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Survey Review

Project: [Summit at Ski Lake No. 11 1st Amendment Lot 43](#)
User: [Daniel Milligan](#)
Department: [Weber County Surveyor's Office](#)
Created: 2016-04-20 12:01:33
Modified: 2016-04-20 12:03:05

Notes

In reviewing the above referenced plat, we have found two small areas that still require attention.

- The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(b)(1)d. [State Plane is now called out on Plat.](#)
- The individual or company names and address of the subdivider of the subdivision. WCO 106-1-5(a)(4) [The current and proposed owners are Richard and Lezlie Zollinger. They are both now listed, seperately, as Owners on the Plat.](#)

If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-7421. Thank you.

[Note: the lower Acknowledgement has also been removed, and the upper Acknowledgement has wording that now says "two in number".](#)

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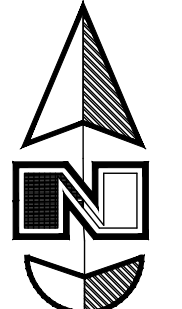
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The Summit at Ski Lake No. 11 - 1st Amendment (Lot 55)

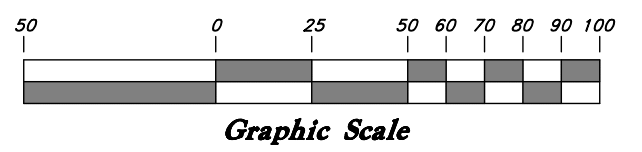
A part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey
Huntsville City, Weber County, Utah
April 2016

LEGEND

- ▲ Set Nail & Washer
- Set Hub & Tack
- Monument to be set
- Existing Fence Line
- Found Rebar & Cap
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Measured Distances
- Zone Boundary Line
- Residential Building
- Set Back
- Set Rebar & Cap



Scale: 1" = 50'



CAP DETAIL

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

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. 11 and do dedicate and reserve unto 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 or 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 the lands designated hereof 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 _____, 2016.

Richard Zollinger & wf Leslie Zollinger

NARRATIVE

At the request of Rich Zollinger, owner and developer of The Summit at Ski Lake No. 11, we have prepared this to revise the Access to Lot 55 from the North side of Lot to the South side of Lot.

The basis of bearing for this plat is S 89°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 Subdivision plat was requested by Mr. Rich Zollinger, for the purpose of Amending Lots 55.

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 that The Summit at Ski Lake No. 11 - 1st Amendment (Lot 55), 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 17-25-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within The Summit at Ski Lake No. 11 - 1st Amendment (Lot 55), in Weber County meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2016.

166484
License No. Mark E. Babbitt

ACKNOWLEDGMENT

State of Utah _____
County of _____

On the _____ day of _____, 2016, personally appeared before me, the undersigned Notary Public, the signer of the Owner's Dedication, two in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____
A Notary Public commissioned in Utah

Commission Expires: _____
Print Name _____

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Weber County Brass Cap - (1991) Good Condition. (at road surface)

S 89°36'57" E
2660.93' measured
(Basis of Bearing)

(2660.82' State Plane per W.C.S.)
(S 89°36'46" E State Plane per W.C.S.)

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

2668.89' measured (2648.06' Grid Dist. State Plane per W.C.S.)

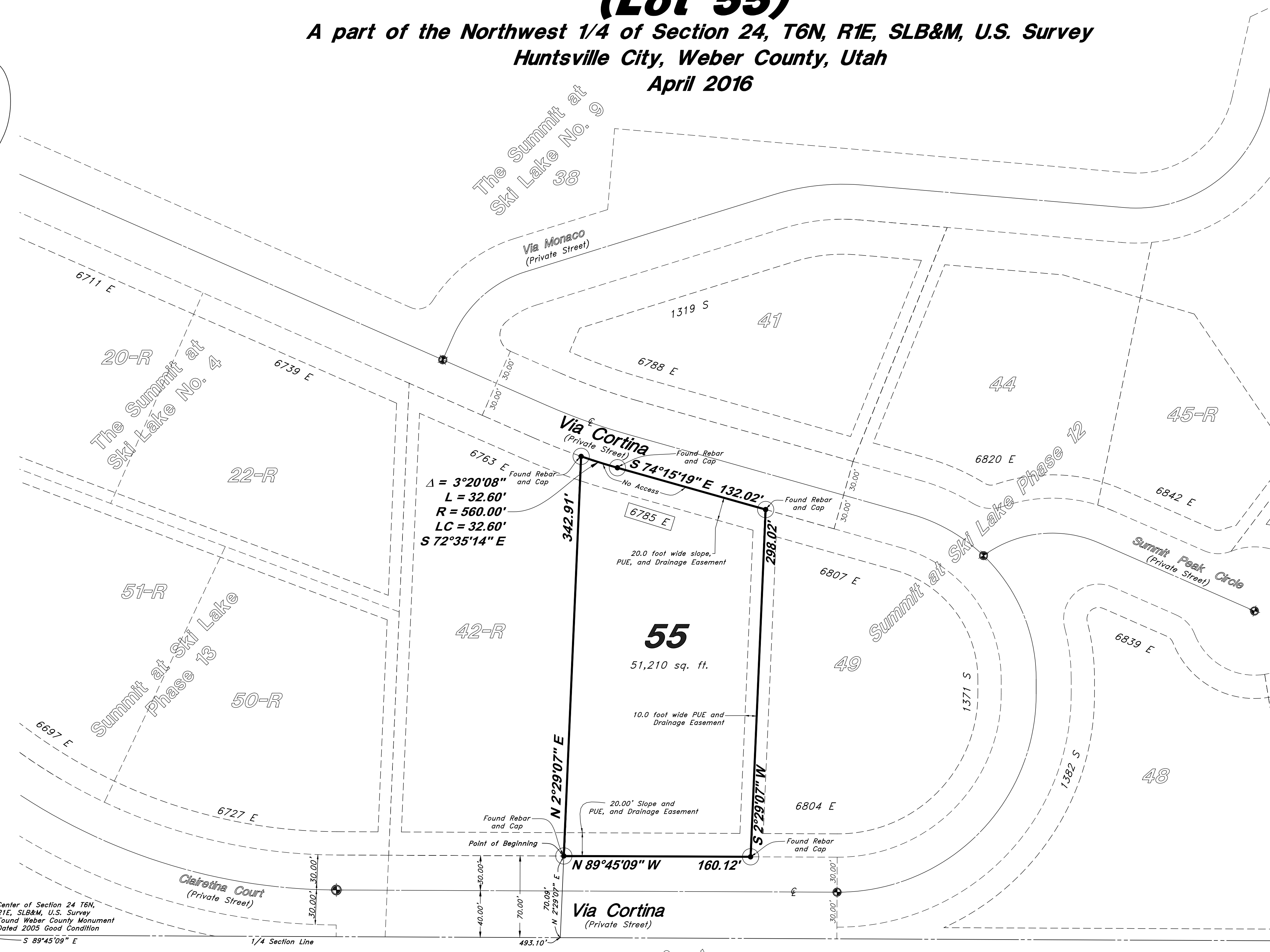
1/4 Section Line

(N 02°27'26" E State Plane per W.C.S.)

N 02°26'54" E

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

S 89°45'09" E



WEBER COUNTY APPROVAL

This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Guarantee were duly approved and accepted by the Zoning Administrator of Weber County, Utah this _____ day of _____, 2016.

WEBER COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this _____ day of _____, 2016.

County Engineer

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 _____, 2016.

Chair, Ogden Valley Township Planning Commission

WEBER COUNTY ENGINEER

This is to certify that this subdivision plat, the dedication of street and other public ways and financial guarantee of public improvements associated with subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah, this _____ day of _____, 2016.

Title _____

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 _____, 2016.

Signature

Snow Basin Resort Company

- Note:**
- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
 - 20' cut and fill easements along frontage of lots as shown.

BOUNDARY DESCRIPTION

All of lot 43 - The Summit at Ski Lake No. 11 according to the official Plat thereof. Also Described as:

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 493.10 feet South 89°45'09" East along the Quarter section line and 70.09 feet North 2°29'07" East from the Center of Section 24; and running thence North 2°29'07" E 342.91 feet; thence along the arc of a 560.00 foot radius arc to the left 32.60 feet (Long Chord Bears South 72°35'14" E); thence South 74°15'19" East 132.02 feet; thence South 2°29'07" West 298.02 feet; thence North 89°45'09" West 160.12 feet to the point of beginning.

Contains 51,210 square feet
Or 1.176 acres

WEBER COUNTY ATTORNEY

I have examined the foregoing plat and description of The Summit at Ski Lake Subdivision, and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect.

Signed this _____ day of _____, 2016.

County Attorney

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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