

BASINVIEW ESTATES CLUSTER SUBDIVISION

PART OF THE EAST HALF OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, T.6N., R.1E., S.L.B.&M., U.S. SURVEY
HUNTSVILLE DISTRICT, WEBER COUNTY, UTAH
MARCH, 2006

003665

DESIGN SPECS.

TOTAL AREA: 29.92 ACRES
AREA IN ROADS: 2.97 ACRES
NET AREA: 26.95 ACRES
COMMON AREA: 14.53 ACRES
COMMON AREA RATIO: 48.56%
LOT TOTAL: 8 LOTS
LOTS PER ACRE NET: 3.74

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE, DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 22, T.6N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N89°31'51"E

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE CLARKE C. & KATHLEEN SUSAN SUMMERS' PROPERTY INTO LOTS AND STREETS FOR CLARKE C. SUMMERS. THE SOUTHEASTERLY LINES WERE FIXED BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SNOW BASIN ROAD. ALL OTHER LINES WERE DETERMINED BY DEED AND BY THE CLIENT. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOC."

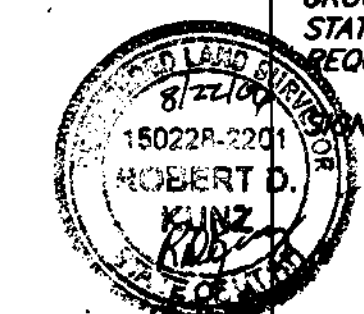
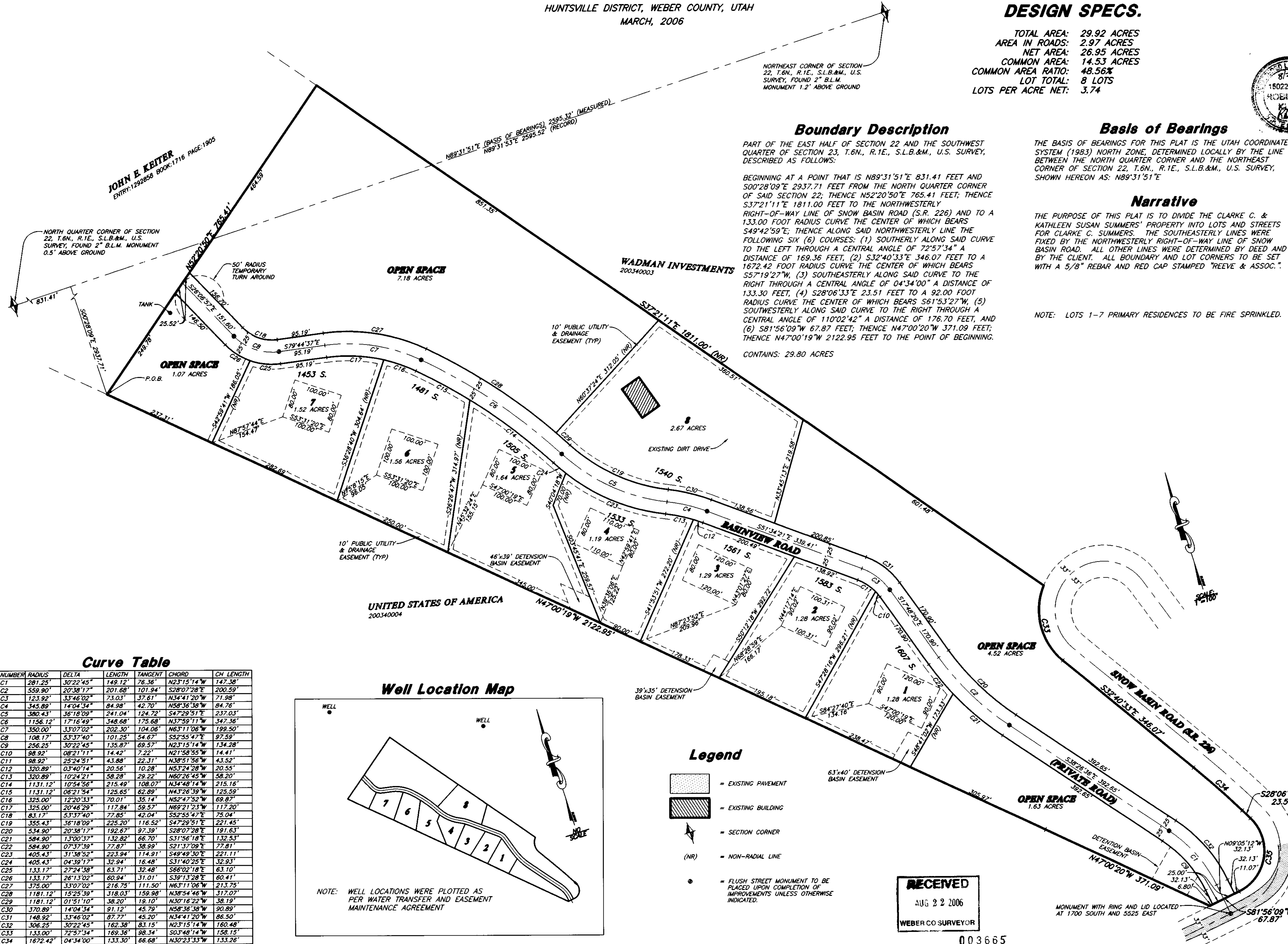
NOTE: LOTS 1-7 PRIMARY RESIDENCES TO BE FIRE SPRINKLED.

Boundary Description

PART OF THE EAST HALF OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, T.6N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N89°31'51"E 831.41 FEET AND S00°28'09"E 2937.71 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE N52°20'50"E 765.41 FEET; THENCE S37°21'11"E 1811.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SNOW BASIN ROAD (S.R. 226) AND TO A 133.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S49°42'59"E; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°57'34" A DISTANCE OF 169.36 FEET, (2) S32°40'33"E 346.07 FEET TO A 1672.42 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S57°19'27"W, (3) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°34'00" A DISTANCE OF 133.30 FEET, (4) S28°06'33"E 23.51 FEET TO A 92.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S61°53'27"W, (5) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 110°02'42" A DISTANCE OF 176.70 FEET, AND (6) S81°56'09"W 67.87 FEET; THENCE N47°00'19"W 371.09 FEET; THENCE N47°00'19"W 2122.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29.80 ACRES



SURVEYOR'S CERTIFICATE
I, ROBERT D. KINZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BASINVIEW ESTATES CLUSTER SUBDIVISION, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 22ND DAY OF August, 2006
150228-2201
UTAH LICENSE NUMBER
ROBERT D. KINZ
SIGNATURE

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT BASINVIEW ESTATES CLUSTER SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PRIVATE ROADS, OPEN SPACE, PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, 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 DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. WE ALSO DEDICATE, GRANT, AND CONVEY TO THE HOMEOWNER'S ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE ROADS AND OPEN SPACE TO BE USED AS COMMON AREA. WE ALSO VACATE THE RIGHT-OF-WAY PREVIOUSLY IDENTIFIED ON THIS PROPERTY AND RECORDED IN BOOK 2010 ON PAGE 699 OF THE WEBER COUNTY RECORDER'S OFFICE. ACCESS TO ALL PARTS OF THIS PROPERTY AND OTHER PROPERTIES PREVIOUSLY SERVED BY SAID RIGHT-OF-WAY SHALL NOW BE ALONG THE PRIVATE ROADS IDENTIFIED ON THIS PLAT.
SIGNED THIS _____ DAY OF _____, 20____

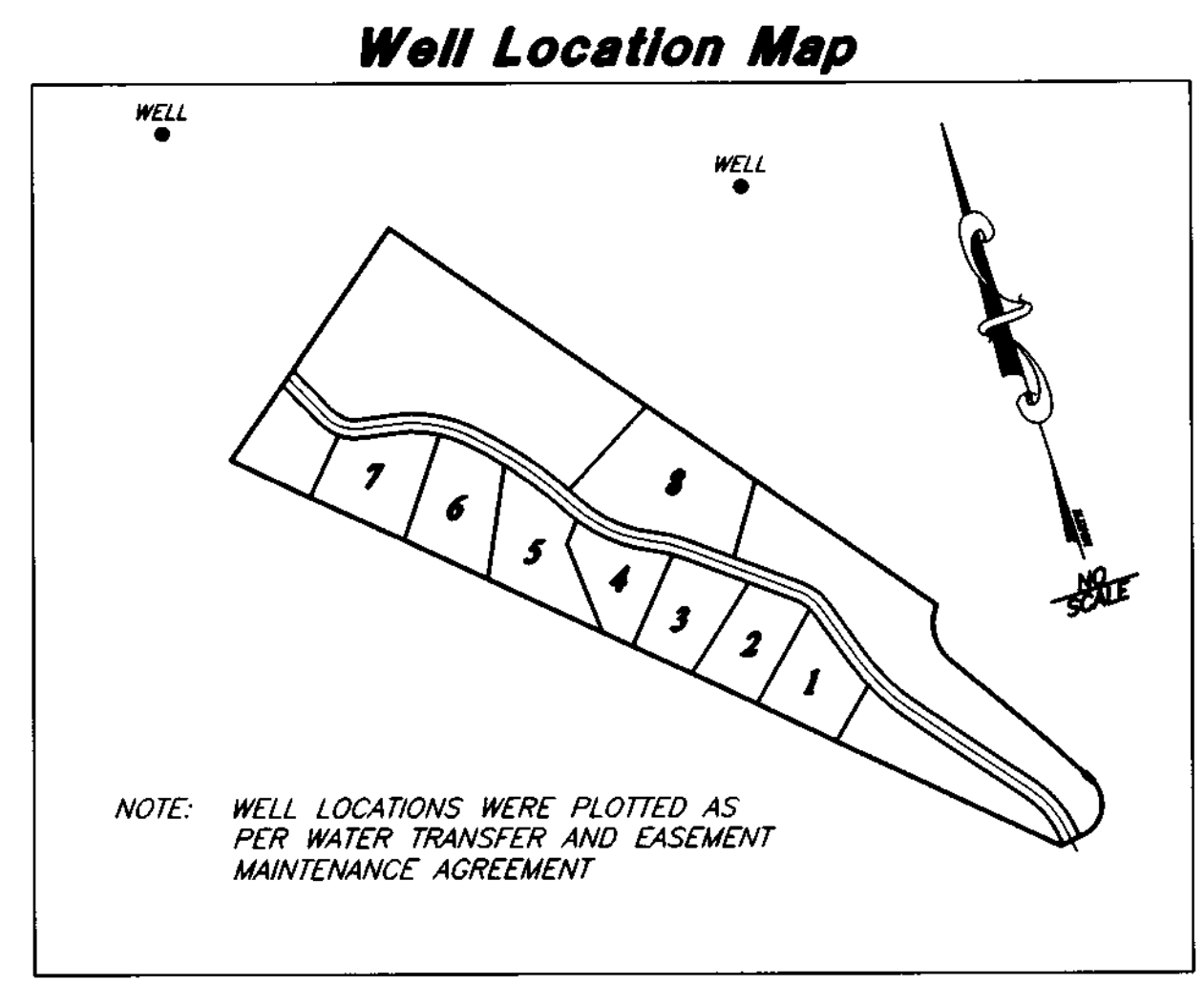
STATE OF UTAH } ss.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH } ss.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

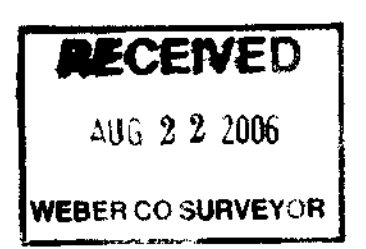
ACKNOWLEDGMENT
STATE OF UTAH } ss.
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH LENGTH
C1	281.25'	30°22'45"	149.12'	76.36'	N23°15'14"W	147.38'
C2	559.90'	20°38'17"	201.68'	101.94'	S28°07'28"E	200.59'
C3	123.92'	33°46'02"	73.03'	37.61'	N34°41'20"W	71.98'
C4	345.89'	14°04'34"	84.98'	42.70'	N58°36'38"W	84.76'
C5	380.43'	36°18'09"	241.04'	124.72'	S47°29'51"E	237.03'
C6	1758.12'	17°16'49"	348.66'	175.68'	N37°59'11"W	347.38'
C7	350.00'	33°07'02"	202.30'	104.06'	N63°11'06"W	199.50'
C8	106.17'	53°37'40"	101.25'	54.67'	S52°55'47"E	97.59'
C9	256.25'	30°22'45"	135.87'	69.57'	N23°15'14"W	134.28'
C10	98.92'	08°21'11"	14.42'	7.22'	N21°58'55"W	14.41'
C11	98.92'	25°24'51"	43.88'	22.31'	N38°51'56"W	43.52'
C12	320.89'	03°40'14"	20.56'	10.28'	N57°24'28"W	20.55'
C13	320.89'	10°24'21"	58.28'	29.22'	N60°26'45"W	58.20'
C14	1131.12'	10°54'58"	215.49'	108.07'	N34°48'14"W	215.16'
C15	1131.12'	08°21'54"	125.63'	62.89'	N43°28'39"W	125.59'
C16	325.00'	12°20'33"	70.01'	35.14'	N52°42'52"W	69.87'
C17	325.00'	12°20'33"	70.01'	35.14'	N52°42'52"W	69.87'
C18	83.17'	53°37'40"	77.85'	42.04'	S52°55'47"E	75.04'
C19	355.43'	36°18'09"	225.20'	116.52'	S47°29'51"E	221.45'
C20	534.90'	20°38'17"	192.67'	97.39'	S28°07'28"E	191.63'
C21	584.90'	13°00'37"	132.82'	66.70'	S31°56'18"E	132.53'
C22	584.90'	07°37'39"	77.87'	38.99'	S21°37'09"E	77.81'
C23	405.43'	31°38'52"	223.94'	114.91'	S49°49'30"E	221.11'
C24	405.43'	04°39'17"	32.94'	16.48'	S31°40'25"E	32.83'
C25	133.17'	27°24'58"	63.71'	32.48'	S68°02'18"E	63.10'
C26	133.17'	26°13'02"	60.94'	31.01'	S39°13'28"E	60.41'
C27	375.00'	33°07'02"	216.75'	111.50'	N63°11'06"W	213.75'
C28	1181.12'	15°25'39"	318.03'	159.98'	N38°54'46"W	317.07'
C29	1181.12'	01°51'10"	38.20'	19.10'	N30°16'22"W	38.19'
C30	370.89'	14°04'34"	91.12'	45.75'	N58°36'38"W	90.89'
C31	148.92'	33°46'02"	87.77'	43.20'	N34°41'20"W	86.50'
C32	306.25'	30°22'45"	162.36'	81.15'	N23°15'14"W	160.48'
C33	133.00'	72°57'34"	169.36'	98.34'	S01°48'14"W	158.13'
C34	1672.42'	04°34'00"	133.30'	66.68'	N30°23'33"W	133.26'
C35	92.00'	110°02'42"	176.70'	131.50'	N26°54'48"E	150.77'



- Legend**
- [Pattern] = EXISTING PAVEMENT
 - [Pattern] = EXISTING BUILDING
 - [Symbol] = SECTION CORNER
 - (NR) = NON-RADIAL LINE
 - [Symbol] = FLUSH STREET MONUMENT TO BE PLACED UPON COMPLETION OF IMPROVEMENTS UNLESS OTHERWISE INDICATED



WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
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.
SIGNED THIS _____ DAY OF _____, 20____.
CHAIRMAN, WEBER COUNTY COMMISSION

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 LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 20____.

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 _____, 20____.
SIGNATURE _____

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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