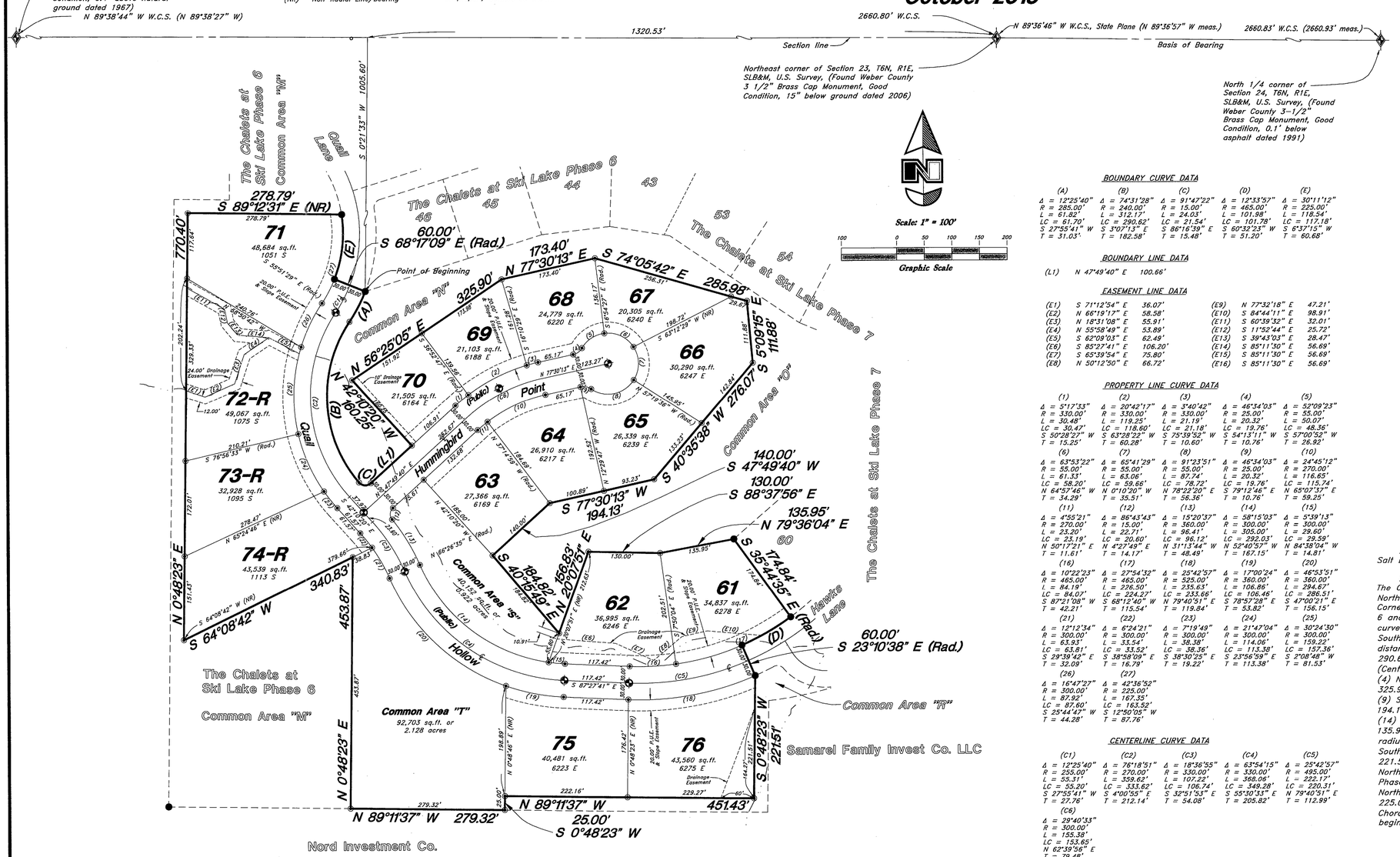
The Chalets at Ski Lake Phase 8

A Cluster Subdivision

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

Weber County, Utah

October 2015



BOUNDARY CURVE DATA

(A)	(B)	(C)	(D)	(E)
Δ = 12°25'40"	Δ = 74°31'28"	Δ = 91°47'22"	Δ = 12°33'57"	Δ = 30°11'12"
R = 285.00'	R = 240.00'	R = 15.00'	R = 465.00'	R = 225.00'
L = 61.82'	L = 312.17'	L = 24.03'	L = 101.98'	L = 118.54'
LC = 61.70'	LC = 290.62'	LC = 21.54'	LC = 101.78'	LC = 117.18'
S 27°55'41" W	S 3°07'13" E	S 86°16'39" E	S 60°32'23" W	S 6°37'15" W
T = 31.03'	T = 182.58'	T = 15.48'	T = 51.20'	T = 60.68'

BOUNDARY LINE DATA

(L1)	N 47°49'40" E 100.66'

EASEMENT LINE DATA

(E1)	S 71°12'54" E 36.07'	(E9)	N 77°32'18" E 47.21'
(E2)	N 66°19'17" E 58.58'	(E10)	S 84°44'11" E 98.91'
(E3)	N 18°31'08" E 55.91'	(E11)	S 60°39'32" E 32.01'
(E4)	N 55°58'49" E 53.89'	(E12)	S 11°52'44" E 25.72'
(E5)	S 62°09'03" E 62.49'	(E13)	S 39°43'03" E 28.47'
(E6)	S 85°27'41" E 106.20'	(E14)	S 85°11'30" E 56.69'
(E7)	S 65°39'54" E 75.80'	(E15)	S 85°11'30" E 56.69'
(E8)	N 30°12'50" E 66.72'	(E16)	S 85°11'30" E 56.69'

PROPERTY LINE CURVE DATA

(1)	(2)	(3)	(4)	(5)
Δ = 5°17'33"	Δ = 20°42'17"	Δ = 3°40'42"	Δ = 46°34'03"	Δ = 52°09'23"
R = 330.00'	R = 330.00'	R = 330.00'	R = 25.00'	R = 55.00'
L = 30.48'	L = 119.25'	L = 21.19'	L = 20.32'	L = 50.07'
LC = 30.47'	LC = 118.60'	LC = 21.18'	LC = 19.76'	LC = 48.36'
S 50°28'27" W	S 63°28'22" W	S 75°25'52" W	S 54°13'11" W	S 57°00'52" W
T = 15.25'	T = 60.28'	T = 10.60'	T = 10.76'	T = 26.92'
(6)	(7)	(8)	(9)	(10)
Δ = 63°53'22"	Δ = 65°41'29"	Δ = 91°23'51"	Δ = 46°34'03"	Δ = 24°45'12"
R = 55.00'	R = 55.00'	R = 55.00'	R = 25.00'	R = 570.00'
L = 61.33'	L = 63.06'	L = 87.74'	L = 20.32'	L = 116.65'
LC = 58.20'	LC = 59.68'	LC = 78.72'	LC = 19.76'	LC = 115.74'
N 64°57'46" W	N 0°10'20" W	N 78°22'20" E	S 79°12'46" E	N 65°07'37" E
T = 34.29'	T = 35.51'	T = 56.36'	T = 10.76'	T = 59.25'
(11)	(12)	(13)	(14)	(15)
Δ = 4°55'21"	Δ = 86°43'43"	Δ = 13°20'37"	Δ = 58°15'03"	Δ = 5°39'13"
R = 270.00'	R = 15.00'	R = 360.00'	R = 300.00'	R = 300.00'
L = 23.20'	L = 22.71'	L = 96.41'	L = 305.00'	L = 29.60'
LC = 23.19'	LC = 20.60'	LC = 96.12'	LC = 292.03'	LC = 28.59'
N 50°17'21" E	N 4°27'49" E	N 31°13'44" W	N 52°40'57" W	N 84°38'04" W
T = 11.61'	T = 14.17'	T = 48.49'	T = 167.15'	T = 14.81'
(16)	(17)	(18)	(19)	(20)
Δ = 10°22'23"	Δ = 27°54'32"	Δ = 25°42'57"	Δ = 17°00'24"	Δ = 46°53'51"
R = 465.00'	R = 465.00'	R = 525.00'	R = 360.00'	R = 360.00'
L = 84.19'	L = 226.50'	L = 235.61'	L = 106.86'	L = 294.67'
LC = 84.07'	LC = 224.22'	LC = 233.66'	LC = 106.46'	LC = 286.51'
S 87°21'08" W	S 68°12'40" W	N 79°40'51" E	S 78°57'28" E	S 47°00'31" E
T = 42.21'	T = 115.54'	T = 119.84'	T = 53.82'	T = 156.15'
(21)	(22)	(23)	(24)	(25)
Δ = 12°12'34"	Δ = 6°24'21"	Δ = 7°19'49"	Δ = 31°47'04"	Δ = 30°24'30"
R = 300.00'	R = 300.00'	R = 300.00'	R = 300.00'	R = 300.00'
L = 63.93'	L = 33.54'	L = 38.38'	L = 114.06'	L = 159.22'
LC = 63.81'	LC = 33.52'	LC = 38.36'	LC = 113.38'	LC = 157.36'
S 29°39'42" E	S 38°58'09" E	S 38°30'25" E	S 23°56'59" E	S 2°08'48" W
T = 32.09'	T = 16.79'	T = 19.22'	T = 113.38'	T = 81.53'
(26)	(27)			
Δ = 16°47'27"	Δ = 42°36'52"			
R = 300.00'	R = 225.00'			
L = 87.92'	L = 167.35'			
LC = 87.60'	LC = 163.52'			
S 25°44'42" W	S 12°50'05" W			
T = 44.28'	T = 87.76'			

CENTERLINE CURVE DATA

(C1)	(C2)	(C3)	(C4)	(C5)
Δ = 12°25'40"	Δ = 76°18'51"	Δ = 18°36'55"	Δ = 63°54'15"	Δ = 25°42'57"
R = 255.00'	R = 270.00'	R = 330.00'	R = 330.00'	R = 495.00'
L = 55.31'	L = 359.42'	L = 107.22'	L = 368.06'	L = 222.17'
LC = 55.20'	LC = 333.62'	LC = 106.74'	LC = 349.28'	LC = 220.31'
S 27°55'41" W	S 4°00'55" E	S 32°51'53" E	S 35°30'33" E	N 79°40'51" E
T = 27.76'	T = 212.14'	T = 54.08'	T = 205.82'	T = 112.99'
(C6)				
Δ = 29°40'33"				
R = 300.00'				
L = 155.38'				
LC = 153.65'				
N 62°39'56" E				
T = 79.48'				

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 8, 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 a survey of the property described on the Plat that was completed on the ground in accordance with Section 17-23-17, and I have verified all measurements. Monuments and Lot corners have been set as represented on the plat.

I also certify that all the lots within The Chalets at Ski Lake Phase 8, A Cluster Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinances.

Signed this 26th day of October, 2015.

166484
License No.

Mark E. Babbitt

MARK E. BABBITT 166484 STATE OF UTAH

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 8, 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, and slope easements, the same to be used for the installation, maintenance and operation of public and private utility service lines, storm drainage facilities, 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 26 day of Oct., 2015.

Valley Enterprise Investment Company, LLC.

Ray Bowden – President
5393 East 6850 North
Eden, UT. 84310

State of Utah
County of Weber } ss

On the 26 day of October, 2015, 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: Roy, Utah

Laura Hall
Notary Public commissioned in Utah
Laura Hall
Print Name

Commission Expires: 11-26-2015
Commission # 649993

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 a Point on the East Right of Way Line of Quail Hollow and the South Boundary line of The Chalets at Ski Lake Phase 6 a Cluster Subdivision in Weber County, Utah, said point is 1320.53 feet North 89°38'27" West along the Section Line, and 1005.60 feet South 0°21'33" West from the Northeast Corner of said Section 23; and running thence along the boundary lines of The Chalets at Ski Lake Phases 6 and 7 in the following twenty-two (22) courses: (1) Southwesterly along the arc of a 285.00 foot radius curve to the right a distance of 61.82 feet (Central Angle is 12°25'40" and Long Chord bears South 27°55'41" West 61.70 feet), (2) Southerly along the arc of a 240.00 foot radius curve to the left a distance of 312.17 feet (Central Angle is 74°31'28" and Long Chord bears South 3°07'13" East 290.62 feet), (3) Easterly along the arc of a 15.00 foot radius curve to the left a distance of 24.03 feet (Central Angle is 91°47'22" and Long Chord bears South 86°16'39" East 21.54 feet), (4) North 47°49'40" East 100.66 feet, (5) North 42°10'20" West 160.25 feet, (6) North 56°25'05" East 325.90 feet, (7) North 77°30'13" East 173.40 feet, (8) South 74°05'42" East 285.98 feet, (9) South 5°09'15" East 111.88 feet, (10) South 40°35'38" West 276.07 feet, (11) South 77°30'13" West 194.13 feet, (12) South 47°49'40" West 140.00 feet, (13) South 40°15'49" East 184.82 feet, (14) North 20°07'51" East 156.83 feet, (15) South 88°57'56" East 130.00 feet, (16) North 79°36'04" East 135.95 feet, (17) South 35°44'35" East 174.84 feet, (18) Southwesterly along the arc of a 465.00 foot radius curve to the right a distance of 101.98 feet (Central Angle is 12°33'57" and Long Chord bears South 60°32'23" West 101.78 feet), (19) South 23°10'38" East 60.00 feet, (20) South 0°48'23" West 221.51 feet, (21) North 89°11'37" West 451.43 feet, and (22) South 0°48'23" West 25.00 feet; thence North 89°11'37" West 279.32 feet to the Easterly line of said Phase 6; thence along said boundary of Phase 6 as follows: North 0°48'23" East 453.87 feet, South 64°08'42" West 340.83 feet, North 0°48'23" East 770.40 feet, South 89°12'31" East 278.79 feet, Southerly along the arc of a 225.00 foot radius curve to the right a distance of 118.54 feet (Central Angle is 30°11'12" and Long Chord bears South 8°37'15" West 117.18 feet), and South 68°17'09" East 60.00 feet to the point of beginning.

Contains 17.806 acres.

RECEIVED
OCT 26 2015
By 5334

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 (N 89°36'46" W – State Plane Bearings) 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. The local datum has been used to maintain the bearings that have been historically used on the previous 7 phases of the Chalets at Ski Lake.

Geotechnical Report provided by AGEC Applied GeoTech for Proposed Chalets at Ski Lake Subdivision Phases 7 and 8. Dated July 23, 2013. Project number 1120924.

Developer:
Valley Enterprise Investment Company, LLC.
Ray Bowden – President

NOTE:
1. 10.00' wide PUE and Slope Easements each side of Property line as indicated by dashed lines.
2. Centerline monuments to be set upon completion of improvements, as shown.
3. Common areas may be used as Public Utility Easements.
4. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from Quail Hollow, and Hummingbird Point.
5. All items in the Geotech report that was submitted with this development need to be followed. (AGEC Applied GeoTech Project No. 1120924 July 23, 2013)

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 , 2015.

Signature

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 , 2015.

Chair, Ogden Valley Township Planning Commission

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 , 2015.

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 , 2015.

Title

Chair, Weber County Commission

Attest

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 , 2015.

Signature

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