

# THE BASIN

PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2022



VICINITY MAP  
NOT TO SCALE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°36'46"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE DEED ALONG OLD SNOW BASIN ROAD DIDN'T MATCH WITH THE RIGHT OF WAY ESTABLISHED BY THE CHALET'S AT SKI LAKE PHASE 2. THE RIGHT OF WAY FROM SAID PLAT WAS ACCEPTED AS THE BOUNDARY.

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1959.86'	254.84'	254.66'	127.60'	S80°41'48"E	7°27'01"
C2	1134.18'	117.20'	117.15'	58.65'	S07°46'00"W	5°55'15"
C3	1959.86'	82.32'	82.31'	41.17'	S78°10'30"E	2°24'24"
C4	1959.86'	83.10'	83.09'	41.55'	S80°35'34"E	2°25'45"
C5	1959.86'	89.43'	89.42'	44.72'	S63°06'53"E	2°36'52"
C6	28.00'	43.98'	39.60'	28.00'	N57°03'47"E	90°00'00"
C7	28.00'	43.98'	39.60'	28.00'	N32°56'13"W	90°00'00"
C8	28.00'	43.98'	39.60'	28.00'	S32°56'13"E	90°00'00"
C9	28.00'	43.98'	39.60'	28.00'	S57°03'47"W	90°00'00"

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39, SAID POINT BEING S89°36'46"E 477.61 FEET AND S00°23'14"W 2.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A DELTA ANGLE OF 07°27'01", A CHORD BEARING OF S80°41'48"E, AND A CHORD LENGTH OF 254.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S04°48'23"W 313.97 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.18 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'15", A CHORD BEARING OF S07°46'00"W, AND A CHORD LENGTH OF 117.15 FEET; THENCE N77°56'06"W 194.61 FEET; THENCE N77°56'13"W 271.39 FEET; THENCE N12°03'47"E 156.02 FEET; THENCE S77°56'13"E 158.81 FEET; THENCE N13°01'42"E 260.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,146 SQUARE FEET OR 3.309 ACRES MORE OR LESS.

### NOTE

1. PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOA FOR PARKING AND COMMON AREA.

### LINE TABLE

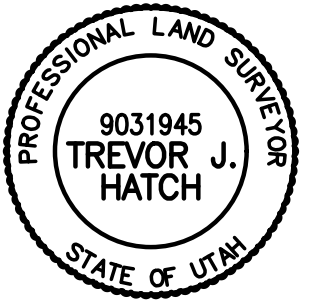
LINE	BEARING	DISTANCE
L1	N77°56'13"W	87.87'
L2	N77°56'13"W	91.90'
L3	N77°56'13"W	91.90'
L4	N77°56'13"W	91.90'
L5	N77°56'13"W	77.09'
L6	N77°56'13"W	14.81'
L7	S77°56'13"E	14.81'
L8	S77°56'13"E	144.00'
L9	S77°56'13"E	92.93'
L10	S77°56'13"E	14.81'
L11	S77°56'13"E	39.09'
L12	N12°03'47"E	13.00'
L13	N12°03'47"E	13.00'
L14	N12°03'47"E	130.50'
L15	S12°03'47"W	12.52'
L16	S12°03'47"W	13.00'
L17	S12°03'47"W	13.00'
L18	S12°03'47"W	117.48'
L19	N12°03'47"E	154.00'
L20	N12°03'47"E	72.00'
L21	N12°03'47"E	72.00'
L22	N77°56'13"W	120.08'
L23	S77°56'13"E	8.22'
L24	S77°56'13"E	38.71'
L25	S77°56'13"E	84.84'
L26	S77°56'13"E	91.76'
L27	S77°56'13"E	41.28'
L28	S77°56'13"E	10.08'
L29	N77°56'13"W	56.00'
L30	N77°56'13"W	83.00'
L31	N77°56'13"W	37.60'
L32	N12°03'47"E	13.00'
L33	N12°03'47"E	12.52'
L34	N12°03'47"E	25.52'
L35	N12°03'47"E	13.00'
L36	N12°03'47"E	13.00'
L37	S77°56'13"E	38.71'
L38	S77°56'13"E	37.60'
L39	S77°56'13"E	83.00'
L40	S77°56'13"E	56.00'
L41	S77°56'13"E	39.63'
L42	N12°03'47"E	13.00'
L43	N12°03'47"E	13.00'
L44	N77°56'13"W	42.94'
L45	N77°56'13"W	50.76'
L46	N04°48'23"E	13.10'
L47	N04°48'23"E	13.10'
L48	S77°56'13"E	82.84'
L49	S77°56'13"E	83.00'
L50	S77°56'13"E	94.56'

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE BASIN** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS 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 SAID TRACT **THE BASIN**, AND DO HEREBY DEDICATE PARCEL A TO THE HOMEOWNERS ASSOCIATION FOR PARKING AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE ALL AREA LABELED AS PUBLIC UTILITY AND DRAINAGE EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY ALSO DEDICATE ALL AREA LABELED AS ACCESS AND UTILITY EASEMENT TO THE HOME OWNERS ASSOCIATION TO BE OWNED BY THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )SS.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 6-29-2021  
Name: THE BASIN  
Number: 7562-02  
Revision: 1"=30'  
Scale: 1"=30'  
Checked:



### DEVELOPER:

CW Land Co.  
1222 W. Legacy Crossing Blvd, Ste. 6  
Centerville, UT

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### 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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE

### 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 \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### 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 \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Webber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy.

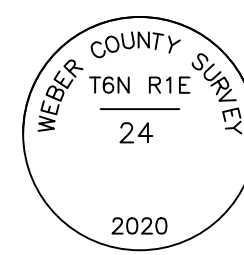
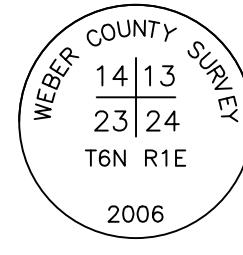
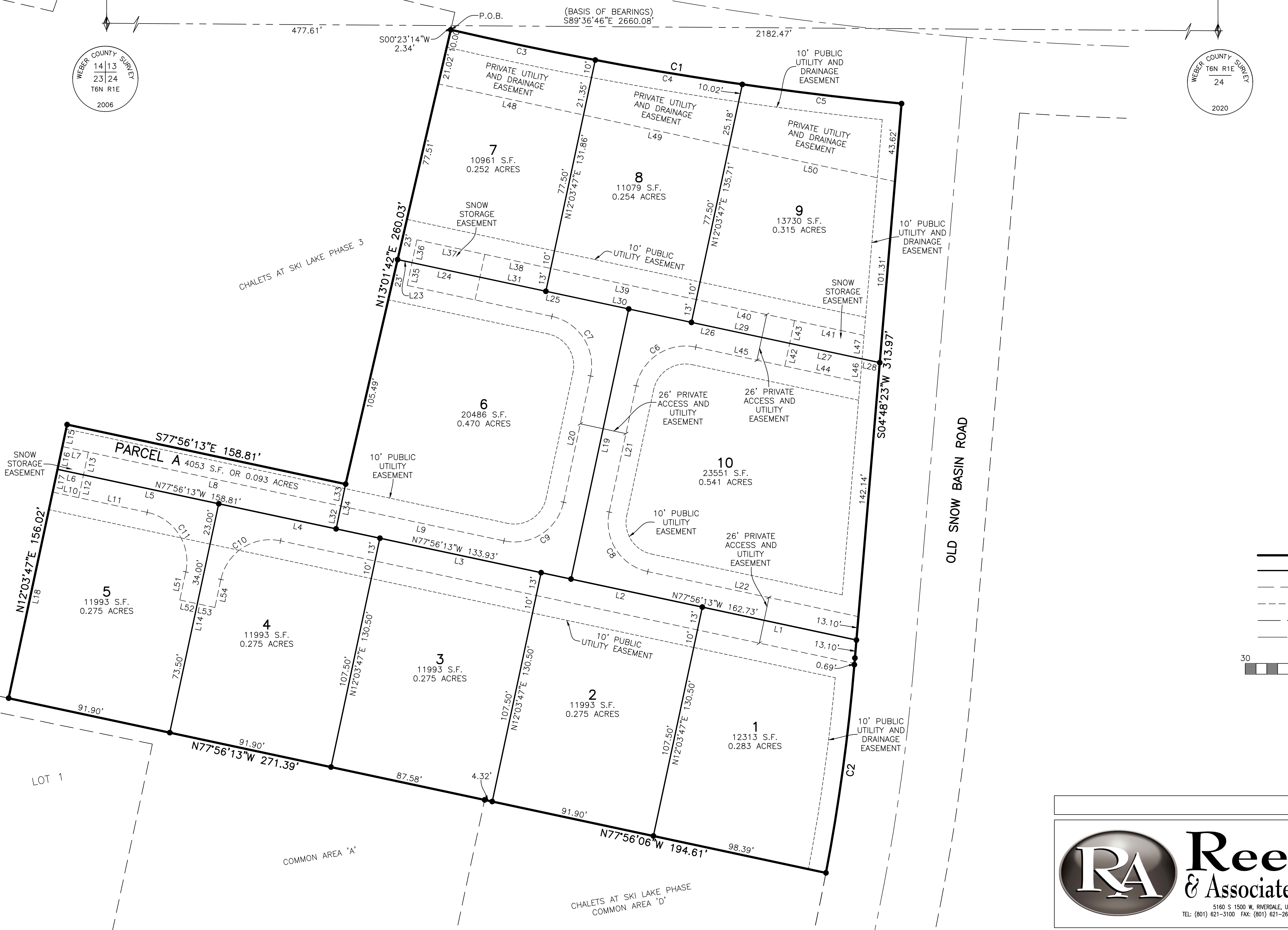
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WEBER COUNTY, UTAH  
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NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2006" IN CONCRETE 15" BELOW GROUND

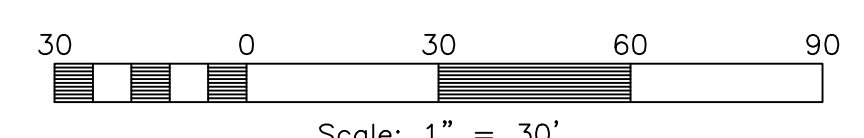
NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2020" IN RING AND LID 8" BELOW GROUND

STATE HIGHWAY U-39



### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE



5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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 \_\_\_\_\_ Weber County Recorder  
 \_\_\_\_\_ Deputy.