

The Chalets at Ski Lake Phase 1

A Cluster Subdivision

A part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey
Weber County, Utah

SURVEYOR'S CERTIFICATE
I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of The Chalets at Ski Lake Phase 1 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 and that I further certify that all current lot widths and areas meet the requirements of the Weber County Zoning Ordinance.
Signed this 1st day of April, 2005.

Northwest corner of Section 24, T6N, R1E, SLB & M, U.S. Survey Found Bureau of Land Management Good Condition. (0.5' above ground) Brass Cap - (1967)
(N 89°36'57" W meas.) Base of Bearing N 89°36'44" W W.C.S.

North 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Weber County Brass Cap - (1991) Good Condition. (0.5' above ground)
(2680.80' calc. from measurements) 2680.83' W.C.S.

166484

003549

Narrative:

At the request of Ronald J. Catanzaro, owner and developer, we have prepared this subdivision plat.
The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.
Lot corners have not been set.

OWNER'S DEDICATION
I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots, common area and public street as shown on this plat, and name said tract The Chalets at Ski Lake Phase 1 and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of land designated as Common Areas to be used for recreational and open space purposes for benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreations, parking and open space purposes; also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, 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 governing authority with no buildings or structures being erected within such easements.
Signed this 1st day of April, 2005.

Ski-Lake Corporation
Ronald J. Catanzaro - President
Ronald J. Catanzaro

ACKNOWLEDGMENT

State of Utah }
County of Weber }
On the 20th day of April, 2005, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

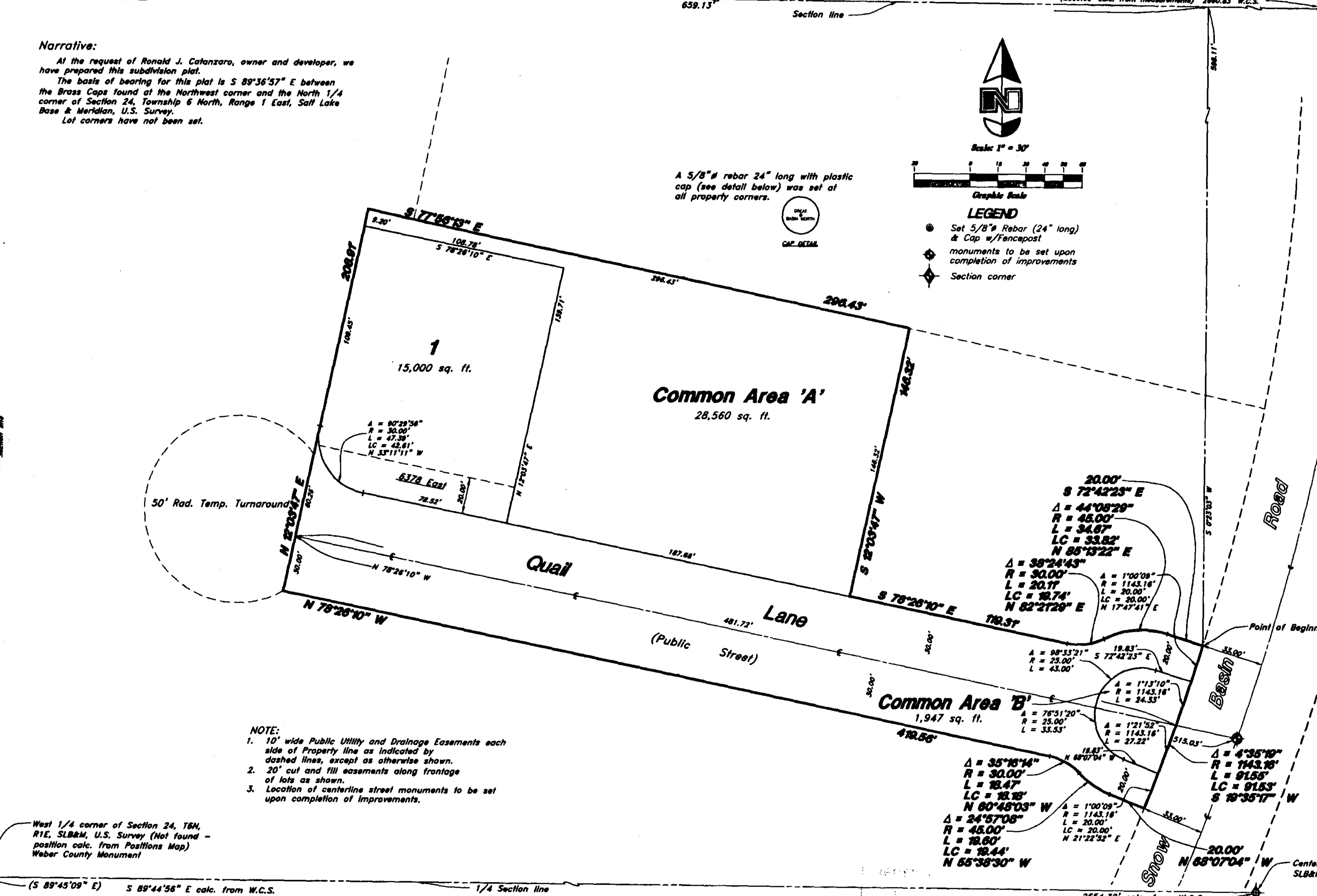
Residing at: Weber County }
Commission Expires: June 18, 2006 }
Sherri Sillitoe
Notary Public Commissioned in Utah
Sherri Sillitoe

State of Utah }
County of Weber }
On the 20th day of April, 2005, personally appeared before me, Ronald J. Catanzaro who being by me duly sworn did say that he is President of Ski-Lake Corporation and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ronald J. Catanzaro acknowledged to me that said Corporation executed the same.

Residing at: Weber County }
Commission Expires: June 18, 2006 }
Sherri Sillitoe
Notary Public Commissioned in Utah
Sherri Sillitoe

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the Westerly right of way line of Snow Basin Road, which is 659.13 feet South 89°36'57" East along the Section line and 598.11 feet South 0°23'03" West from the Northwest corner of said Section 24; running thence Southwesterly along the arc of a 1143.16 foot radius curve to the right a distance of 91.55 feet (Central Angle equals 4°35'18" and Long Chord bears South 19°35'17" West 91.53 feet) along said Westerly right of way; thence North 68°07'04" West 20.00 feet to a point of curvature; thence Northwesterly along the arc of a 45.00 foot radius curve to the right a distance of 19.44 feet (Central Angle equals 24°57'08" and Long Chord bears North 55°38'30" West 19.44 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 30.00 foot radius curve to the left a distance of 18.47 feet (Central Angle equals 35°16'14" and Long Chord bears North 60°48'03" West 18.18 feet) to a point of tangency; thence North 78°26'10" West 419.56 feet; thence North 12°03'47" East 208.91 feet; thence South 77°56'13" East 298.43 feet; thence South 12°03'47" West 146.32 feet; thence South 78°26'10" East 119.31 feet to a point of curvature; thence Northeastly along the arc of a 30.00 foot radius curve to the left a distance of 20.11 feet (Central Angle equals 38°24'43" and Long Chord bears North 82°21'29" East 19.74 feet) to a point of reverse curvature; thence Northeastly along the arc of a 45.00 foot radius curve to the right a distance of 34.67 feet (Central Angle equals 44°08'29" and Long Chord bears North 85°13'22" East 33.82 feet) to a point of tangency; thence South 72°42'23" East 20.00 feet to the point of beginning.
Contain 73,946 sq. ft. or 1.698 acres



NOTE:
1. 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
2. 20' cut and fill easements along frontage of lots as shown.
3. Location of centerline street monuments to be set upon completion of improvements.

West 1/4 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey (Not found - position calc. from Positions Map) Weber County Monument

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 14th day of April, 2005.

Signature
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 11th day of April, 2005.

Signature
Signature

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 the lines and monuments on record in the county office. My approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat of the responsibilities and/or liabilities associated therewith.
Signed this 14th day of April, 2005.

Signature
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 19th day of April, 2005.

Title: *Adrian Anderson* Kenneth A. Brindley
Attest: *Juliana Blackford* 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 20th day of April, 2005.

Signature
Chair, Ogden Valley Township Planning Commission

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 300
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Phone (801)226-0210 Fax (801)226-0202

RECEIVED
JAN 26 2006
WEBER CO SURVEYOR

003549

WEBER COUNTY RECORDER
ENTRY NO. 2099060 - FEE PAID
\$ 30.00 - FILED FOR RECORD AND
RECORDED 20-APR-2005 - AT
4:41 PM IN BOOK 61 OF OFFICIAL
RECORDS, PAGE 54 - RECORDED FOR
RONALD J. CATANZARO
DALLI CRAFTS
WEBER COUNTY RECORDER
BY: *Signature* DEPUTY

96N120A

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