

THE BASIN

PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2022



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°36'46"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE DEED ALONG OLD SNOW BASIN ROAD DIDN'T MATCH WITH THE RIGHT OF WAY ESTABLISHED BY THE CHALET'S AT SKI LAKE PHASE 2. THE RIGHT OF WAY FROM SAID PLAT WAS ACCEPTED AS THE BOUNDARY.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39, SAID POINT BEING S89°36'46"E 477.61 FEET AND S00°23'14"W 2.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A DELTA ANGLE OF 07°27'01", A CHORD BEARING OF S80°41'48"E, AND A CHORD LENGTH OF 254.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S04°48'23"W 313.97 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.18 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'15", A CHORD BEARING OF S07°46'00"W, AND A CHORD LENGTH OF 117.15 FEET; THENCE N77°56'06"W 194.61 FEET; THENCE N77°56'13"W 271.39 FEET; THENCE N12°03'47"E 156.02 FEET; THENCE S77°56'13"E 158.81 FEET; THENCE N13°01'42"E 260.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,146 SQUARE FEET OR 3.309 ACRES MORE OR LESS.

NOTE

1. PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOA FOR PARKING AND OPEN SPACE PURPOSES.

revised table

Missing some data

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1959.86'	254.84'	254.66'	127.60'	S80°41'48"E	7°27'01"
C2	1134.18'	117.20'	117.15'	58.65'	S07°46'00"W	5°55'15"
C3	1959.86'	82.32'	82.31'	41.17'	S78°10'30"E	2°24'24"
C4	1959.86'	83.10'	83.09'	41.55'	S80°35'34"E	2°25'45"
C5	1959.86'	89.43'	89.42'	44.72'	S83°06'53"E	2°36'52"
C6	28.00'	43.98'	39.60'	28.00'	N57°03'47"E	90°00'00"
C7	28.00'	43.98'	39.60'	28.00'	N32°56'13"W	90°00'00"
C8	28.00'	43.98'	39.60'	28.00'	S32°56'13"E	90°00'00"
C9	28.00'	43.98'	39.60'	28.00'	S57°03'47"W	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°56'13"W	87.87'
L2	N77°56'13"W	91.90'
L3	N77°56'13"W	91.90'
L4	N77°56'13"W	91.90'
L5	N77°56'13"W	77.09'
L6	N77°56'13"W	14.81'
L7	S77°56'13"E	14.81'
L8	S77°56'13"E	144.00'
L9	S77°56'13"E	92.93'
L10	S77°56'13"E	14.81'
L11	S77°56'13"E	39.09'
L12	N12°03'47"E	13.00'
L13	N12°03'47"E	13.00'
L14	N12°03'47"E	130.50'
L15	S12°03'47"W	12.52'
L16	S12°03'47"W	13.00'
L17	S12°03'47"W	13.00'
L18	S12°03'47"W	117.48'
L19	N12°03'47"E	154.00'
L20	N12°03'47"E	72.00'
L21	N12°03'47"E	72.00'
L22	N77°56'13"W	120.08'
L23	S77°56'13"E	8.22'
L24	S77°56'13"E	38.71'
L25	S77°56'13"E	84.84'
L26	S77°56'13"E	91.76'
L27	S77°56'13"E	41.28'
L28	S77°56'13"E	10.08'
L29	N77°56'13"W	56.00'
L30	N77°56'13"W	83.00'
L31	N77°56'13"W	37.60'
L32	N12°03'47"E	13.00'
L33	N12°03'47"E	12.52'
L34	N12°03'47"E	25.52'
L35	N12°03'47"E	13.00'
L36	N12°03'47"E	13.00'
L37	S77°56'13"E	38.71'
L38	S77°56'13"E	37.60'
L39	S77°56'13"E	83.00'
L40	S77°56'13"E	56.00'
L41	S77°56'13"E	39.63'
L42	N12°03'47"E	13.00'
L43	N12°03'47"E	13.00'
L44	N77°56'13"W	42.94'
L45	N77°56'13"W	50.76'
L46	N04°48'23"E	13.10'
L47	N04°48'23"E	13.10'
L48	S77°56'13"E	82.84'
L49	S77°56'13"E	83.00'
L50	S77°56'13"E	94.56'

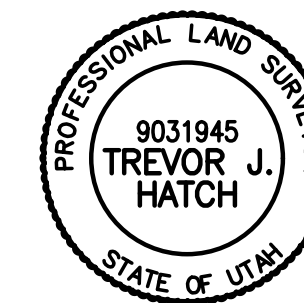
Add current ownership to owners dedication and the acknowledgement.
Added ownership

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE BASIN** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS 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 SAID TRACT **THE BASIN**, AND DO HEREBY DEDICATE PARCEL A AND LOT 13 TO THE HOMEOWNERS ASSOCIATION FOR PARKING AND OPEN SPACE PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE ALL AREA LABELED AS PUBLIC UTILITY AND DRAINAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY ALSO DEDICATE ALL AREA LABELED AS ACCESS AND UTILITY EASEMENT TO THE HOME OWNERS ASSOCIATION TO BE OWNED BY THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-29-2021
Name: THE BASIN
Number: 7562-02
Revision: _____
Scale: 1"=30'
Checked: _____



DEVELOPER:

CW Land Co.
1222 W. Legacy Crossing Blvd, Ste. 6
Centerville, UT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

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 _____, 20____.

WEBER COUNTY SURVEYOR

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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

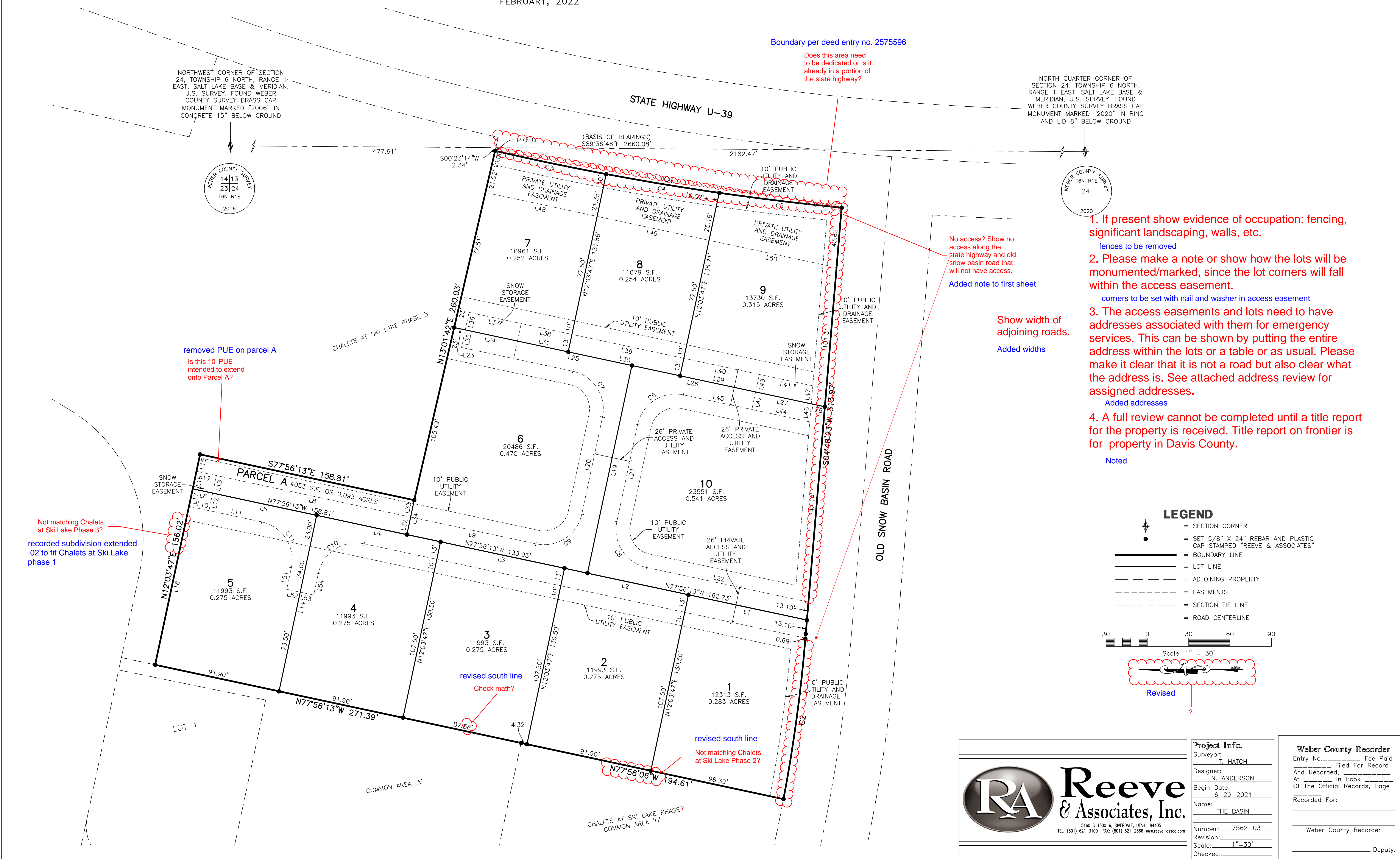
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

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WEBER COUNTY, UTAH
FEBRUARY, 2022

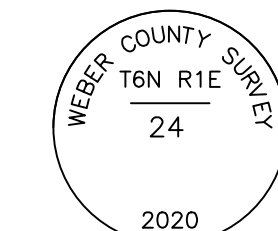
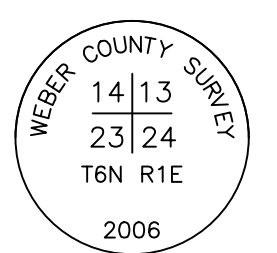


Boundary per deed entry no. 2575596

Does this area need to be dedicated or is it already in a portion of the state highway?

NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2006" IN CONCRETE 15" BELOW GROUND

NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2020" IN RING AND LID 8" BELOW GROUND



removed PUE on parcel A
Is this 10' PUE intended to extend onto Parcel A?

Not matching Chalets at Ski Lake Phase 3?
recorded subdivision extended .02 to fit Chalets at Ski Lake phase 1

revised south line
Check math?

revised south line
Not matching Chalets at Ski Lake Phase 2?

No access? Show no access along the state highway and old snow basin road that will not have access.
Added note to first sheet

Show width of adjoining roads.
Added widths

1. If present show evidence of occupation: fencing, significant landscaping, walls, etc.
fences to be removed
2. Please make a note or show how the lots will be monumented/marked, since the lot corners will fall within the access easement.
corners to be set with nail and washer in access easement
3. The access easements and lots need to have addresses associated with them for emergency services. This can be shown by putting the entire address within the lots or a table or as usual. Please make it clear that it is not a road but also clear what the address is. See attached address review for assigned addresses.
Added addresses
4. A full review cannot be completed until a title report for the property is received. Title report on frontier is for property in Davis County.
Noted

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE

Scale: 1" = 30'

Revised

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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