The Summit at Ski Lake No. 12

A part of the Northeast Quarter of Section 24, T6N, R1E, SLB & M, U.S. Survey
Weber County, Utah
February 2013

NARRATIVE:

At the request of Ray Bowden, owner and developer of The Summit at Ski Lake No. 12, we have prepared this six (6) lot subdivision plat.

This is the twelfth phase of The Summit at Ski Lake Estates and it adjoins The Summit at Ski Lake No. 11 on its Westerly boundary and Via Cortina Drive (Private) on its Northerly boundary.

The basis of bearing for this plat is S 88°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. This bearing base has been used throughout the Ski Lake Developments adjacent to this property.

NOTE:

1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. 20' cut and fill easements along frontage of lots as shown.
3. Location of centerline monuments to be set upon completion of Improvements.
4. Private Streets also serve as Public Utility Easements

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

LEGEND

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

Scale: 1" = 60'

Graphic Scale

Northwest corner of Section 24, 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 Brass Cap - (1981) Good Condition. (at road surface)

Center of Section 24 T6N, R1E, SLB&M, U.S. Survey Found Weber County Monument Dated 2005 Good Condition

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 The Summit at Ski Lake No. 12 and do hereby: dedicate and reserve units 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 of 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 hereon as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities 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.

Signed this day of , 2013.

~Valley Investments, LLC.~

Ray Bowden - Managing Member

State of
County of } ss

On the day of , 2013, personally appeared before me, Ray Bowden who being by me duly sworn did say that he is Managing Member of Valley Investments, 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 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 343.98 feet North 89°45'09" East along the section line 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, thence along said subdivision the following five (5) courses: South 89°45'09" East 310.23 feet, North 2°29'07" East 298.02 feet, South 74°15'19" East 60.95 feet, North 15°44'41" East 60.00 feet, and North 21°54'28" East 216.25 feet to the Southerly right of way line of Via Monaco; thence South 85°04'57" East 115.19 feet; thence along the arc of a 144.52 foot radius curve to the left a distance of 158.42 (Central Angle equals 63°11'44" and Long Chord bears North 63°19'11" East 151.44 feet); thence South 51°53'53" East 292.11 feet; thence South 0°23'03" West 487.36 feet; thence North 89°45'09" 993.39 feet to the point of beginning.

Contains 388,711 square feet
Or 9.153 acres

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 , 2013.

Signature

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 , 2013.

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 , 2013.

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 , 2013.

Title

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 , 2013.

Signature

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 this plat of The Summit at Ski Lake No. 11 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 The Summit at Ski Lake No. 11 meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2013.

166484
License number

Mark E. Babbitt

Developer:
Valley Enterprise Investment Company, LLC.
Ray Bowden - President
5383 East 6850 North
Eden, UT. 84310

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
(801) 394-4515 (801) 745-3113
WWW.GREATBASINENGINEERING.COM

Δ = 10°11'51"
R = 144.52'
L = 25.73'
LC = 25.69'
N 89°49'07" E

Δ = 63°11'44"
R = 144.52'
L = 159.40'
LC = 151.44'
N 63°19'11" E

Via Monaco (Private Street)

S 85°04'57" E 150.20'

John & Lara Schlaf Family Trust

S 87°53'02" E 292.11'

S 51°53'53" E 296.68'

N 21°54'28" E 216.25'

60.00'
N 15°44'41" E

60.95'
S 74°15'19" E

298.02'

The Summit at Ski Lake Phase No. 11

Summit Peak Circle (Private Street)

487.36'
S 0°23'03" W

993.39'

Snowbasin Resort Company

Snowbasin Resort Company

Temp Drive

Via Cortina (Private Street)

S 89°45'09" E 310.23'

N 2°29'07" E 70.05'

N 89°45'09" W 343.98'

Point of Beginning

278.85'

Lot	Area
43	
44	43,811 sq. ft.
45-R	53,852 sq. ft.
46	48,520 sq. ft.
47	61,307 sq. ft.
48	60,169 sq. ft.
49	50,661 sq. ft.

PROPERTY LINE CURVE DATA

(1) Δ = 16°48'38" R = 177.00' L = 44.48' LC = 44.36' N 89°31'13" W	(2) Δ = 89°45'46" R = 30.00' L = 47.00' LC = 42.33' S 87°46'55" W	(3) Δ = 26°58'19" R = 130.00' L = 61.19' LC = 60.62' S 88°16'42" W	(4) Δ = 6°13'38" R = 130.00' L = 14.13' LC = 14.21' N 89°38'34" W	(5) Δ = 34°46'31" R = 30.00' L = 17.89' LC = 17.62' N 63°51'50" W	(6) Δ = 117°46'38" R = 86.00' L = 188.16' LC = 81.88' N 85°06'14" W
(7) Δ = 78°35'46" R = 86.00' L = 78.43' LC = 75.43' N 11°58'34" E	(8) Δ = 77°54'38" R = 86.00' L = 74.76' LC = 69.16' N 89°11'50" E	(9) Δ = 68°58'30" R = 30.00' L = 33.81' LC = 32.01' N 45°47'37" W	(10) Δ = 158°58'00" R = 30.00' L = 83.27' LC = 59.86' N 89°38'56" E	(11) Δ = 14°58'43" R = 177.00' L = 46.25' LC = 46.12' N 7°13'31" W	
(12) Δ = 89°14'31" R = 286.00' L = 315.04' LC = 284.40' N 45°52'38" E	(13) Δ = 90°14'31" R = 140.00' L = 220.53' LC = 198.52' S 45°52'38" W	(14) Δ = 74°15'19" R = 117.00' L = 151.67' LC = 141.34' S 37°37'38" E	(15) Δ = 15°11'31" R = 144.52' L = 38.30' LC = 38.18' N 89°38'53" E	(16) Δ = 82°56'53" R = 144.52' L = 233.48' LC = 208.26' N 89°13'15" E	

CENTERLINE CURVE DATA

(A) Δ = 74°15'19" R = 142.00' L = 190.81' LC = 177.66' S 37°07'38" E	(B) Δ = 28°58'02" R = 147.00' L = 72.10' LC = 71.36' S 60°12'18" E	(C) Δ = 68°08'17" R = 117.00' L = 116.42' LC = 115.54' S 83°04'38" E	(D) Δ = 90°14'31" R = 170.00' L = 267.77' LC = 240.94' S 45°07'35" W	(E) Δ = 58°48'43" R = 150.00' L = 154.36' LC = 147.72' N 83°40'04" E

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

Exh. b.i.t A