

Dixie Subdivision

A part of the Northeast Quarter of Section 24, T6N, R1E, SLB & M, U.S. Survey
Weber County, Utah
March 2020

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 private street as shown on this plat, and name said tract Dixie Subdivision and do hereby: dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual lots, to be maintained by The Summit at Ski Lake Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and dedicate a perpetual right and easement over, upon and under Private Streets and the lands designated hereof as sanitary sewer easements, slope and public utility/drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage/detention facilities, sanitary sewer facilities, grading, or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such easements, and hereby grant a temporary turn around easement as shown hereon to be used by the public until such time that the road is extended. The temporary turn around easement shall be revoked and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full and exclusive use and benefit of the lot owners.

Signed this _____ day of _____, 2020.

John & Lara Schlaf Family Trust ~

John Schlaf

JOHN MICHAEL SCHLAF

State of _____
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____.

Residing at: _____ A Notary Public commissioned in Utah

Commission Number: _____ Print Name

Commission Expires: _____

Ownership does not show a family trust just John Michael Schlaf

Subdivision Name approved by the county recorder.WCO 106-1-5(a)(1); WCO106-1-8(c)(1)a; UCA 17-27a-603(1)(a)
Subdivision name already used or being used please select new Name

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. .
WCO 106-1-5(a) (6) WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional 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 this plat of Dixie 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. Monuments have been set as depicted on this drawing.
I also certify that all the lots within this plat of Dixie Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2020.

166484

License number

Mark E. Babbitt

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is 1336.37' feet South 89°45'09" East along the section line and 487.40' feet North 00°23'03" East from the Center of said Section 24; and running thence North 2°29'07" East 70.05 feet to the Southwest corner of The Summit at Ski Lake No. 11, a subdivision in Weber County, Utah; said point being on the Northeastly line of The Summit at Ski Lake No. 12, a subdivision in Weber County, Utah; thence North 51°53'52" West 292.11 feet along said Northeastly line to the Easterly line of Via Monaco, a Private Street; thence along said Easterly line the following three (3) courses: Northerly along the arc of a 144.52 foot radius curve to the left 48.08 feet (Central Angle is 19°03'48" and Long Chord bears North 22°11'25" East 47.86 feet), North 12°39'42" East 69.67 feet, and Northerly along the arc of a 225.00 foot radius curve to the left 43.35 feet (Central Angle is 11°02'16" and Long Chord bears North 07°08'34" East 43.28 feet) to the Southwest corner of Lot 32, Valley Lake Estates No. 3, Weber County, Utah; thence South 88°52'40" East 192.62 feet along the South line of said Lot 32; thence South 00°23'03" West 331.72 feet to the Point of Beginning.

Contains 52,895 square feet
Or 1.21 acres

Boundary doesn't close

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m
address all tile report easements

A written boundary description of property surveyed. UCA 17-23-17(3)(f)
Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

S 89°36'57" E 2660.93'
Measured, Bearing Base
(2660.82' W.C.S.)
(S 89°36'46" E W.C.S.)

Northwest Corner of Section 24, T6S, R1E, SLB&M, U.S. Survey, Found Weber County 3 1/2" Brass Cap Monument, Good Condition, 15" Below Ground, Dated 2006.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)
Both monuments were found destroyed per Weber County tie sheets dated 2018

North Corner of Section 24, T6S, R1E, SLB&M, U.S. Survey, Found Weber County Brass Cap, Good Condition, at Road Surface, Dated 1991.

The Summit at Ski Lake No. 9

Via Monaco Drive
(Private Street)

The Summit at Ski Lake No. 11

The Summit at Ski Lake No. 12

The written narrative shall contain the legal principles of boundary establishment utilized in establishing the location of the lines of the survey. WCO 45-3-4(b).
If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parole, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k.; UCA 17-23-17(4)(a)
The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)
The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)
The written narrative shall contain the documentary, parole, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

Center of Section 24, T6S, R1E, SLB&M, U.S. Survey, Found Weber County Monument, Good Condition, Dated 2005.

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 _____, 2020.

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 _____, 2020.

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 _____, 2020.

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 _____, 2020.

Title _____
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 _____, 2020.

A signature block for County Surveyor conforming to state code and county ordinance.

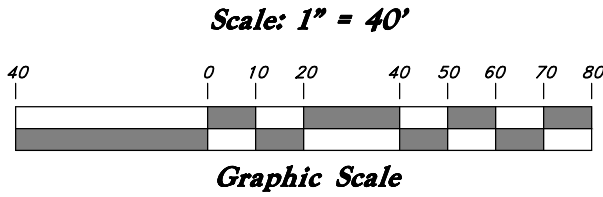
Weber County Surveyor:
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____.

Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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

Developer:

John Schlaf
6874 East 1100 South
Huntsville, Utah 84317



LEGEND

- Found Rebar & Cap w/Fencepost Set 5/8" Rebar (24" long) & cap w/Fencepost
- Section corner
- Monument



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