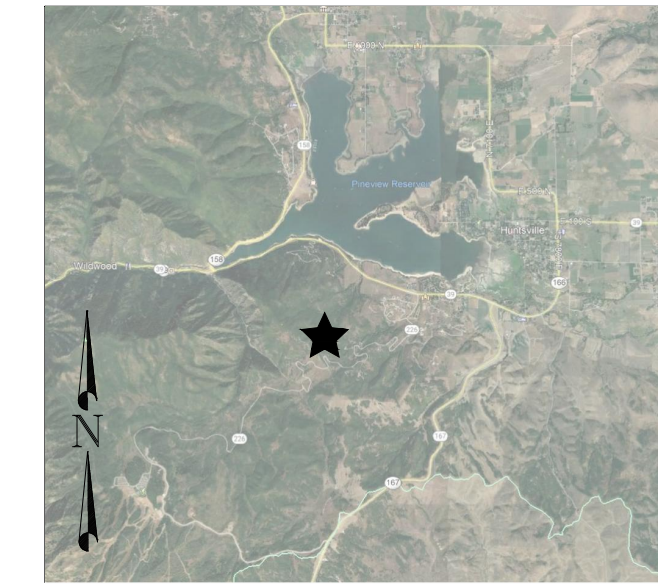


SNOW BASIN SUBDIVISION

LOCATED IN THE EAST HALF OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2021

VICINITY MAP
NOT TO SCALE



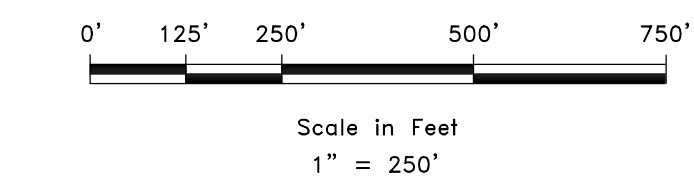
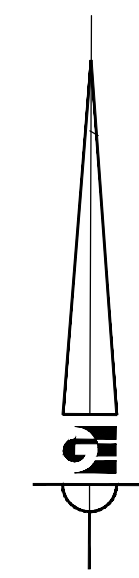
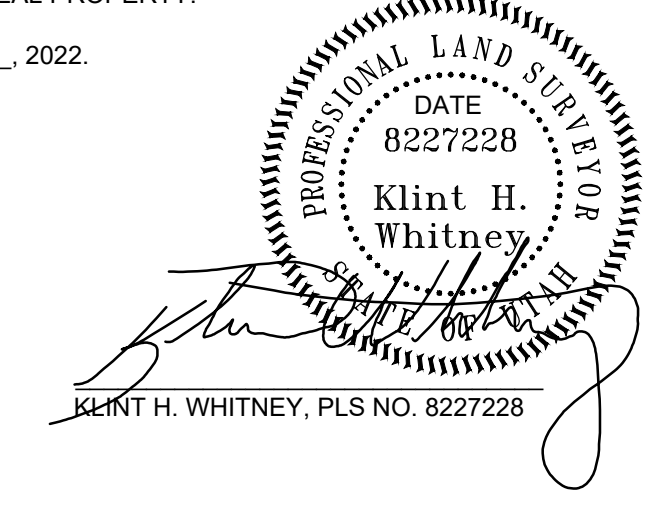
BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 00°24'21" WEST 2657.13 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 TO THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22 SOUTH 02°05'33" WEST 1234.25 FEET TO THE NORTHEASTERLY LINE OF THE BASIN VIEW ESTATES CLUSTER SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE AND ITS PROJECTION NORTH 37°21'11" WEST 3277.89 FEET; THENCE NORTH 01°25'34" EAST 1270.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°34'04" EAST 2021.11 FEET TO THE POINT OF BEGINNING. CONTAINING 121.2785 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SNOW BASIN SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PRIVATE RIGHT OF WAY
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- ⊙ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE
- WELL PROTECTION ZONE

NOTES

- ZONE (FV-3) CURRENT YARD SETBACKS: FRONT 30', SIDE 20', 30' SIDE FACING CORNER, REAR MAIN BUILDING 30', ACCESSORY BUILDING 10'.
- PRIVATE RIGHT-OF-WAY TO PROVIDE ACCESS AND PUBLIC UTILITY EASEMENT FOR ALL LOTS WITHIN THIS DEVELOPMENT.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NINE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PARKER VENABLE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°34'04" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY # 3059912 AND DEEDS OF ADJOINING PROPERTIES WERE USED TO ESTABLISH THE BOUNDARY. RECORD OF SURVEYS 603, 5337, 6703, 1367, 3665, AND THE DEDICATED PLATS OF BASIN VIEW ESTATES CLUSTER SUBDIVISION, DUTSON SUBDIVISION, WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SNOW BASIN SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 WEBER COUNTY AND GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL EASEMENT 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.

NON TYPICAL COMMERCIAL PROPERTIES LLC

SIGNED THIS ____ DAY OF _____, 2022.

BY: PARKER VENABLE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me PARKER VENABLE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of NON TYPICAL COMMERCIAL PROPERTIES LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said PARKER VENABLE acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

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 LINES AND MONUMENTS ON RECORD IN 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 LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____, 2022.

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 _____, 2022.

COUNTY ATTORNEY

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 _____, 2022.

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 _____, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2022.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

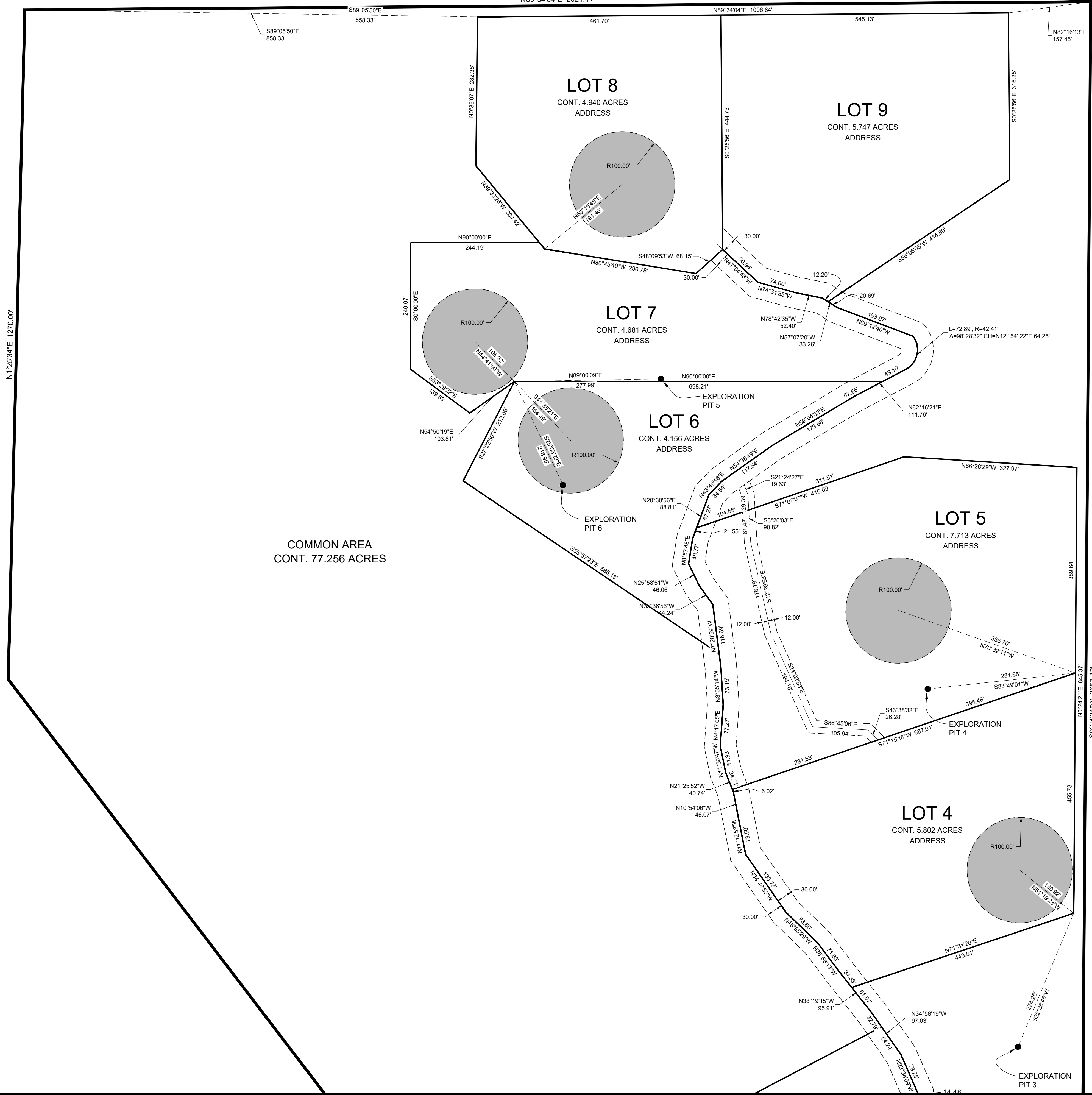
SIGNED THIS ____ DAY OF _____, 2022.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

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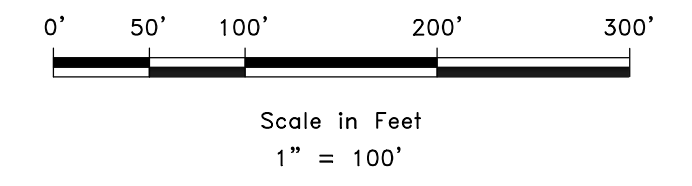
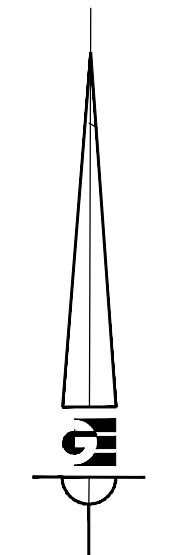
| | | |
|--|-----------------------|------------------------------------|
| DEVELOPER: PARKER VENABLE 2801 W 500 S MALAD, IDAHO 83252 801-941-3427 | S1 4 | COUNTY RECORDER |
| | | ENTRY NO. _____ FEE PAID _____ |
| CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0966 | | FILED FOR AND RECORDED _____ |
| | | AT _____ IN BOOK _____ OF OFFICIAL |
| | | RECORDS, PAGE _____ RECORDED |
| | | FOR _____ |
| | | COUNTY RECORDER |
| | | BY: _____ |

SUBDIVISION NAME
 LOCATED IN THE EAST HALF OF SECTION 22,
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 OCTOBER 2022



NOTES

- WASTEWATER SITE AND SOILS EVALUATION #14914
 5590 OLD SNOWBASIN ROAD HUNTSVILLE, UTAH 84317
 EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 041408 E 4566100 N)
 0-20" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 20-41" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 41-82" SANDY LOAM, MASSIVE STRUCTURE, <5% GRAVEL
 82-92" COARSE SANDY LOAM, MASSIVE STRUCTURE
 EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 0431596 E 4566189 N)
 0-27" SANDY LOAM GRANULAR STRUCTURE, <5% GRAVEL
 27-42" SANDY LOAM, BLOCKY STRUCTURE, <5% GRAVEL
 42-91" LOAM, MASSIVE STRUCTURE, <5% GRAVEL
 EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 0431545 E 4566396 N)
 0-21" SANDY LOAM, GRANULAR STRUCTURE
 21-90" SANDY CLAY LOAM, MASSIVE STRUCTURE, 15% GRAVEL
 EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 0431392 E 44566576 N)
 0-25" LOAM GRANULAR STRUCTURE
 25-72" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 50% GRAVEL
 EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 0431335 E 4566515 N)
 0-26" SANDY LOAM, GRANULAR STRUCTURE, <5% GRAVEL
 26-40" SANDY LOAM, BLOCKY STRUCTURE, 10% GRAVEL
 40-90" GRAVELLY COARSE LOAMY SAND, GRANULAR TO SINGLE GRAIN
 STRUCTURE, 75% GRAVEL



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
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- MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
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- SECTION LINE
- PRIVATE RIGHT-OF-WAY
- EXISTING FENCE LINE
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| | | | |
|--|-----------------------|---|--|
| DEVELOPER: PARKER VENABLE 2601 W 500 S MALAD, IDAHO 83252 801-941-3427 | S2 3 | COUNTY RECORDER | |
| | | ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____ | |
| | | | |
| CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666 | | | |

SUBDIVISION NAME
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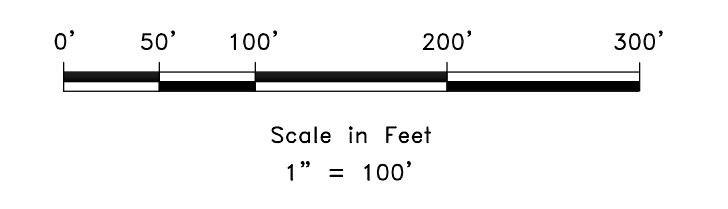
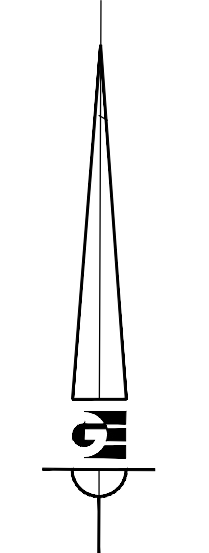
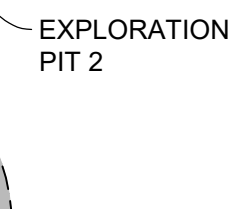
COMMON AREA
 CONT. 77.256 ACRES

LOT 2
 CONT. 13.454 ACRES
 ADDRESS

LOT 3
 CONT. 3.724 ACRES
 ADDRESS

LOT 3

LOT 1
 CONT. 6.075 ACRES
 ADDRESS



LEGEND

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- WELL PROTECTION ZONE

DEVELOPER:
 PARKER VENABLE
 2601 W 500 S
 MALAD, IDAHO 83252
 801-941-3427

S3
3

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

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