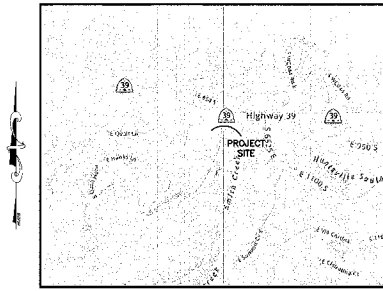


THE BASIN

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



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH-SOUTH CORNER AND THE NORTH-CORNER 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 PLAN IS TO DIVID THE FOLLOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" PINE AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS SET BY SIZED AND ADJACENT SUBDIVISIONS. THE UTILITY ALONG OLD SNOW BASIN ROAD DID NOT MATCH WITH THE RIGHT-OF-WAY ESTABLISHED BY THE CHALETS AT SKI LAKE PHASE 2. THE RIGHT-OF-WAY FROM SA3 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 39, SAID POINT BEING S89.36°46'E 477.61 FEET AND S00°23'47" 2.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A HIGH TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.66 FEET, AN ARC LENGTH OF 224.84 FEET, A DELTA ANGLE OF 0°17'03", A CHORD BEARING OF S89°41'42" 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°42'36" 315.47 FEET, AND (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.16 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'14", A CHORD BEARING OF S07°45'59" AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHERLY LINE OF CHALETS AT SKI LAKES PHASE 2; THENCE S77°56'13" ALONG SAID NORTH-EAST LINE, AND THE NORTHERLY LINE OF CHALETS AT SKI LAKE PHASE 1, 465.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,145 SQUARE FEET OR 3.309 ACRES MORE OR LESS.
* THENCE N10°01'41"E 156.02 FEET; THENCE S74°55'11"E 158.01 FEET;
THENCE N10°01'41"E 280.03 FEET

CURVE TABLE

STATION	ARC LENGTH	CHD. LENG.	TANGEN.	CHD. BEARING	DELTA
C1 1959.66	224.84	224.66	127.60	S89°41'42"	7°27'01"
C2 134.18	117.20	117.14	58.55	S07°45'59"	5°55'14"
C3 1959.66	52.48	82.45	41.25	S78°10'17"	2°23'57"
C4 1959.66	83.99	83.09	41.55	S80°34'45"	7°25'01"
C5 1959.66	80.68	80.59	40.35	S83°00'47"	2°38'17"
C6 28.00	43.58	39.50	28.00	S57°03'27"	99°00'00"
C7 28.00	43.58	39.50	28.00	S37°56'13"	99°00'00"
C8 28.00	43.58	39.50	28.00	S17°03'47"	99°00'00"
C9 28.00	43.58	39.50	28.00	S07°03'47"	99°00'00"
C10 28.00	43.58	39.50	28.00	S07°03'47"	99°00'00"
C11 28.00	43.58	39.50	28.00	S07°03'47"	99°00'00"
C12 1959.66	228.26	226.0	128.32	S88°41'52"	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 DEFENTION PONDS.
- NO PARKING ON PRIVATE ACCESS ROAD.
- WEBER COUNTY TO HAVE ACCESS TO DEFENTION 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 STATE HIGHWAY 39. ACCESS FROM OLD SNOW BASIN ROAD (SHOWN TO 20' PRIVATE ACCESS EASEMENT SHOWN ON LOT 1 AND 10).

LINE TABLE

LINE BEARING	DISTANCE
10 S77°56'13"	83.00
11 S77°56'13"	83.00
12 S77°56'13"	83.00
13 S77°56'13"	83.00
14 S77°56'13"	83.00
15 S77°56'13"	83.00
16 S77°56'13"	83.00
17 S77°56'13"	83.00
18 S77°56'13"	83.00
19 S77°56'13"	83.00
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31 S77°56'13"	83.00
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54 S77°56'13"	83.00
55 S77°56'13"	83.00
56 S77°56'13"	83.00
57 S77°56'13"	83.00
58 S77°56'13"	83.00
59 S77°56'13"	83.00
60 S77°56'13"	83.00

DEVELOPER:
CW Lands Co.
2222 W. Legacy Crossing Blvd. Ste. 6
Corteville, UT

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 13th DAY OF June 2022.

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.
SIGNED THIS 9th DAY OF June 2022.

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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.
SIGNED THIS 14th DAY OF June 2022.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 14th DAY OF June 2022.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.
SIGNED THIS 27th DAY OF June 2022.

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOLID WASTE, PARTICULATION, RATES, AND ALL CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INSPECTED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS 27th DAY OF June 2022.

Webster County Recorder
I HAVE REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 14th DAY OF June 2022.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND I HAVE COMPILED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTIONS 17-24-11 AND 402-1-101. ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF THE BASIN IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE INSTRUMENTS AND TO THE TRUE AND CORRECT ESTABLISHMENT OF THE MERIDIAN 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 13th DAY OF May 2022.



OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE NAME AND LOTS AND SECTORS AS SHOWN ON THE PLAN AND HAVE SAID TRACT THE BASIN AND DO HEREBY DEDICATE PARCELS A TO THE HOMEOWNERS ASSOCIATION FOR PARKING AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALL AREA LABELED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. 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 PARCELS A AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
SIGNED THIS 16th DAY OF May 2022.

ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Davis)
ON THE 16th DAY OF May 2022, PERSONALLY APPEARED: BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Colin Wright, (AND BEING BY ME DULY SHOWN, ACKNOWLEDGED TO ME THAT APL Manager AND) OF SAID CORPORATION AND THAT THEY SIGN THE ABOVE SAID DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES HEREIN INTENDED.
STEPHANNE REAGOR
Notary Public
SIGNED: Colin Wright, Notary Public
COMMISSION EXPIRES: #2025

Project Info:
Surveyor: HATCH
Designer: N. ANJALANSON
Begin Date: 6-2-2021
Name: THE BASIN
Number: 7522-02
Revision: 1-30
Scale: Checked:

Reeve & Associates, Inc.
318 S. 1500 W. WARRAP, UTAH 84040
TEL: (801) 431-3700 FAX: (801) 431-7000 www.reeve-inc.com

THE BASIN

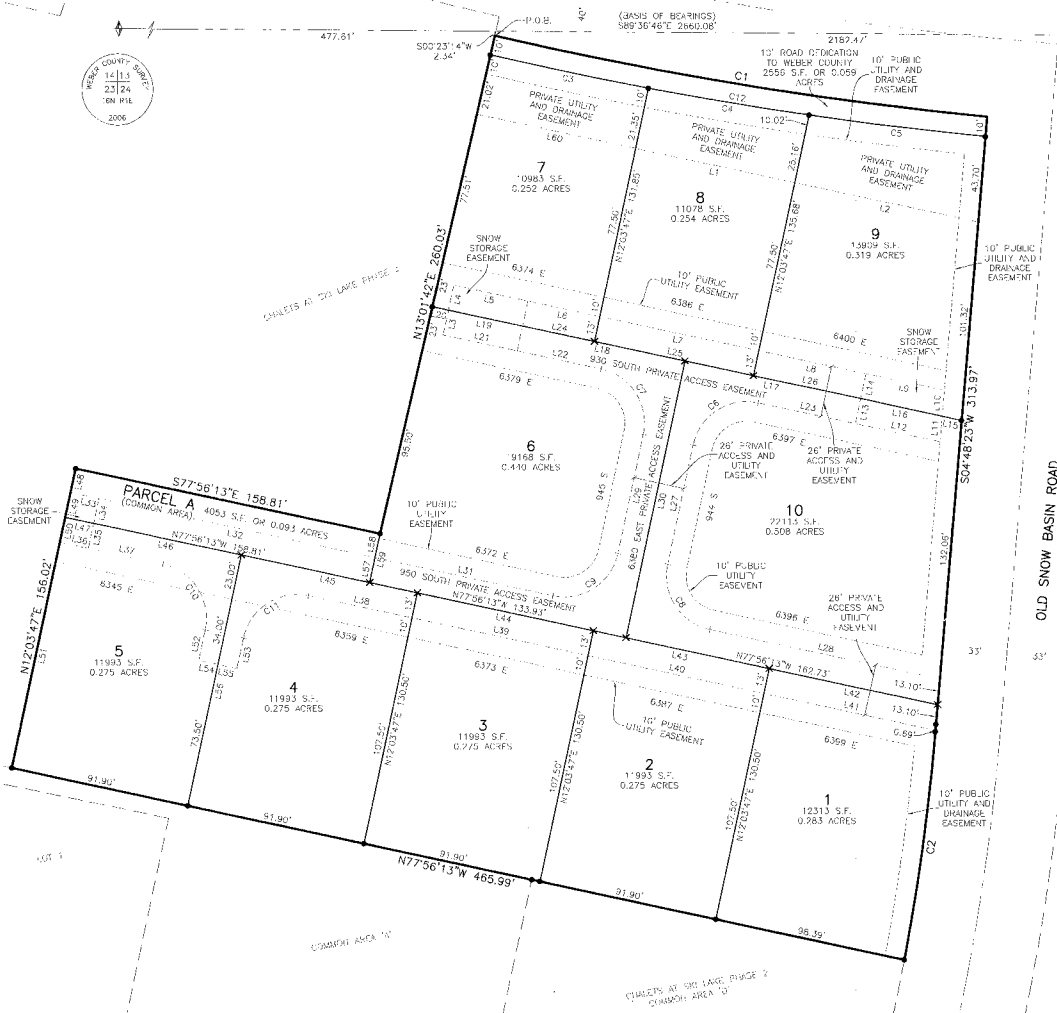
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WEBER COUNTY, UTAH
MAY, 2022

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 "2000" 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 10" B" OF GROUND

STATE HIGHWAY U-39

OLD SNOW BASIN ROAD



LEGEND

- = SECTION CORNER
- = SET 5/8" X 3/4" BRASS AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL AND WASHER
- = BOUNDARY LINE
- = 10' LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION 1/4 LINE
- = ROAD CENTERLINE



Scale: 1" = 30'



Project Info.
 Surveyor: T. HATCH
 Designer: J. ANDERSON
 Begin Date: 6-29-2021
 Name: THE BASIN
 Number: 7352-02
 Revision: 17-49
 Checked:

Webster County Recorder
 Entry No. 20214387 Fee Paid \$122.00
 Filed for Record And Recorded 05-JUN-2022 At 2:11 PM in Book 13 of the Official Records, Page 51453
 Recorded For: CW THE BASIN LLC
 LeAnn H. Kuits
 Weber County Recorder
 Deputy