

# Hansen Subdivision

A part of the Northeast 1/4 of Section 24, T6N, R1E, SLB & M., U.S. Survey  
Huntsville District, Weber County, Utah  
March 2023

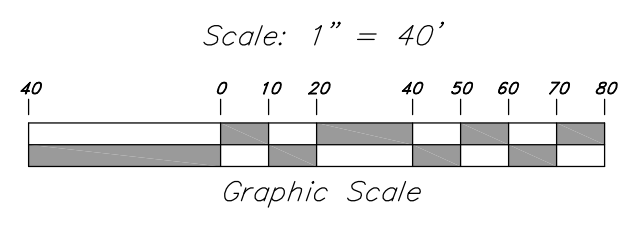
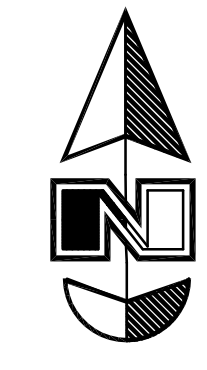
Hansen Subdivision has already been used need to rename

Bearing does not match boundary description

LOT 1  
92,782.8 SF  
2.13 Acres  
check sf

See addressing review for lot address

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



**LEGEND**

- Found Rebar & Cap w/Fencepost Set 5/8" Rebar (24" long) & cap w/Fencepost
- ◆ Section corner
- ⊙ Monument
- ⊙ GREAT BASIN NORTH
- ⊙ CAP DETAIL

### 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 this plat of 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. Monuments have been set as depicted on this drawing.

I also certify that all the lots within this plat of Hansen Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

166484  
License number  
Mark E. Babbitt

Delete boxed areas as there is no streets within subdivision boundary and no temporary turn around

### OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private street as shown on this plat, and name said tract Hansen Subdivision and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right 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) on, over and across all those portions or parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual lots, to be maintained by The Summit at Ski Lake Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and dedicate a perpetual right and easement over, upon and under Private Streets and the lands designated hereof as sanitary sewer easements, slope and public utility/drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage/detention facilities, sanitary sewer facilities, grading, 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, and hereby grant a temporary turn around easement as shown hereon to be used by the public until such time that the road is extended. The temporary turn around easement shall be revoked and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full and exclusive use and benefit of the lot owners.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

check signatures for ownership  
David Pete Hansen

### BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at the Northeast corner of The Summit at Ski Lake No. 9, a subdivision in Weber County, Utah, which is South 02°54' West 1717.93 feet, East 437.92 feet and South 77°20'18" East 115.72 feet from the North Quarter Corner of said Section 24; running thence South 77°20'18" East 539.57 feet to the boundary line of The Summit at Ski Lake No. 9, Weber County, Utah; thence along said boundary the following (4) courses: South 12°39'42" West 69.67 feet, Southwesterly along the arc of a 84.52 foot radius curve to the right a distance of 121.34 feet (Long Chord bears S 53°47'22" W 111.18'), North 85°04'57" West 441.52 feet and North 4°55'03" East 214.87 feet to the Point of Beginning.

Contains 92,782.8 square feet  
Or 2.13 acres  
All dedications outside of subdivision boundary need to be done by separate documents or deeds

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_  
Residing at: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_ Print Name  
Commission Expires: \_\_\_\_\_

### NARRATIVE

At the request of Dave Hansen, owner of property, this property is an undeveloped parcel of land located on an existing private street (Via Monaco) adjacent to the South Boundary of Valley Lake Estates No. 3 and the North Boundary of the Summit at Ski Lake No. 12. The basis of bearing for this plat is S 89°36'57" E between a Brass Cap found at the Northwest corner and the remnant stem of a monument at the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. This bearing base has been used throughout the Ski Lake Developments adjacent to this property. Valley Lake Estates No. 3 rotated 00°15'03" clockwise to match bearing base of subdivision.

Note:

- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
- Private Streets also serve as Public Utility Easements
- This lot is located in a geologic study area. A Geotechnical Evaluation and a Geological Reconnaissance Study by CMT Engineering Laboratories, dated January 9, 2023, Project #19415, is available for review at the Weber County Planning Office.
- 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.
- An excavation permit is required for all work done within existing Right-of-Way.

**WEBER COUNTY RECORDER**

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

Northwest corner of Section 24 T6N, R1E, SLB&M, US Surveyor Found Bureau of Land Management Good Condition (0.5' above ground) Brass Cap - (1987)

(Section Line) S 89°36'57" E  
(S 89°36'44" E W.C.S.)  
2660.60'  
Calc. from measurements (2660.83' W.C.S.)  
(Basis of Bearing)

North 1/4 corner of Section 24 T6N, R1E, SLB&M, US Surveyor Found Weber County Brass Cap (1991) Good condition (0.5' above ground)

2655.23' W.C.S.  
1717.93'

East 437.92'

S 77°20'18" E 115.72'

Point of Beginning

214.87'

10' PUE

The Summit at Ski Lake No. 9

38

N 04°55'03" E

LOT 1

92,782.8 SF  
2.13 Acres

check sf

See addressing review for lot address

East. Wire Fence

10' PUE

539.57'

1100 S St.

32

Schlaf Subdivision 1

S 12°39'42" W 69.67'

10' PUE

441.52'

Via Monaco Drive (Private Street)

N 85°04'57" W

41

The Summit at Ski Lake No. 11

44

The Summit at Ski Lake No. 12

45-R

Δ=82°15'21"  
R=84.52'  
L=121.34  
LC=111.18'  
S 53°47'22" W

West corner of Section 24 T6N, R1E, SLB&M, US Surveyor (Not Found - position calc. from Positions Map) Weber County Monument

(2654.32' calc. from W.C.S.)  
S 89°45'09" E

1/4 Section Line

Center of Section 24 T6N, R1E, SLB&M, US Surveyor (Found Weber County Monument, dated 2005, Good Condition)

2655.23' W.C.S.  
N 0°22'51" E W.C.S.  
N 0°22'56" E

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN UTAH 84403  
MAIN (801)394-4515 S.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

Developer:  
Dave Hansen  
6819 East 1100 South  
Huntsville, Utah 84317

**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 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 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 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.

Signature \_\_\_\_\_

**PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chair, Planning Commission - Signature \_\_\_\_\_