

Schlaf Subdivision

A part of the Northeast Quarter of Section 24, T6N, R1E, SLB & M., U.S. Survey
Weber County, Utah
June 2020

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 this plat of Schlaf 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. Monuments have been set as depicted on this drawing.
I also certify that all the lots within this plat of Schlaf Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2020.

166484

License number

Mark E. Babbitt

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 Schlaf Subdivision and do hereby 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 Private Streets and the lands designated hereof as sanitary sewer easements, slope and public utility/drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage/detention facilities, sanitary sewer facilities, grading, 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, and hereby grant a temporary turn around easement as shown hereon to be used by the public until such time that the road is extended. The temporary turn around easement shall be revoked and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full and exclusive use and benefit of the lot owners.
Signed this _____ day of _____, 2020.

John Michael Schlaf

State of _____ }
County of _____ } ss

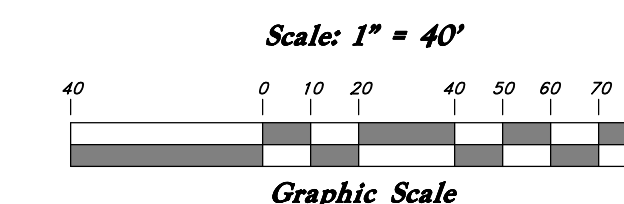
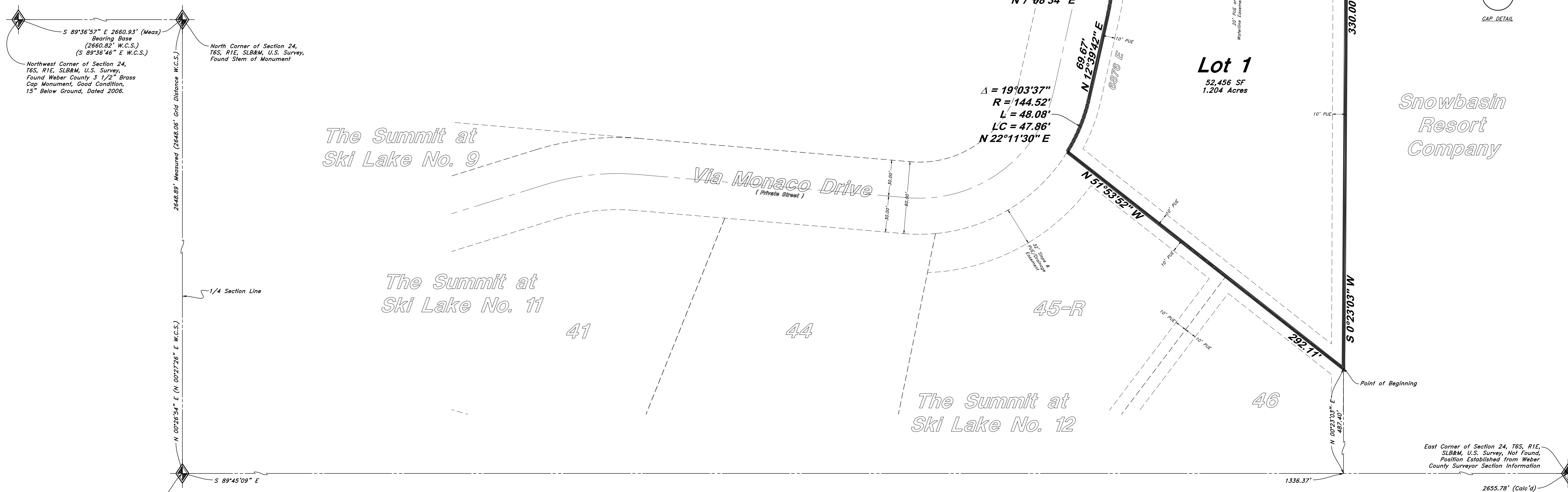
The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____.

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

BOUNDARY DESCRIPTION

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 at the Northeast Corner of Lot 46 of the Summit at Ski Lake No. 12, a subdivision in Weber County, Utah, which is 1336.37 feet South 89°45'09" East along the section line and 487.40 feet North 00°23'03" East along the East line of said The Summit at Ski Lake No. 12 subdivision from the Center of said Section 24; and running thence North 51°53'52" West 292.11 feet along said Northeasterly line of said subdivision to the Easterly line of Via Monaco, a Private Street; thence along said Easterly line the following three (3) courses: Northerly along the arc of a 144.52 foot radius curve to the left 48.08 feet (Central Angle is 19°03'37" and Long Chord bears North 22°11'30" East 47.86 feet), North 12°39'42" East 69.67 feet, and Northerly along the arc of a 225.00 foot radius curve to the left 43.35 feet (Central Angle is 11°02'16" and Long Chord bears North 07°08'34" East 43.28 feet) to the Southwest corner of Lot 32, Valley Lake Estates No. 3, Weber County, Utah; thence South 88°22'34" East 193.43 feet along the South line of said Lot 32; thence South 00°23'03" West 330.00 feet to the Point of Beginning.

Contains 52,456 square feet
Or 1.204 acres



- ### LEGEND
- Found Rebar & Cap w/Fencepost
 - Set 5/8" Rebar (24" long) & cap w/Fencepost
 - ◆ Section corner
 - ⊕ Monument
 - GREAT BASIN NORTH
 - GAP DETAIL



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 _____, 2020.

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 _____, 2020.

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 _____, 2020.

WEBER COUNTY SURVEYOR
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/or liabilities associated therewith.
Signed this _____ day of _____, 2020.

NARRATIVE
At the request of John Schlaf, owner of property, this property is an underdeveloped parcel of land located on an existing private street (Via Monaco) adjacent to the South Boundary of Valley Lake Estates No. 3 and the North Boundary of the Summit at Ski Lake No. 12. The basis of bearing for this plat is S 89°36'37" E between a Brass Cap found at the Northwest corner and the remnant stem of a monument at the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. This bearing has been used throughout the Ski Lake Developments adjacent to this property. Valley Lake Estates No. 3 rotated 00°15'03" clockwise to match bearing base of subdivision.

Notes:
1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. Private Streets also serve as Public Utility Easements.
3. This lot is located in a geologic study area. A Geotechnical Engineering Geological Reconnaissance Study by CMT Engineering Laboratories, dated January 5, 2019, Project #13838, is available for review at the Weber County Planning Office.
4. Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
5. An excavation permit is required for all work done within existing Right-of-Way.

DEVELOPER:
John Schlaf
6874 East 1100 South
Huntsville, Utah 84317

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN UTAH 84403
MAIN (801)394-4515 S.L.C (801)921-0222 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