

The Chalets at Ski Lake Phase 6

A Cluster Subdivision

A part of the of Northeast 1/4 of Section 23, T6N, R1E, SLB&M, U.S. Survey

Weber County, Utah

April 2013

North 1/4 corner of Section 23, T6N, R1E, SLB&M, U.S. Survey, Found Bureau of Land Management, Brass Cap, Good Condition, 0.4' above natural ground dated 1967
N 89°38'44" W W.C.S. (N 89°38'27" W)

2660.80' W.C.S. (2660.93' meas.)
N 89°36'46" W W.C.S. (N 89°35'57" W meas.)
2660.83' W.C.S. (2660.93' meas.)

166484 License No. Mark E. Babbitt

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 that The Chalets at Ski Lake Phase 6, 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 in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing. I also certify that all the lots within The Chalets at Ski Lake Phase 6, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this 29th day of April, 2013.

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 on the plat and name this tract The Chalets at Ski Lake Phase 6, 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 that 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 and private utility, storm water detention ponds drainage easements, slope easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public and private 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.

Signed this day of 2013.

Valley Enterprise Investment Company, LLC.

Ray Bowden - President

State of } ss
County of }
On the day of 2013, personally appeared before me, Ray Bowden who being by me duly sworn did say that he is President of Valley Enterprise Investment Company, LLC. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ray Bowden acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah
Commission Expires: _____ Print Name _____

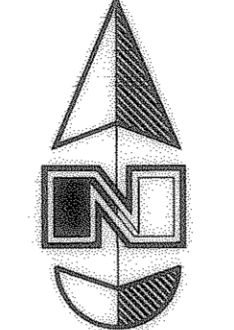
BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 23, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southwest corner of Lot 32 of The Chalets at Ski Lake Phase 5 a Cluster Subdivision in Weber County, which point is 1660.65 feet North 89°38'27" West along the Section line to the Northwest boundary corner of said Chalets at Ski Lake Phase 5, and 400.95 feet South 0°48'23" West along the West boundary line of said Chalets at Ski Lake Phase 5, from the Northeast Corner of said Section 23; and running thence along the Southerly boundary lines of The Chalets at Ski Lake Phases 4 and 5 the following nineteen (19) courses: South 89°11'37" East 250.00 feet, North 55°02'59" East 215.87 feet, Southeasterly along a 35.00 foot radius curve to the left a distance of 77.07 (Central Angle is 80°17'07" and Long Chord bears South 75°05'34" East 70.92 feet), Northeastly along the arc of a 25.00 foot radius curve to the right a distance of 20.32 feet (Central Angle is 46°34'02" and Long Chord bears North 88°02'54" East 19.76 feet), South 68°40'05" East 2.57 feet, Southeasterly along the arc of a 60.00 foot radius curve to the right a distance of 26.62 feet (Central Angle is 25°25'01" and Long Chord bears South 55°57'36" East 26.40 feet), Southwestly along the arc of a 15.00 foot radius curve to the right a distance of 26.65 feet (Central Angle is 101°48'29" and Long Chord bears South 7°39'12" West 23.28 feet), South 31°26'33" East 60.00 feet, Northeastly along the arc of a 220.00 foot radius curve to the right a distance of 122.11 feet (Central Angle is 31°48'02" and Long Chord bears North 74°27'29" East 120.54 feet), South 89°38'27" East 89.06 feet, South 0°21'33" West 150.00 feet, North 89°38'27" West 85.81 feet, South 0°21'33" West 99.90 feet, North 76°55'34" East 170.91 feet, South 87°44'56" East 143.28 feet, South 69°35'34" East 154.99 feet, and South 64°35'30" East 120.86 feet; thence South 25°24'30" West 137.44 feet; thence South 34°01'19" West 60.00 feet; thence North 55°58'40" West 30.75 feet; thence Northwesterly along the arc of a 405.00 foot radius curve to the left a distance of 47.80 feet (Central Angle is 6°45'47" and Long Chord bears North 59°21'34" West 47.78 feet); thence South 27°15'33" West 225.07 feet; thence North 74°05'42" West 104.85 feet; thence South 56°25'05" West 325.90 feet; thence South 42°10'20" East 160.25 feet; thence South 47°49'40" West 100.66 feet; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 24.03 feet (Central Angle is 91°47'22" and Long Chord bears North 86°16'38" West 21.54 feet); thence Northwesterly along the arc of a 240.00 foot radius curve to the right a distance of 312.17 feet (Central Angle is 74°31'28" and Long Chord bears North 3°07'13" West 290.62 feet); thence Northwesterly along the arc of a 285.00 foot radius curve to the left a distance of 61.82 feet (Central Angle is 12°25'40" and Long Chord bears North 27°55'41" East 61.70 feet); thence North 68°17'09" West 60.00 feet; thence Northeastly along the arc of a 225.00 foot radius curve to the left a distance of 118.54 feet (Central Angle is 30°11'12" and Long Chord bears North 6°37'15" East 117.18 feet); thence North 89°12'31" West 278.79 feet; thence South 0°48'23" West 770.40 feet; thence North 89°11'37" West 329.59 feet to the East Boundary line of Wadman Investments LLC parcel; thence along said East boundary line North 0°48'23" East 1096.34 feet to the South boundary line of Lakeview Water Company parcel; thence following said Lakeview Water Company parcel the following three (3) courses: South 89°11'37" East 100.00 feet, North 0°48'23" East 100.00 feet, and North 89°11'37" West 100.00 feet, to the East boundary line of Wadman Investments LLC parcel; thence along said East boundary line North 0°48'23" East 339.05 feet to the point of beginning.

Contains 675,733 sq. ft. or 15.513 acres.

MONUMENT LEGEND

- 5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.
- Set 5/8" Rebar (24" long) & Cap w/fencepost
- ◆ Monument (to be set)
- ◆ Found Section corner



BOUNDARY CURVE DATA

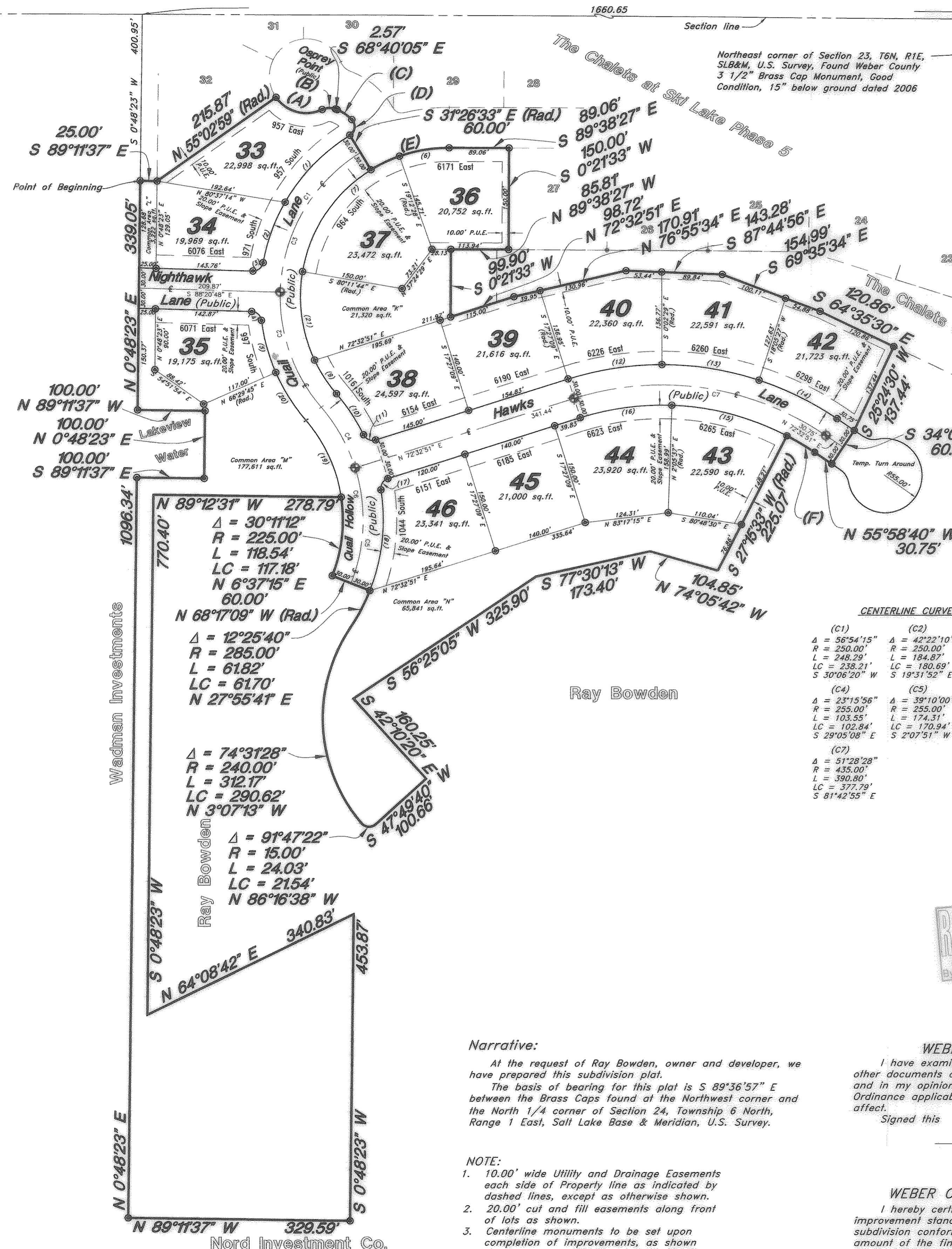
(A)	(B)	(C)
Δ = 80°17'07"	Δ = 46°34'02"	Δ = 25°25'01"
R = 55.00'	R = 25.00'	R = 60.00'
L = 77.07'	L = 20.32'	L = 26.62'
LC = 70.92'	LC = 19.76'	LC = 26.40'
S 75°05'34" E	N 88°02'54" E	S 55°57'36" E

PROPERTY LINE CURVE DATA

(1)	(2)	(3)	(4)
Δ = 28°30'49"	Δ = 19°36'48"	Δ = 81°13'31"	Δ = 81°13'33"
R = 280.00'	R = 260.00'	R = 15.00'	R = 15.00'
L = 139.34'	L = 95.86'	L = 21.66'	L = 21.26'
LC = 137.91'	LC = 95.40'	LC = 19.53'	LC = 19.53'
S 44°18'03" W	S 20°14'08" W	S 51°02'26" W	S 47°44'01" E

CENTERLINE CURVE DATA

(C1)	(C2)	(C3)
Δ = 56°54'15"	Δ = 42°22'10"	Δ = 99°16'25"
R = 250.00'	R = 250.00'	R = 250.00'
L = 248.29'	L = 433.19'	L = 390.98'
LC = 238.21'	LC = 180.69'	LC = 390.98'
S 30°06'20" W	S 19°31'52" E	S 81°55'15" W



Narrative:

At the request of Ray Bowden, 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.

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.
- Common areas may be used as Public Utility Easements.
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from Quail Lane, Hawks Lane and Nighthawk Lane adjacent to this property until curb and gutter is installed.

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 2013.

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 2013.

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 day of 2013.

Chair, Ogden Valley Township Planning Commission

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 2013.

Chair, 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 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 from the responsibilities and/or liabilities associated therewith.

Signed this day of 2013.

Signature

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND AT RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER
BY: _____ DEPUTY