

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
Huntsville, Weber County, Utah
March 8, 2023

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 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 _____, 2023.

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

Need to dedicate the Sewer and waterline easement also private access easement unless dedicated by other document if it is already dedicated need to show entry # on the plat for each easement

add to owners dedication with no buildings or structures being erected within such easements

Managing Member

Owner/Developer 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 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 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'

Notes:
1. 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.
2. The subdivision is located within a natural hazard study area. The following report performed by WESTERN GEOLOGIC & ENVIRONMENTAL LLC can be found at the Weber County Planning Division office: REPORT GEOLOGIC HAZARDS RECONNAISSANCE PROPOSED SAMAREL SUBDIVISION ABOUT 6200 EAST OLD SNOWBASIN ROAD HUNTSVILLE, WEBER COUNTY, UTAH Dated: September 13, 2022. The report indicates a high geologic hazard rating for earthquake ground shaking, and a medium geologic hazard rating for landslides and slope failures. No restrictions are required at the home site. For further questions related to geologic hazards, contact Bill D. Black, P.G., at Western Geologic, (801) 359-7222
3. Access is restricted of the southeast frontage (150ft feet) due to slope mitigation.

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 _____, 2023.
Title _____
Attest _____ Chair, Weber County Commission

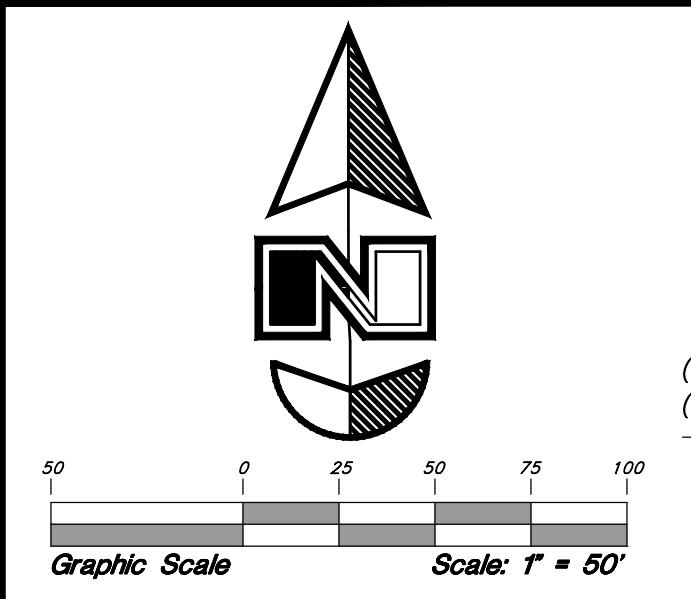
WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this _____ day of _____, 2023.
Signature _____

WEBER COUNTY PLANNING COMMISSION
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2023.
Chair, Weber County Planning Commission
Signature _____

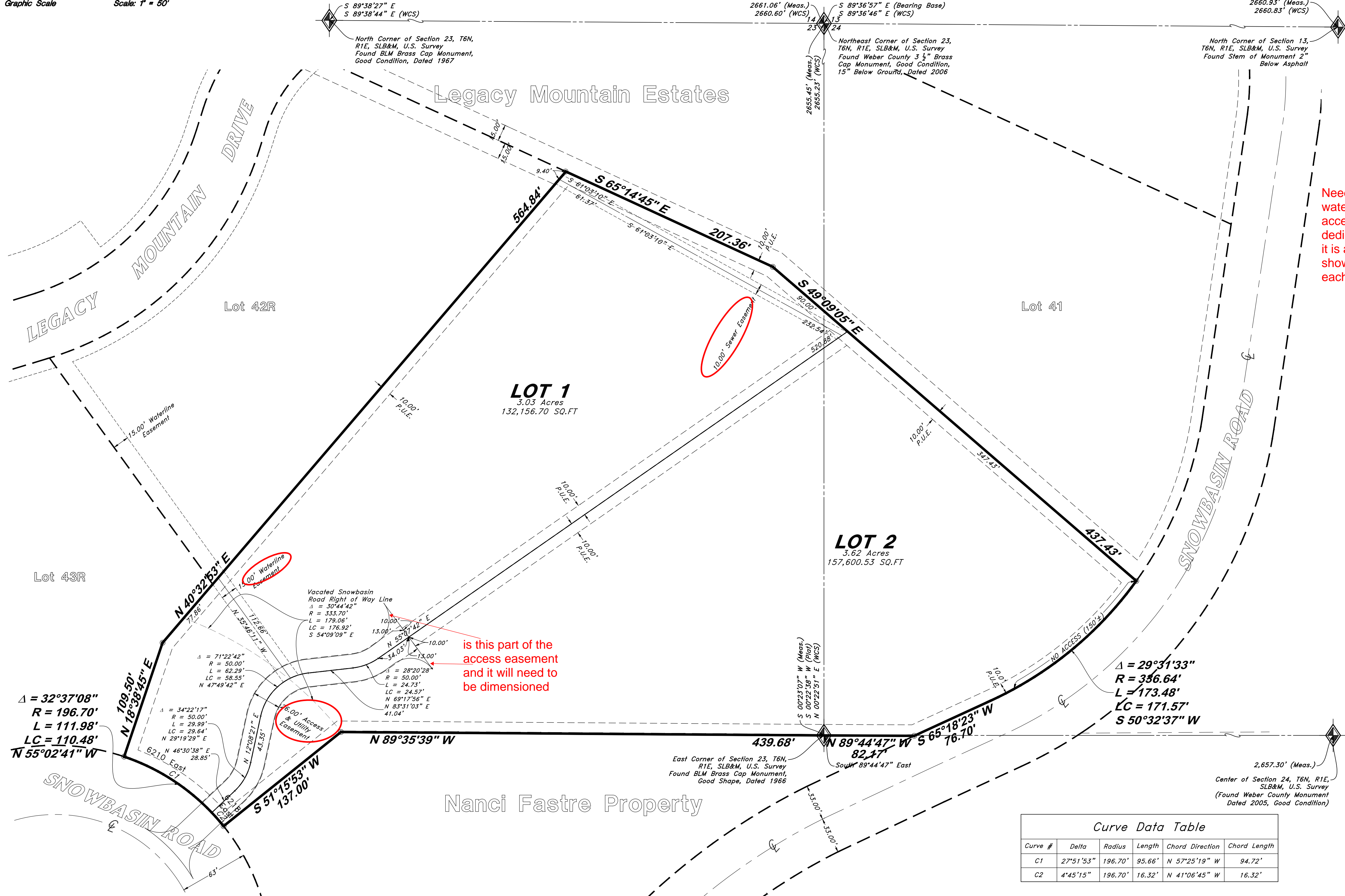
WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____, 2023.
Signature _____

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 _____, 2023.
Weber County Surveyor

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



- 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
 - Center Line



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