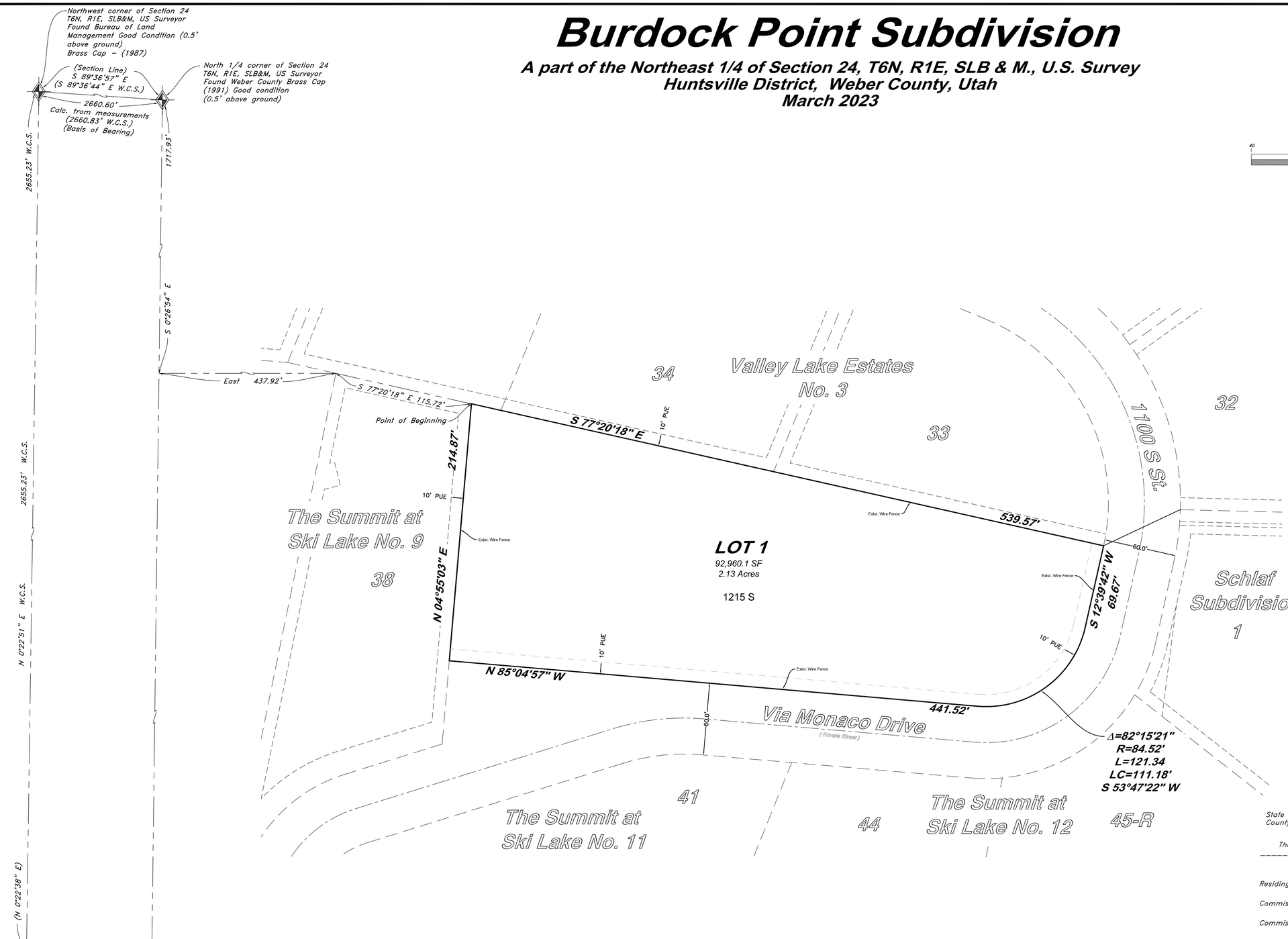
Burdock Point Subdivision

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



Scale: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

LEGEND

- Found Rebar & Cap w/Fencepost
- Set 5/8"ø 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 Burdock Point 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 Burdock Point Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2023.

166484
License number

Mark E. Babbitt

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 name said tract Burdock Point Subdivision and do hereby: dedicate 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

Signed this day of , 2023.

David P. Hansen

Chris M. 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 0°26'54" East 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 92,960.1 square feet
Or 2.13 acres

State of
County of } ss

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: _____

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 affect.

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

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

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

NARRATIVE

At the request of Dave Hansen, owner of property. This property is an underdeveloped 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:

1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. Private Streets also serve as Public Utility Easements
3. 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 #19413, is available for review at the Weber County Planning Office.
4. 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.
5. 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_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

WEBER COUNTY RECORDER

BY:_____

DEPUTY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Developer:

Dave Hansen
6819 East 1100 South
Huntsville, Utah 84317