

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
APRIL, 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 CHALETS 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 NON-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°55'14", A CHORD BEARING OF S07°45'59"W, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHERLY LINE OF CHALETS AT SKI LAKES PHASE 2; THENCE N77°56'13"W ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF CHALETS AT SKI LAKE PHASE 1, 465.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,145 SQUARE FEET OR 3.309 ACRES MORE OR LESS.

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'	117.14'	58.65'	S07°45'59"W	5°55'14"
C3	1969.86'	82.49'	82.48'	41.25'	S78°10'17"E	2°23'57"
C4	1969.86'	83.09'	83.09'	41.55'	S80°34'46"E	2°25'01"
C5	1969.86'	90.69'	90.69'	45.35'	S83°06'24"E	2°38'17"
C6	28.00'	43.98'	39.60'	28.00'	S57°03'47"W	90°00'00"
C7	28.00'	43.98'	39.60'	28.00'	S32°56'13"E	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"
C10	28.00'	43.98'	39.60'	28.00'	S32°56'13"E	90°00'00"
C11	28.00'	43.98'	39.60'	28.00'	N57°03'47"E	90°00'00"
C12	1969.86'	256.28'	256.10'	128.32'	S80°41'55"E	7°27'15"

NOTES

- PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOA FOR PARKING AND COMMON AREA.
- THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE DETENTION PONDS.
- NO PARKING ON PRIVATE ACCESS ROAD.
- WEBER COUNTY TO HAVE ACCESS TO DETENTION BASIN LOCATED IN PRIVATE UTILITY AND DRAINAGE EASEMENTS ON LOTS 7, 8 AND 9.
- LOTS 1, 7, 8, 9, AND 10 HAVE NO ACCESS TO OLD SNOW BASIN ROAD OR STAET HIGHWAY U-39. ACCESS FROM OLD SNOW BASIN ROAD LIMITED TO 26' PRIVATE ACCESS EASEMENT SHOWN ON LOT 1 AND 10.

LINE TABLE

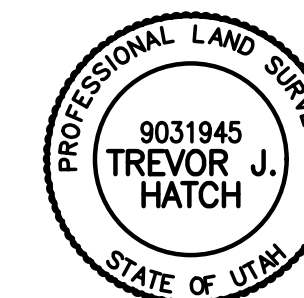
LINE	BEARING	DISTANCE
L1	S77°56'13"E	83.00'
L2	S77°56'13"E	95.84'
L3	N12°03'47"E	13.00'
L4	N12°03'47"E	13.00'
L5	S77°56'13"E	38.71'
L6	S77°56'13"E	37.60'
L7	S77°56'13"E	83.00'
L8	S77°56'13"E	56.00'
L9	S77°56'13"E	40.90'
L10	S04°48'23"W	13.10'
L11	S04°48'23"W	13.10'
L12	N77°56'13"W	44.21'
L13	N12°03'47"E	13.00'
L14	N12°03'47"E	13.00'
L15	N77°56'13"W	10.08'
L16	N77°56'13"W	42.55'
L17	N77°56'13"W	91.76'
L18	N77°56'13"W	84.84'
L19	N77°56'13"W	38.71'
L20	N77°56'13"W	8.39'
L21	S77°56'13"E	38.71'
L22	S77°56'13"E	43.84'
L23	S77°56'13"E	50.76'
L24	S77°56'13"E	37.60'
L25	S77°56'13"E	83.00'
L26	S77°56'13"E	54.24'
L27	S12°03'47"W	62.00'
L28	S77°56'13"E	120.08'
L29	S12°03'47"W	62.00'
L30	S12°03'47"W	144.00'
L31	N77°56'13"W	92.93'
L32	N77°56'13"W	144.00'
L33	N77°56'13"W	14.81'
L34	S12°03'47"W	13.00'
L35	S12°03'47"W	13.00'
L36	S77°56'13"E	14.81'
L37	S77°56'13"E	39.09'
L38	S77°56'13"E	53.90'
L39	S77°56'13"E	91.90'
L40	S77°56'13"E	91.90'
L41	S77°56'13"E	89.52'
L42	N77°56'13"W	87.87'
L43	N77°56'13"W	91.90'
L44	N77°56'13"W	91.90'
L45	N77°56'13"W	91.90'
L46	N77°56'13"W	77.09'
L47	N77°56'13"W	14.81'
L48	S12°03'47"W	12.52'
L49	S12°03'47"W	13.00'
L50	S12°03'47"W	13.00'
L51	S12°03'47"W	117.48'
L52	S12°03'47"W	16.00'
L53	N12°03'47"E	16.00'
L54	S77°56'13"E	10.00'
L55	S77°56'13"E	10.00'
L56	N12°03'47"E	130.00'
L57	N12°03'47"E	15.00'
L58	N12°03'47"E	12.52'
L59	N12°03'47"E	25.52'
L60	S77°56'13"E	83.00'

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 TO THE HOMEOWNERS ASSOCIATION FOR PARKING AND COMMON AREA 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 AND ALSO DEDICATE PARCEL A AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____.

CW THE BASIN LLC

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
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

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

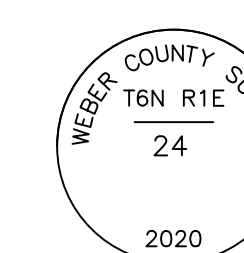
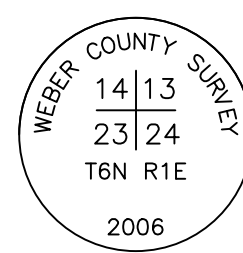
Deputy.

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
APRIL, 2022

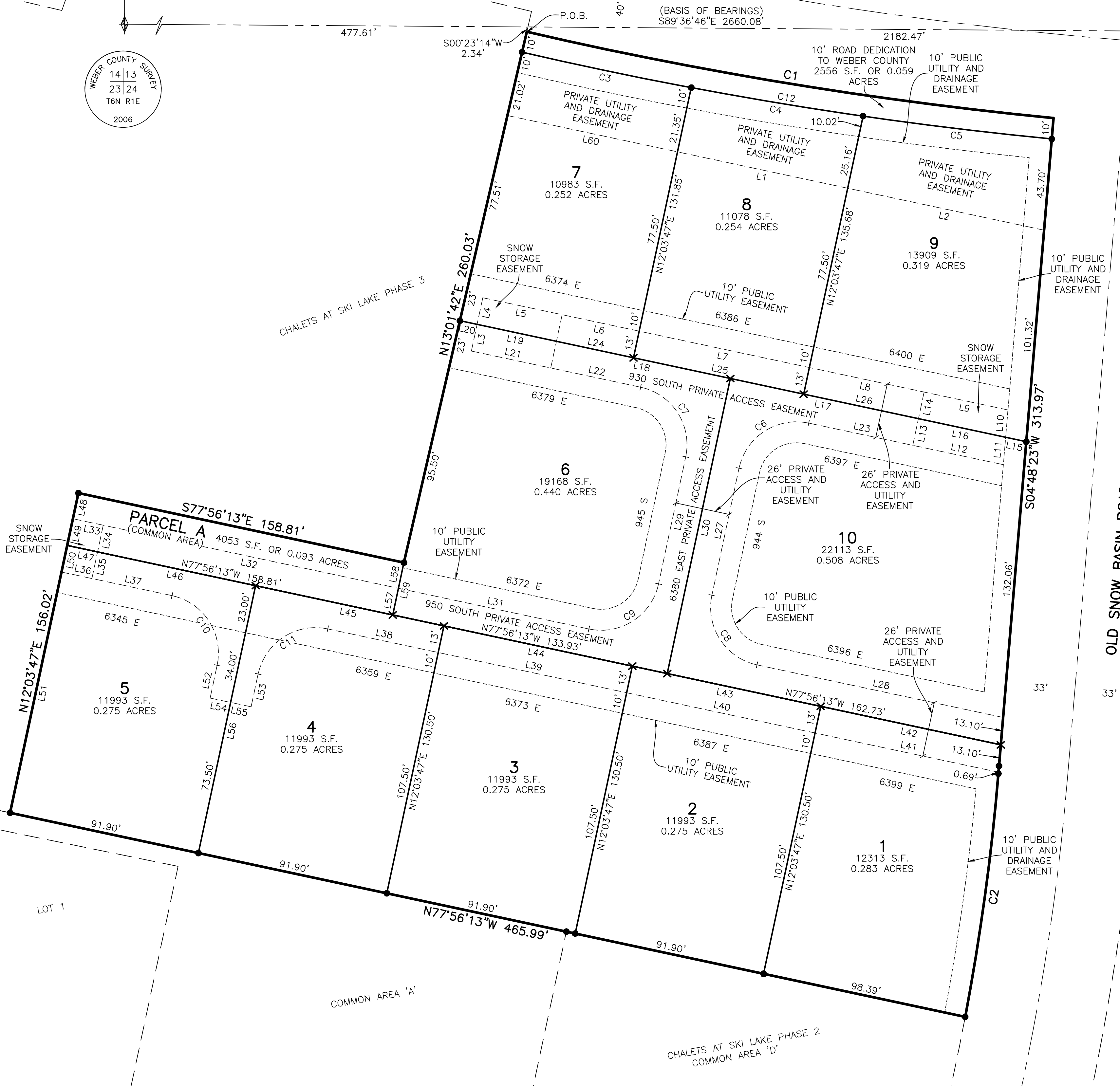
NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2006" IN CONCRETE 15" BELOW GROUND

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



STATE HIGHWAY U-39

OLD SNOW BASIN ROAD



LEGEND

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

Scale: 1" = 30'

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

Project Info.

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	6-29-2021
Name:	THE BASIN
Number:	7562-03
Revision:	
Scale:	1"=30'
Checked:	

Weber County Recorder

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