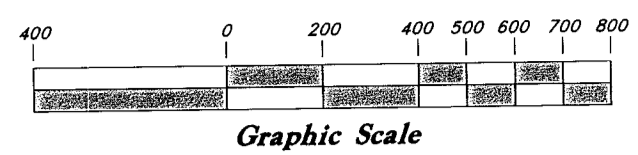




Scale: 1" = 400'

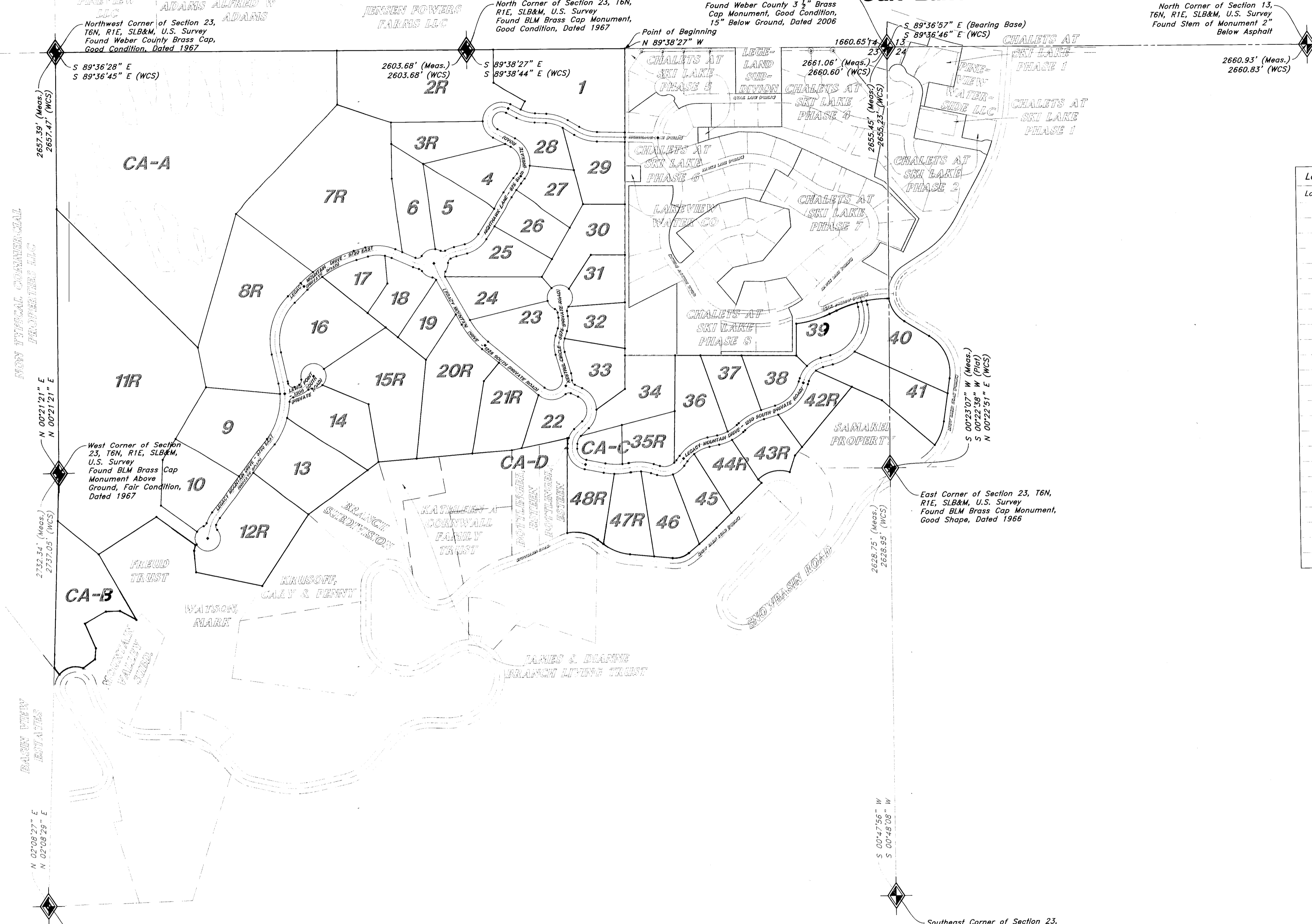


Legend

- Set Nail & Washer
Set Rebar & Cap w/ Fencepost
Set Hub & Tack Monument to be set
(Rad.) Radial Line
(N/R) Non-Radial Line
Fence

R Lot is Restricted Due to Slope and will Require Hillside Review Approval

RECORD OF SURVEY FOR Legacy Mountain Estates A Planned Residential Unit Development A part of Section 23, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey



NOTE: LOTS 2, 3, 5-11 HOMEOWNERS SHALL BE RESPONSIBLE FOR THEIR OWN DETENTION BASIN. A STORM WATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR EACH LOT 2, 3, 5-11.

NOTE: LOTS ON DOWNHILL SIDE OF PRIVATE ROADS ACCEPT STORM WATER RUNOFF FROM ADJACENT PRIVATE ROAD.

Lot Area Table with columns Lot # and Acreage. Rows 1-24.

Lot Area Table with columns Lot # and Acreage. Rows 25-48.

OWNER'S DEDICATION The undersigned owner of the herein described tract of land does hereby set apart and subdivide the same into lots and private streets as shown on this plat, and does hereby name said tract Legacy Mountain Estates, a Planned Residential Unit Development, and does hereby grant and convey to Legacy Mountain Owners Association, Inc. (and its successors and assigns) whose membership consists of the members/owners of said Association, their grantees, successors and/or assigns, a right of way to be used in common with all others within said subdivision, on, over and across all those portions or parts of said tract of land designated and depicted on said plat as Private Streets (Private Rights-of-Way) for access to the individual lots, with such Private Streets to be maintained by said Association, and does also hereby grant and convey to said Association all those parts or portions of said tract of land designated and depicted on said plat as Common Areas, which are to be used for private recreational and open space purposes by and for the benefit of each Association member/owner in common with all others in the subdivision, with such Common Areas to be maintained by said Association, with such trails and trail easements to be maintained by said Association, and does hereby grant and convey to said Association all those parts or portions of said tract of land designated and depicted on said plat as trails and trail easements, including any such trails or trail easements located on any Common Areas or on any individual lots, which trails and trail easements are to be used for private recreational purposes by and for the benefit of the Association's members/owners and in common with all others in the subdivision, with such trails and trail easements to be maintained by said Association, and does hereby grant and convey to said Association all those parts or portions of said tract of land designated and depicted on said plat as Common Areas to remain open and undeveloped except for approved recreational, parking and open space purposes, and also grants and dedicates 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 the governing authority with no buildings or structures being erected within such easements. Signed this \_\_\_ day of \_\_\_, 2021.

Legacy Mountain Estates, LLC

John Lewis - Managing Member

State of Utah, County of Salt Lake, On the \_\_\_ day of \_\_\_, 2021, personally appeared before me, John Lewis who being by me duly sworn did say that he is Managing Member of Legacy Mountain Estates, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Lewis 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 Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, together with a vacated portion of Snow Basin Road (Vacated on September 3, 2021 as Entry Number 3181415.) Weber County, Utah.

Beginning at the Northwest Corner of The Chalets at Ski Lake Phase No. 5, a cluster subdivision in Weber County, Utah, said point being 1660.65 feet North 89°38'27" West along a Section line from the Northeast Corner of said Section 23; and running thence South 0°48'23" West 1936.34 feet along the West line of said Subdivision No. 5 and The Chalets at Ski Lake Subdivision Phases No. 6 and No. 8 in Weber County, Utah to the Southwest Corner of said Phase No. 8; thence Easterly along the South boundary of said Phase No. 8 and The Chalets at Ski Lake Subdivision Phase No. 7, Weber County, Utah; the following (6) six courses: South 89°11'37" East 1085.34 feet, North 0°48'23" East 201.52 feet, Easterly along an arc of a 664.32 foot radius curve to the left 220.96 feet (Central Angle is 19°03'25" and Long Chord bears North 74°31'42" East 219.94 feet), North 65°00'00" East 50.00 feet, Easterly along an arc of a 767.46 foot radius curve to the right 331.57 feet (Central Angle is 24°45'15" and Long Chord bears North 77°22'38" East 329.00 feet), and North 89°45'15" East 9.99 feet to the Westerly Right of Way line of Snow Basin Road; thence Southerly along said Westerly Right of Way line (5) five courses as follows: Southerly along an arc of a 203.28 foot radius curve to the left 179.23 feet (Central Angle is 50°01'27" and Long Chord bears South 33°39'53" East 173.59 feet), South 58°40'37" East 182.75 feet, Southerly along an arc of a 268.31 foot radius curve to the right 314.46 feet (Central Angle is 67°09'00" and Long Chord bears South 25°06'07" East 296.77 feet), South 8°28'23" West 274.46 feet, and Southerly along an arc of a 336.64 foot radius curve to the right 160.45 feet (Central Angle is 27°18'27" and Long Chord bears South 22°07'37" West 158.93 feet); 160.45 feet (Central Angle is 27°18'27" and Long Chord bears South 22°07'37" West 158.93 feet); thence North 49°09'05" West 437.43 feet; thence North 65°14'45" West 207.36 feet; thence South 40°32'53" West 564.84 feet; thence South 18°38'45" West 109.50 feet to the new Right of Way line of Snow Basin Road (Vacated on September 3, 2021 as Entry Number 3181415); thence Southwesterly along the arc of said new Right of Way line, and a 196.70 foot radius curve to the left 214.95 feet (Central Angle is 62°36'40" and Long Chord bears South 77°20'25" West 204.41 feet); thence Southerly and Westerly along the Northerly Right of Way line of said Snow Basin Road the following eleven (11) courses: South 43°57'55" East 30.00 feet, South 46°02'05" West 402.07 feet, Westerly along an arc of a 2617.29 ft radius curve to the right 238.03 feet (Central Angle equals 5°12'39" and Long Chord bears South 48°38'24" West 237.95 feet), Westerly along the arc of a 140.57 foot radius curve to the right 109.08 feet (Central Angle equals 44°27'39" and Long Chord bears South 73°28'33" West 106.36 feet), North 84°17'37" West 271.38 feet, Westerly along the arc of a 322.23 foot radius curve to the right 182.91 feet (Central Angle equals 32°31'24" and Long Chord bears North 68°01'55" West 180.47 feet), North 51°46'13" West 45.29 feet, and Westerly along the arc of a 229.85 foot radius curve to the left 202.38 feet (Central Angle equals 50°26'57" and Long Chord bears North 76°59'41" West 195.91 feet), thence North 0°47'56" East 601.38 feet; thence South 77°47'56" West 360.00 feet; thence South 89°47'58" West 847.02 feet to the Northeast Corner of Branch Subdivision, Weber County, Utah; thence South 54°13'01" West 552.92 feet along the Northwesterly line of said Branch Subdivision; thence South 135.79 feet; thence North 14°52'56" East 37.37 feet; thence North 53°43'49" West 305.00 feet; thence South 57°51'33" West 433.64 feet; thence South 29°08'04" East 475.00 feet to the North line of Mountain Valley Subdivision, Weber County, Utah; thence Westerly and Southerly six (6) courses as follows: North 61°04'34" West 116.30 feet, South 88°37'56" West 88.40 feet, South 61°17'56" West 153.79 feet, South 23°09'04" East 171.40 feet, South 5°12'56" West 69.65 feet, and South 54°15'56" West 93.69 feet to the Northerly Right of Way line of said Snow Basin Road; thence Westerly along said Right of Way and the arc of a 133.00 foot radius curve to the left 166.47 feet (Central Angle equals 71°42'51" and Long Chord bears South 76°08'45" West 155.81 feet) to the Easterly line of Basin-View Estates Cluster Subdivision 1st Amendment, Weber County, Utah thence North 37°20'52" West 51.62 feet along said Easterly line to the Section line of said Section 23; thence North 2°08'27" East 1225.70 feet along said section line to the West Quarter Corner of said Section 23; thence North 0°21'21" East 2657.39 feet along the section line to the Northwest corner of said Section 23; thence South 89°36'28" East 2603.68 feet along the section line to the North Quarter corner of said Section; thence South 89°38'27" East 1000.41 feet along the section line to the point of beginning.

RECEIVED OCT 15 2021 BY: 7026

Developer: Legacy Mountain Estates LLC John Lewis - Managing Member 3718 Wolf Creek Drive Eden, Utah 84310 (801) 745-3737

NARRATIVE: This plat has been prepared at the request of John Lewis, owner and developer of Legacy Mountain Estates, a Planned Residential Unit Development. This property is a 284.43 acre development that is located on the west side of The Chalets at Ski Lake Phase No. 5, 6, and 8. The parcel is bounded by the west line and the north line of Section 23, T6N, R1E, SLB&M. The south line is bounded by the northerly line of Pineview Heights, an unrecorded subdivision, and includes several of these unrecorded lots. The plat also extends to the Old Snow Basin Road at several locations on the south and easterly side of the plat. The basis of bearing for this plat is S 89°36'57" E between a brass cap found at the Northeast Corner of Section 23, T6N, R1E, SLB&M and the remnant stem of a monument at the North Quarter Corner of Section 24, T6N, R1E, SLB&M. This bearing base has been used throughout the adjacent Ski Lake Developments. The unrecorded plat of Pineview Heights has been rotated 0°47'56" clockwise from the East Quarter Corner of Section 23, T6N, R1E, SLB&M to match the current bearing base. All properties adjacent to this subdivision north of Snow Basin Road were initially conveyed by metes and bounds descriptions prepared from unrecorded plat of Pineview Heights, between the East line and West line of said Section 23. Edges of the asphalt paving was used to confirm location of Snow Basin Road, as no monuments were found in Road. No property corners or occupation lines were found for Branch Subdivision, Mountain Valley Subdivision or Basin View Estates.

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 \_\_\_, 2021. Signature

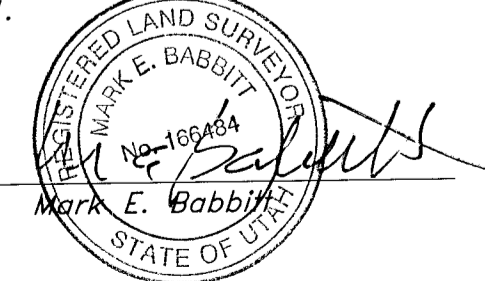
OGDEN VALLEY TOWNSHIP PLANNING COMMISSION This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_ day of \_\_\_, 2021. Chair, Ogden Valley Township Planning Commission

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 \_\_\_, 2021. 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 \_\_\_, 2021. Title Chair, Weber County Commission Attest

WEBER COUNTY RECORDER ENTRY NO. \_\_\_ FILED FOR RECORD AND RECORDED IN BOOK \_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_ RECORDED FOR WEBER COUNTY RECORDER BY: \_\_\_ DEPUTY

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 5B Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Legacy Mountain Estates, a Planned Residential Unit Development 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 Legacy Mountain Estates, a Planned Residential Unit Development, meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this 16th day of October, 2021.

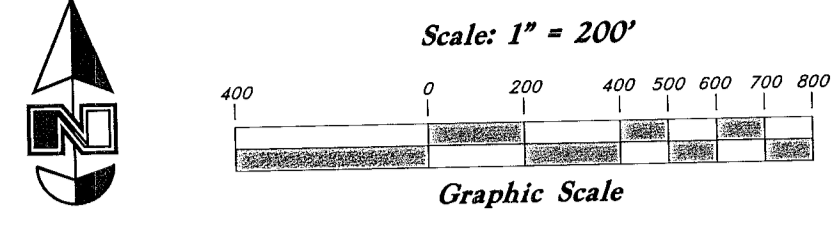


GREAT BASIN ENGINEERING logo and contact information: 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM

- NOTES: 1. 10.00' wide Public Utility Easements (P.U.E.) each side of Property Line as indicated by dashed lines. 2. Slope Easements vary by width as indicated by dashed lines. 3. Common Areas may be used as Public Utility Easements.

# RECORD OF SURVEY FOR Legacy Mountain Estates

A Planned Residential Unit Development  
A part of Section 23, Township 6 North, Range 1 East,  
Salt Lake Base & Meridian, U.S. Survey



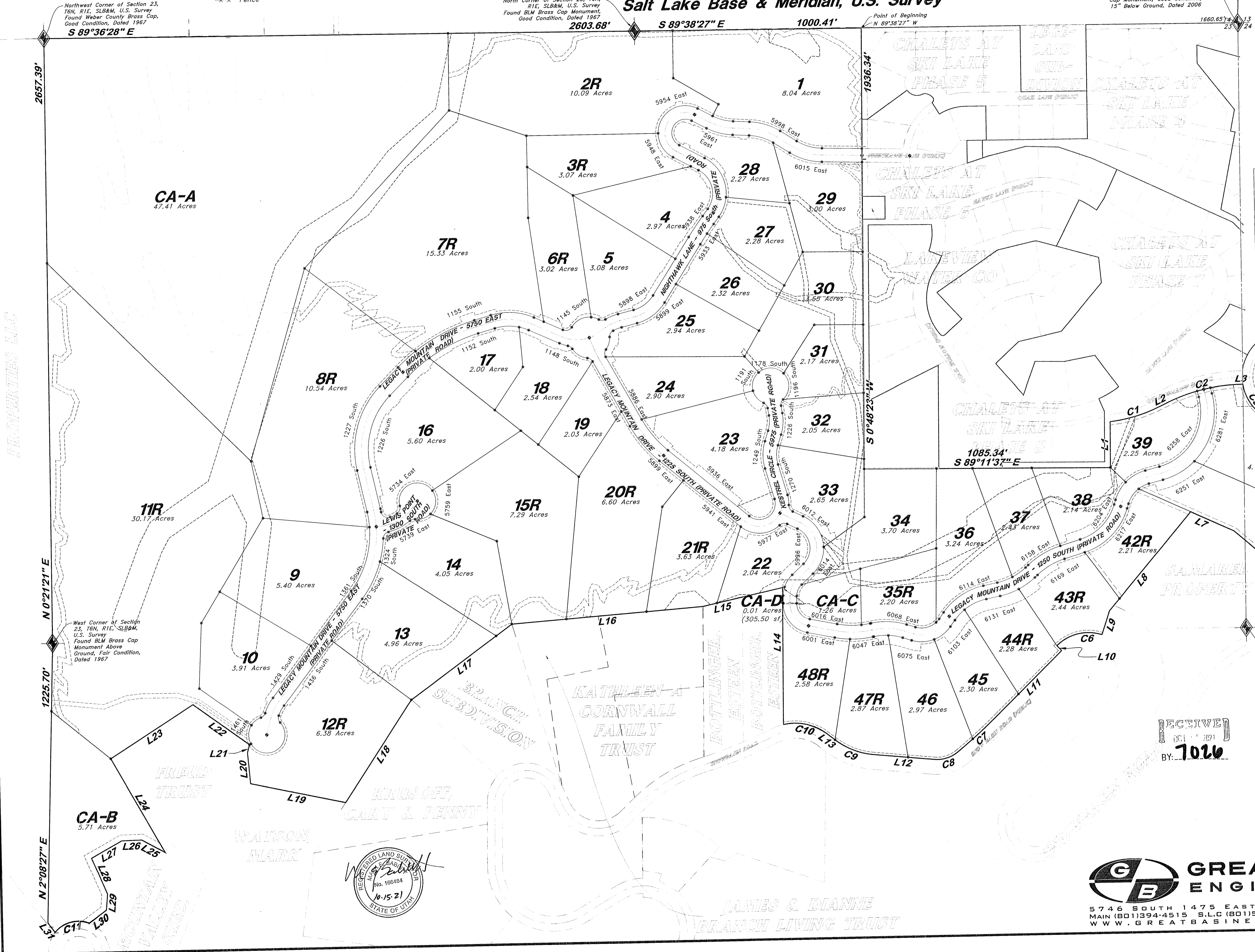
- Legend**
- ▲ Set Nail & Washer
  - Set Rebar & Cap w/ Fencepost
  - ⊙ Set Hub & Tack Monument to be set
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line
  - - - - - Fence
- R Lot is Restricted Due to Slope and will Require Hillside Review Approval

**Boundary Line Data**

Line	Bearing	Length	Line	Bearing	Length
L1	N 0°48'23" E	201.52	L17	S 54°13'01" W	552.92
L2	N 65°00'00" E	50.00	L18	S 33°47'56" W	536.88
L3	N 89°45'15" E	9.99	L19	N 77°43'03" W	427.99
L4	S 58°40'37" E	182.75	L20	N 4°40'04" W	135.79
L5	S 8°28'23" W	274.46	L21	N 14°52'56" E	37.37
L6	N 49°09'05" W	437.43	L22	N 53°43'49" W	305.00
L7	N 65°14'45" W	207.36	L23	S 57°51'33" W	433.64
L8	S 40°32'53" W	564.84	L24	S 29°08'04" E	475.00
L9	S 18°38'45" W	109.50	L25	N 61°04'34" W	116.30
L10	S 43°57'55" E	30.00	L26	S 88°37'56" W	88.40
L11	S 46°02'05" W	402.07	L27	S 61°17'56" W	153.79
L12	N 84°17'37" W	271.38	L28	S 23°09'04" E	171.40
L13	N 51°46'13" W	45.29	L29	S 5°12'56" W	69.65
L14	N 0°47'56" E	601.38	L30	S 54°15'56" W	93.69
L15	S 77°47'56" W	360.00	L31	N 37°20'52" W	51.62
L16	S 85°47'56" W	847.02			

**Boundary Curve Data**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	19°03'25"	664.32'	220.96'	N 74°31'42" E	219.94'
C2	24°45'15"	767.46'	331.57'	N 77°22'38" E	329.00'
C3	50°01'27"	205.28'	179.23'	S 33°39'53" E	173.59'
C4	67°09'00"	268.31'	314.46'	S 25°06'07" E	296.77'
C5	27°18'27"	336.64'	160.45'	S 22°07'37" W	158.93'
C6	62°36'40"	196.70'	214.95'	S 77°20'25" W	204.41'
C7	5°12'39"	2617.29'	238.03'	S 48°38'24" W	237.95'
C8	44°27'39"	140.57'	109.08'	S 73°28'33" W	106.36'
C9	32°31'24"	322.23'	182.91'	N 68°01'55" W	180.47'
C10	50°26'57"	229.85'	202.38'	N 76°59'41" W	195.91'
C11	71°42'51"	133.00'	166.47'	S 76°08'45" W	155.81'



Point of Beginning  
N 89°38'27" W  
1660.6514'

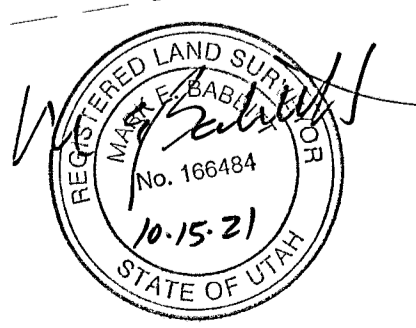
North Corner of Section 23, T6N, R1E, S18&M, U.S. Survey  
Found BLM Brass Cap Monument,  
Good Condition, Dated 1967  
2603.68'

Northwest Corner of Section 23, T6N, R1E, S18&M, U.S. Survey  
Found Weber County Brass Cap,  
Good Condition, Dated 1967  
S 89°36'28" E

West Corner of Section 23, T6N, R1E, S18&M, U.S. Survey  
Found BLM Brass Cap Monument Above  
Ground, Fair Condition,  
Dated 1967

East Corner of Section 23, T6N, R1E, S18&M, U.S. Survey  
Found BLM Brass Cap Monument,  
Good Shape, Dated 1966

RECEIVED  
OCT 1 2024  
BY: 7026



**G B 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

WEBER  
COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY