

2. Slope Easements vary by width as indicated by dashed

3. Common Areas may be used as Public Utility Easements.

5746 SOUTH 1475 EAST OGDEN, UTAH 84403

MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544

W W W . G R E A T B A S I N E N G I N E E R I N G . C D M

OWNER'S DEDICATION

The undersigned owner of the herein described tract of land does hereby set apart and subdivide the same into lots and private streets as shown on this plat, and does hereby name said tract Legacy Mountain Estates, a Planned Residential Unit Development, and does hereby grant and convey to Legacy Mountain Owners Association, Inc. (and its successors and assigns) whose membership consists of the Association's members/owners and their grantees, successors or assigns a right of way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, with such Private Streets to be maintained by said Association, and also does hereby grant and convey to said 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 Association member/owner in common with all others in the subdivision, and also does hereby reserve unto itself and its grantees and assigns, a perpetual right of way over such Private Rights-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), and does hereby 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 such Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes, and also does hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat 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.

ady or		, 2021.	
ಿ Legacy	Mountain	Estates,	LLC S
 John	Lewis — Presi	ident	

State of }ss

On the day of , 2021, personally appeared before me, John Lewis who being by me duly sworn did say that he is President of Legacy Mountain Estates, LLC. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Lewis acknowledged to me that said Corporation executed the same.

Residing at:						
	A	Notary	Public	commissioned	in	Utah
Commission Evnires:						

BOUNDARY DESCRIPTION

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

Beginning at the Northwest Corner of The Chalets at Ski Lake Phase No. 5, a cluster subdivision in Weber County, Utah, said point being 1660.65 feet North 89°38'27" West along a Section line from the Northeast Corner of said Section 23; and running thence South 0°48'23" West 1936.34 feet along the West line of said Subdivision No. 5 and The Chalets at Ski Lake Subdivision Phases No. 6 and No. 8 in Weber County, Utah to the Southwest Corner of said Phase No. 8; thence Easterly along the South boundary of said Phase No. 8 and The Chalets at Ski Lake Subdivision Phase No. 7, Weber County, Utah; the following (6) six courses: South 89°11'37" East 1085.34 feet, North 0°48'23" East 201.52 feet, Easterly along an arc of a 664.32 foot radius curve to the left 220.96 feet (Central Anale is 19°03'25" and Long Chord bears North 74°31'42" East 219.94 feet), North 65°00'00" East 50.00 feet, Easterly along an arc of a 767.46 foot radius curve to the right 331.57 feet (Central Angle is 24°45'15" and Long Chord bears North 77°22'38" East 329.00 feet), and North 89°45'15" East 9.99 feet to the Westerly Right of Way line of Snow Basin Road; thence Southerly along said Westerly Right of Way line (5) five courses as follows: Southerly along an arc of a 205.28 foot radius curve to the left 179.23 feet (Central Angle is 50°01'27" and Long Chord bears South 33°39'53" East 173.59 feet), South 58°40'37" East 182.75 feet, Southerly along an arc of a 268.31 foot radius curve to the right 314.46 feet (Central Anale is 67°00'00" and Long Chord bears South 25°06'07" East 296.77 feet), South 8°28'23" West 274.46 Doesn't match L9 in line ong an arc of a 336.64 foot radius curve to the right 160.45 feet (Central A table. Long Chord bears South 22°07'37" West 158.93 feet); thence North 49°09'05" West 437.43 feet; thence North 65°14'45" West 207.36 feet; thence South 40°32'53" West 564.84 feet: thence South 18°38'45" West 105.50 feet to the new Right of Way line of Snow Basin Road; thence Southwesterly along the arc of said new Right of Way line, and a 196.70 foot radius curve to the left 214.95 feet (Central Angle is 62°36'40" and Long Chord bears South 77°20'25" West 204.41 feet); thence Southerly and Westerly along the Northerly Right of Way line of said Snow Basin Road the following eleven (11) courses: South 43°57'55" East 30.00 feet, South 46°02'05" West 402.07 feet, Westerly along an arc of a 2617.29 ft radius curve to the right 238.03 feet (Central Angle equals 5°12'39" and Long Chord bears South 48°38'24" West 237.95 feet), Westerly along the arc of a 140.57 foot radius curve to the right 109.08 feet (Central Angle equals 44°27'39" and Long Chord bears South 73°28'33" West 106.36 feet), North 84°17'37" West 271.38 feet, Westerly along the arc of a 322.23 foot radius curve to the right 182.91 fe YOU MAY WANT MORE and Long Chord bears North 68°01'55" West 180.47 feet), North 51 SPACE BETWEEN THE Westerly along the arc of a 229.85 foot radius curve to the left 20 LINE AND THE TEXT. gle equals 50°26'57" and Long Chord bears North 76°59'41" West 195.91 feet); Thence North 0.47 J6" East 604.38 feet; thence South 77°47'56" West 360.00 feet; thence South 85°47'56" West 847.02 feet; thence South 54°13'01" West 55° 0° feet: thence South 33°47'56" West 536.88 feet; thence North 77°43'03"\West 427.99 feet; the Doesn't match L25 in line Vest 135.79 feet; thence North 14°52'56" East 37.37 feet; thence North 53°43'49" table ence South 57°51'33" West 433.64 feet; thence South 29°08'54" East 475.00 feet; thence North 61°04'34" West (116.00) feet; thence South 88°37'56" West 88.40 Keet; thence South 61°17'56" West 153.79 feet; thence South 23°09'04" East 171.40 feet; thence South 5°12'56" West 69.65 feet; thence South 54°15'56" West 93.69 feet to the Northerly Right of Way Inne of said Snow Basin Road; thence Westerly along said Right of Way and the arc of a 133.00 foot xadius curve to the left 166.47 feet (Central Angle equals 71°42'51" and Long Chord bears South 76°08'45" West 155.81 feet) to the Easterly line of Basin-View Estates Cluster Subdivision 1st Amendment, Weber County, Utah thence North 37°20'52" West 51.62 feet along said Easterly line to the Section line of said Section 23; thence North 2°08'27" East 1225.70 feet along said section line to the Northwest Corner of said Section 23; thence North 0°21'21" East 2657.39 feet along the section line to the Northwest corner of Section 23: thence South 89°36'28" East 2603.68 feet along the section line to the North Quarter corner of said Section; thence South 89°38'37" East 1000.41 feet along a the section line to the point of beginning.

Contains 284.31 Acres

I CALCULATED A CLOSURE ERROR OF 4.08'
CHECK FOR AN ERROR.

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 theis 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.

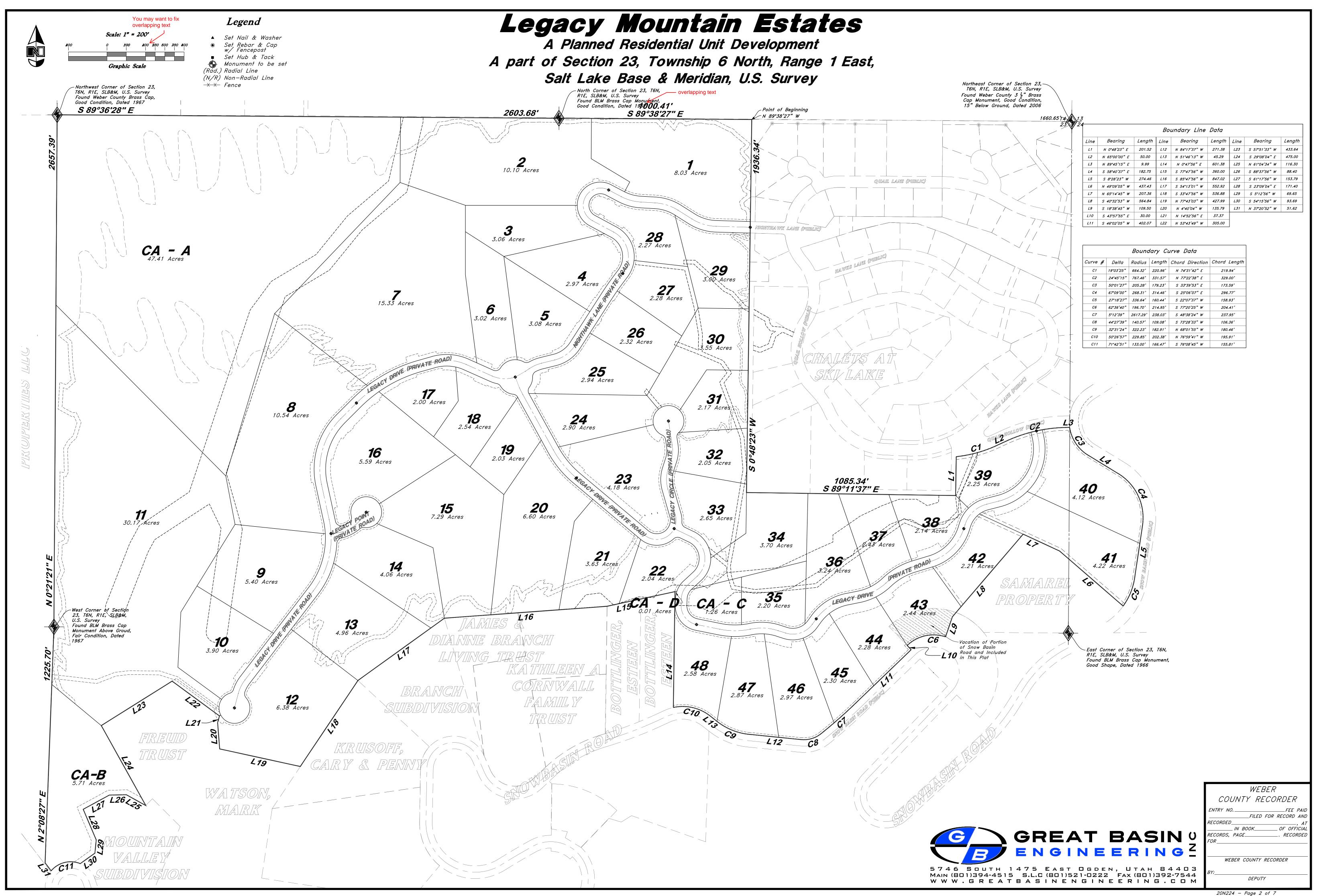
Signed this ___ day of ____, 2021.

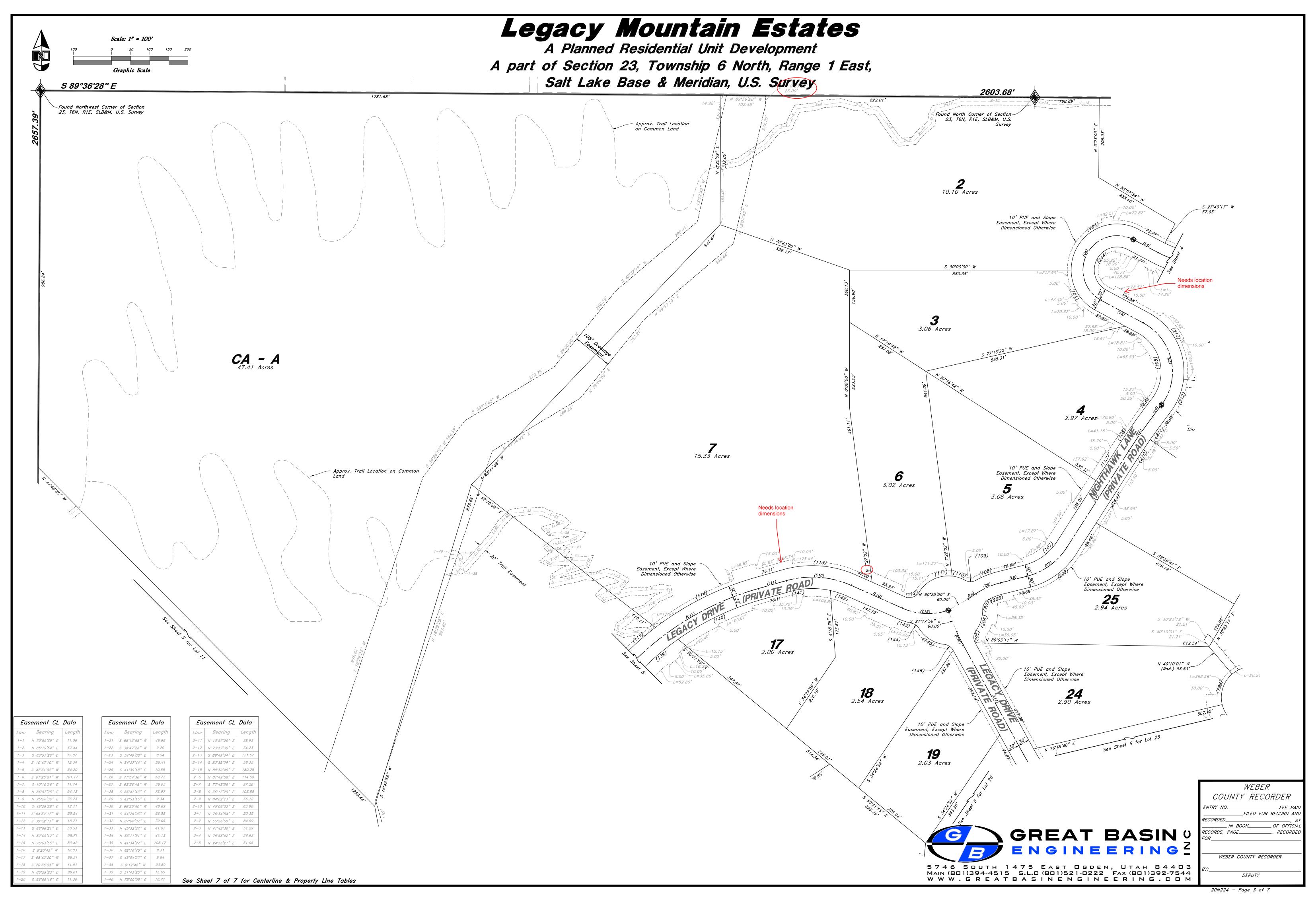
Weber County Surveyor

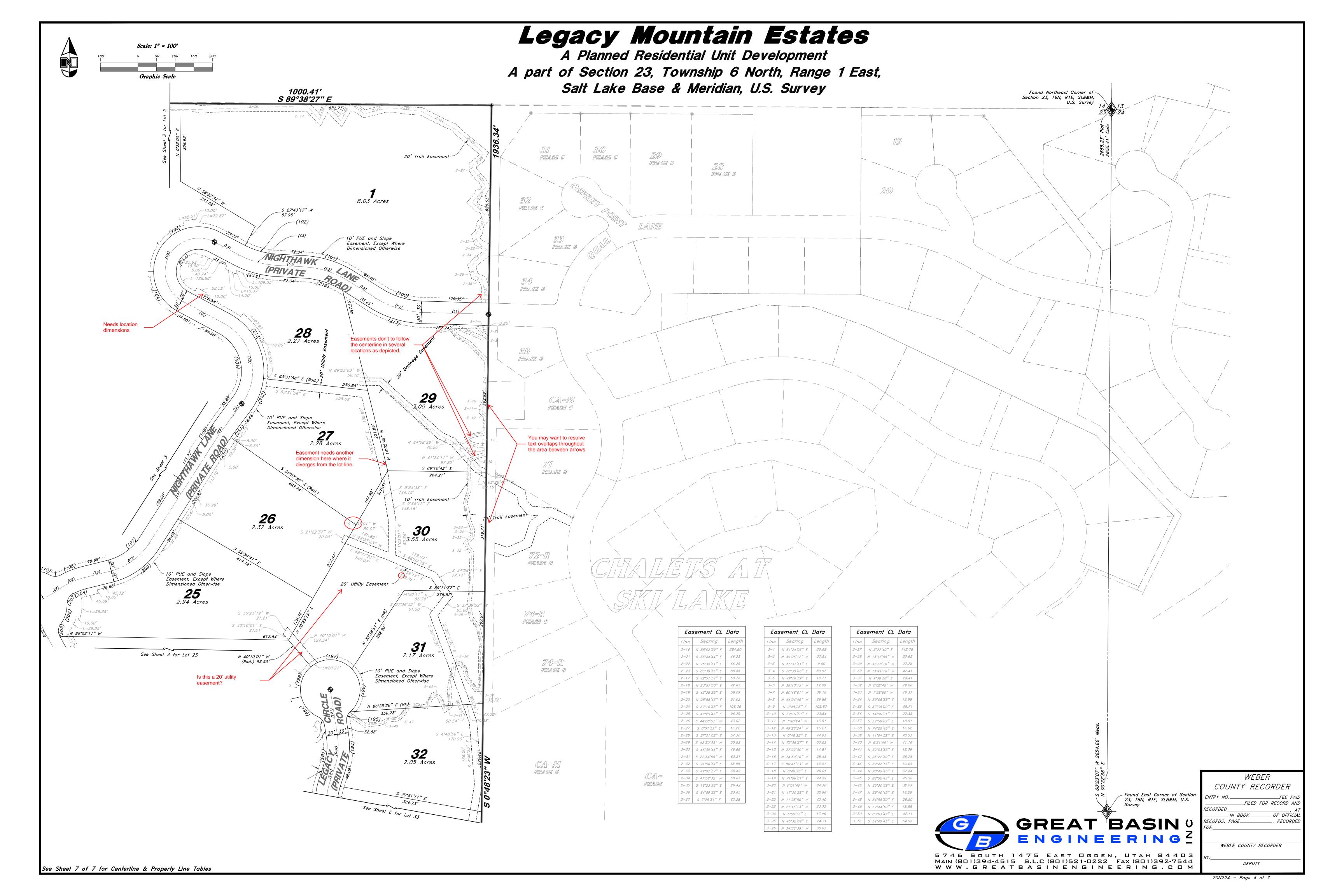
WEBER
COUNTY RECORDER

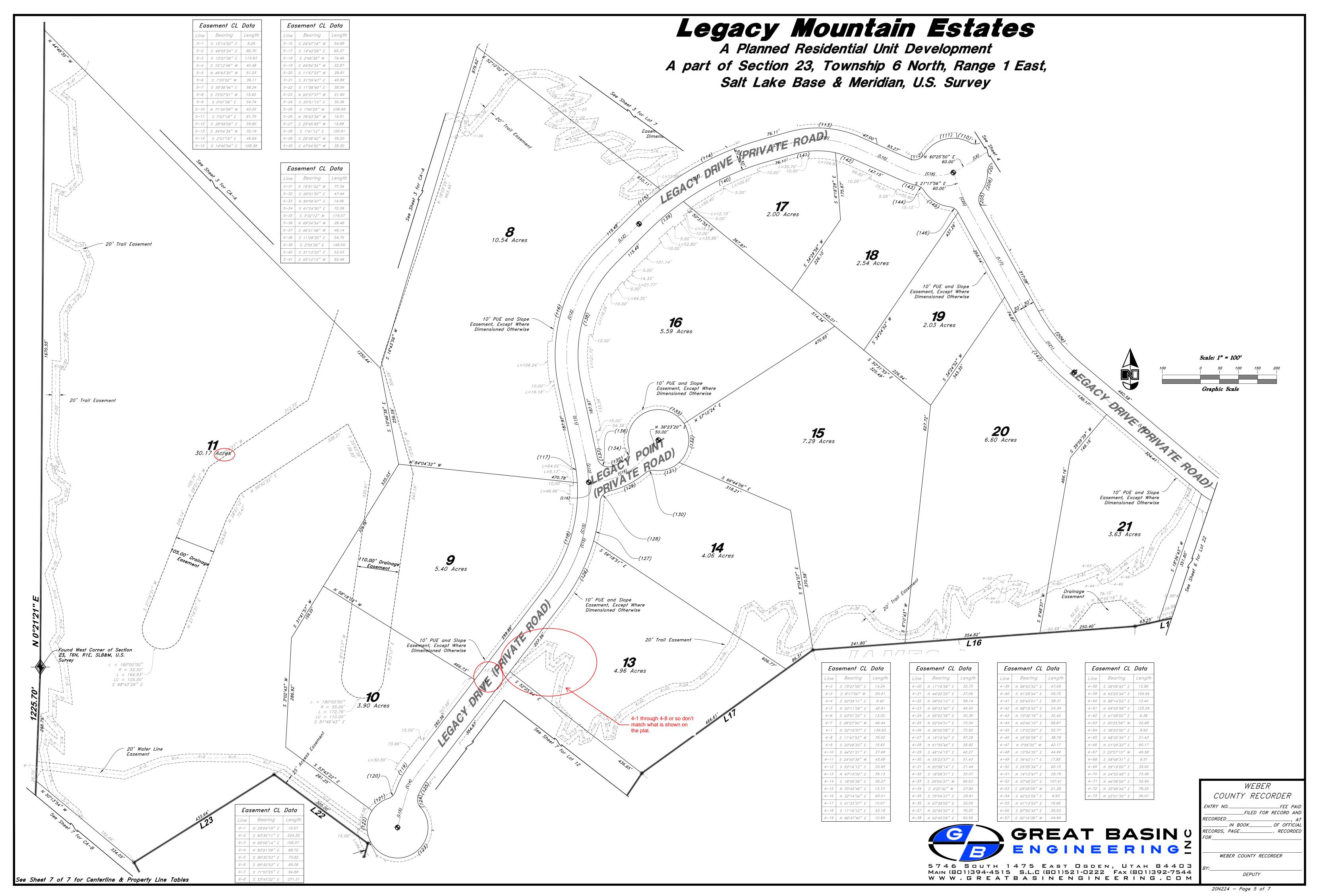
ENTRY NO. _______FEE PAIL
_____FILED FOR RECORD AND
RECORDED______, AT
_____IN BOOK______OF OFFICIAL
RECORDS, PAGE______. RECORDED
FOR______
WEBER COUNTY RECORDER

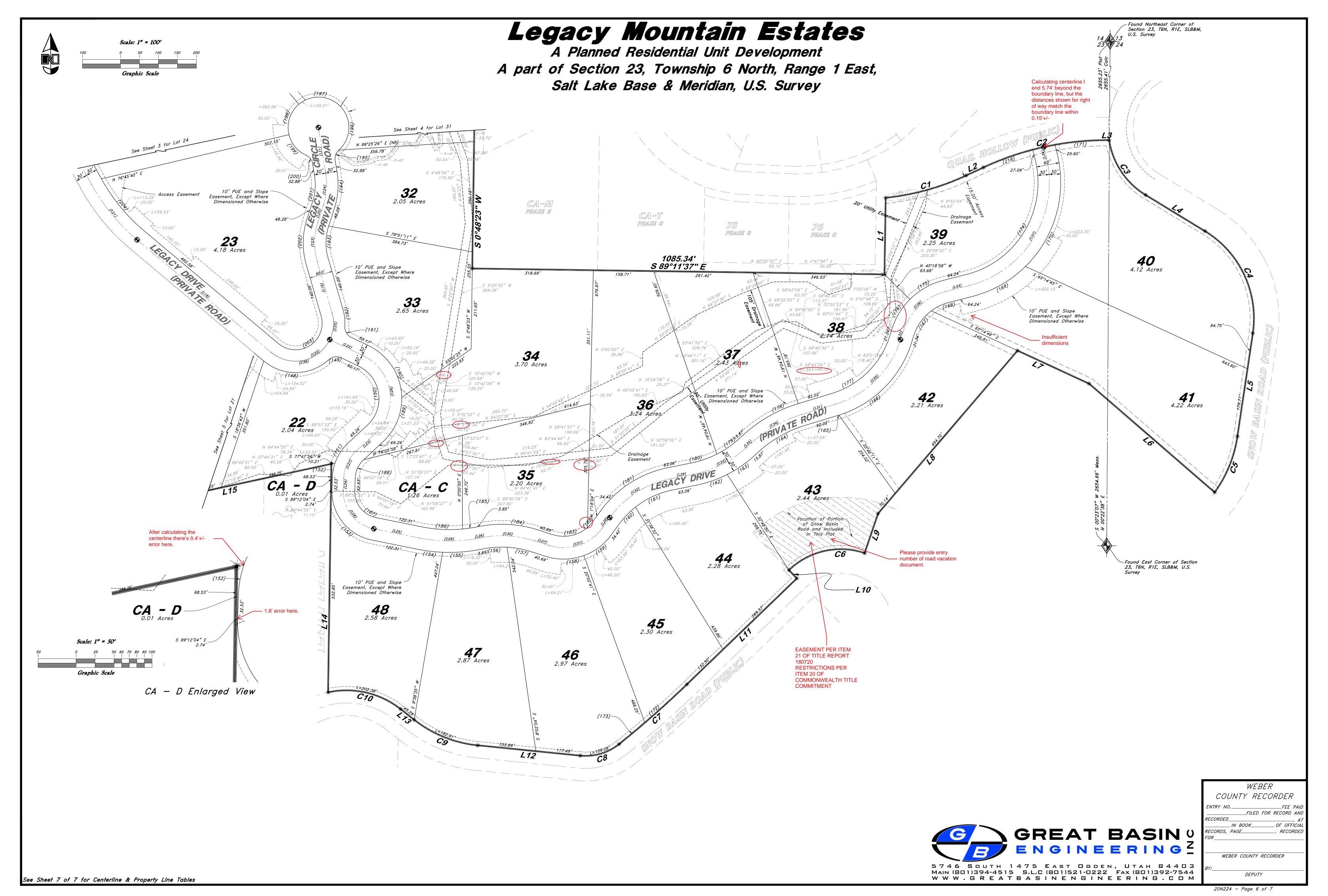
BY: ______
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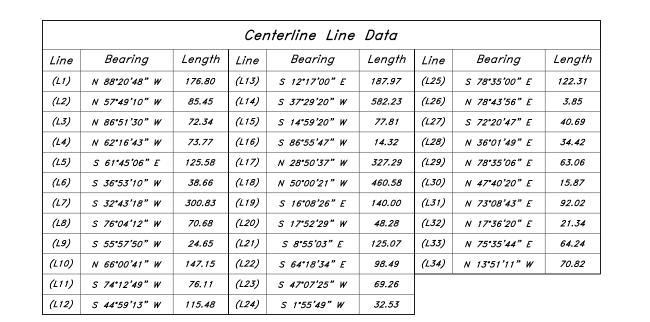






Legacy Mountain Estates

A Planned Residential Unit Development A part of Section 23, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey



					Centerline	Curve D	ata				
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C1)	30°31'38"	250.00'	133.20'	N 73°04'59" W	131.63'	(C23)	34°00'55"	175.00'	103.89	S 0°52'02" W	102.37
(C2)	29*02'20"	250.00'	126.71	N 72°20'20" W	125.35'	(C24)	26°47'32"	175.00'	81.83'	S 4°28'43" W	81.09'
(C3)	24*34'46"	250.00'	107.25'	N 74°34'07" W	106.43'	(C25)	41°49'51"	100.00' 73.01' N 4°46'3		N 4°46'30" E	71.40'
(C4)	179*28'22"	90.00'	281.92'	S 27°59'05" W	180.00'	(C26)	(C26) 111°26'00" 125.00' 243.11' S 8°35'.		S 8°35'35" E	206.57'	
(C5)	98*38'15"	145.00'	249.62'	S 12°25'58" E	219.92'	(C27)	45°11'36"	100.00	78.88'	S 24°31'37" W	76.85'
(C6)	4°09'52"	1500.00'	109.02'	S 34°48'14" W	109.00'	00' (C28) 80°30'50" 100.00' 140.5.		140.52'	S 38°19'36" E	129.24'	
(C7)	43°20'54"	175.00'	132.40'	S 54°23'45" W	129.26'	(C29)	22°41'04"	400.00'	158.37'	S 89°55'32" E	157.33'
(C8)	20*06'22"	200.00'	70.18'	S 66°01'01" W	69.82'	(C30)	28*55'18"	285.00'	143.86'	S 86°48'25" E	142.34'
(C10)	39°46'31"	250.00'	173.55	N 85°53'56" W	170.09'	(C31)	71°37'25"	125.00'	156.26'	N 71°50'31" E	146.28'
(C11)	29*13'35"	750.00'	382.57	S 59°36'01" W	378.44'	(C32)	42°33'18"	260.00'	193.11	N 57°18'28" E	188.70'
(C12)	57°16'13"	370.00'	369.84	S 16°21'07" W	354.63'	(C33)	30°54'46"	295.00'	159.16'	N 63°07'43" E	157.24'
(C13)	49°46'21"	450.00'	390.91	S 12°36'10" W	378.74'	(C34)	25°28'23"	345.00'	153.38'	N 60°24'32" E	152.12'
(C14)	22*30'00"	200.00'	78.54'	S 26°14'20" W	78.04'	(C35)	55°32'23"	260.00'	252.03'	N 45°22'32" E	242.28'
(C15)	40*33'33"	450.00'	318.55	N 17°12'34" E	311.94'	(C36)	57°59'24"	160.00'	161.94'	N 46°36'02" E	155.11'
(C16)	45*34'08"	200.14'	159.18'	S 63°20'03" W	155.02'	(C37)	89°26'55"	280.00'	437.13'	N 30°52'17" E	394.07'
(C17)	9*12'47"	450.00'	72.36'	N 7°40'37" W	72.28'	(C38)	104°18'13"	100.00'	182.04'	N 77°50'32" E	157.93'
(C18)	42*39'54"	165.32'	123.10'	N 87°21'42" W	120.28'						
(C20)	4*29'18"	500.00'	39.17'	N 26°35'57" W	39.16'						
(C21)	21*09'45"	515.00'	190.22'	N 39°25'29" W	189.14'						
(022)	4 4 000 0 20 4 27			0.50551707 111	101 771	1					

							F	Property	⁄ Line	Curve Data							
urve #	Delta	Radius	Length	Chord Direction	Chord Length	Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Curve #	Delta	Radius	Length	Chord Direction	Chord Lengt
(100)	30°23'09"	221.00'	117.20'	S 73°04'59" E	115.83'	(140)	19*19'31"	720.00'	242.85	S 64°33'03" W	241.70'	(180)	15°27'23"	265.00'	71.49'	N 70°51'25" E	71.27'
(101)	29°02'20"	280.00	141.91	S 72°20'20" E	140.40'	(141)	28°15'40"	220.00'	108.51	S 88*20'38" W	107.42'	(181)	42*33'18"	290.00'	215.39	N 57°18'28" E	210.47'
(102)	23°36'38"	220.00'	90.66	S 75°03'11" E	90.02'	(142)	11*30'51"	220.00'	44.21	N 71°46'06" W	44.14'	(182)	12°40'14"	95.00'	21.01	N 42°21'56" E	20.97'
(103)	118°29'44"	120.00	248.18	N 59*00'02" E	206.25'	(143)	11*27'00"	195.00'	38.97	N 71°44'11" W	38.90'	(183)	58*57'11"	95.00'	97.75	N 78*10'38" E	93.49
(104)	62°01'54"	120.00'	129.92	N 31°15'47" W	123.67'	(144)	45°35'50"	30.00'	23.87'	N 54°39'46" W	23.25'	(184)	28*55'18"	315.00'	159.00'	S 86°48'25" E	157.32
(105)	98°38'15"	115.00'	197.98	N 12°25'58" W	174.42'	(145)	51*38'22"	90.00'	81.11	N 57°41'02" W	78.40'	(185)	5°58'13"	370.00'	38.55	N 81°43'02" E	38.54'
(106)	4°09'52"	1530.00'	111.20'	N 34°48'14" E	111.18'	(146)	54°39'36"	30.00'	28.62'	N 56°10'25" W	27.55'	(186)	16°42'51"	370.00'	107.93	S 86°56'26" E	107.55
(107)	43°20'54"	145.00'	109.70	N 54°23'45" E	107.11'	(147)	21°09'45"	545.00'	201.30'	N 39°25'29" W	200.16'	(187)	80*30'50"	70.00'	98.37'	S 38°19'36" E	90.47'
(108)	15°08'42"	230.00'	60.80	N 68°29'51" E	60.62'	(148)	82*16'46"	130.00'	186.69	S 88*51'16" W	171.05'	(188)	45°11'36"	70.00	55.21	S 24°31'37" W	53.79°
(109)	58°04'48"	30.00'	30.41	N 89*57'55" E	29.13'	(149)	67*58'32"	30.00'	35.59	S 81°42'09" W	33.54'	(189)	48°15'41"	155.00'	130.56	S 22°59'35" W	126.73
(110)	22°27'39"	90.00'	35.28	S 72°13'31" E	35.06'	(150)	111*26'00"	95.00'	184.76	N 8°35'35" W	156.99'	(190)	63*10'19"	155.00'	170.90'	N 32°43'25" W	162.37'
(111)	64°47'32"	90.00'	101.78	N 64°08'54" E	96.44'	(151)	28*00'21"	130.00'	63.54'	N 33°07'15" E	62.91'	(191)	67*58'32"	30.00'	35.59	N 30°19'18" W	33.54'
(112)	82°14'11"	30.00'	43.06'	N 72*52'14" E	39.46'	(152)	17*11'15"	130.00'	39.00'	N 10°31'27" E	38.85'	(192)	19°48'24"	130.00'	44.94	N 6°14'14" W	44.72'
(113)	39°46'31"	280.00	194.38	S 85°53'56" E	190.50'	(153)	80°30'50"	130.00'	182.68	N 38*19'36" W	168.02'	(193)	34°00'55"	145.00'	86.08	N 0°52'02" E	84.82'
(114)	21°34'20"	780.00	293.68	N 63°25'38" E	291.94'	(154)	9*00'53"	430.00'	67.65	N 83°05'27" W	67.58'	(194)	26°47'32"	205.00'	95.86	S 4°28'43" W	94.99'
(115)	7°39'15"	780.00	104.20'	N 48°48'51" E	104.12'	(155)	13°40′11″	430.00'	102.59	S 85*34'01" W	102.35	(195)	56*56'42"	30.00'	29.82	S 19°33'18" W	28.60'
(116)	57°16'13"	400.00'	399.82	N 16*21'07" E	383.39'	(156)	14*27'39"	255.00'	64.36	S 85*57'45" W	64.19'	(196)	91°40'52"	80.00'	128.01	S 2°11'13" W	114.78
(117)	9°10'09"	420.00'	67.21	N 7°41'55" W	67.14'	(157)	14*27'39"	255.00	64.36'	N 79°34'36" W	64.19'	(197)	86*30'48"	80.00'	120.80'	S 86°54'37" E	109.64
(118)	40°36'11"	420.00'	297.64	N 17*11'15" E	291.45'	(158)	<i>37°41'54"</i>	155.00'	101.98'	S 88*48'16" W	100.15'	(198)	63°28'43"	80.00	88.63	N 18*05'37" E	84.17'
(119)	19°16'07"	230.00'	77.35	N 27°51'17" E	76.99'	(159)	33*55'31"	155.00'	91.78'	S 52*59'34" W	90.44'	(199)	52°12'55"	80.00'	72.91'	N 39°45'12" W	70.41
(120)	53°58'10"	30.00'	28.26	N 45*12'18" E	27.23'	(160)	15*38'08"	230.00'	62.77	S 43*50'53" W	62.57'	(200)	56°56'36"	30.00'	29.82	N 37°23'21" W	28.60'
(121)	38°34'34"	80.00'	53.86'	N 52*54'06" E	52.85'	(161)	26*55'10"	230.00'	108.06	S 65*07'31" W	107.07'	(201)	26°47'32"	145.00'	67.80'	N 4°28'43" E	67.19'
(122)	61°38'04"	80.00'	86.06	N 2°47'47" E	81.97'	(162)	15*27'23"	325.00'	87.67'	S 70°51'25" W	87.41'	(202)	34*00'55"	205.00'	121.70'	N 0°52'02" E	119.92'
(123)	193°30'05"	80.00	270.18	S 55°13'42" W	158.89	(163)	15*27'23"	325.00'	87.67	S 55°24'02" W	87.41'	(203)	146°08'04"	70.00'	178.54	N 56°55'36" E	133.93'
(124)	62°13'21"	30.00'	32.58	S 10°24'40" E	31.00'	(164)	25*28'23"	315.00'	140.05	S 60°24'32" W	138.89	(204)	21°09'45"	485.00'	179.14'	S 39°25'29" E	178.12
(125)	16°47'20"	170.00	49.81	S 29°05'40" W	49.64'	(165)	0°18'16"	290.00'	1.54'	S 72*59'35" W	1.54'	(205)	65°03'58"	30.00'	34.07'	S 3°41'22" W	32.27'
(126)	21°50'54"	480.00'	183.04	S 26°33'53" W	181.93'	(166)	55*14'07"	290.00'	279.57	S 45*13'23" W	268.87'	(206)	37*09'02"	90.00'	58.36	S 17°38'50" W	<i>57.34</i> '
(127)	12°24'15"	480.00'	103.92	S 9°26'18" W	103.71'	(167)	35°31'33"	130.00'	80.61	S 35°22'07" W	79.32'	(207)	63*28'18"	30.00'	33.23	S 30°48'28" W	31.56'
(128)	73°38'15"	30.00'	38.56	S 40°03'18" W	35.96'	(168)	22°27'51"	130.00'	50.97'	S 64°21'49" W	50.64'	(208)	13°31'35"	170.00'	40.13'	S 69°18'25" W	40.04'
(129)	27°00'11"	230.00'	108.40	S 63°22'54" W	107.40'	(169)	30°04'00"	310.00'	162.68	S 60°33'45" W	160.82'	(209)	43°20'54"	205.00'	155.10'	S 54°23'45" W	151.42'
(130)	47°29'44"	30.00'	24.87'	S 73°37'58" W	24.16'	(170)	59*22'55"	310.00'	321.29	S 15*50'17" W	307.10'	(210)	2*09'12"	1470.00'	55.25	S 33°47'54" W	55.24'
(131)	50°21'21"	80.00'	70.31	S 72°12'09" W	68.07'	(171)	9*56'48"	767.46	133.23'	N 84°46'52" E	133.06'	(211)	2°00'40"	1470.00'	51.60'	S 35°52'50" W	51.59'
(132)	79*51'05"	80.00'	111.49'	S 7°05'56" W	102.69'	(172)	3°16'43"	2617.29	149.77	S 47°40'27" W	149.75'	(212)	30°25'06"	175.00'	92.91	S 21°40'37" W	91.82'
(133)	162°03'16"	80.00'	226.27	N 66°08'45" E	158.04'	(173)	1*55'56"	2617.29	88.26	S 50°16'47" W	88.26'	(213)	68*13'09"	175.00'	208.36	S 27°38'31" E	196.27'
(134)	72*19'19"	30.00'	37.87	N 21°16'47" E	35.40'	(174)	89*26'55"	250.00'	390.29	N 30°52'17" E	351.85'	(214)	180°31'38"	60.00'	189.05	S 27°59'05" W	120.00'
(135)	11°10'09"	170.00'	33.14'	N 63°01'16" E	33.09'	(175)	30°37'59"	190.00'	101.58'	N 60°16'45" E	100.38'	(215)	24°34'46"	280.00'	120.12'	N 74°34'07" W	119.20'
(136)	100°46'21"	30.00'	52.76'	S 61°00'57" E	46.22'	(176)	27*21'26"	190.00'	90.72'	N 31°17'03" E	89.86'	(216)	29*02'20"	220.00'	111.50'	N 72°20'20" W	110.31'
(137)	1*39'14"	480.00'	13.85	S 11°27'23" E	13.85'	(177)	55*32'23"	230.00'	222.95	N 45°22'32" E	214.32'	(217)	30°24'57"	281.00'	149.17'	N 73°04'59" W	147.43'
(138)	<i>57</i> °16'13"	340.00'	339.85	S 16°21'07" W	325.88'	(178)	25*28'23"	375.00'	166.72	N 60°24'32" E	165.35	(218)	10*19'32"	767.46	138.31	N 70°09'47" E	138.12'
(139)	9*54'04"	720.00'	124.42'	S 49°56'15" W	124.27'	(179)	15*27'23"	265.00'	71.49'	N 55°24'02" E	71.27'			1		Į.	



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