

The Chalets at Ski Lake Phase 7

A Cluster Subdivision

a part of the of Northeast 1/4 of Section 23 and a part of the Northwest Quarter of Section 24, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

February 2014

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 Chalets at Ski Lake Phase 7, A Cluster Subdivision 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 17-23-17, Monumented Lot corners have been set as shown on this drawing. I also certify that all the lots within The Chalets at Ski Lake Phase 7, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this day of _____, 2014.

166484
License No.

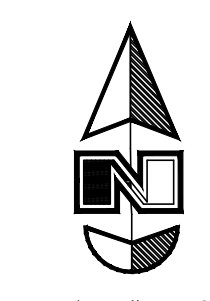
Mark E. Babbitt

North 1/4 corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, Found Bureau of Land Management, Brass Cap, Good Condition, 0.4' above natural ground dated 1967
N 89°38'44" W W.C.S. (N 89°38'27" W Measured)

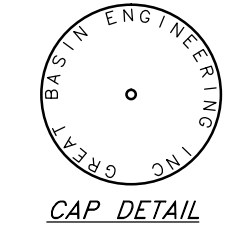
2660.80' W.C.S. 543.52'
Section line
N 89°36'46" W W.C.S. (N 89°36'57" W meas.)

2660.83' W.C.S. (2660.93' meas.)
Basis of Bearing

LEGEND
● Set 5/8" Rebar (24" long) & Cap w/Fencepost Monument (to be set)
◆ Found Section corner
(Rad.) Radial Line/Bearing (NR) Non-Radial Line/Bearing



North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey, Found Brass Cap Monument, Good Condition, 0.1' below asphalt dated 1991



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

BOUNDARY CURVE DATA

(A)	(B)	(C)	(D)	(E)
Δ = 32°33'35"	Δ = 4°56'18"	Δ = 37°34'17"	Δ = 24°45'15"	Δ = 19°03'24"
R = 234.28'	R = 441.00'	R = 205.00'	R = 767.46'	R = 664.32'
L = 132.30'	L = 38.01'	L = 134.61'	L = 331.58'	L = 220.95'
LC = 130.54'	LC = 35.00'	LC = 118.22'	LC = 329.00'	LC = 219.94'
S 41°30'49" W	S 55°14'27" W	S 10°08'12" W	S 77°22'38" W	S 74°31'42" W
T = 67.97'	T = 19.02'	T = 69.83'	T = 168.42"	T = 111.51"

PROPERTY LINE CURVE DATA

(1)	(2)	(3)	(4)	(5)
Δ = 20°36'37"	Δ = 9°53'01"	Δ = 33°09'11"	Δ = 27°51'04"	Δ = 28°34'06"
R = 390.00'	R = 205.00'	R = 205.00'	R = 205.00'	R = 205.00'
L = 129.50'	L = 35.36'	L = 118.22'	L = 99.65'	L = 102.22'
LC = 128.80'	LC = 35.32'	LC = 116.97'	LC = 98.67'	LC = 101.16'
N 66°16'59" W	N 71°38'48" W	N 50°07'42" W	N 19°37'34" W	N 8°35'01" E
T = 65.46'	T = 17.73'	T = 61.02'	T = 50.83'	T = 32.19'

CENTERLINE CURVE DATA

(C1)	(C2)	(C3)	(C4)	(C5)
Δ = 20°36'37"	Δ = 134°17'54"	Δ = 12°16'24"	Δ = 12°44'20"	Δ = 8°38'49"
R = 390.00'	R = 175.00'	R = 500.00'	R = 495.00'	R = 495.00'
L = 140.29'	L = 410.19'	L = 102.10'	L = 110.08'	L = 74.70'
LC = 139.54'	LC = 322.53'	LC = 106.90'	LC = 109.83'	LC = 74.63'
S 66°16'59" E	S 9°26'21" E	S 51°34'25" W	S 51°48'23" W	S 62°29'58" W
T = 70.91'	T = 415.28'	T = 53.76'	T = 55.26'	T = 37.42'

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 23, and a part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Lot 42 of The Chalets at Ski Lake Phase 6 a Cluster Subdivision in Weber County, Utah, said point is 543.52 feet North 89°38'27" West along the Section line, and 639.03 feet South 0°21'33" West from the Northeast Corner of said Section 23; and running thence along the Southerly boundary lines of The Chalets at Ski Lake Phase 4 and Phase 2 the following seven (7) courses: South 64°35'30" East 558.70 feet; South 44°28'38" East 299.17 feet; South 26°08'20" West 221.54 feet; North 67°07'56" West 141.41 feet; Southwesterly along the arc of a 234.00 foot radius curve to the right 132.30 feet (Central Angle is 32°23'35" and Long Chord bears South 41°30'49" West 130.54 feet); To the point of a reverse curve Southwesterly along the arc of a 441.00 foot radius curve to the left a distance of 38.01 feet (Central Angle is 4°56'18" and Long Chord bears South 55°14'27" West 38.00 feet); and South 61°02'58" East 217.90 feet to the Westerly right of way line of Snow Basin Road; thence along said right of way line Southwesterly along the arc of a 205.20 foot radius curve to the left 134.61 feet (Central Angle is 37°34'17" and Long Chord bears South 10°08'12" West 132.22 feet) to the North line of Samarel Family Invest Co. LLC, thence along said North line of the Samarel property the following four (4) courses: South 89°45'15" West 9.99 feet, Southwesterly along the arc of a 67.46 foot radius curve to the left 331.58 feet (Central Angle is 24°45'15" and Long Chord bears South 77°22'38" West 329.00 feet); South 65°00'00" West 50.00 feet; Southwesterly along the arc of a 664.32 foot radius curve to the right 220.95 feet (Central Angle is 19°03'24" and Long Chord bears South 74°31'42" West 219.94 feet) to the West line of said Samarel property; thence along said West property line South 0°48'23" West 201.52 feet to the North line of Nord Investment Co. property thence following said Nord property North 89°11'37" West 476.43 feet; thence North 0°48'23" East 25.00 feet; thence South 89°11'37" East 451.43 feet, thence North 0°48'23" East 221.51 feet; thence North 23°10'38" West 60.00 feet; thence Northwesterly along the arc of a 465.00 foot radius curve to the left 101.98 feet (Central Angle is 12°33'57" and Long Chord bears North 60°32'23" East 101.78 feet); thence North 35°44'35" West 174.84 feet; thence South 79°36'04" West 135.95 feet; thence North 88°37'56" West 130.00 feet; thence South 20°07'51" West 156.83 feet; thence North 40°15'49" West 184.82 feet; thence North 47°49'40" East 140.00 feet; thence North 77°30'13" East 194.13 feet; thence North 40°35'38" East 276.07 feet; thence North 5°09'15" West 111.88 feet; thence North 74°05'42" West 181.13 feet to the Easterly boundary line of said Chalets at Ski Lake Phase 6; thence along said Easterly boundary line the following five (5) courses: North 27°15'33" East 225.07 feet; Southeastly along the arc of a 405.00 foot radius curve to the right 47.80 feet (Central Angle is 6°45'47" and Long Chord bears South 59°21'34" East 47.78 feet; South 55°58'41" East 30.75 feet; North 34°01'19" East 60.00 feet; and North 25°24'30" East 137.44 feet to the point of beginning.



Valley Enterprise Investment Company, LLC

Valley Enterprise Investment Company, LLC

Nord Investment Co.

Narrative:
At the request of Ray Bowden, owner and developer, we have prepared this subdivision plat.
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.

- NOTE:**
- 10.00' wide PUE and Slope Easements each side of Property line as indicated by dashed lines.
 - Centerline monuments to be set upon completion of improvements, as shown.
 - Common areas may be used as Public Utility Easements.
 - Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from Quail Lane, and Hummingbird Point.

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 effect.
Signed this day of _____, 2014.

WEBER COUNTY ENGINEER
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.
Signed this day of _____, 2014.

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 _____, 2014.
Chair, Ogden Valley Township Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
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 this day of _____, 2014.
Chair, Weber County Commission

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 streets as shown on the plat and name this tract The Chalets at Ski Lake Phase 7, a Cluster Subdivision and do hereby: dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, also grant and convey to the subdivision lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the 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 grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public and private utility storm water detention ponds drainage easements, slope easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public and private utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by governing authority with no buildings or structures being erected within such easements.
Dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.
Signed this day of _____, 2014.

Valley Enterprise Investment Company, LLC.

Ray Bowden - President
5393 East 6850 North
Eden, UT, 84310

On the _____ day of _____, 2014, personally appeared before me, Ray Bowden who being by me duly sworn did say that he is President of Valley Enterprise Investment Company, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ray Bowden acknowledged to me that said Corporation executed the same.

Residing at: _____
A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

BOUNDARY DESCRIPTION

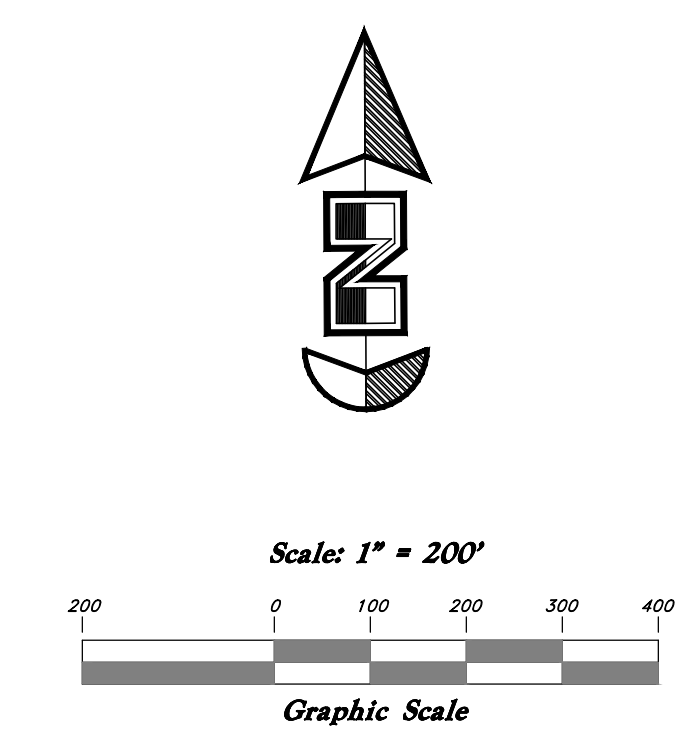
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Contains 15.995 acres.

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

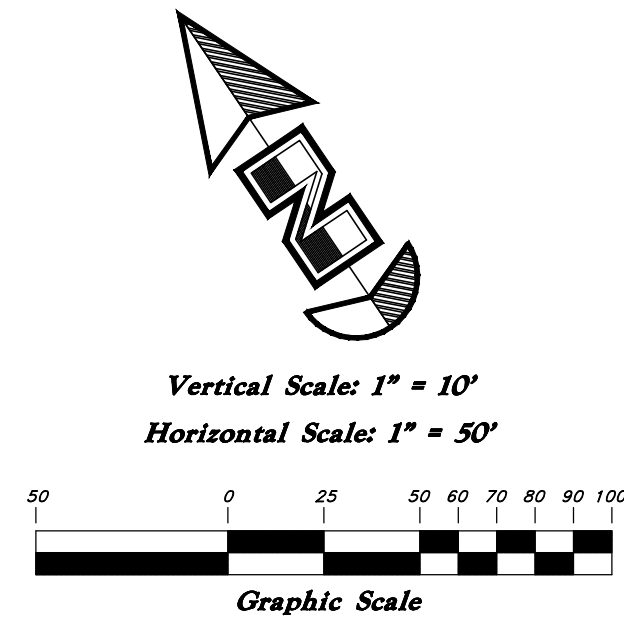
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
RECORDS, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ OF _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY



Legend

- (Note: All items may not appear on drawing)
- San Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

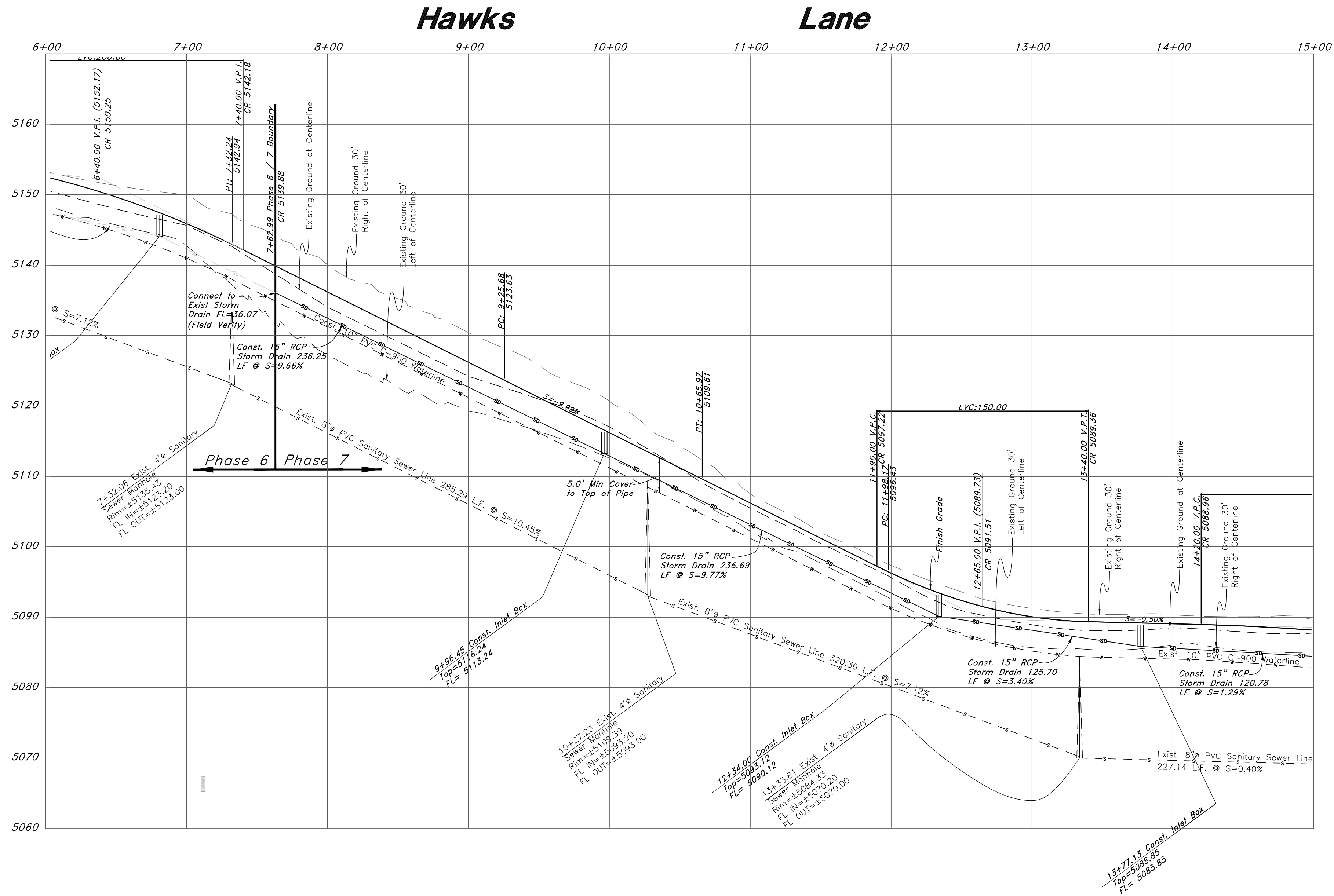
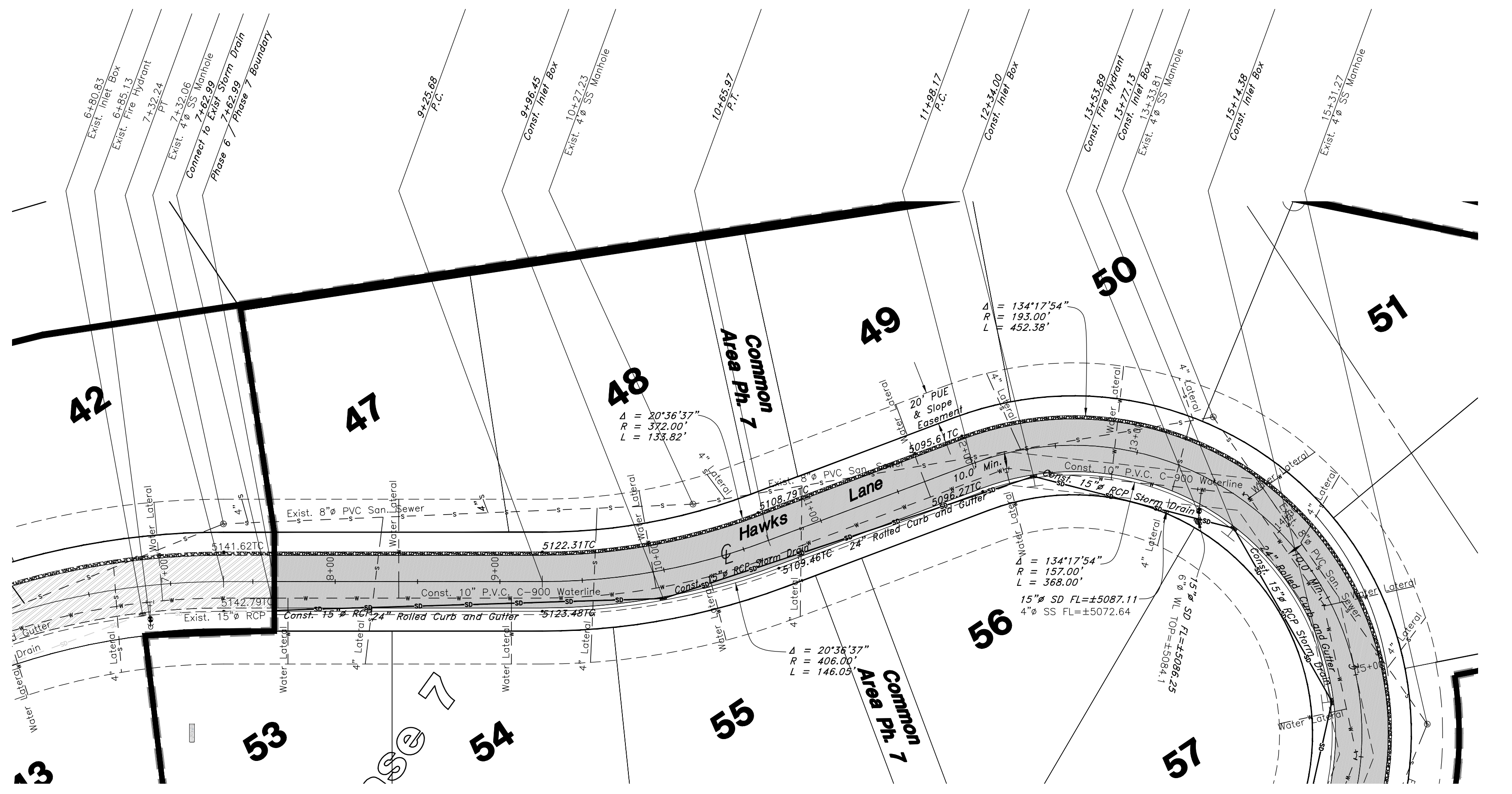
 GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST, BLDG. 202, SALT LAKE CITY, UTAH 84143 WWW.GREATBASINENGINEERING.COM	Key Map The Chalets at Ski Lake No. 1 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 24, and a part of the Northwest 1/4 of Section 24, 1/4 of Section 23, and a part of the Northeast 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey	4 Feb, 2014 SHEET NO.
	96N120 Waterline	



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
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- Exist. Fire Hydrant
- Fire Hydrant
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- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, SDBEN, UTAH 84403
 10010 1475 EAST, SDBEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Plan / Profile (Utility)

The Chalets at Ski Lake No. 7

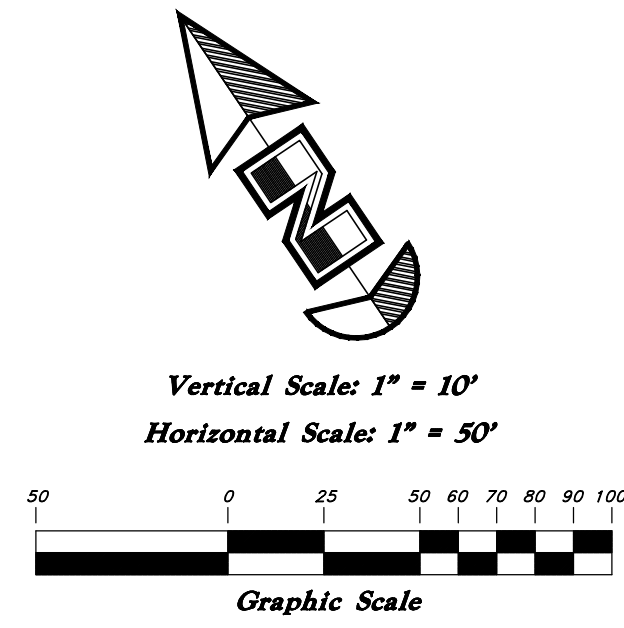
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4 Feb, 2014

SHEET NO.

1

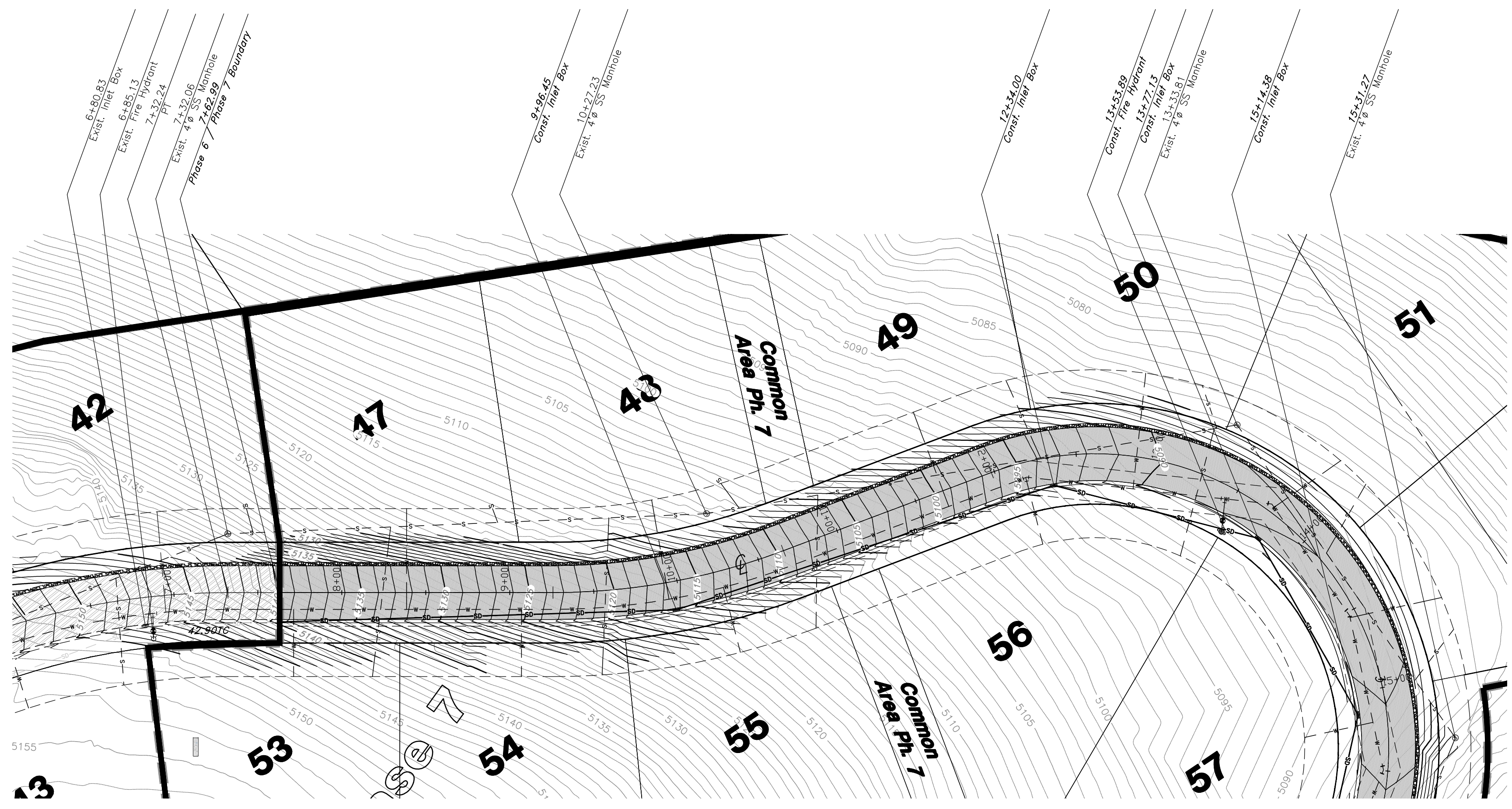
96N120 Waterline



Legend

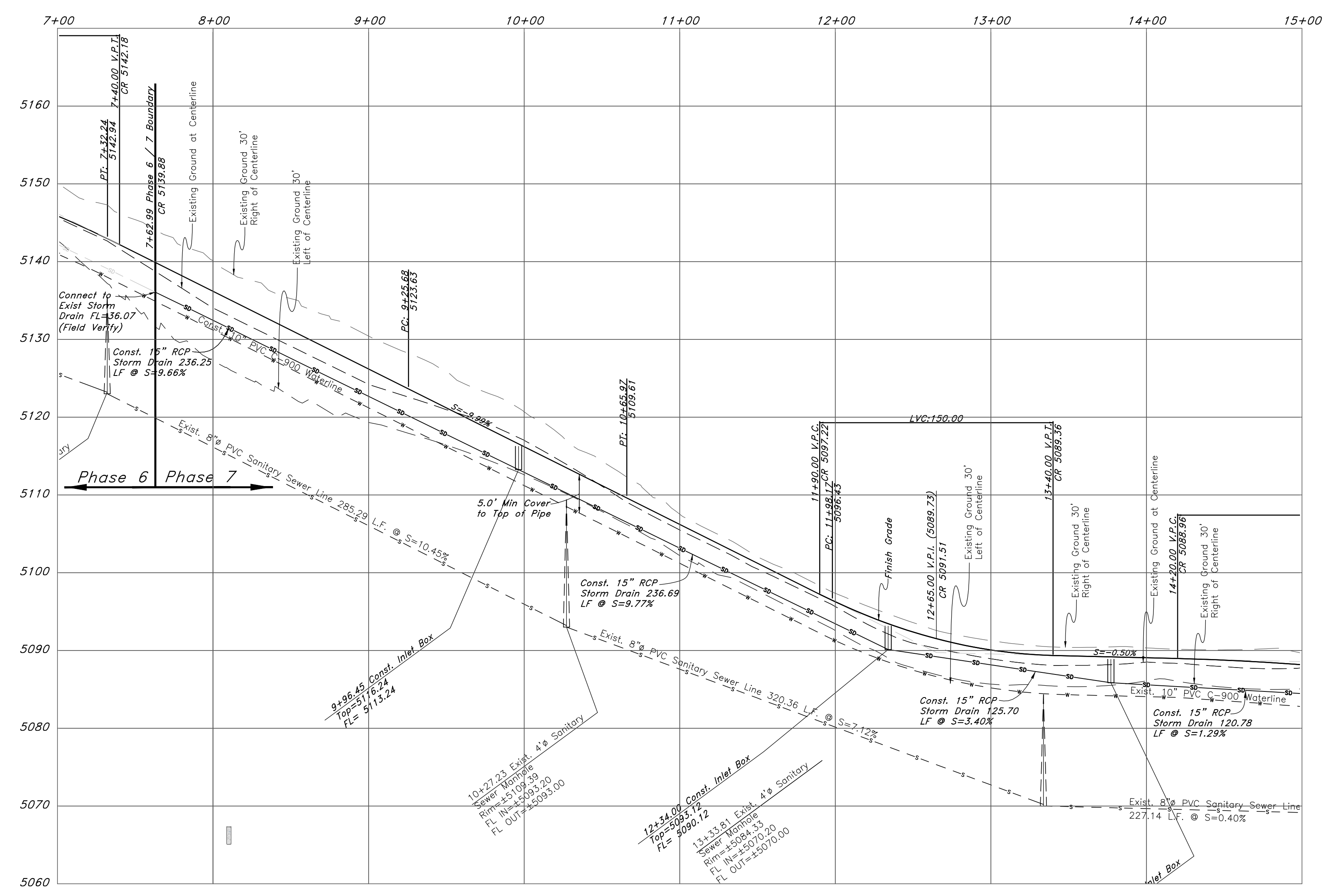
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Benchmark: Monument at
Intersection of Quail Lane and
Meadow Lark Lane
Elevation: 5022.34

NOTE: TO PREVENT SOIL EROSION, PROTECT
STEEP SLOPES WITH HYDROSEEDING OR
EROSION CONTROL BLANKETS.



REV	DATE	DESCRIPTION

GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST, SDBEN, UTAH 84403
801-444-1414 FAX: 801-444-4444
WWW.GRETBASINENGINEERING.COM

Plan / Profile (Grading)

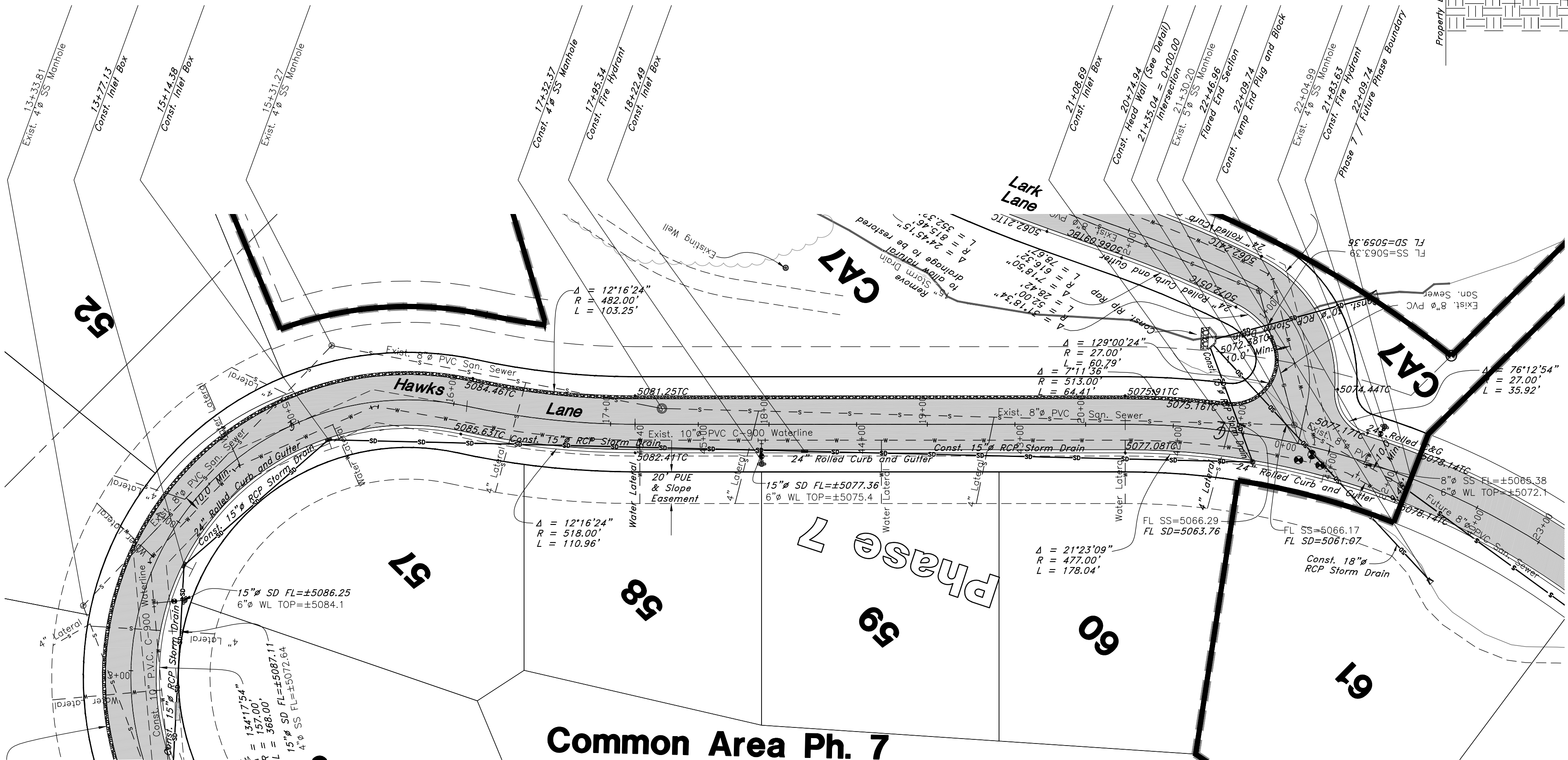
The Chalets at Ski Lake No. 7

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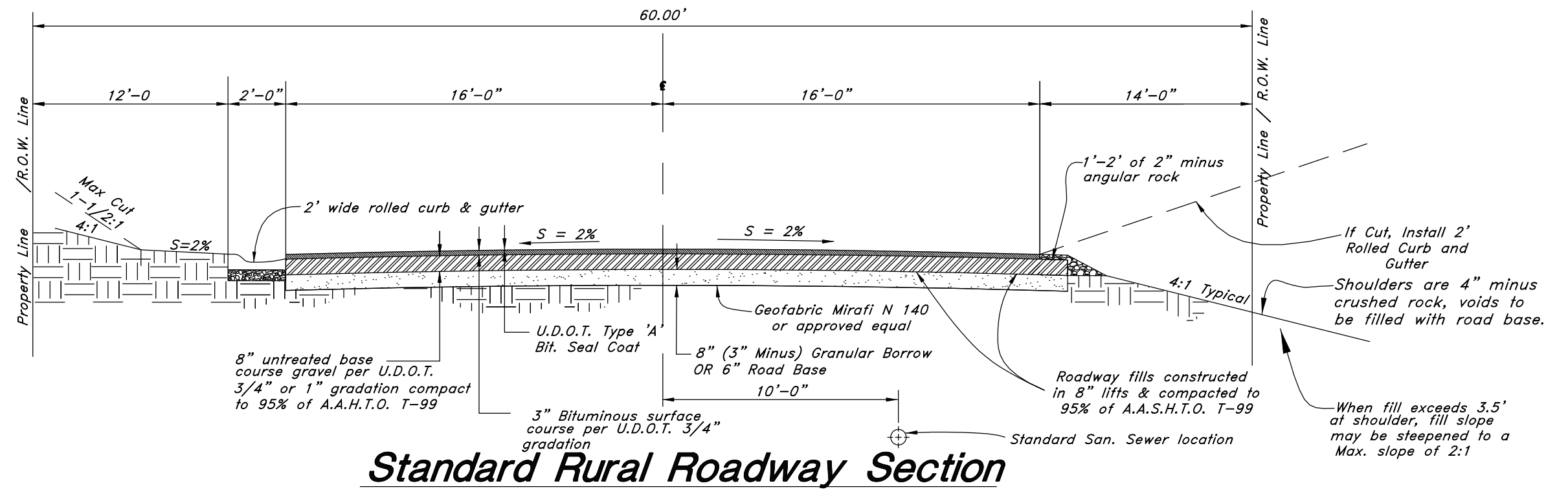
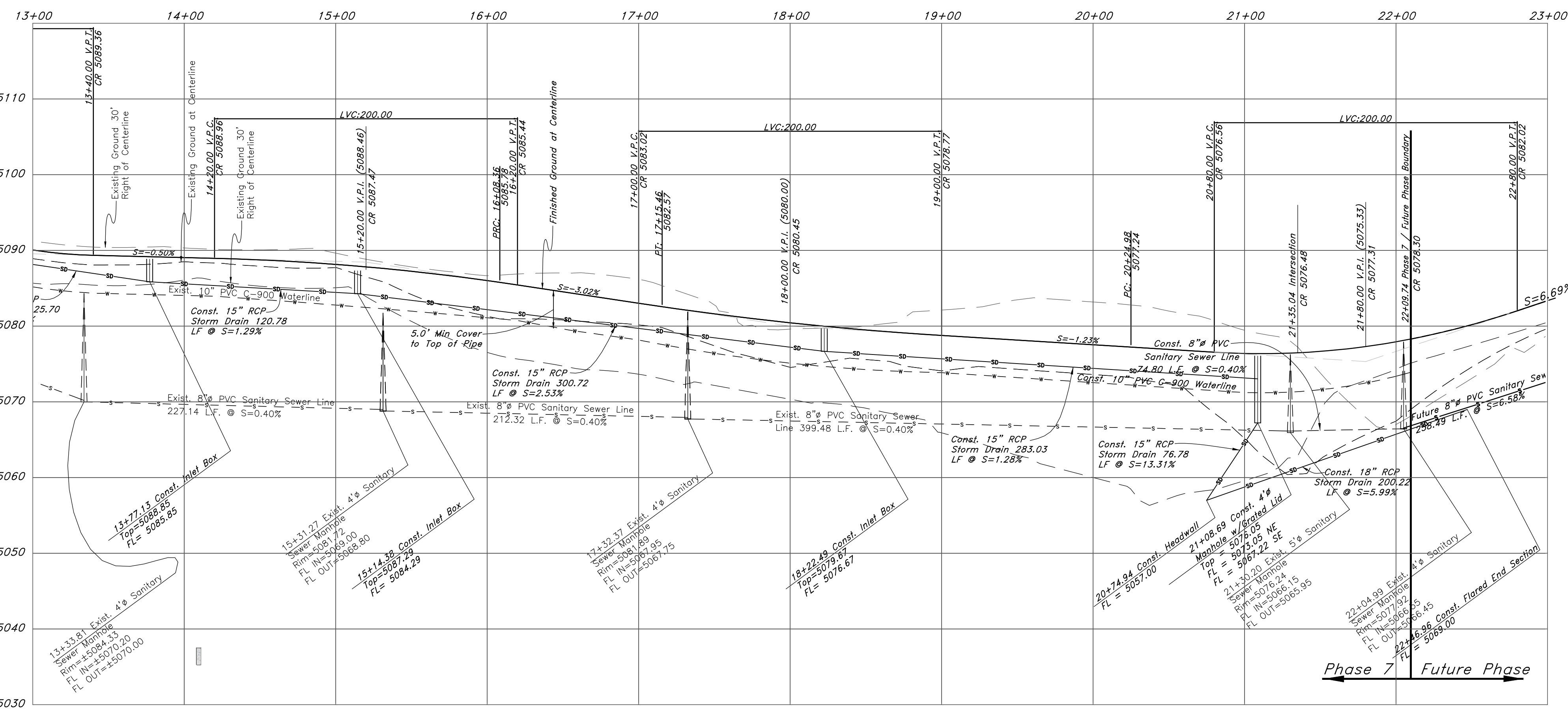
4 Feb, 2014

SHEET NO.
1a

96N120 Waterline

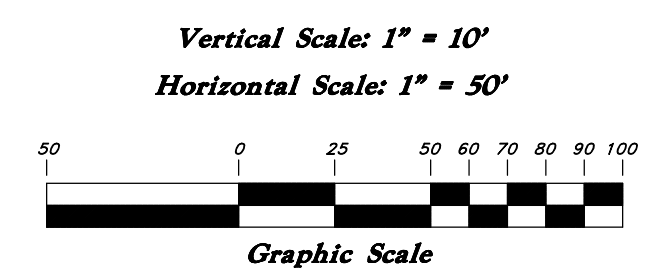
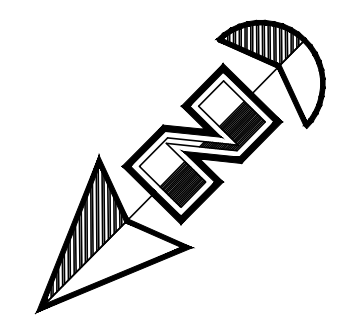


**Common Area Ph. 7
Hawks Lane and Quail Hollow**



Standard Rural Roadway Section

NOTE: TO PREVENT SOIL EROSION, PROTECT STEEP SLOPES WITH HYDROSEEDING OR EROSION CONTROL BLANKETS.



Legend

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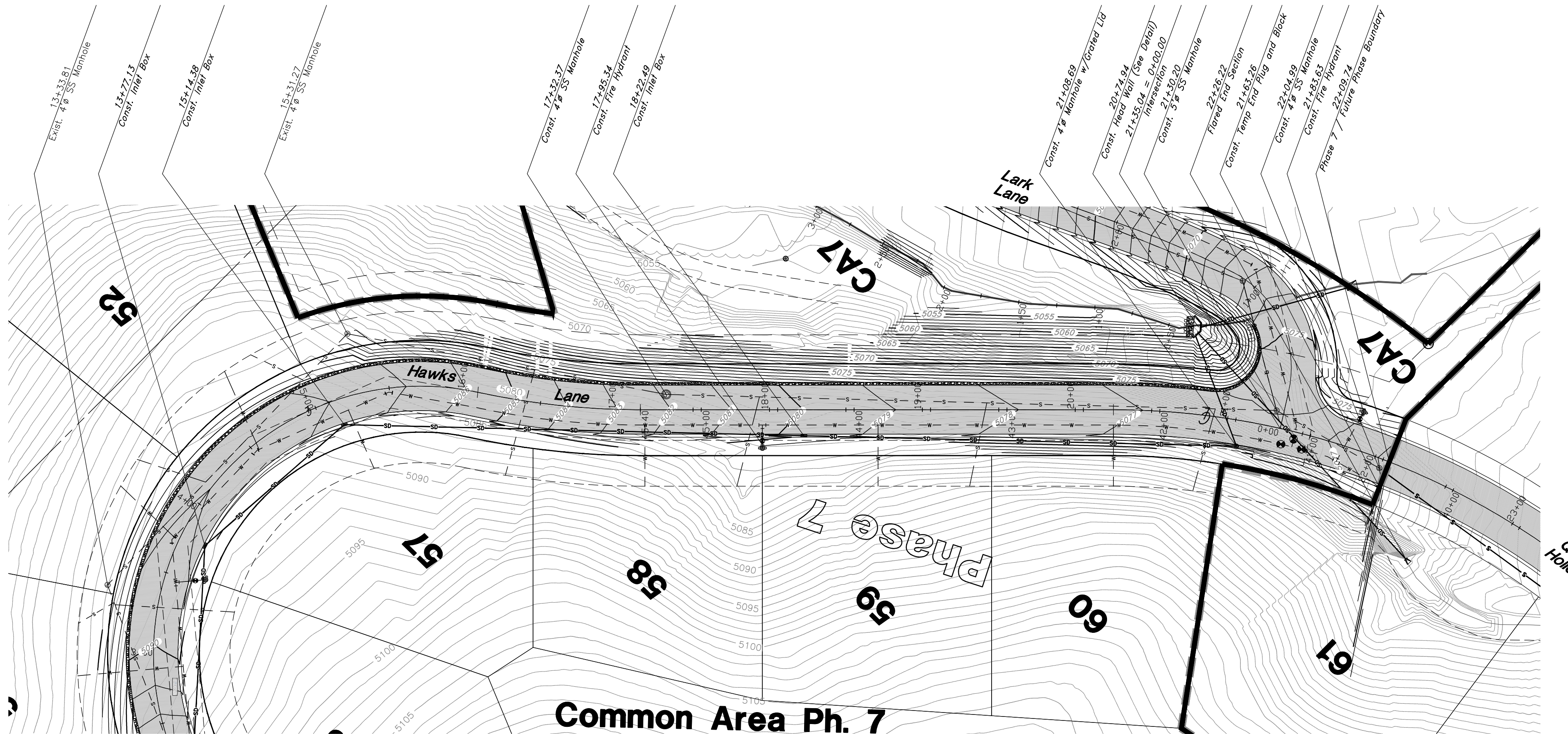
REV	DATE	DESCRIPTION

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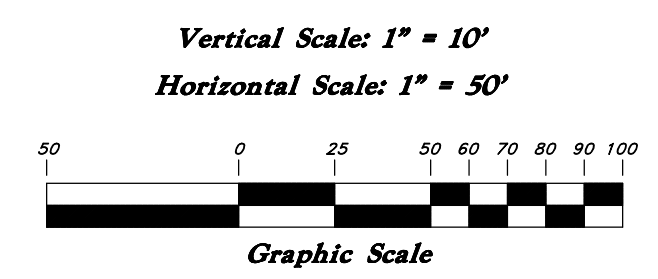
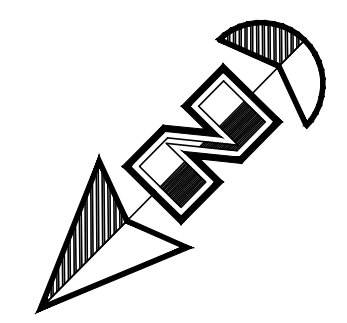
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Plan / Profile (Utility)

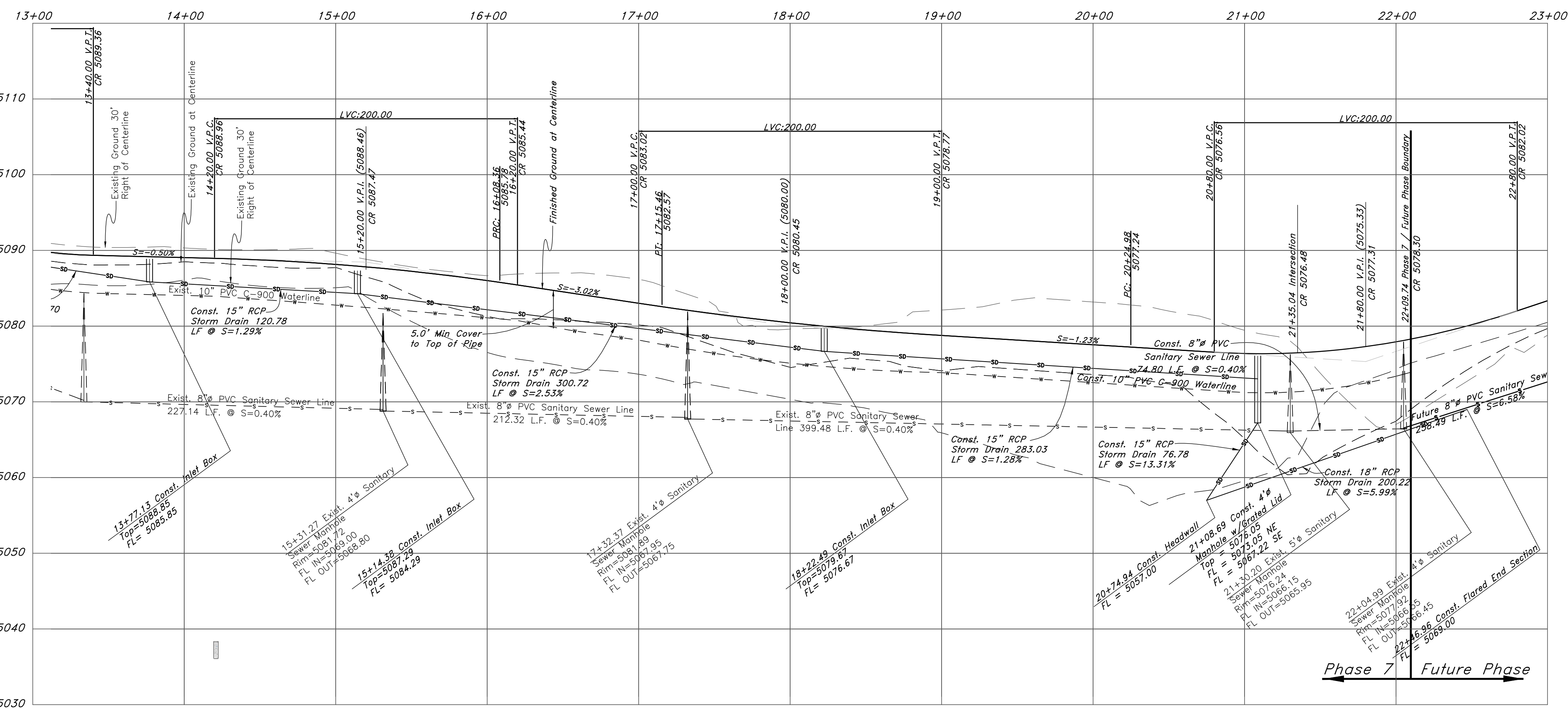
The Chalets at Ski Lake No. 7
 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, T6N, R1E, S16&M, U.S. Survey



NOTE: TO PREVENT SOIL EROSION, PROTECT STEEP SLOPES WITH HYDROSEEDING OR EROSION CONTROL BLANKETS.



Common Area Ph. 7
Hawks Lane and Quail Hollow



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

REV	DATE	DESCRIPTION

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Plan / Profile (Grading)

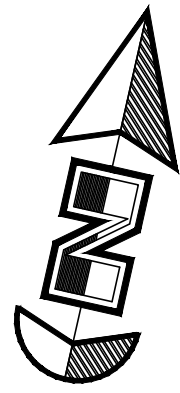
The Chalets at Ski Lake No. 7

A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, 1/4 of Section 23, T6N, R1E, SLB&M, U.S. Survey

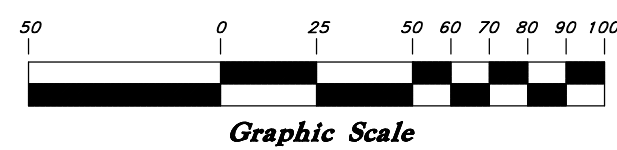
4 Feb, 2014

SHEET NO.
2a

96N120 Waterline



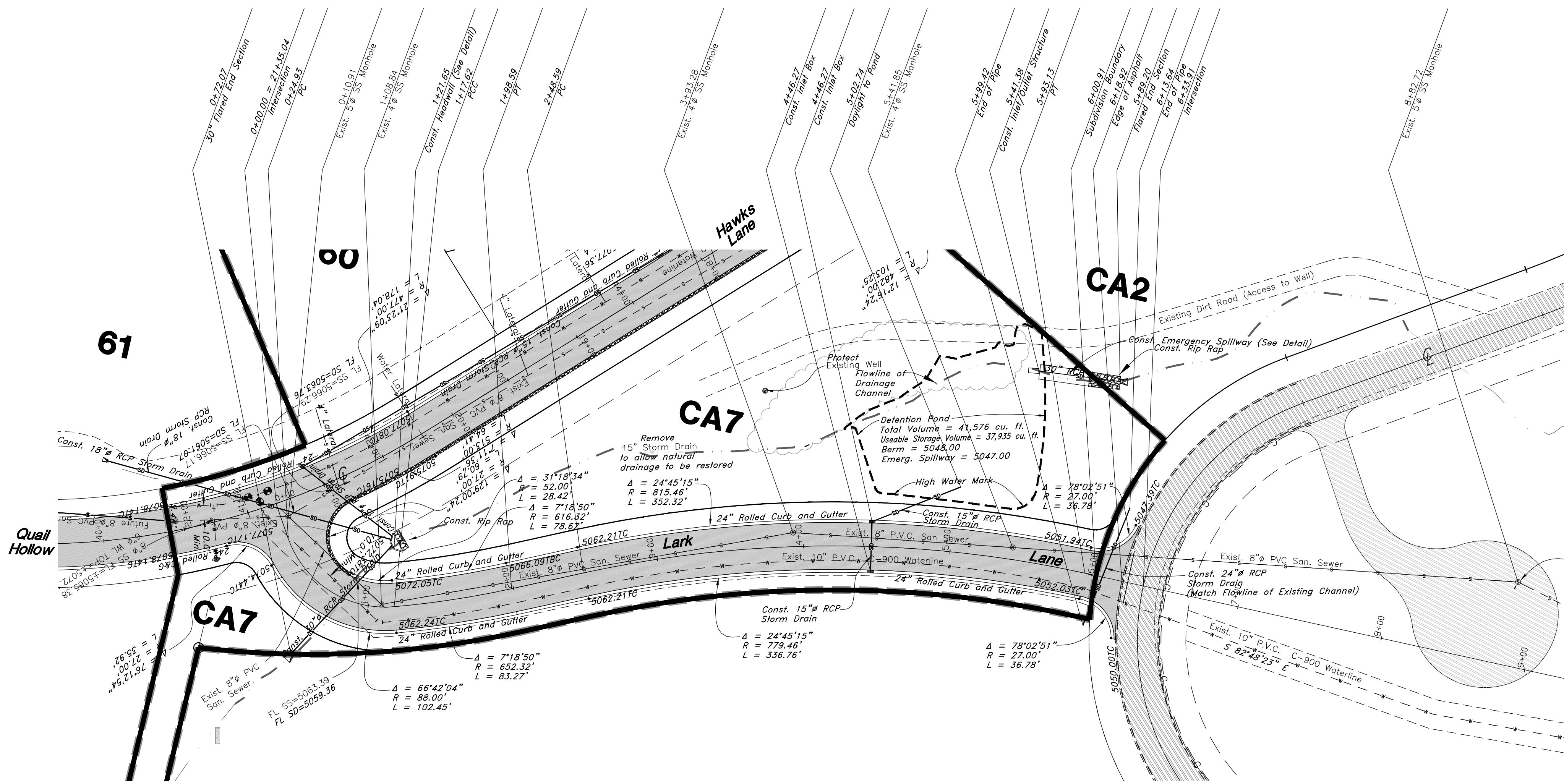
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Horizontal Scale: 1" = 50'



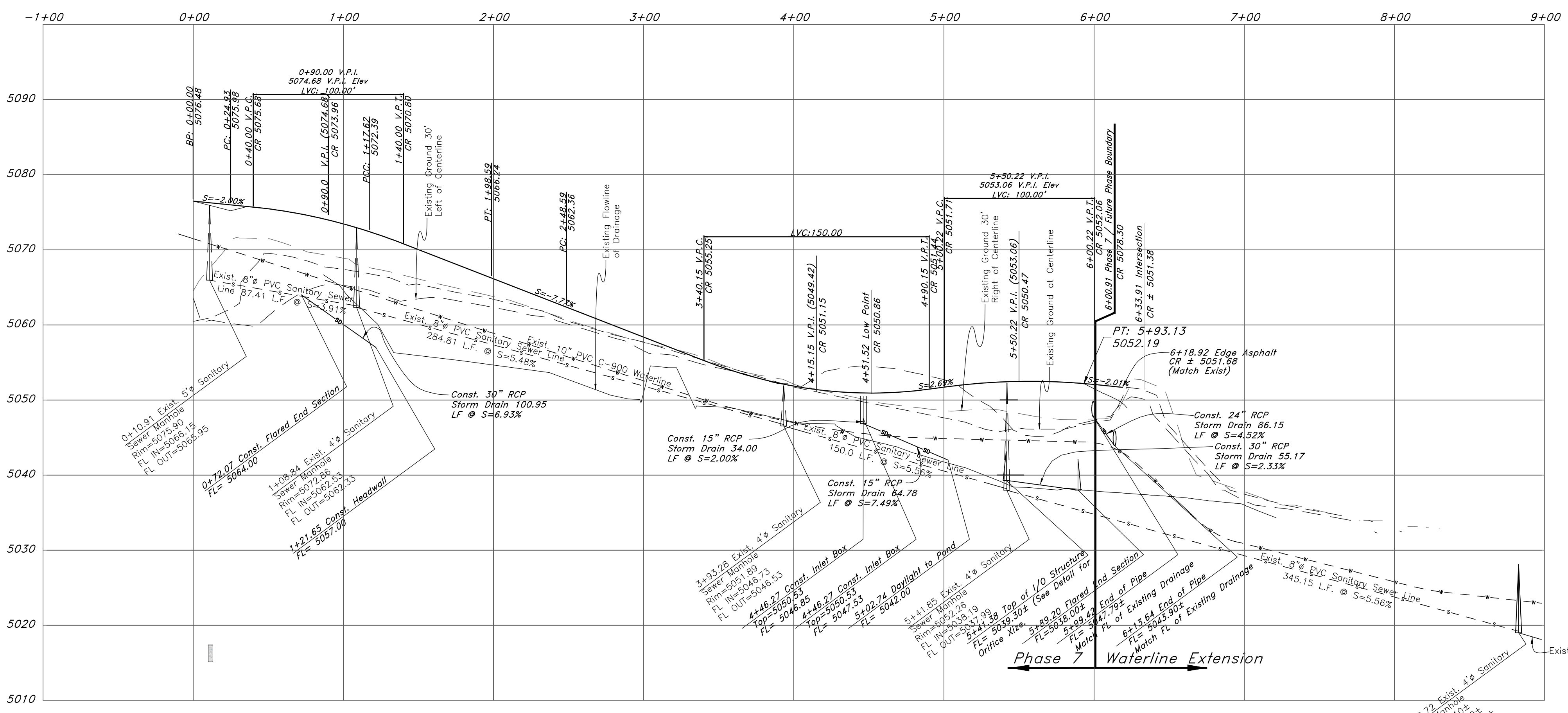
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
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- Water Valve
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- Storm Drain
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- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- TW
- TCN
- Top of Walk
- NG
- Natural Ground
- Finish Contour
- Exist. Contour
- 90
- 95.337A
- 95.122K
- R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



NOTE: TO PREVENT SOIL EROSION, PROTECT STEEP SLOPES WITH HYDROSEEDING OR EROSION CONTROL BLANKETS.



REV	DATE	DESCRIPTION

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Plan / Profile (Utility)

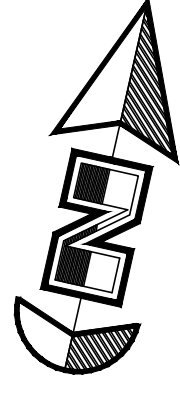
The Chalets at Ski Lake No. 7

A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S18&M, U.S. Survey

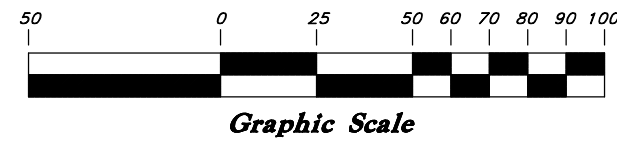
4 Feb, 2014

SHEET NO.
3

96N120 Waterline



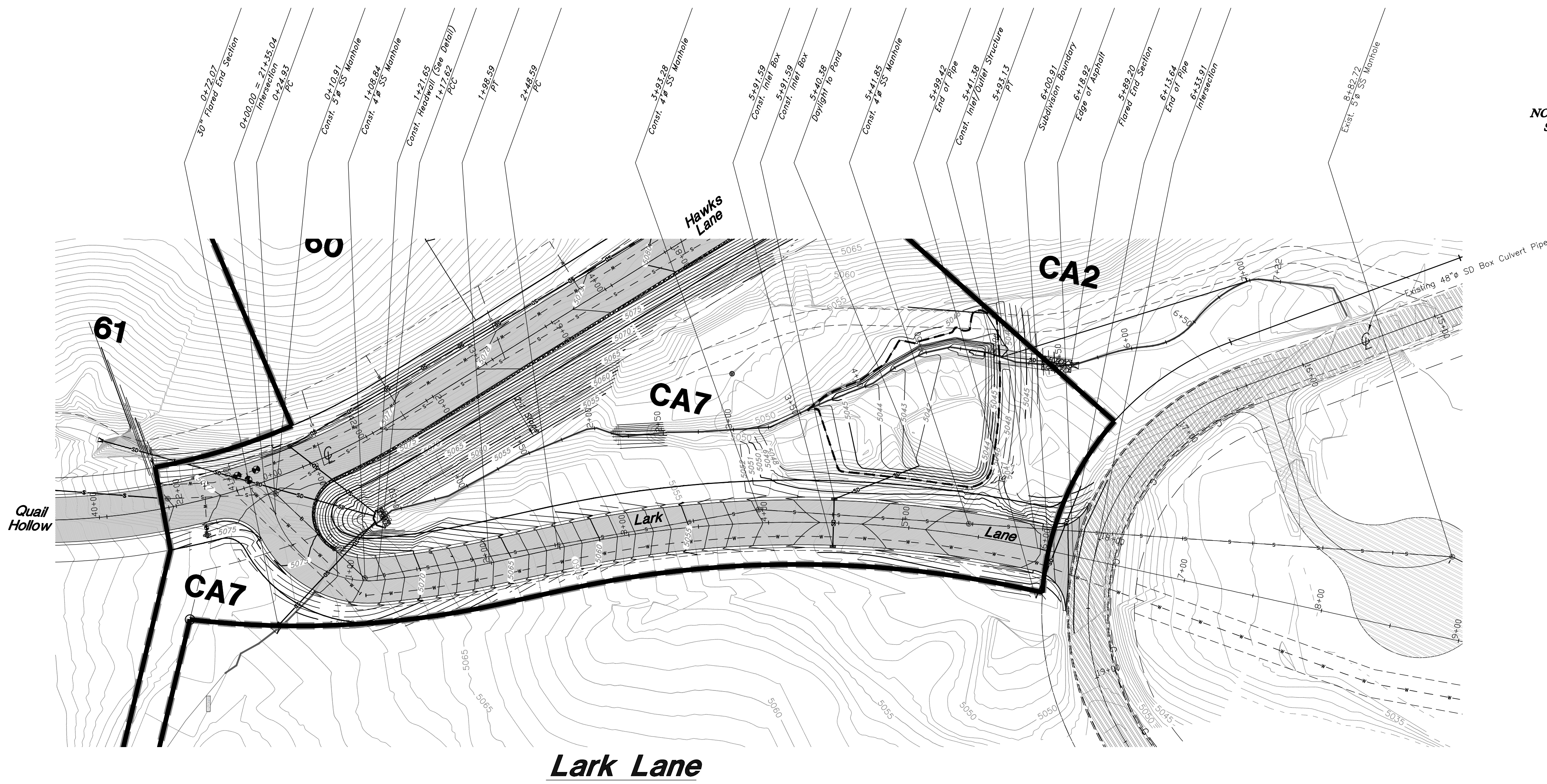
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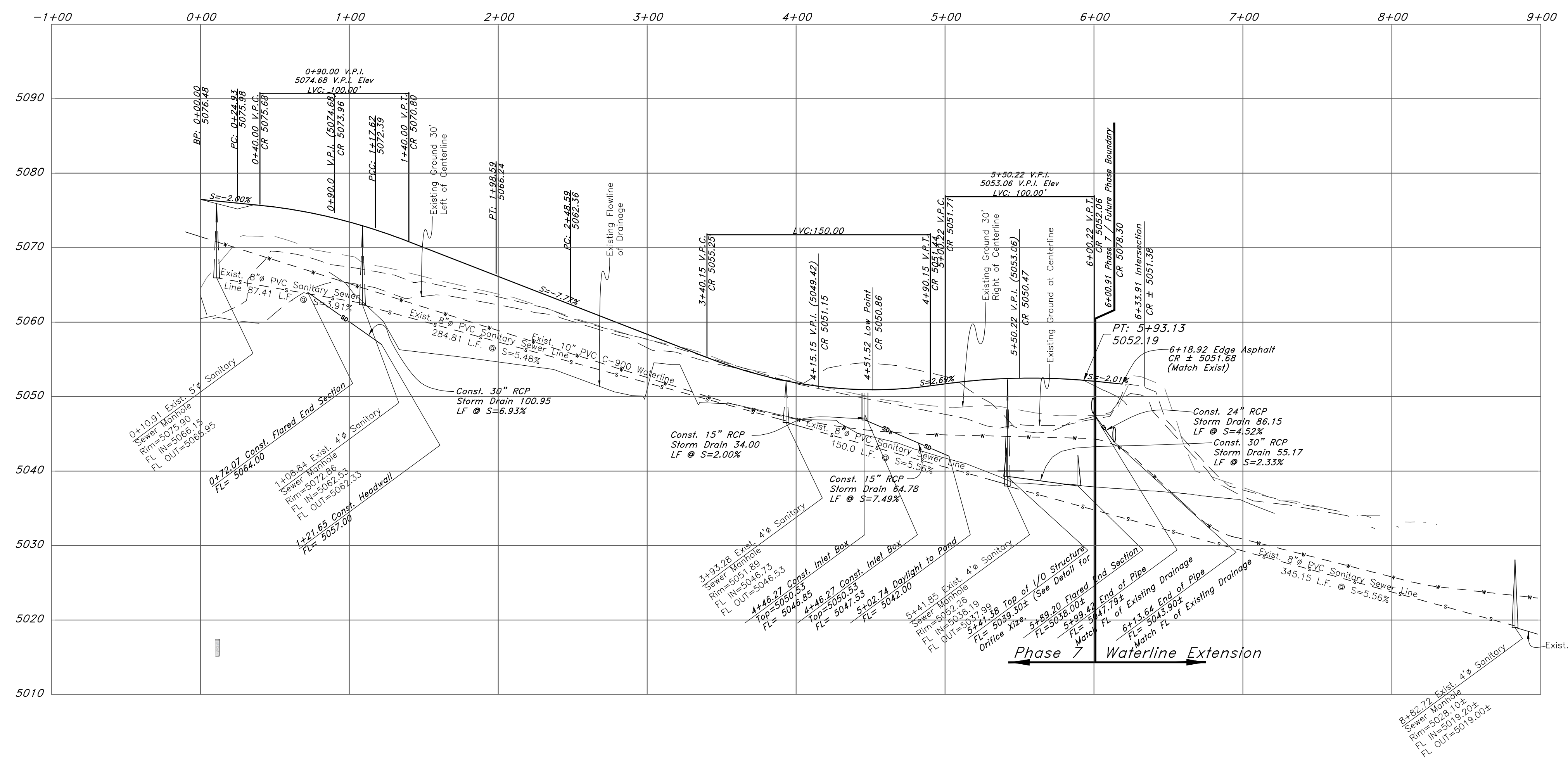
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
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- New Asphalt
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- Open Face
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Plan / Profile (Grading)

The Chalets at Ski Lake No. 7

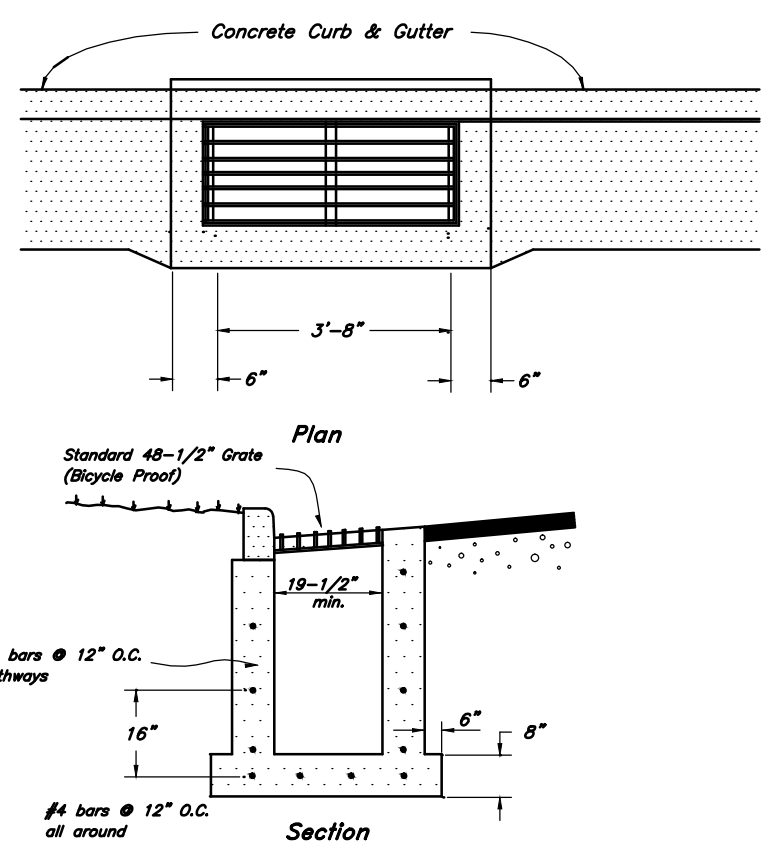
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S18&M, U.S. Survey

4 Feb, 2014

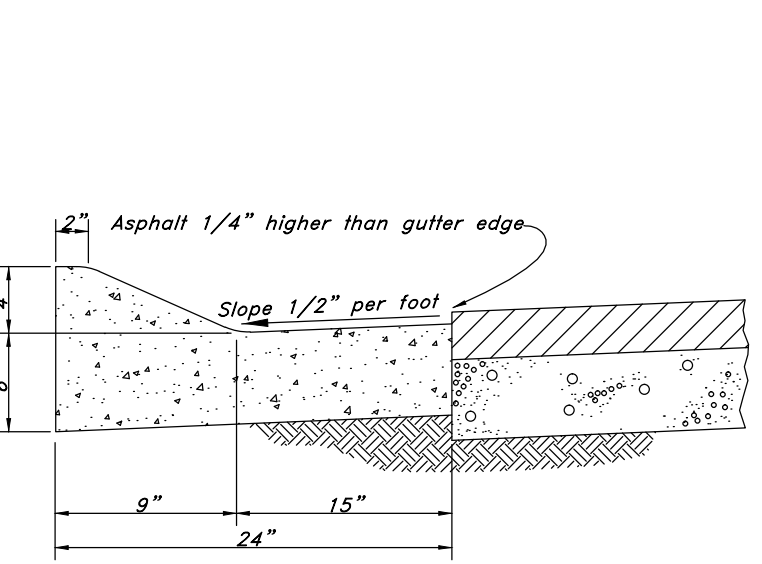
SHEET NO.

3a

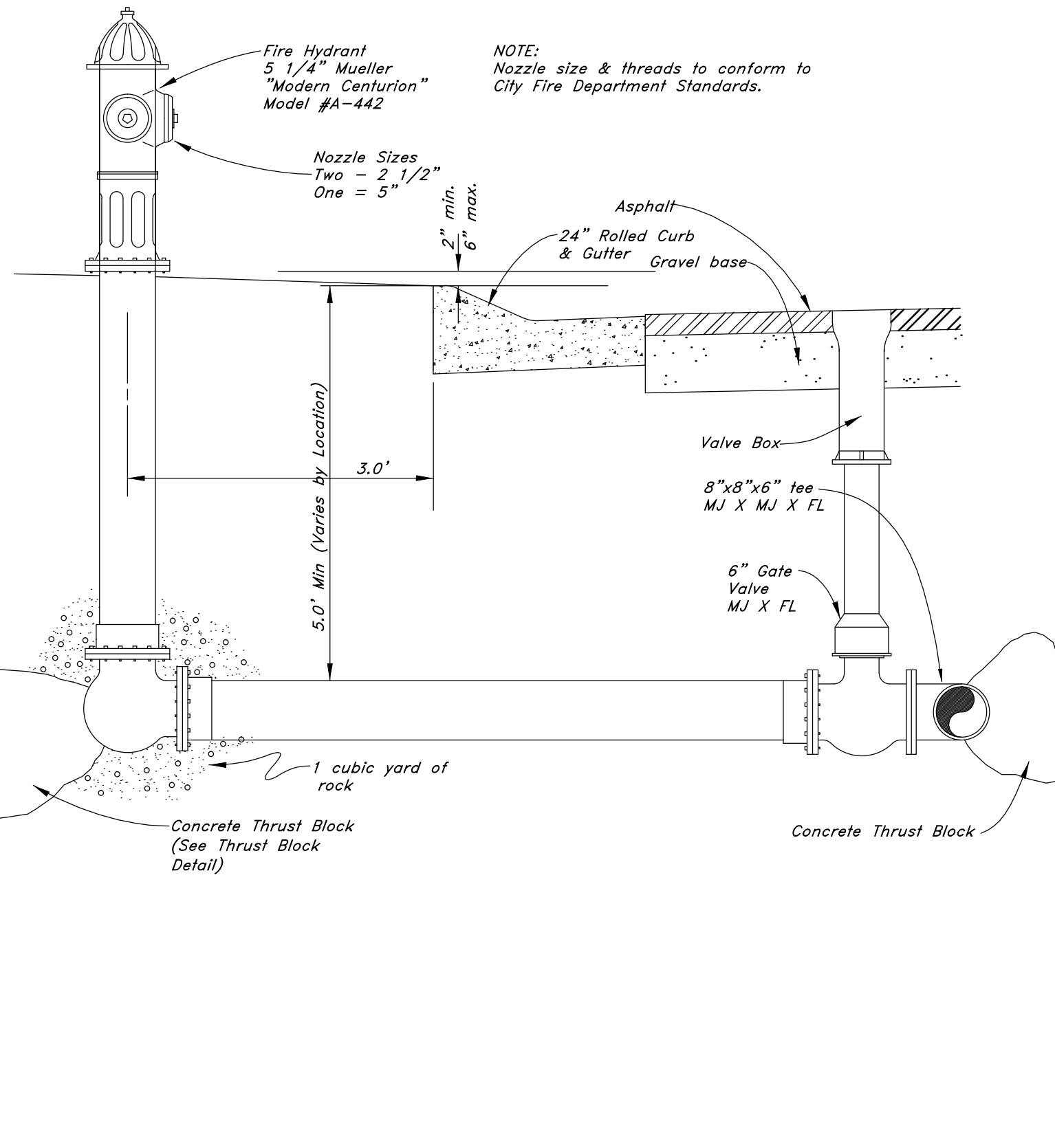
96N120 Waterline



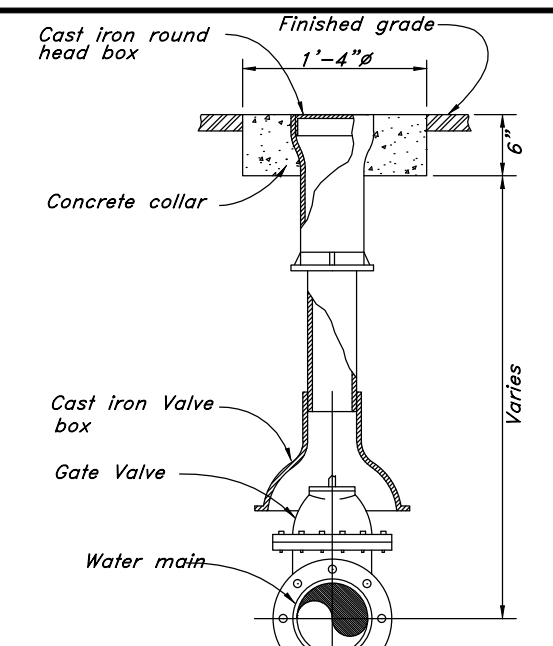
1 Typical Inlet Box
Not to Scale



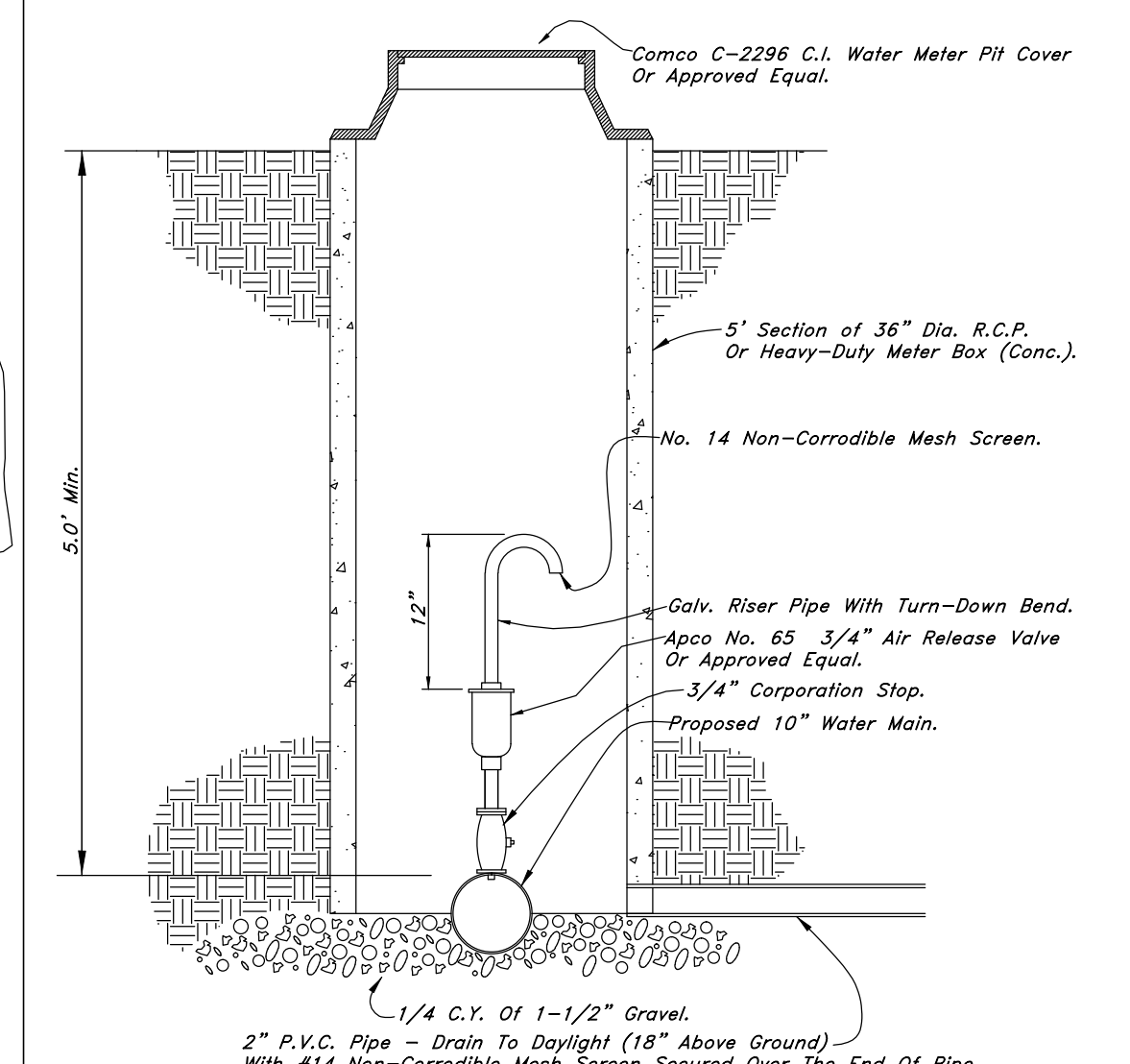
2 Typical 24" Std. Rolled Curb and Gutter
Not to Scale



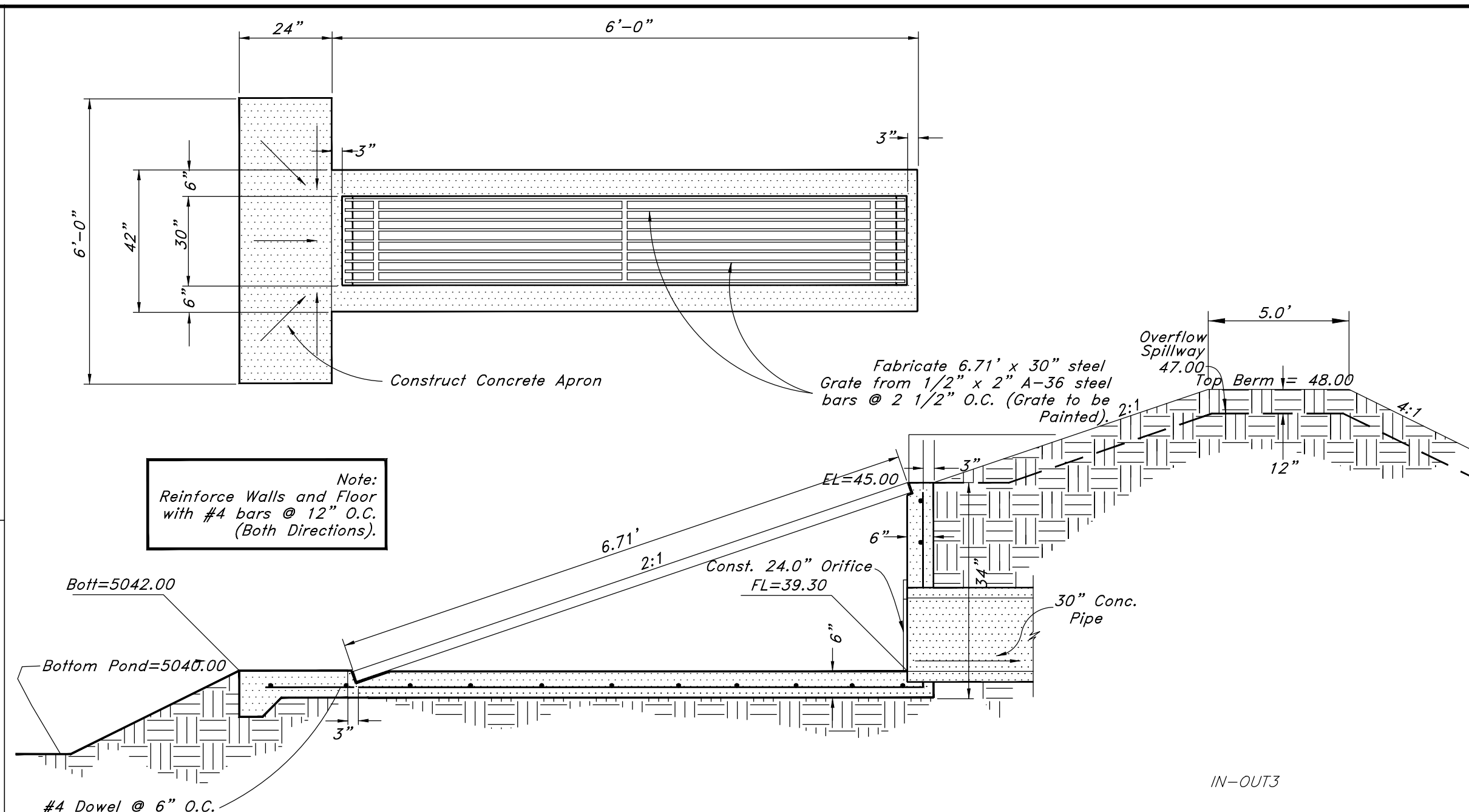
3 Typical Fire Hydrant & Valve Connection
Not to Scale



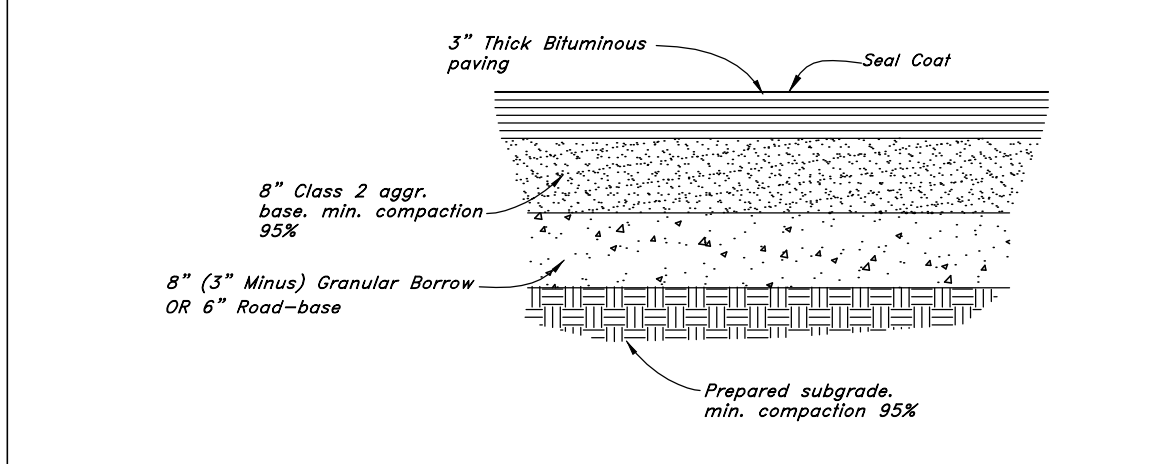
4 Typical Gate Valve
Not to Scale



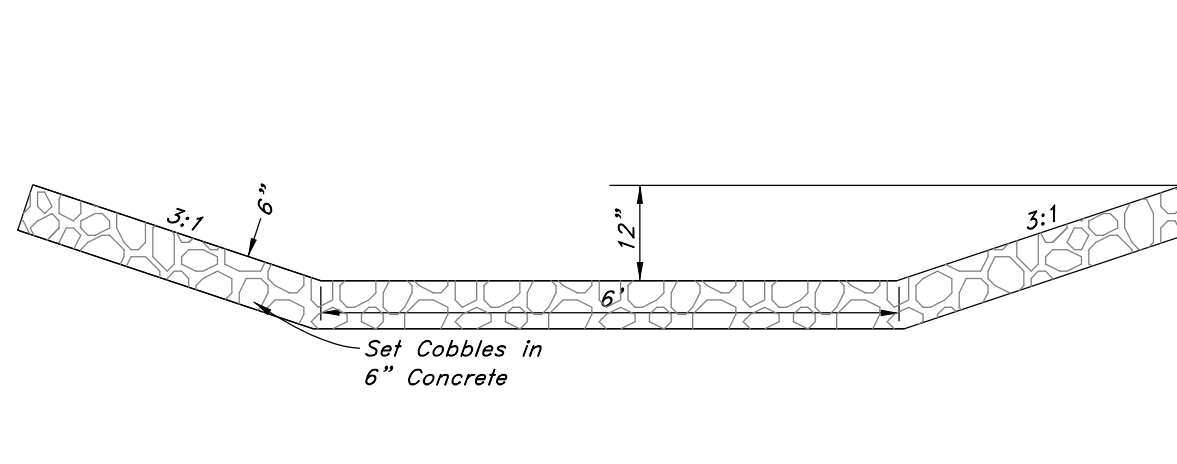
5 Air Release Detail
Not to Scale



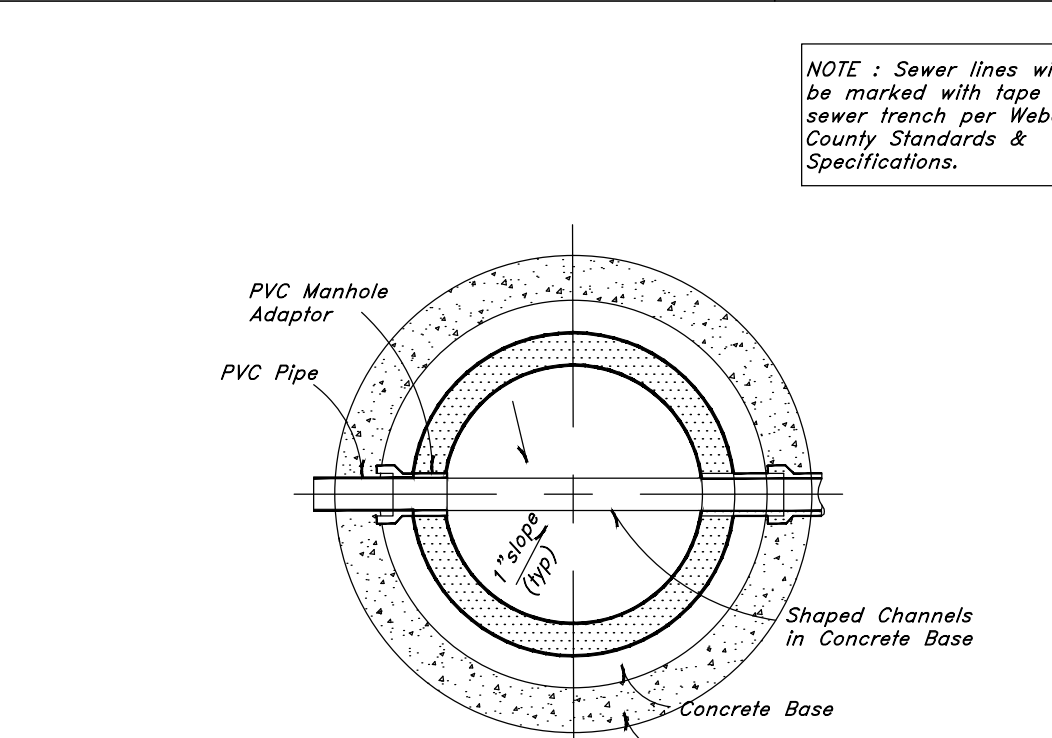
6 Detail of Inlet / Outlet Structure
Not to Scale



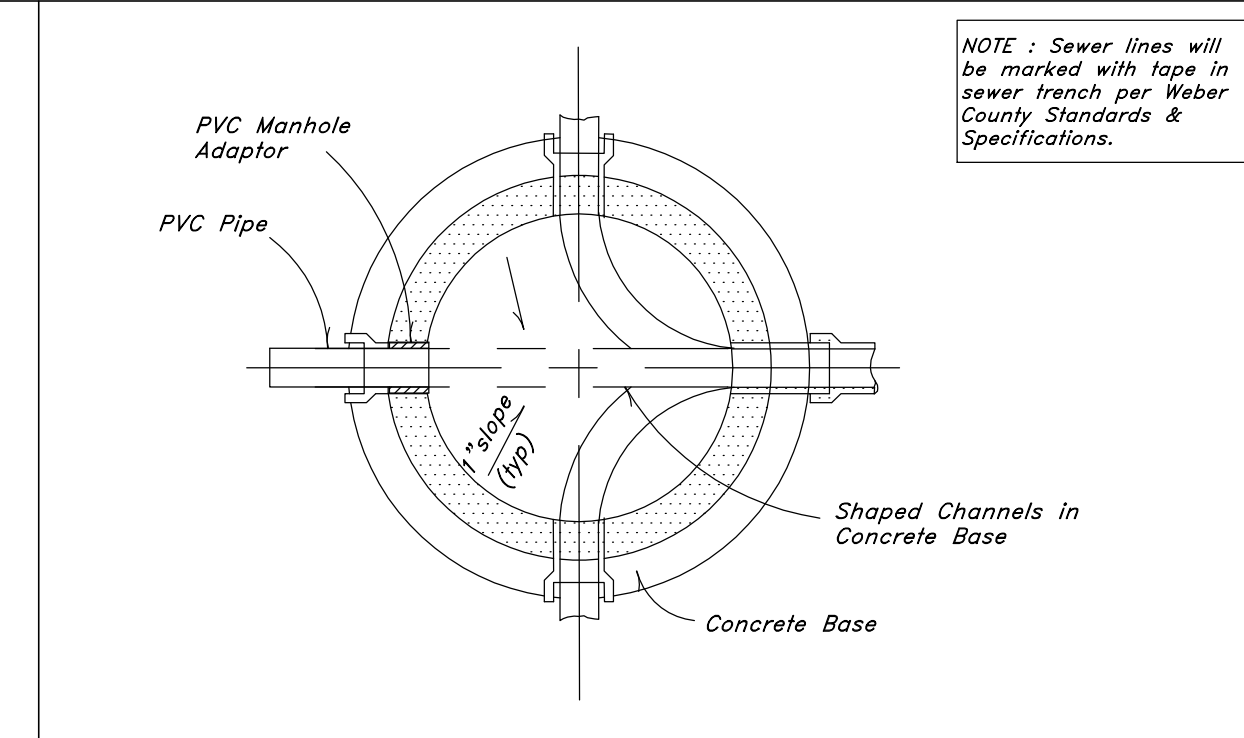
7 Typical Pavement Section
Not to Scale



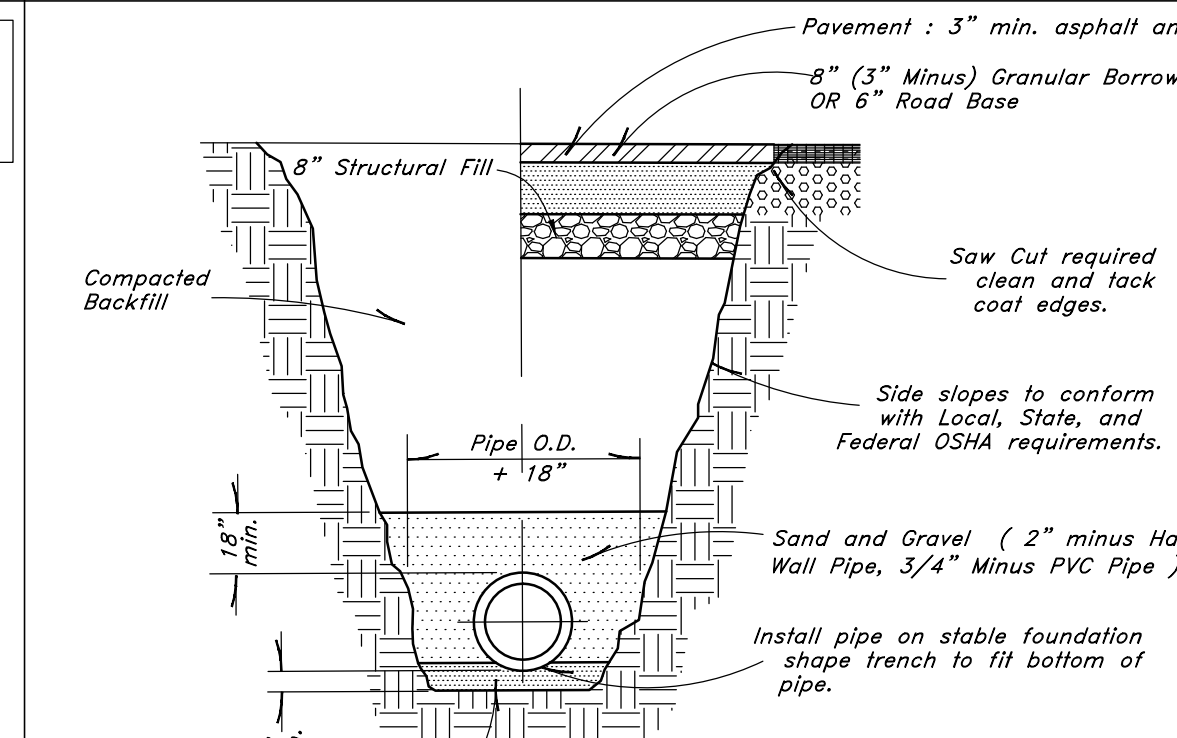
8 Emergency Overflow Spillway
Not to Scale



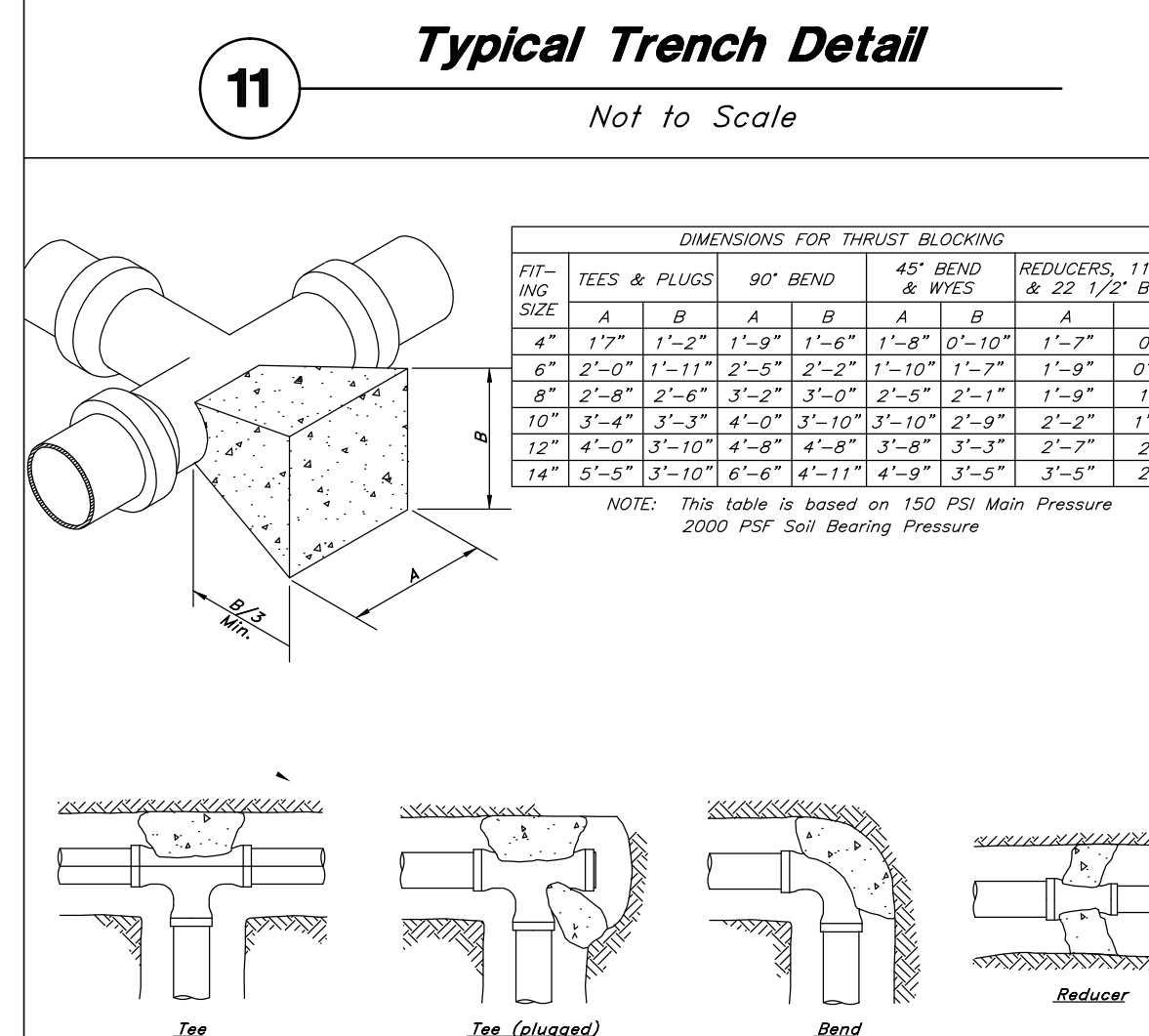
9 Typical 4.0' Manhole Detail
Not to Scale



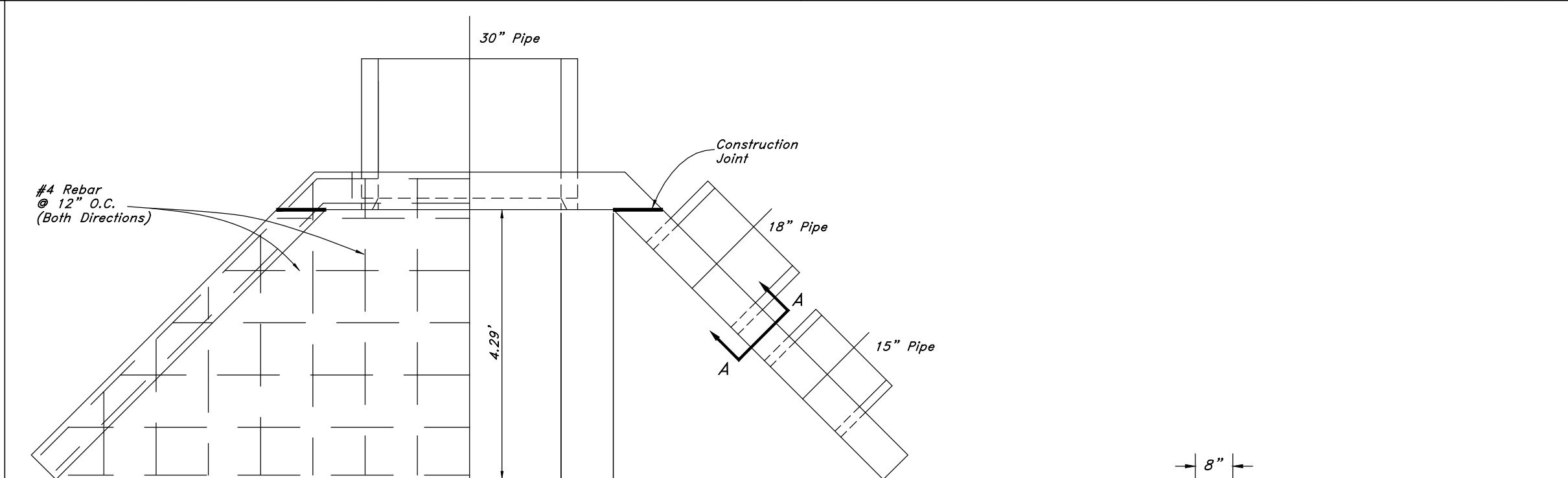
10 Typical 5.0' Manhole Detail
Not to Scale



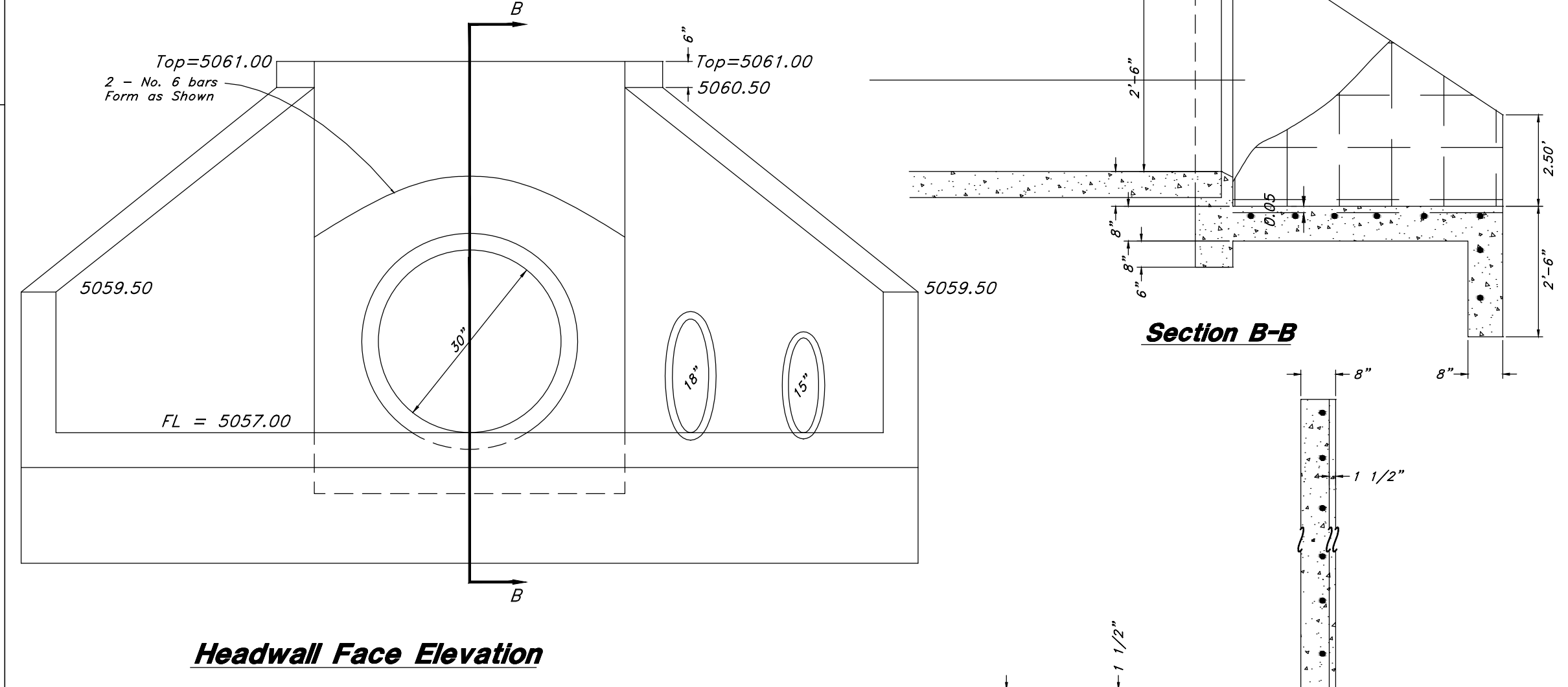
11 Typical Trench Detail
Not to Scale



12 Thrust Blocking Details
Not to Scale



13 Standard Headwall Detail
Not to Scale

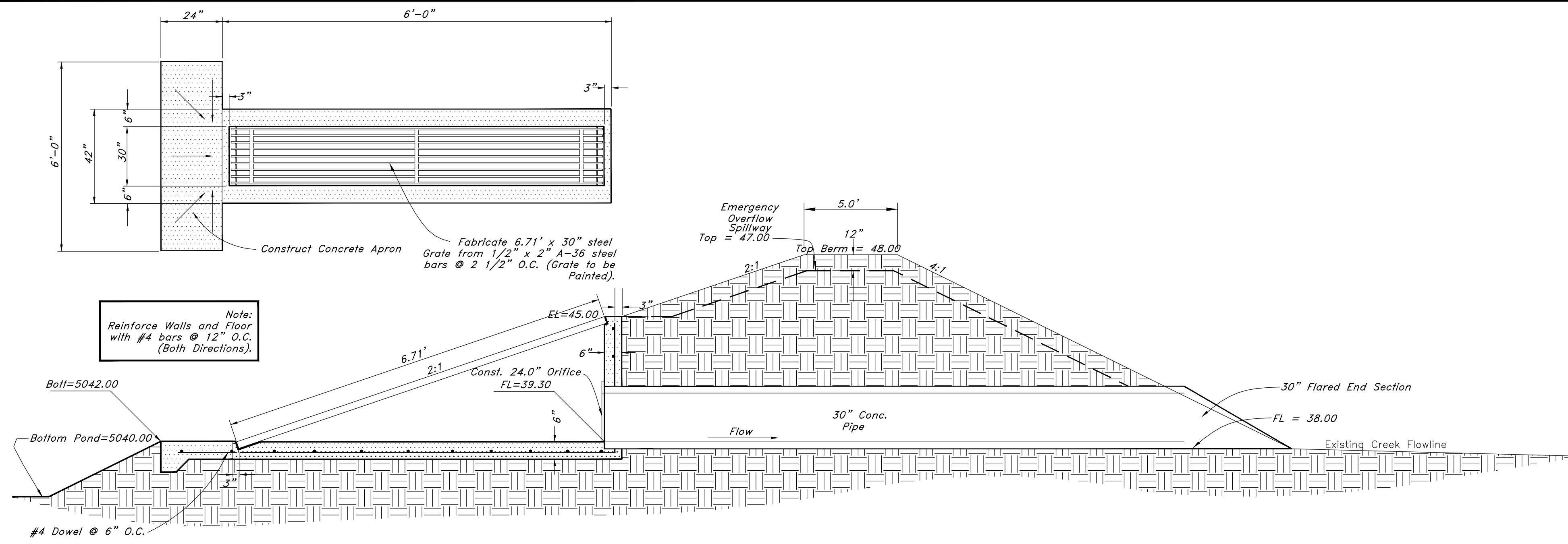


13 Standard Headwall Detail
Not to Scale

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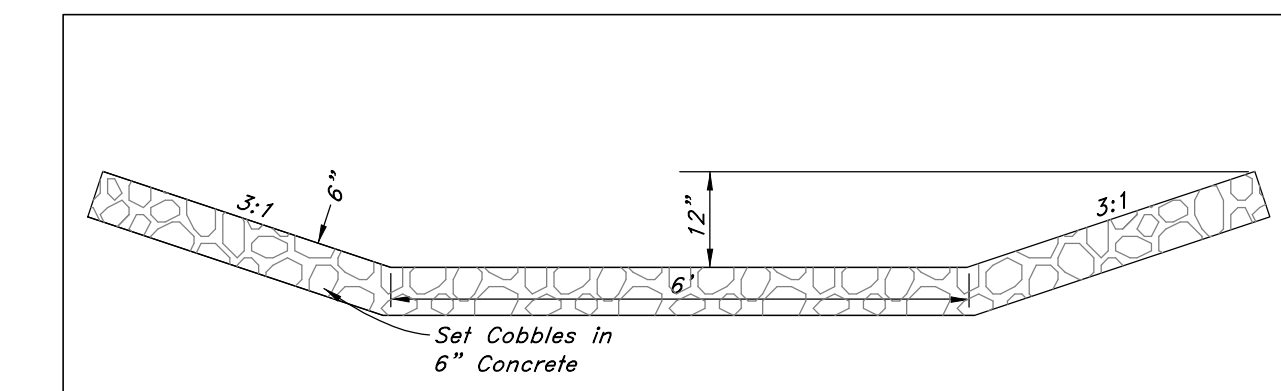
The Chalets at Ski Lake No. 7
 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, 1/4 of Section 23, and a part of the U.S. Survey

4 Feb, 2014
 SHEET NO. **4**
 96N120 Waterline

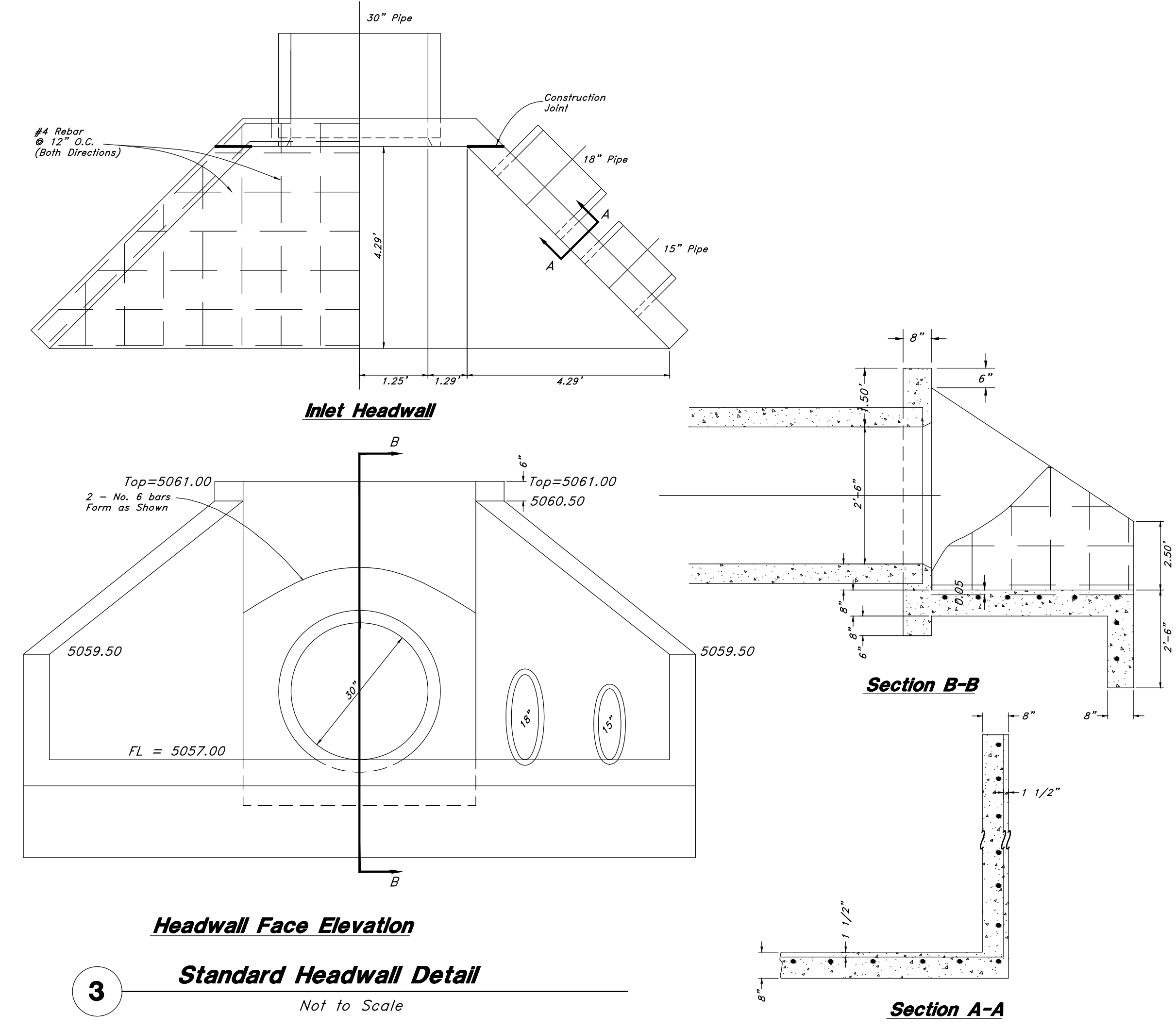


IN-OUT3

1 **Detail of Inlet / Outlet Structure**
Not to Scale



2 **Emergency Overflow Spillway**
Not to Scale



3 **Standard Headwall Detail**
Not to Scale

REV	DATE	DESCRIPTION

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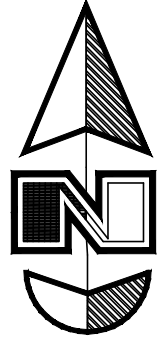
Details

The Chalets at Ski Lake No. 7
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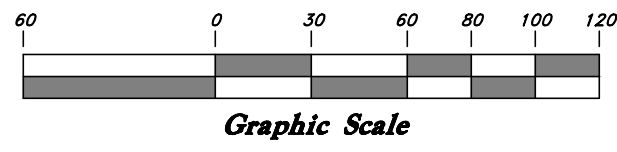
4 Feb, 2014

SHEET NO.
Pond

96N120 Waterline



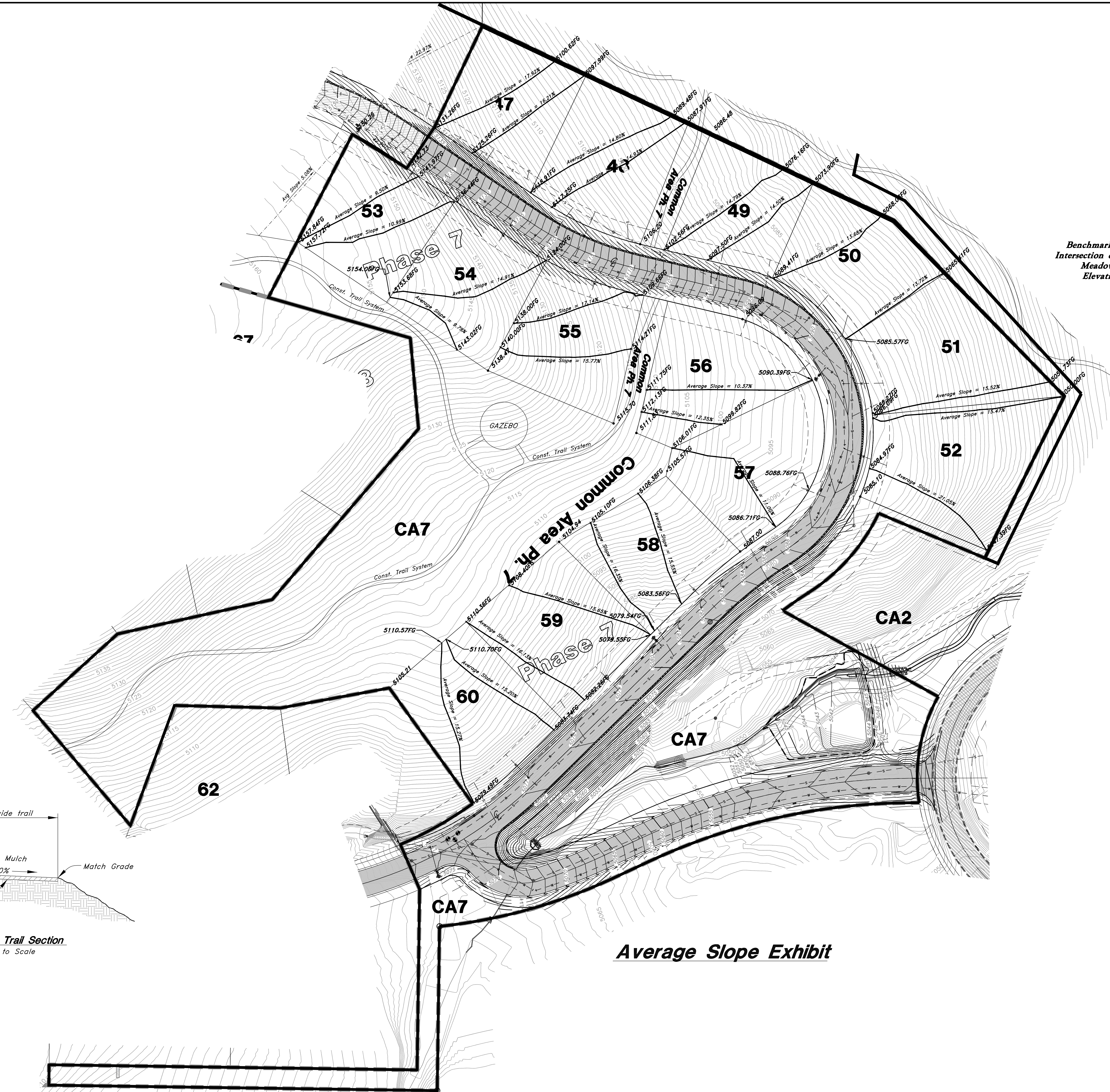
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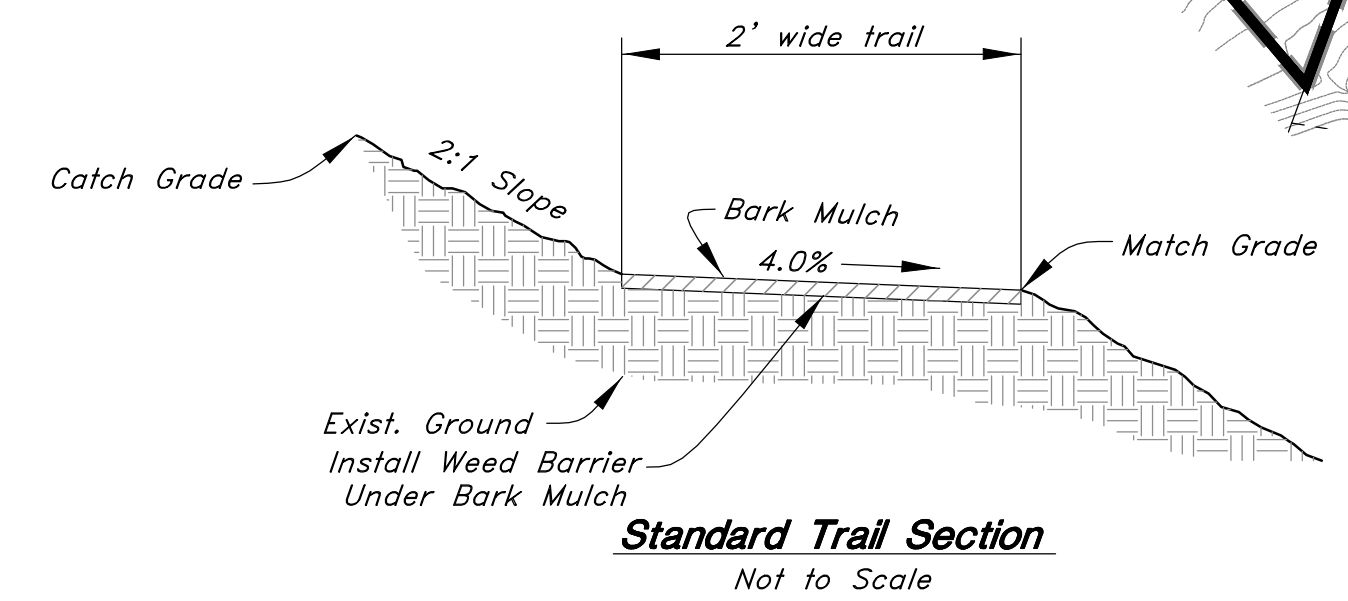
Legend

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- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- 95.337A
- 95.327A
- R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Benchmark: Monument at
Intersection of Quail Lane and
Meadow Lark Lane
Elevation: 5022.34



Average Slope Exhibit

REV	DATE	DESCRIPTION

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Average Slope Exhibit

The Chalets at Ski Lake No. 7

A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24,

4 Feb, 2014

SHEET NO.
EX
96N120 Waterline