

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.

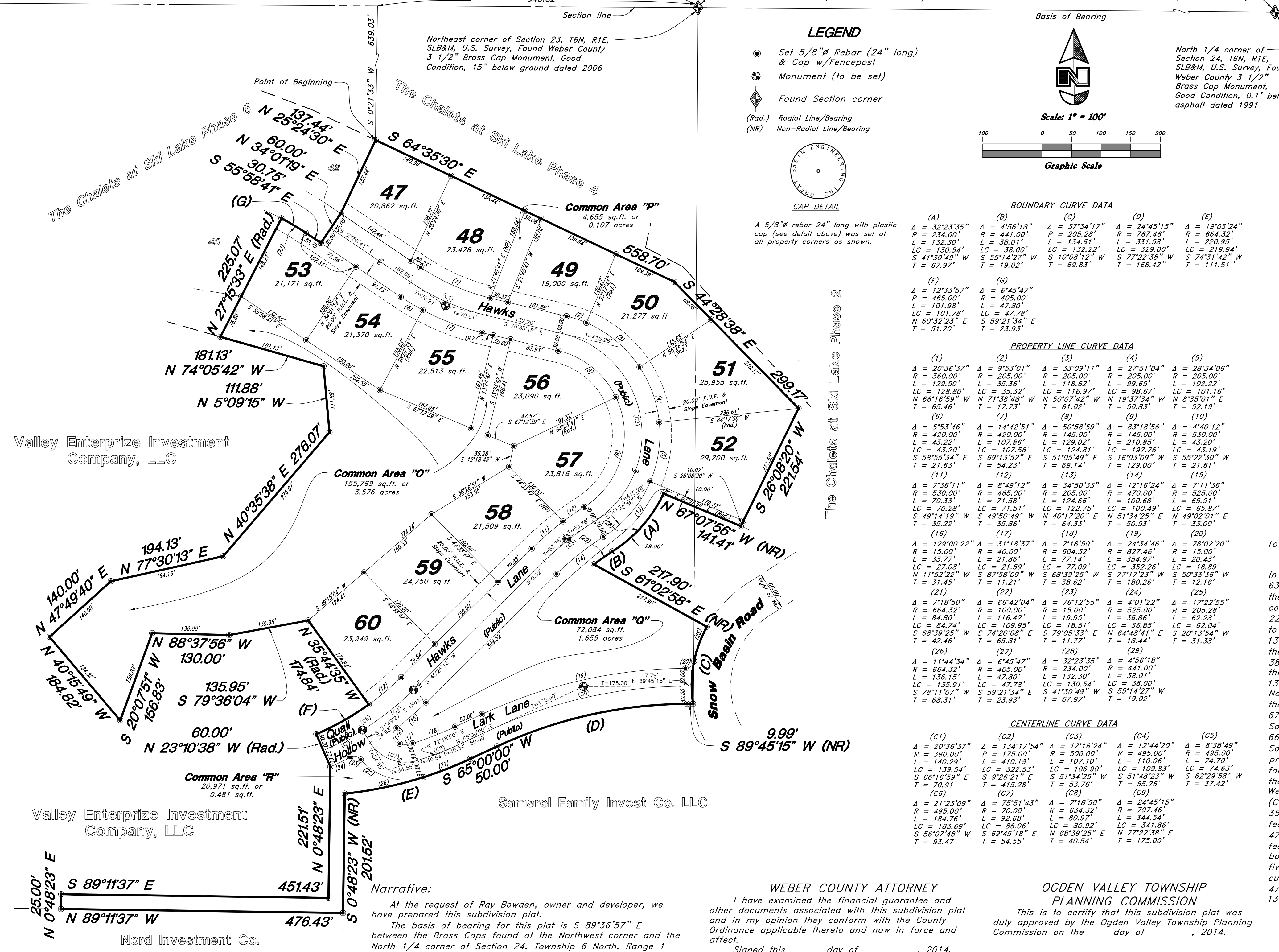
166484
License No.

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)

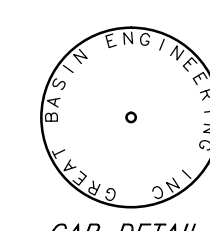
2660.80' W.C.S. 543.52' Section line

2660.83' W.C.S. (2660.93' meas.)



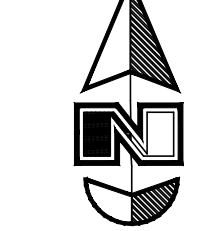
LEGEND

- 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

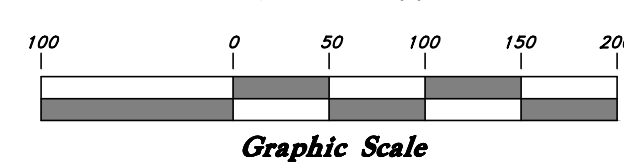


A 5/8" rebar 24" long with plastic cap (see detail above) was set at all properly corners as shown.

Basis of Bearing



Scale: 1" = 100'



North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey, Found Weber County 3 1/2" Brass Cap Monument, Good Condition, 0.1' below asphalt dated 1991

BOUNDARY CURVE DATA

(A)	(B)	(C)	(D)	(E)
Δ = 32°33'35"	Δ = 4°56'18"	Δ = 37°09'17"	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 = 69.97'	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 = 52.19'

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'

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.

State of _____ County of _____
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: _____
Commission Expires: _____
A Notary Public commissioned in Utah
Print Name

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 205.28 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.

Contains 15.995 acres.

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.

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.

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 _____, 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.

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.

Valley Enterprise Investment Company, LLC

Valley Enterprise Investment Company, LLC

Samarel Family Invest Co. LLC

Nord Investment Co.

Developer: Valley Enterprise Investment Company, LLC. Ray Bowden - President

- ### 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.

GREAT BASIN ENGINEERING INC.
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