LC = 132.14'S 7°40'20" E OGDEN VALLEY TOWNSHIP WEBER COUNTY ATTORNEY I have examined the financial guarantee and PLANNING COMMISSION other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and Commission on the day of affect. *Narrative:* , 2012. Signed this At the request of Ray Bowden, owner and developer, we have Chair, Ogden Valley Township Planning Commission prepared this subdivision plat. Signature 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. WEBER COUNTY ENGINEER

1. 10.00' wide Utility and Drainage Easements

2. 20.00' cut and fill easements along front

Centerline monuments to be set upon

completion of improvements, as shown

4. Common areas may be used as Public Utility

of lots as shown.

Easements.

each side of Property line as indicated by

dashed lines, except as otherwise shown.

North 1/4 corner of Section 23, T6N, R1E, SLB&M, U.S. Survey.

N 89°11'37" W

GREAT BASIN ENGINEERING NORTH

5746 South 1475 East — Suite 200

Ogden, Utah 84403

Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

P.O. Box 150048, Ogden, Utah 84415

329.59'

Valley Enterprise Investment Company, LLC.

Joann T. Nord

Ray Bowden - President

5393 East 6850 North

Eden, UT. 84310

Developer:

Lewis V. Nord, Trustees

Management, Brass Cap, Good Condition, 0.4' above natural

Found Bureau of Land

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. , 2012. Signed this day of

Signature

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning along said East boundary line North 0°48'23" East 339.05 feet to the point of beginning.

## 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

Title	3			
	Chair,	Weber	County	Commission
Attest			,	

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 6, 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 and Indiana.

> 166484 License No.

### OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and SLB&M, U.S. Survey, Found subdivide the same into lots and streets as shown on the plat and name this tract The Chalets at Ski Lake Phase 6, 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

> > 2 Valley Enterprise Investment Company 11C S

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				B .		
	Ray Bowden	<ul> <li>President</li> </ul>				
State of Sss						
On the day of being by me duly sworn did sand that said instrument was Directors and Ray Bowden ack	say that he is signed in beh	President of alf of said Co	Valley Ent	erprise Invest by a resolut	ment Compa ion of its Bo	ny, LL
Residing at:		<u> </u>	A Notary	Public comm	issioned in l	Itah
Commission Expires:						
				Print Na	me	
		CODIDTION	<i>*</i>			

#### 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 the Southwest corner of Lot 32 of The Chalets at Ski Lake Phase 5 a Cluster Subdivision in Weber County, which point is 1660.65 feet North 89°38'27" West along the Section line to the Northwest boundary corner of said Chalets at Ski Lake Phase 5, and 400.95 feet South 0°48'23" West along the West boundary line of said Chalets at Ski Lake Phase 5, from the Northeast Corner of said Section 23; and running thence along the Southerly boundary lines of The Chalets at Ski Lake Phases 4 and 5 the following nineteen (19) courses: South 89°11'37" East 25.00 feet, North 55°02'59" East 215.87 feet, Southeasterly along a 55.00 foot radius curve to the left a distance of 77.07 (Central Angle is 80°17'07" and Long Chord bears South 75°05'34" East 70.92 feet), Northeasterly along the arc of a 25.00 foot radius curve to the right a distance of 20.32 feet (Central Angle is 46°34'02" and Long Chord bears North 88°02'54" East 19.76 feet), South 68°40'05" East 2.57 feet, Southeasterly along the arc of a 60.00 foot radius curve to the right a distance of 26.62 feet (Central Angle is 25°25'01" and Long Chord bears South 55°57'36" East 26.40 feet), Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 26.65 feet (Central Angle is 101°48'29" and Long Chord bears South 7°39'12" West 23.28 feet). South 31°26'33" East 60.00 feet, Northeasterly along the arc of a 220.00 foot radius curve to the right a distance of 122.11 feet (Central Angle is 31°48'02" and Long Chord bears North 74°27'29" East 120.54 feet), South 89°38'27" East 89.06 feet, South 0°21'33" West 150.00 feet, North 89°38'27" West 85.80 feet, South 0°21'33" West 99.90 feet, North 72°32'51" East 98.72 feet, North 76°55'34" East 170.91 feet, South 87°44'56" East 143.28 feet, South 69°35'34" East 154.99 feet, South 64°35'30" East 120.86 feet; Ahence South 25°24'30" West 137.44 feet; √thence South 34°01'19" West 60.00 feet; √thence North 55°58'40" West 30.75 feet; thence Northwesterly along the arc of a 405.00 foot radius curve to the right a distance of 47.80 feet (Central Angle is 6°45'47," and Long Chord bears North 59°21'34" West 47.78 feet); thence South 27°15'33" West 225.07 feet; thence North 74°05'42" West 104.85 feet; thence South 77°30'13" West 173.40 feet; Ithence South 56°25'05" West 325.90 feet; Ithence South 42°10'20" East 160.25 feet; Ithence South 47°49'40" West 100.66 feet; Ithence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 24.03 feet (Central Angle is 91°47'22" and Long Chord bears North 86°16'38" West 21.54 feet); thence Northwesterly along the arc of a 240.00 foot radius curve to the right a distance of 312.17 feet (Central Angle is 74°31'28" and Long Chord bears North 3°07'13" West 290.62 feet); thence Northeasterly 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 North 27°55'41" East 61.70 feet); thence North 68°17'09" West 60.00 feet; thence Northeasterly along the arc of a 225.00 foot radius curve to the left a distance of 118.54 feet (Central Angle is 30°11'12" and Long Chord bears North 6°37'15" East 117.18 feet); Athence North 89°12'31" West 278.79 feet; thence South 0°48'23" West 770.40 feet; North 64°08'42" East

> Contains 675,733 sq. ft. or 15.513 acres.

following three (3) courses: South 89°11'37" East 100.00 feet, North 0°48'23" East 100.00 feet, and

North 89°11'37" West 100.00 feet, to the East boundary line of Wadman Investments LLC parcel; thence

340.83 feet; √thence South 0°48'23" West 453.87 feet √to the North line of Nord Investment Company parcel; thence along said North parcel line North 89°11'37" West 329.59 feet to the East Boundary line of Wadman Investments LLC parcel; thence along said East boundary line North 0°48'23" East 1096.34 feet to the South

boundary line of Lakeview Water Company parcel; thence following said Lakeview Water Company parcel the

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Offi has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monume on record in the County offices. The approval of this plat the Weber County Surveyor does not relieve the Licensed L Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed	this	day	of		,	201

Signature

	WEBER				
ice on ents by Land	COUNTY RECORDER				
	ENTRY NOFEE PAIDFILED FOR RECORD AND RECORDED, ATIN BOOKOF OFFICIAL RECORDS, PAGE RECORDED FOR				
	WEBER COUNTY RECORDER				
	BY:				
	DEPUTY				

96N120 PH 6 SUBDIVISION PLAT