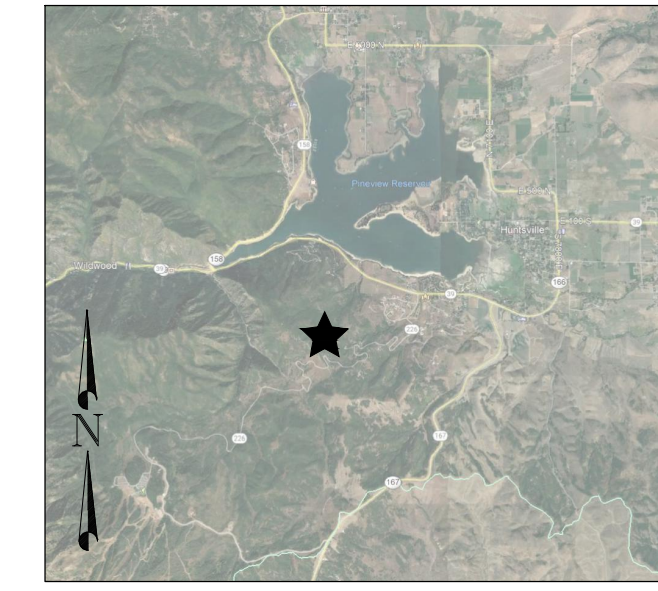


SNOW BASIN SUBDIVISION PHASE 1

LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
DECEMBER 2022

VICINITY MAP
NOT TO SCALE

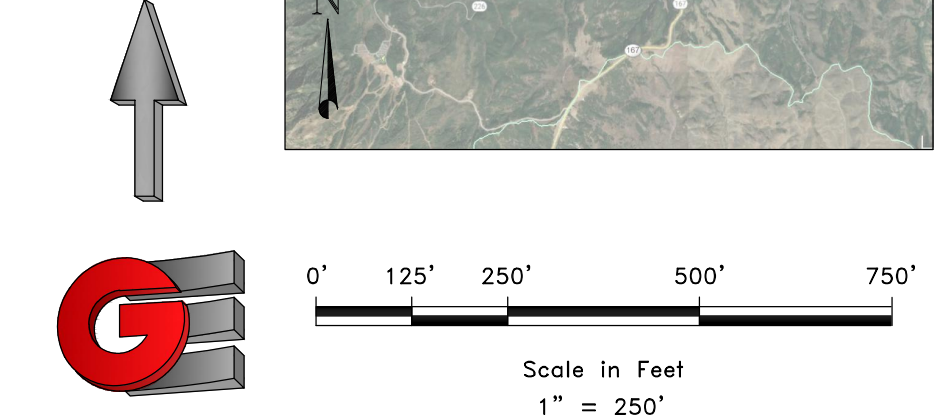


BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 00°24'21" WEST 699.74 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°35'39" WEST 346.01 FEET; THENCE SOUTH 62°16'21" WEST 49.10 FEET; THENCE SOUTH 90°00'00" WEST 698.21 FEET; THENCE SOUTH 54°50'19" WEST 103.81 FEET; THENCE SOUTH 60°00'57" WEST 1010.39 FEET; THENCE NORTH 1°25'34" EAST 1270.00 FEET; TO THE NORTH LINE OF SAID QUARTER. THENCE ALONG SAID NORTH LINE NORTH 89°34'01" EAST 1021.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1,708,205 SQUARE FEET OR 39.21 ACRES MORE OR LESS.

TOGETHER WITH AN INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT DESCRIBED AS FOLLOWS. A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

A 60.00 FOOT WIDE INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT BEING 30 FEET RIGHT AND 30 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE. BEGINNING AT A POINT BEING LOCATED SOUTH 82°16'13" WEST 157.45 FEET AND SOUTH 89°34'04" WEST 545.13 FEET AND SOUTH 2°20'24" WEST 425.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 47°04'48" EAST 119.26 FEET; THENCE SOUTH 74°31'35" EAST 74.00 FEET; THENCE SOUTH 78°42'35" EAST 52.40 FEET; THENCE SOUTH 57°07'20" EAST 33.28 FEET; THENCE SOUTH 89°12'40" EAST 153.97 FEET; THENCE ALONG THE ARC OF A 42.41 FOOT RADIUS CURVE TO THE RIGHT 72.89 FEET, HAVING A CENTRAL ANGLE OF 98°28'32" WITH A CHORD BEARING SOUTH 12°54'22" WEST 64.25 FEET; THENCE SOUTH 62°16'21" WEST 111.76 FEET; THENCE SOUTH 59°04'32" WEST 179.66 FEET; THENCE SOUTH 54°38'49" WEST 117.54 FEET; THENCE SOUTH 43°40'16" WEST 34.54 FEET; THENCE SOUTH 20°30'56" WEST 88.81 FEET; THENCE SOUTH 8°57'48" WEST 48.77 FEET; THENCE SOUTH 25°58'51" EAST 46.06 FEET; THENCE SOUTH 35°36'56" EAST 44.24 FEET; THENCE SOUTH 7°20'59" EAST 118.69 FEET; THENCE SOUTH 3°35'14" EAST 73.15 FEET; THENCE SOUTH 4°17'05" WEST 77.27 FEET; THENCE SOUTH 11°30'47" EAST 51.33 FEET; THENCE SOUTH 21°25'52" EAST 40.74 FEET; THENCE SOUTH 10°54'06" EAST 46.07 FEET; THENCE SOUTH 11°12'58" EAST 73.50 FEET; THENCE SOUTH 34°48'52" EAST 133.73 FEET; THENCE SOUTH 45°55'29" EAST 83.60 FEET; THENCE SOUTH 36°58'13" EAST 71.83 FEET; THENCE SOUTH 38°19'15" EAST 95.91 FEET; THENCE SOUTH 34°58'19" EAST 97.03 FEET; THENCE SOUTH 23°34'09" EAST 79.28 FEET; THENCE SOUTH 3°32'21" EAST 47.50 FEET; THENCE SOUTH 4°55'11" WEST 53.30 FEET; THENCE SOUTH 13°15'36" EAST 94.49 FEET; THENCE SOUTH 40°14'00" EAST 67.82 FEET; THENCE SOUTH 40°36'44" EAST 80.13 FEET; THENCE SOUTH 20°29'40" EAST 58.87 FEET; THENCE SOUTH 4°43'26" WEST 67.16 FEET; THENCE SOUTH 7°35'27" WEST 85.28 FEET; THENCE SOUTH 12°10'15" WEST 70.70 FEET; THENCE SOUTH 6°08'19" WEST 49.96 FEET; THENCE SOUTH 1°42'01" EAST 87.05 FEET; THENCE SOUTH 11°43'23" EAST 41.03 FEET; THENCE SOUTH 29°13'01" EAST 28.76 FEET; THENCE SOUTH 38°19'48" EAST 106.65 FEET; THENCE SOUTH 37°06'43" EAST 104.07 FEET; THENCE SOUTH 51°56'05" EAST 52.47 FEET TO THE POINT OF BEGINNING.



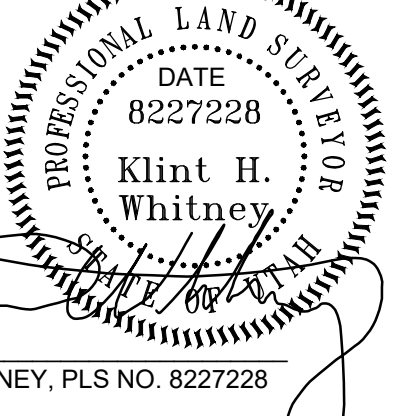
- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - - - PRIVATE DRIVE / PUBLIC UTILITY EASEMENT
 - - - EXISTING FENCE LINE
 - - - EMERGENCY ACCESS AND P.U.E. EASEMENT
 - - - SETBACK LINES
 - - - EXISTING WATER LINE
 - - - EXISTING IRRIGATION LINE
 - - - EXISTING STORM DRAIN
 - - - EXISTING SANITARY SEWER
 - - - EXISTING OVERHEAD POWER
 - ⊙ EXISTING WATER METER
 - ⊙ EXISTING WATER MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING SEWER MANHOLE
 - WELL PROTECTION ZONE

NOTES

- WASTEWATER SITE AND SOILS EVALUATION #14914 5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
 - EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
 - 0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 - 20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 - 41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
 - 82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
 - EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
 - 0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 - 27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 - 42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
 - EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
 - 0-21" SANDY LOAM, GRANULAR STRUCTURE
 - 21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
 - EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431392 E 44566576 N)
 - 0-25" LOAM GRANULAR STRUCTURE
 - 25-72" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 50% GRAVEL
 - EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
 - 0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
 - 26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
 - 40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN STRUCTURE, 75% GRAVEL

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SNOW BASIN SUBDIVISION PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SNOW BASIN SUBDIVISION PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO INDIVIDUAL LOT OWNERS WITHIN THIS DEVELOPMENT AND THE SNOW BASIN HOME OWNERS ASSOCIATION. ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE DRIVE, THE SAME TO BE USED FOR INGRESS AND TO BE USED AS A PUBLIC UTILITY EASEMENT AND TO BE MAINTAINED BY SAID ASSOCIATION, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT ON, OVER AND UNDER LAND DESIGNATED AS 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 DOES HEREBY GRANT AND CONVEY TO THE SNOW BASIN SUBDIVISION OWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEES, SUCCESSORS AND/OR ASSIGNS ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, WHICH ARE TO BE USED FOR PRIVATE RECREATIONAL AND OPEN SPACE PURPOSES BY AND FOR THE BENEFIT OF EACH ASSOCIATION MEMBER/OWNER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION

NON TYPICAL COMMERCIAL PROPERTIES LLC

SIGNED THIS ___ DAY OF _____, 2022.

BY: PARKER VENABLE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2022, personally appeared before me PARKER VENABLE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of NON TYPICAL COMMERCIAL PROPERTIES LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PARKER VENABLE) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

DEVELOPER: PARKER VENABLE 2801 W 500 S MALAD, IDAHO 83252 801-941-3427

S1

1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

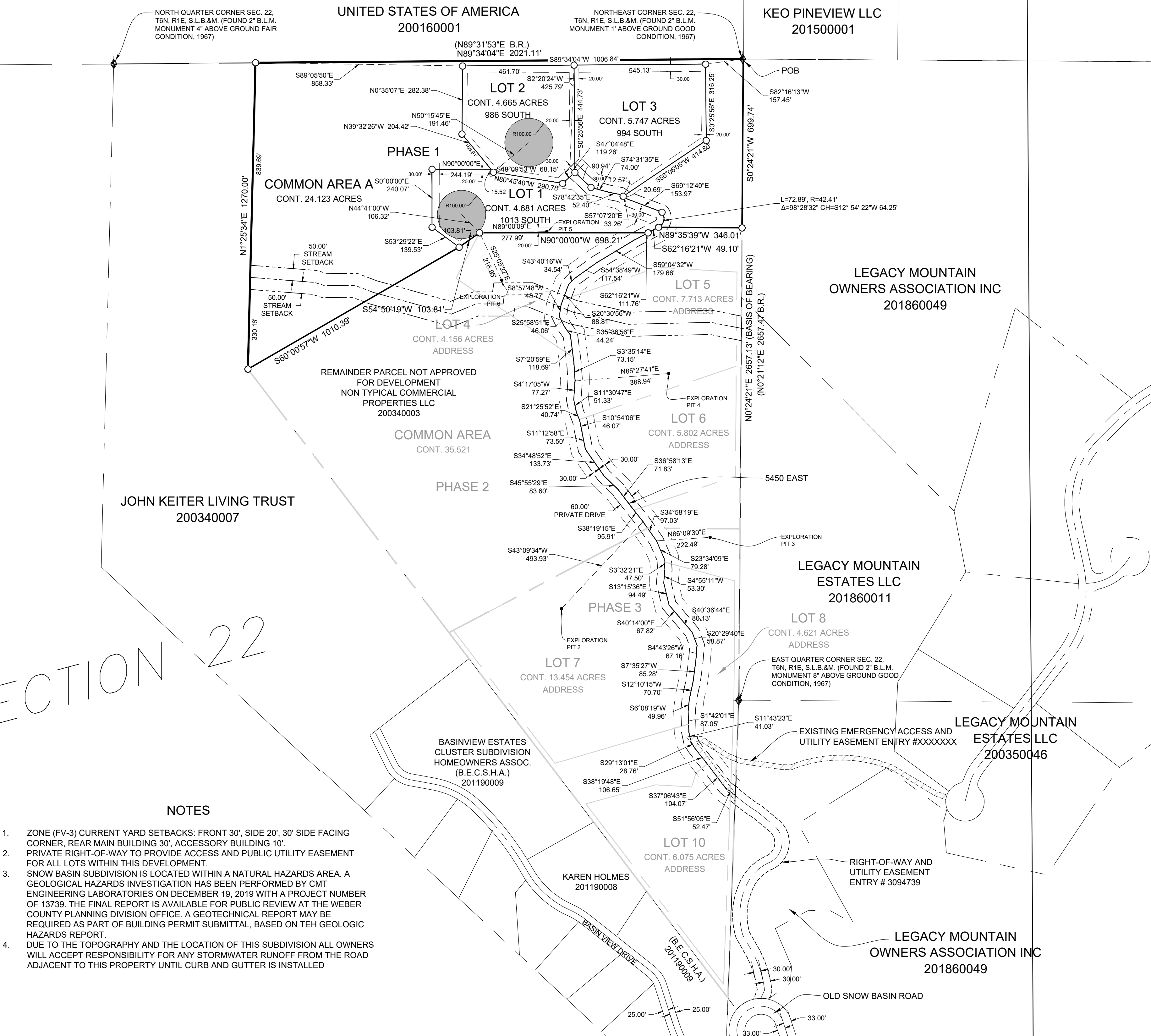
COUNTY RECORDER

BY: _____

GARDNER ENGINEERING

CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066



NOTES

- ZONE (FV-3) CURRENT YARD SETBACKS: FRONT 30', SIDE 20', 30' SIDE FACING CORNER, REAR MAIN BUILDING 30', ACCESSORY BUILDING 10'.
- PRIVATE RIGHT-OF-WAY TO PROVIDE ACCESS AND PUBLIC UTILITY EASEMENT FOR ALL LOTS WITHIN THIS DEVELOPMENT.
- SNOW BASIN SUBDIVISION IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGICAL HAZARDS INVESTIGATION HAS BEEN PERFORMED BY CMT ENGINEERING LABORATORIES ON DECEMBER 19, 2019 WITH A PROJECT NUMBER OF 13739. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE. A GEOTECHNICAL REPORT MAY BE REQUIRED AS PART OF BUILDING PERMIT SUBMITTAL, BASED ON THE GEOLOGIC HAZARDS REPORT.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORMWATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

<p>WEBER COUNTY SURVEYOR</p> <p>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 LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ___ DAY OF _____, 2022.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PARKER VENABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°24'21" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY # 3059912 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO ESTABLISH THE BOUNDARY. RECORD OF SURVEYS 803, 5337, 6703, 1367, 3665, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

PL2207 - PARKER VENABLE 1001 - SNOW BASIN SURVEYING SNOW BASIN SUB PLAT PHASE 1.DWG