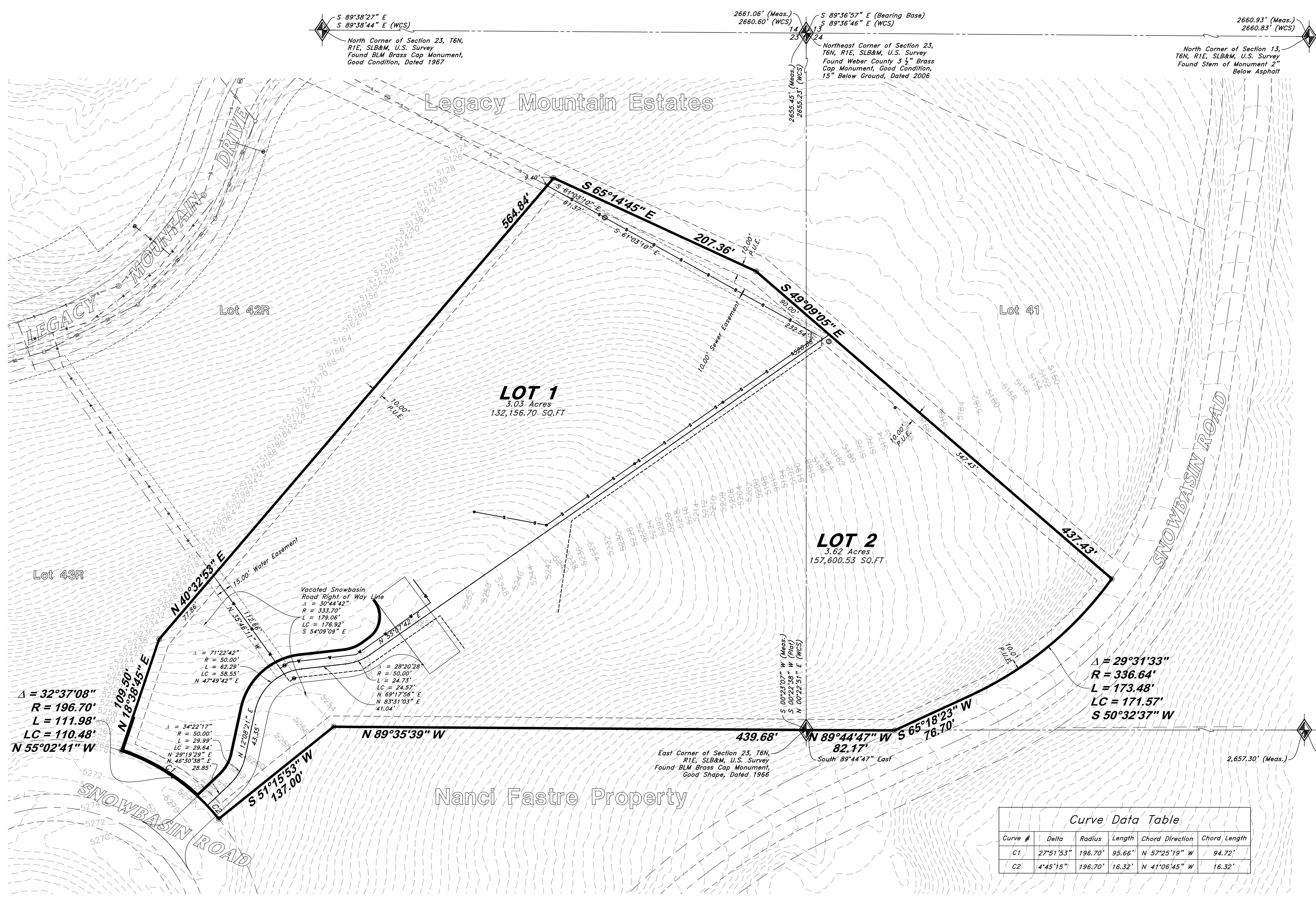


### Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Set Nail & Washer
- Set Rebar & Cap
- w/ Fencopost
- Set Hub & Tack
- Monument to be set
- Radial Line
- Non-Radial Line



Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
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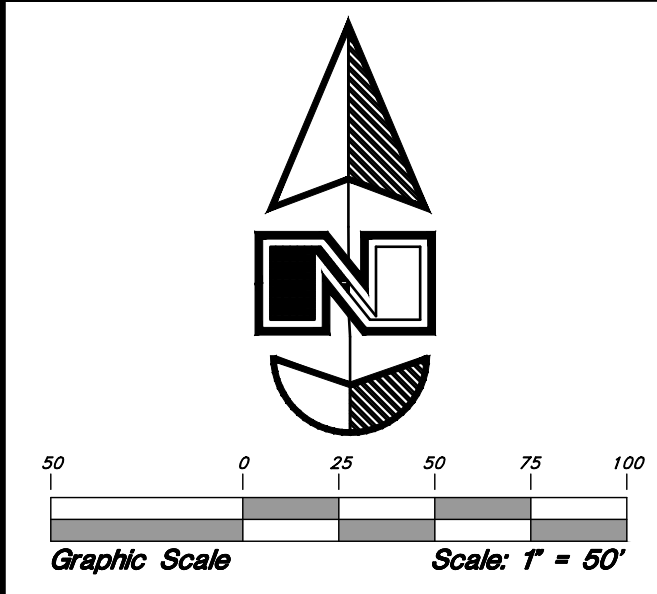
**Preliminary Plat**  
**Samarel Subdivision**  
 A part of the East 1/2 of Section 23 & the Northwest 1/4 of Section 24, Township 6 North, Range 1 East, all Lake Base & Meridian, U.S. Survey

**21 JULY 2022**  
 SHEET NO.  
**P1**  
 20N224



# Samarel Subdivision

A part of the East 1/2 of Section 23 & the Northwest  
1/4 of Section 24, Township 6 North, Range 1 East,  
Salt Lake Base & Meridian, U.S. Survey



### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- - - Fence

**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. 186484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Samarel 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 Samarel Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

166484  
License No. Mark E. Babbitt

**OWNER'S DEDICATION**  
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said plat Samarel Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County,  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Samarel Family Investment Company, LLC

Managing Member

**Owner Information:**  
Samarel Family Investment Company, LLC  
1510 Asbury Avenue  
Winnetka, Illinois 60093

### ACKNOWLEDGMENT

State of Utah }  
County of Weber } ss  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me, \_\_\_\_\_ NAME \_\_\_\_\_ who being by me duly sworn did say that he is Managing Member of Samarel Family Investment Company, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and \_\_\_\_\_ NAME \_\_\_\_\_ acknowledged to me that said Corporation executed the same.  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

### BOUNDARY DESCRIPTION

A part of the East half of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:  
Beginning at the East Quarter Corner of said Section 23 and running thence North 89°35'39" West 439.68 feet along a quarter section line and the North line of Pineview Heights Subdivision, an unrecorded plat in Weber County, to a point on the old Right of Way line of Snow Basin Road; thence South 51°15'53" West 137.00 feet to the new Right of Way line of said Snow Basin Road; thence Northwesterly along said new Right of Way line and the arc of a 196.70 foot radius curve to the left 111.98 feet (Central Angle is 32°37'08" and Long Chord bears North 55°02'41" West 110.48 feet); thence North 18°38'45" East 109.50 feet; thence North 40°32'53" East 564.84 feet; thence South 65°14'45" East 207.36 feet; thence South 49°09'05" East 437.43 feet to the Westerly Right of Way line of Snow Basin Road; thence Southwesterly along said Westerly Right of Way line the following two (2) courses: Southwesterly along the arc of a 336.64 foot radius curve to the right 173.48 feet (Central Angle is 29°31'33" and Long Chord bears South 50°32'37" West 171.57 feet and South 65°18'23" West 76.70 feet to the quarter section line of said Section 24; thence North 89°44'47" West 82.17 feet to the Point of Beginning.  
Containing 6.652 acres

### NARRATIVE

This plat has been prepared at the request of Dr. Samarel, of Samarel Family Investment Company, LLC. This property is a 6.652 acre development located at the southeast corner of Legacy Mountain Estates. The parcel is bounded on the northwest and northeast by Legacy Mountain Estates and on the southeast and southwest by Snow Basin Road and on the south by the south line of the Northeast 1/4 of Section 23 and on the south line of the Northwest 1/4 of Section 24, which is also the northerly line of Pineview Heights, an unrecorded subdivision.  
The basis of bearing for this plat is S 89°36'57" E between a brass cap found at the Northeast Corner of Section 23, T6N, R1E, SLB&M and the remnant stem of a monument at the North Quarter Corner of Section 24, T6N, R1E, SLB&M. This bearing base has been used throughout the adjacent Ski Lake Developments.  
The unrecorded plat of Pineview Heights has been rotated 0°47'56" clockwise from the East Quarter Corner of Section 23, T6N, R1E, SLB&M to match the current bearing base.  
All properties adjacent to this subdivision north of Snow Basin Road were initially conveyed by metes and bounds descriptions prepared from unrecorded plat of Pineview Heights, between the East line and West line of said Section 23. Edges of the asphalt paving was used to confirm location of Snow Basin Road, as no monuments were found in Road.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

### 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 \_\_\_\_\_, 2022.

Title \_\_\_\_\_  
Attest \_\_\_\_\_ Chair, Weber County Commission

### 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.

Signature \_\_\_\_\_  
Chair, Weber County Commission

### 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 \_\_\_\_\_, 2022.

Signature \_\_\_\_\_  
Chair, Ogden Valley Township Planning Commission

### 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.

Signature \_\_\_\_\_

"It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying such right." 108-7-32 (b).  
Create an easement agreement for the shared access. Once the agreement is recorded, we will require that entry# is included as a label on the plat.

Add the developer name and address 106-1-5.10 (c).  
106-1-8.10 (b) (11) A note on the subdivision plat shall be required, which provide:  
a. Notice that the parcel is located within a natural hazard study area;  
b. Notice that a natural hazard study and report is available for public inspection in the county planning division office;  
c. Notice that a hazard has been identified on the parcel and the type and severity of the hazard;  
d. The professional who prepared the report, with his or her contact information; and  
e. Any restrictions on the use of the parcel required within the natural hazard report, or by the land use authority.

This should be labeled "No Access Allowed" 106-2-4.10 (c)

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**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

Webber County Surveyor