

The Chalets at Ski Lake Phase 7

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

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 7, 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 7, a Cluster Subdivision meet the frontage area requirements of the Weber County Zoning Ordinance. Signed this 21 day of April, 2012.

166484
License No.



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 7, 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 21 day of April, 2012.

Valley Enterprise Investment Company, LLC.

Ray Bowden - President

State of Utah } ss
County of _____ }
On the _____ day of _____, 2012, personally appeared before me, Ray 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 Ray 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 the Northeast corner of Lot 42 of The Chalets at Ski Lake Phase 6 a Cluster Subdivision in Weber County, which point is 543.52 feet North 89°36'27" West along the Section line, and 639.03 feet South 0°21'33" West from the Northeast Corner of said Section 23; and running thence along the Southern boundary lines of The Chalets at Ski Lake Phase 4 and Phase 2 the following seven (7) courses:
(1) North 64°35'30" East 558.70 feet, South 44°24'47" East 299.29 feet, South 26°08'20" East 221.18 feet, North 67°07'56" East 41.41 feet, Southwesterly along the arc of a 234.00 foot radius curve to the right a distance of 132.30 feet (Central Angle is 32°23'35") and Long Chord bears South 41°30'49" West 130.54 feet; Southwesterly along the arc of a 441.00 foot radius curve to the left a distance of 38.01 feet (Central Angle is 4°56'18") and Long Chord bears South 55°14'27" West 38.00 feet; South 61°02'58" East 217.90 feet, to the Westerly right of way line of Snow Basin Road; thence following said right of way line Southwesterly along the arc of a 205.28 foot radius curve to the right a distance of 134.61 feet (Central Angle is 37°34'17") and Long Chord bears South 10°08'12" West 132.22 feet; to the North line of Samarel Family Invest Co. LLC parcels; thence following said Samarel parcel the following four (4) courses: South 89°45'15" West 9.99 feet, Southwesterly along the arc of a 767.46 foot radius curve to the left a distance of 331.58 feet (Central Angle is 24°45'15") and Long Chord bears South 77°22'38" West 329.01 feet; South 65°00'00" West 50.00 feet; Southwesterly along the arc of a 664.32 foot radius curve to the right a distance of 220.95 feet (Central Angle is 19°03'24") and Long Chord bears South 74°31'42" West 219.94 feet; to the West line of said Samarel parcel; thence along said West parcel line South 0°48'23" West 201.52 feet to the North line of Nord Investment Co. parcel; thence following said Nord parcel North 89°11'37" West 476.43 feet; thence North 0°48'23" East 25.00 feet; thence South 89°11'37" East 451.43 feet; thence North 0°48'23" East 221.51 feet; thence North 23°10'38" West 60.00 feet; thence Northwesterly along the arc of a 463.00 foot radius curve to the left a distance of 101.98 feet (Central Angle is 12°33'52") and Long Chord bears North 60°32'23" East 101.78 feet; thence North 35°44'35" West 174.84 feet; thence South 79°36'04" West 135.95 feet; thence North 88°37'56" West 130.00 feet; thence South 20°07'51" West 156.83 feet; thence North 40°15'49" West 184.82 feet; thence North 47°49'40" East 140.00 feet; thence North 77°30'13" East 194.13 feet; thence North 40°35'38" East 276.07 feet; thence North 5°09'15" West 111.88 feet; thence North 74°05'42" West 181.13 feet to the Easterly boundary line of said Chalets at Ski Lake Phase 6; thence following said easterly boundary line the following five (5) courses: North 27°15'33" East 225.07 feet, Southeastly along the arc of a 405.00 foot radius curve to the left a distance of 47.80 feet (Central Angle is 6°45'47") and Long Chord bears South 59°21'34" East 47.78 feet; South 55°58'40" East 30.75 feet, North 34°01'19" East 60.00 feet, and North 25°24'30" East 137.44 feet to the point of beginning.

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)

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.)

543.52'
Section line

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

LEGEND



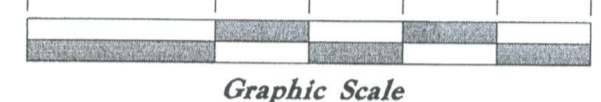
5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

Set 5/8" Rebar (24" long) & Cap w/Fencepost
Monument (to be set)

Found Section corner



Scale: 1" = 100'



BOUNDARY CURVE DATA

(A) Δ = 32°23'35" R = 234.00' L = 132.30' LC = 130.54' S 41°30'49" W	(B) Δ = 4°56'18" R = 441.00' L = 38.01' S 55°14'27" W	(C) Δ = 37°34'17" R = 405.28' L = 134.61' S 10°08'12" W	(D) Δ = 24°45'15" R = 767.46' L = 331.58' S 77°22'38" W
(E) Δ = 19°03'24" R = 664.32' L = 220.95' S 74°31'42" W	(F) Δ = 12°33'52" R = 465.00' L = 101.98' N 60°32'23" E	(G) Δ = 6°45'47" R = 405.00' L = 47.80' S 59°21'34" E	

PROPERTY LINE CURVE DATA

(1) Δ = 20°36'37" R = 360.00' L = 129.50' LC = 128.80' S 66°16'59" E	(2) Δ = 9°53'01" R = 205.00' L = 35.36' S 71°38'48" W	(3) Δ = 33°09'11" R = 205.00' L = 116.62' S 50°07'42" W	(4) Δ = 27°53'25" R = 205.00' L = 99.79' S 19°36'24" W
(5) Δ = 28°31'45" R = 205.00' L = 102.08' LC = 101.02' N 8°36'11" E	(6) Δ = 5°53'46" R = 420.00' L = 43.20' S 58°55'34" E	(7) Δ = 14°42'51" R = 420.00' L = 107.56' S 69°13'52" E	(8) Δ = 50°58'59" R = 145.00' L = 61.51' N 49°50'49" W
(9) Δ = 83°18'56" R = 145.00' L = 210.85' LC = 192.78' N 16°02'09" E	(10) Δ = 4°40'12" R = 530.00' L = 43.20' LC = 43.19' S 59°22'50" W	(11) Δ = 7°36'11" R = 530.00' L = 70.33' LC = 70.28' S 49°14'19" W	(12) Δ = 6°48'12" R = 465.00' L = 71.58' LC = 71.51' N 49°50'49" W

CENTERLINE CURVE DATA

(C1) Δ = 20°36'37" R = 390.00' L = 140.29' LC = 139.54' S 66°16'59" E	(C2) Δ = 13°41'54" R = 176.00' L = 110.19' LC = 107.86' N 9°26'21" W	(C3) Δ = 12°16'24" R = 900.00' L = 107.10' LC = 106.90' S 51°54'25" W	(C4) Δ = 7°07'29" R = 495.00' L = 61.55' LC = 61.51' N 48°59'57" E
(C5) Δ = 14°15'41" R = 495.00' L = 123.21' LC = 122.89' N 59°41'32" E	(C6) Δ = 21°23'09" R = 495.00' L = 184.76' LC = 183.69' N 56°07'48" E	(C7) Δ = 75°46'21" R = 92.61' L = 122.47' LC = 115.74' S 77°06'50" W	(C8) Δ = 24°45'15" R = 797.47' L = 344.54' LC = 341.87' S 77°22'38" W

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 _____, 2012.

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 _____, 2012.

Chair, Ogden Valley Township Planning Commission

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 _____, 2012.

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 _____, 2012.

Attest

Chair, Weber County 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 _____, 2012.

Signature

- ① PLAT DOES NOT MATCH THE WRITTEN DESC. PLEASE VERIFY
- ② IS THERE OCCUPATIONAL EVIDENCE?
- ③ WERE ANY MONUMENTS FOUND FROM PHASE 2 OR PHASE 4?
- ④ NOTHING SHOWN OR NOTHING REFERENCED AS TO THE LOT CORNER MONUMENTS.
- ⑤ STREET MONUMENTS WILL BE REQUIRED AS SHOWN.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Rex (801)392-7544

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

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:

- 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.

Contains 696,678 sq. ft. or 15.994 acres.

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY