

ALTA/NSPS SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2022



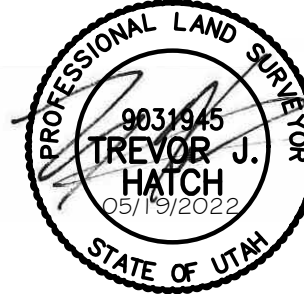
VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

TO CW LAND CO., LLC, A UTAH LIMITED LIABILITY COMPANY AND STEWART TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1)(2), 7(C), 8, 9, 11(A)(B), 12, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6-17-21.

DATE OF SURVEY: 05-19-2022
DATE SIGNED:
TREVOR J. HATCH, P.L.S.
UTAH NUMBER: 9031945



NOTES

THE BASIS OF BEARINGS IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°36'46"E.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49057C0475F DATED 06-02-15.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT TIME OF SURVEY.

THERE WERE NO MARKED PARKING STALLS ON SITE AT TIME OF SURVEY.

NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA/NSPS SURVEY ON THE SUBJECT PROPERTY. THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE DEED ALONG OLD SNOW BASIN ROAD DIDN'T MATCH WITH THE RIGHT OF WAY ESTABLISHED BY THE CHALETS AT SKI LAKE PHASE 2. THE RIGHT OF WAY FROM SAID PLAT WAS ACCEPTED AS THE BOUNDARY.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39, SAID POINT BEING S89°36'46"E 477.61 FEET AND S00°23'14"W 2.34 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, AN ARC LENGTH OF 254.84 FEET, A DELTA ANGLE OF 07°27'01", A CHORD BEARING OF S80°41'48"E, AND A CHORD LENGTH OF 254.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD SNOW BASIN ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S04°48'23"W 313.97 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1134.18 FEET, AN ARC LENGTH OF 117.20 FEET, A DELTA ANGLE OF 05°55'15", A CHORD BEARING OF S07°46'00"W, AND A CHORD LENGTH OF 117.15 FEET; THENCE N77°56'06"W 194.61 FEET; THENCE N77°56'13"W 271.39 FEET; THENCE N12°03'47"E 156.02 FEET; THENCE S77°56'13"E 158.81 FEET; THENCE N13°01'42"E 260.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 144,146 SQUARE FEET OR 3.309 ACRES MORE OR LESS.

TITLE DESCRIPTION

PER OLD REPUBLIC TITLE COMPANY FILE NUMBER: 136166-CAF DATED JUNE 8, 2021.

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 WHICH IS 50.00 FEET PERPENDICULARLY DISTANT SOUTH FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39 AND 42.00 FEET PERPENDICULARLY DISTANT WEST FROM THE CENTERLINE OF SNOW BASIN ROAD, SAID POINT ALSO BEING 720.02 FEET SOUTH 89°36'57" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 24 AND 41.13 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE TWO (2) COURSES ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SNOW BASIN ROAD AS FOLLOWS: SOUTH 4'48'23" WEST 312.86 FEET AND SOUTHWESTERLY ALONG THE ARC OF A 1134.18 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.20 FEET (CENTRAL ANGLE EQUALS 5°55'15" AND LONG CHORD BEARS SOUTH 7°46'00" WEST 117.15 FEET); THENCE NORTH 77°56'13" WEST 457.05 FEET; THENCE NORTH 12°03'47" EAST 156.00 FEET; THENCE SOUTH 77°56'13" EAST 158.81 FEET; THENCE NORTH 13°01'42" EAST 259.93 FEET TO A NON-TANGENT CURVE 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1959.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 245.98 FEET (CENTRAL ANGLE EQUALS 7°11'28" AND LONG CHORD BEARS SOUTH 80°34'02" EAST 245.82 FEET) TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

PER OLD REPUBLIC TITLE COMPANY FILE NUMBER: 136166-CAF DATED JUNE 8, 2021.

EXCEPTIONS #1-10 & 14-17 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #13 - THE EFFECTS, IF ANY, OF EASEMENTS AND RIGHTS-OF-WAY FOR EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES AND POWER, TELEPHONE, SEWER, GAS OR WATER LINES, WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY OF THE SUBJECT LAND. (ALL EXISTING VISIBLE UTILITIES AND ROAD RIGHT OF WAYS SHOWN)

EXCEPTION #14 - SLOPE EASEMENT IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT AND/OR FILL SLOPES AND NECESSARY DRAINAGE DITCHES AND APPURTENANT PARTS THEREOF, INCIDENT TO THE GRADING OF THE ROADWAY AND INCIDENTAL PURPOSES; BY INSTRUMENT DATED NOVEMBER 26, 1956 AND RECORDED DECEMBER 14, 1956, AS ENTRY NO. 266965, IN BOOK 533, AT PAGE 137. (NO LEGAL DESCRIPTION GIVEN ON RECORDED DOCUMENT TO PLOT EASEMENT)

EXCEPTION #15 - GRANT OF EASEMENT IN FAVOR OF HUNTSVILLE SOUTH BENCH CANAL COMPANY TO CONSTRUCT, INSTALL, RECONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN A LINED IRRIGATION DITCH AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 15, 1966, AS ENTRY NO. 478751, IN BOOK 845, AT PAGE 642. (EVIDENCE OF IRRIGATION DITCH LOCATED ALONG EASTERLY PROPERTY LINE. UNABLE TO PLOT EASEMENT FROM LEGAL DESCRIPTION GIVEN IN RECORDED DOCUMENT)

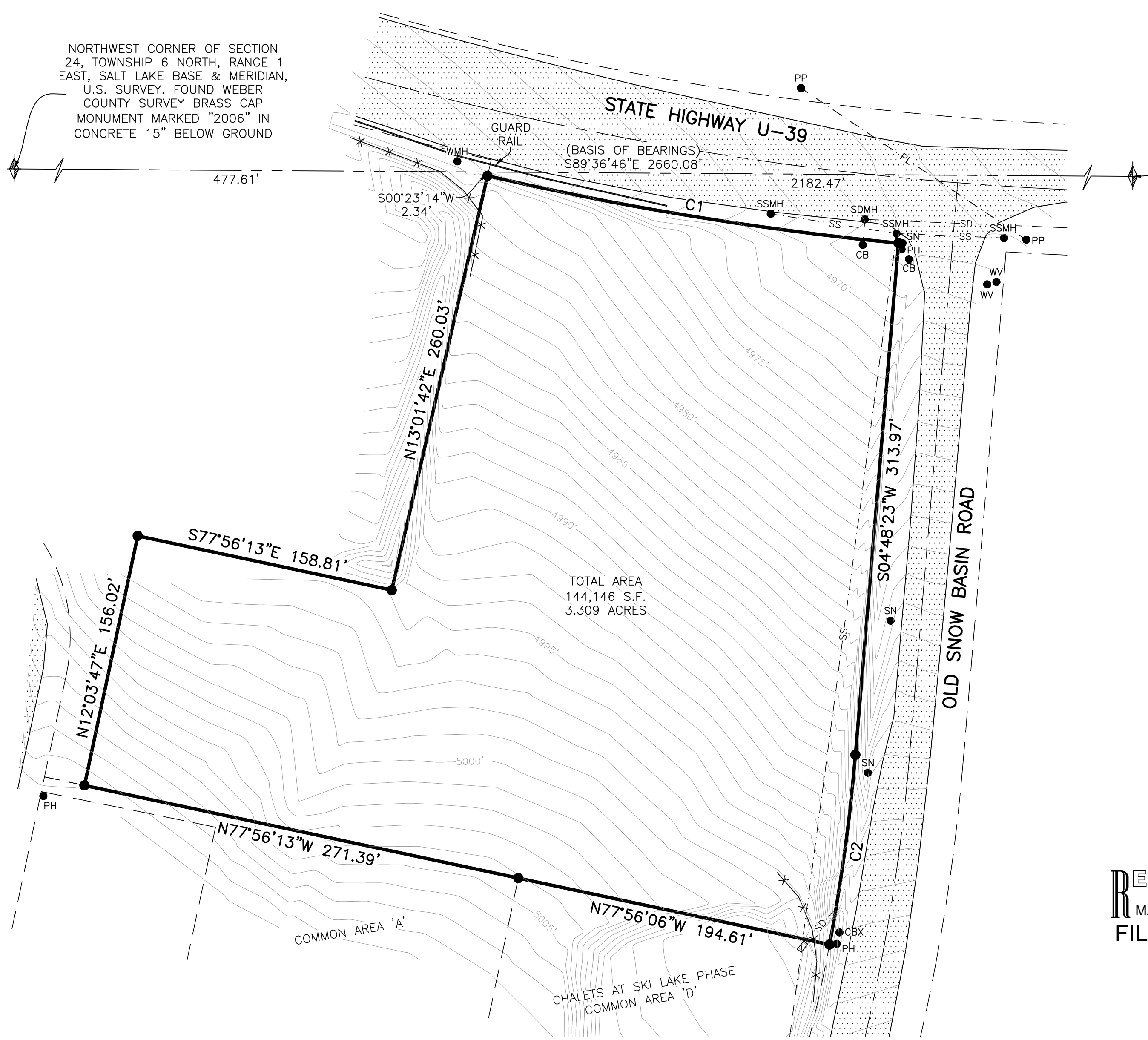
EXCEPTION #16 - POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED JULY 30, 1968, AS ENTRY NO. 507947, IN BOOK 895, AT PAGE 108. (EASEMENT PLOTS SOUTH OF PROPERTY AND CANNOT BE SHOWN)

EXCEPTION #18 - EASEMENT IN FAVOR OF MOUNTAIN SEWER CORPORATION, A UTAH CORPORATION TO INSTALL, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE A PIPELINE AND RELATED STRUCTURES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED APRIL 30, 1984 AND RECORDED JULY 31, 1984, AS ENTRY NO. 915045, IN BOOK 1450, AT PAGE 2431. (EASEMENT PLOTS SOUTH OF PROPERTY AND CANNOT BE SHOWN)

EXCEPTION #19 - ORDINANCE NO. 16-84 GRANTING LAKEVIEW WATER CORPORATION THE RIGHT TO EXCAVATE, CONSTRUCT, LAY, INSTALL, OPERATE, MAINTAIN, REPLACE, RECONSTRUCT, AND REPAIR WATER PIPELINES ALONG AND ACROSS CERTAIN ROADS, RIGHTS OF WAY, AND EASEMENTS IN WEBER COUNTY, STATE OF UTAH, DATED SEPTEMBER 12, 1984 AND RECORDED SEPTEMBER 13, 1984 AS ENTRY NO. 918844 IN BOOK 1453 AT PAGE 2240. (EXACT LOCATION NOT DISCLOSED)

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1959.86'	254.84'	254.66'	127.60'	S80°41'48"E	7°27'01"
C2	1134.18'	117.20'	117.15'	58.65'	S07°46'00"W	5°55'15"



RECEIVED
MAY 19 2022
FILE # 7249



REVISIONS	DESCRIPTION
DATE	

ALTA/NSPS SURVEY
PART OF THE NW 1/4 OF SECTION 24, T.6N., R.1E., S.L.B.&M.
WEBER COUNTY, UTAH
CW LAND CO., LLC

Project Info.

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	07-07-2021
Name:	WOODS CROSS
	ALTA SURVEY
Scale:	1"=50'
Checked:	
Number:	7562-04

Sheet	1
1	Sheets