

The Chalets at Ski Lake Phase 2

003550

A Cluster Subdivision

A part of the of Northeast 1/4 of Section 23 and the Northwest 1/4 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 2, a Cluster 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 and that I further certify that the subdivision lot widths and areas meet the requirements of the Weber County Zoning Ordinance.

Signed this 27th day of July, 2005.

166484

Mark E. Babbitt
Surveyor

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 streets as shown hereon and name this tract The Chalets at Ski Lake Phase 2, a Cluster Subdivision 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, also grant and convey to the subdivision lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the 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 the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water 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.

Dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this 16th day of August, 2005.

Ski-Lake Corporation

Centerline curve data

(1) $\Delta = 70^{\circ}56'16''$ $R = 10.00'$ $L = 136.19'$ $LC = 127.66'$ $S 23^{\circ}24'21'' E$	(2) $\Delta = 38^{\circ}24'43''$ $R = 30.00'$ $L = 20.11'$ $LC = 18.74'$ $S 82^{\circ}21'29'' W$	(3) $\Delta = 35^{\circ}16'14''$ $R = 30.00'$ $L = 18.47'$ $LC = 18.18'$ $S 60^{\circ}48'03'' E$	(4) $\Delta = 24^{\circ}57'08''$ $R = 45.00'$ $L = 18.00'$ $LC = 18.44'$ $S 55^{\circ}38'30'' E$	(5) $\Delta = 6^{\circ}55'26''$ $R = 143.16'$ $L = 138.15'$ $LC = 138.06'$ $S 25^{\circ}20'40'' W$	(6) $\Delta = 28^{\circ}23'00''$ $R = 580.16'$ $L = 277.49'$ $LC = 274.66'$ $S 42^{\circ}59'53'' W$	(7) $\Delta = 32^{\circ}23'35''$ $R = 234.00'$ $L = 132.30'$ $LC = 130.54'$ $N 4^{\circ}30'49'' E$	(8) $\Delta = 4^{\circ}56'18''$ $R = 441.00'$ $L = 38.00'$ $LC = 38.00'$ $N 55^{\circ}14'27'' E$
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Property line curve data

(A) $\Delta = 15^{\circ}37'14''$ $R = 30.00'$ $L = 54.39'$ $LC = 47.18'$ $S 49^{\circ}45'13'' W$	(B) $\Delta = 50^{\circ}34'40''$ $R = 170.00'$ $L = 108.20'$ $LC = 106.70'$ $S 20^{\circ}20'44'' E$	(C) $\Delta = 45^{\circ}05'57''$ $R = 30.00'$ $L = 23.67'$ $LC = 23.01'$ $S 30^{\circ}19'37'' E$	(D) $\Delta = 15^{\circ}08'47''$ $R = 55.00'$ $L = 145.17'$ $LC = 108.54'$ $S 89^{\circ}27'23'' E$	(E) $\Delta = 70^{\circ}56'16''$ $R = 10.00'$ $L = 136.19'$ $LC = 127.66'$ $S 23^{\circ}24'21'' E$	(F) $\Delta = 45^{\circ}05'57''$ $R = 30.00'$ $L = 23.67'$ $LC = 23.01'$ $S 30^{\circ}19'37'' E$	(G) $\Delta = 15^{\circ}08'47''$ $R = 55.00'$ $L = 145.17'$ $LC = 108.54'$ $S 89^{\circ}27'23'' E$	(H) $\Delta = 70^{\circ}56'16''$ $R = 10.00'$ $L = 136.19'$ $LC = 127.66'$ $S 23^{\circ}24'21'' E$
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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 were monumented as depicted on this plat.

COMMON AREA 'D' is to be used as Neighborhood Recreation Area with Basketball and Volley Ball Courts, Bar-b-que pits, picnic tables and Pavilions. A parking lot and an information trailer will also be located temporarily in this area.

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 $R = 10.00'$
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 $LC = 127.66'$
 $S 23^{\circ}24'21'' E$

$\Delta = 45^{\circ}05'57''$
 $R = 30.00'$
 $L = 23.67'$
 $LC = 23.01'$
 $S 30^{\circ}19'37'' E$

$\Delta = 15^{\circ}08'47''$
 $R = 55.00'$
 $L = 145.17'$
 $LC = 108.54'$
 $S 89^{\circ}27'23'' E$

Northwest corner of Section 24, T6N, R1E, SLB & M, U.S. Survey Found Brass Caps of Land Management Good Condition. (0.5' above ground) Brass Cap - (1967)

$\Delta = 70^{\circ}56'16''$
 $R = 10.00'$
 $L = 136.19'$
 $LC = 127.66'$
 $S 23^{\circ}24'21'' E$

$\Delta = 45^{\circ}05'57''$
 $R = 30.00'$
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 $LC = 23.01'$
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$\Delta = 15^{\circ}08'47''$
 $R = 55.00'$
 $L = 145.17'$
 $LC = 108.54'$
 $S 89^{\circ}27'23'' E$

- NOTE:**
- 10.00' wide Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
 - 20.00' cut and fill easements along front of lots as shown.
 - Centerline monuments to be set upon completion of improvements, as shown

GREAT BASIN ENGINEERING NORTH

5748 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 130048, Ogden, Utah 84413
Ogden (801)304-6518 Salt Lake City (801)221-8222 Fax (801)304-7044

BOUNDARY DESCRIPTIONS

A part of the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Western right of way line of Snow Basin Road, which is 628.02 feet South 89°36'57" East along the Section line and 684.55 feet South 0°23'03" West from the Northwest corner of said Section 24; running thence five (5) courses along said Western right of way line as follows: Southwesterly along the arc of a 1143.16 foot radius curve to the right a distance of 138.15 feet (Central Angle equals 6°55'26" and Long Chord bears South 25°20'40" West 138.06 feet) to a point of tangency; South 28°48'23" West 314.67 feet to a point of curvature; Southwesterly along the arc of a 560.16 foot radius curve to the right a distance of 277.49 feet (Central Angle equals 28°23'00" and Long Chord bears South 42°59'53" West 274.66 feet) to a point of tangency; South 57°11'23" West 173.89 feet to a point of curvature and Southwesterly along the arc of a 205.28 foot radius curve to the left a distance of 101.28 feet (Central Angle equals 28°16'02" and Long Chord bears South 43°03'22" West 100.25 feet); thence North 61°02'58" West 217.90 feet; thence Northwesterly along the arc of a 441.00 foot radius curve to the right a distance of 38.01 feet (Central Angle equals 4°56'18" and Long Chord bears North 55°14'27" East 38.00 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 234.00 foot radius curve to the left a distance of 132.30 feet (Central Angle equals 32°23'35" and Long Chord bears North 41°30'49" East 130.54 feet); thence South 87°07'56" East 158.74 feet; thence North 26°08'20" East 231.98 feet; thence North 42°23'17" West 320.51 feet; thence North 62°59'19" West 70.65 feet; thence North 11°33'50" East 348.16 feet; thence North 78°26'10" West 20.28 feet; thence North 11°33'50" East 96.50 feet; thence North 37°55'18" West 260.78 feet; thence North 0°21'33" East 80.28 feet; thence South 73°29'50" East 202.48 feet; thence Southwesterly along the arc of a 55.00 foot radius curve to the right a distance of 145.11 feet (Central Angle equals 15°08'41" and Long Chord bears South 89°27'23" East 108.54 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 30.00 foot radius curve to the left a distance of 23.61 feet (Central Angle equals 45°05'57" and Long Chord bears South 36°19'31" East 23.01 feet) to a point of tangency; thence South 58°52'29" East 43.79 feet to a point of curvature; thence Southwesterly along the arc of a 110.00 foot radius curve to the right a distance of 110.00 feet (Central Angle equals 70°56'16" and Long Chord bears South 23°24'21" East 127.66 feet) to a point of tangency; thence South 12°03'47" West 272.74 feet to the Southern right of way line of Quail Lane; thence four (4) courses along said Southern right of way line as follows: South 78°26'10" East 418.56 feet to a point of curvature; Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 18.47 feet (Central Angle equals 35°16'14" and Long Chord bears South 60°48'03" East 18.18 feet) to a point of reverse curvature; Southwesterly along the arc of a 45.00 foot radius curve to the left a distance of 18.00 feet (Central Angle equals 24°57'08" and Long Chord bears South 55°38'30" East 18.44 feet) to a point of tangency and South 68°07'04" 20.00 feet to the point of beginning.

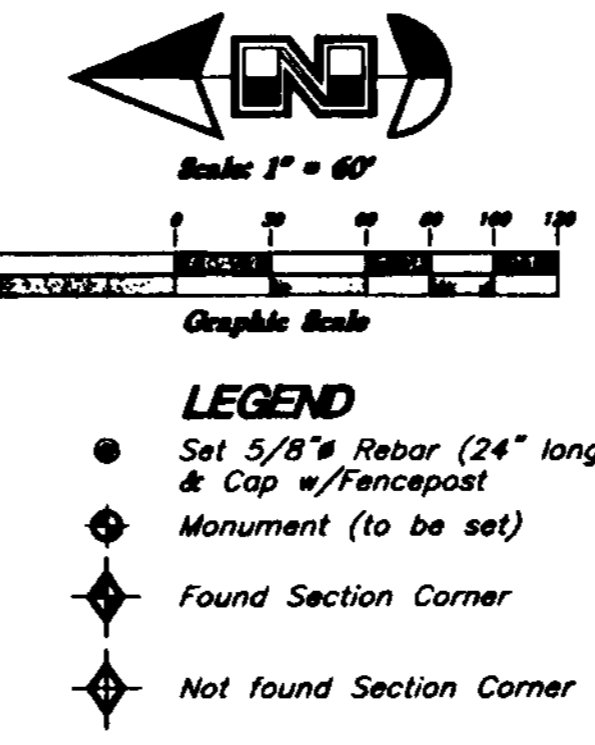
Contains 456,916 sq. ft. or 10.489 acres

COMMON AREA 'D'

A part of the Northwest Quarter Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning the intersection of the Western right of way line of Snow Basin Road and the Northern right of way line of Quail Lane, which is 859.13 feet South 89°36'57" East along the Section line and 588.11 feet South 0°23'03" West from the Northwest corner of said Section 24; running thence four (4) courses along said Northern right of way line of Quail Lane as follows: North 72°42'23" West 20.00 feet to a point of curvature; Southwesterly along the arc of a 45.00 foot radius curve to the left a distance of 34.67 feet (Central Angle equals 44°08'29" and Long Chord bears South 85°13'22" West 33.82 feet) to a point of reverse curvature; Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 20.11 feet (Central Angle equals 38°24'43" and Long Chord bears South 82°21'28" West 19.74 feet) to a point of tangency and North 78°26'10" West 119.31 feet to the Eastern boundary line of The Chalets at Ski Lake Phase 1, a subdivision in Weber County, Utah; thence North 12°03'47" East 146.32 feet along said Eastern boundary line; thence South 77°56'13" East 184.62 feet to said Western right of way line of Snow Basin Road; thence Southwesterly along the arc of 1143.16 foot radius curve to the right a distance of 130.80 feet (Central Angle equals 6°33'21" and Long Chord bears South 14°00'56" West 130.73 feet) to the point of beginning.

Contains 27,347 sq. ft. or 0.628 acres

RECEIVED
JAN 9 6 2006
WEBER CO SURVEYOR



A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.

- LEGEND**
- Set 5/8" Rebar (24" long) & Cap w/Fencepost
 - ◆ Monument (to be set)
 - ◆ Found Section Corner
 - ◆ Not found Section Corner

ACKNOWLEDGMENT

Ronald J. Catanzaro - President
Ronald J. Catanzaro

Notary Public commissioned in Utah
Janet A. Taylor

On the 18 day of August, 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: [Redacted]

Commission Expires: [Redacted]

State of County of

On the day of 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: [Redacted]

Commission Expires: [Redacted]

A Notary Public commissioned in Utah

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of 2005.

Signature: [Redacted]

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 18th day of August, 2005.

Signature: [Redacted]

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 August, 2005.

Attest: [Redacted]

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 offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat of his responsibilities and/or liabilities associated therewith.

Signed this 28th day of August, 2005.

Signature: [Redacted]

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 9th day of August, 2005.

Signature: [Redacted]

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 18 day of August, 2005.

Signature: [Redacted]

WEBER COUNTY RECORDER

ENTRY NO. 223449

FILED FOR RECORD AND RECORDED IN BOOK 2205, AT THE CLERK'S OFFICE OF OFFICIAL RECORDS, PAGE 24

RECORDED FOR RONALD J. CATANZARO

Donna Crofts
WEBER COUNTY RECORDER

DEPT. 003550

OVERALL BOUNDARY AND COMMON AREA	484,256 sq. ft. or 11.117 acres
ROAD AREA	70,436 sq. ft. 1.617 acres
10 lots (43,560 sq. ft.)	= 435,600 sq. ft.
5% BONUS	435,600 (.05)=21,780 sq. ft.
	435,600 sq. ft.-21,780 sq. ft. = 413,820 sq. ft.
484,256 sq. ft. - 70,436 = 413,820 sq. ft.	
413,820 sq. ft./ 10 lots = 41,382 sq. ft. per lot	96N1208