Samarel Subdivision

A part of the East 1/2 of Section 23 & the Northwest 1/4 of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey

Huntsville, Weber County, Utah

October 3, 2023

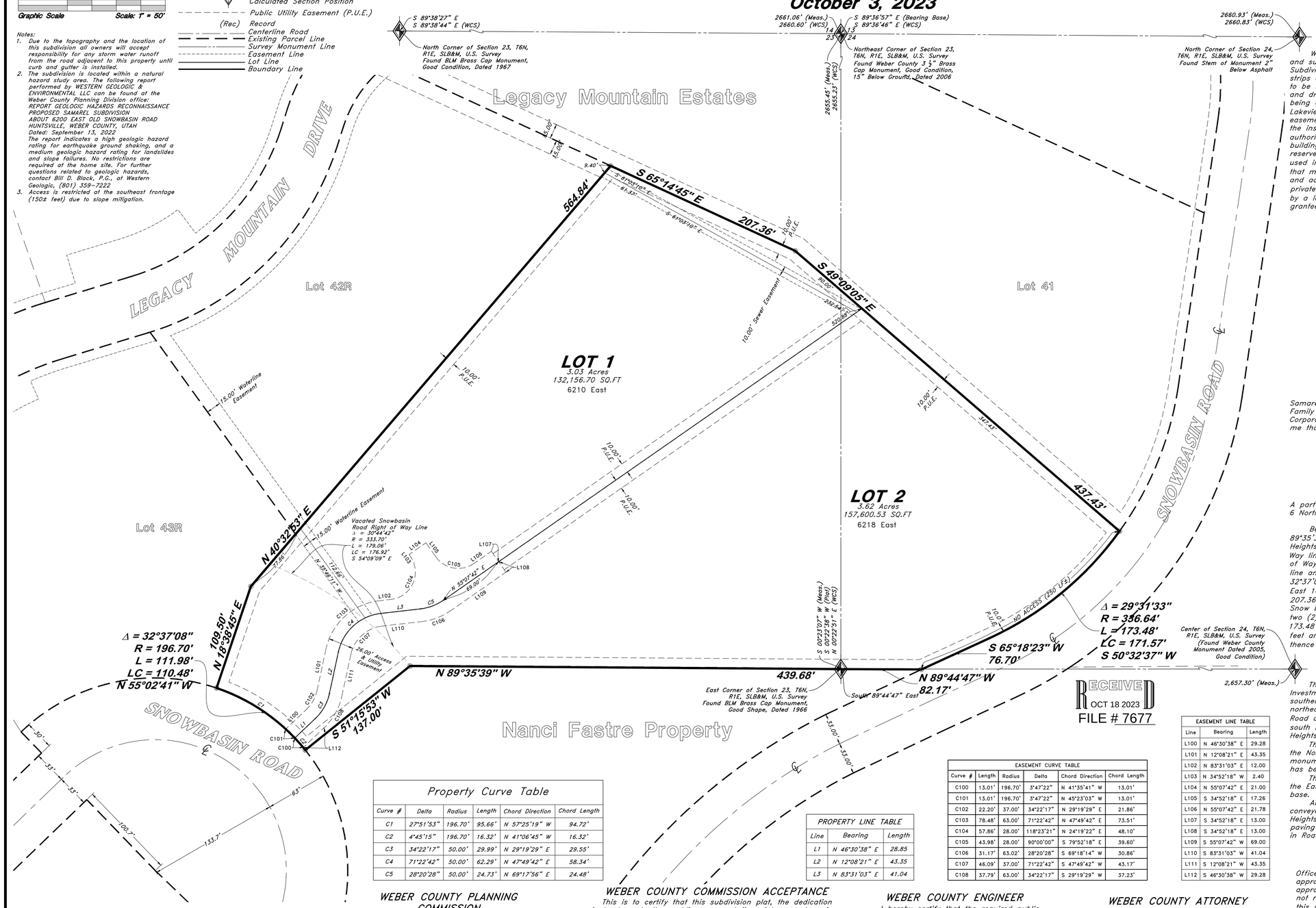
Legend

- Set Rebar & Cap w/ Fencepost
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence
- Center Line
- Found Section Monument
- Calculated Section Position
- Public Utility Easement (P.U.E.)
- (Rec) Record
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line

Graphic Scale — Scale: 1" = 50'

Notes:

1. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
2. The subdivision is located within a natural hazard study area. The following report performed by WESTERN GEOLOGIC & ENVIRONMENTAL LLC can be found at the Weber County Planning Division office:
   REPORT GEOLOGIC HAZARDS RECONNAISSANCE
   PROPOSED SAMAREL SUBDIVISION
   ABOUT 6200 EAST OLD SNOWBASIN ROAD
   HUNTSVILLE, WEBER COUNTY, UTAH
   Dated: September 13, 2022
   The report indicates a high geologic hazard rating for earthquake ground shaking, and a medium geologic hazard rating for landslides and slope failures. No restrictions are required at the home site. For further questions related to geologic hazards, contact Bill D. Black, P.G., at Western Geologic, (801) 359-7222
3. Access is restricted at the southeast frontage (150± feet) due to slope mitigation.



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 Samarel 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 Samarel Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2023.

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH 10-18-23

166484
License No.

Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said plat Samarel Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County with no buildings or structures being erected within such easements; we also hereby dedicate, grant and convey to Lakeview Water Company and/or Mountain Sewer Corporation, those certain strips as easements for private water and sewer purposes shown hereon, the same to be used for the installation, maintenance, and operation of water and sewer lines as may be authorized by Lakeview Water Company and/or Mountain Sewer Corporation with no buildings or structures being erected within such easements; we also hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

Signed this day of , 2023.

Samarel Family Investment Company, LLC

Allen Samarel – Managing Member

Owner/Developer Information:
Samarel Family Investment Company, LLC
1510 Asbury Avenue
Winnetka, Illinois 60093

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the day of , 2023, personally appeared before me, Allen Samarel who being by me duly sworn did say that he is Managing Member of Samarel Family Investment Company, LLC., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Allen Samarel acknowledged to me that said Corporation executed the same.

Residing At:
Commission Number:
Commission Expires:

A Notary Public commissioned in Utah

Print Name

BOUNDARY DESCRIPTION

A part of the East half of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at the East Quarter Corner of said Section 23 and running thence North 89°35'39" West 439.68 feet along a quarter section line and the North line of Pineview Heights Subdivision, an unrecorded plat in Weber County, to a point on the old Right of Way line of Snow Basin Road; thence South 51°15'53" West 137.00 feet to the new Right of Way line of said Snow Basin Road; thence Northwesterly along said new Right of Way line and the arc of a 196.70 foot radius curve to the left 111.98 feet (Central Angle is 32°37'08" and Long Chord bears North 55°02'41" West 110.48 feet); thence North 18°38'45" East 109.50 feet; thence North 40°32'53" East 564.84 feet; thence South 65°14'45" East 207.36 feet; thence South 49°09'05" East 437.43 feet to the Westerly Right of Way line of Snow Basin Road; thence Southwesterly along said Westerly Right of Way line the following two (2) courses: Southwesterly along the arc of a 336.64 foot radius curve to the right 173.48 feet (Central Angle is 29°31'33" and Long Chord bears South 50°32'37" West 171.57 feet and South 65°18'23" West 76.70 feet to the quarter section line of said Section 24; thence North 89°44'47" West 82.17 feet to the Point of Beginning.

Containing 6.652 acres

NARRATIVE

This plat has been prepared at the request of Dr. Samarel, of Samarel Family Investment Company, LLC. This property is a 6.652 acre development located at the southeast corner of Legacy Mountain Estates. The parcel is bounded on the northwest and northeast by Legacy Mountain Estates and on the southeast and southwest by Snow Basin Road and on the south by the south line of the Northeast 1/4 of Section 23 and on the south line of the Northwest 1/4 of Section 24, which is also the northerly line of Pineview Heights, an unrecorded subdivision.

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.

RECEIVED
OCT 18 2023
FILE # 7677

Property Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'
C3	34°22'17"	50.00'	29.99'	N 29°19'29" E	29.55'
C4	71°22'42"	50.00'	62.29'	N 47°49'42" E	58.34'
C5	28°20'28"	50.00'	24.73'	N 69°17'56" E	24.48'

PROPERTY LINE TABLE

Line	Bearing	Length
L1	N 46°30'38" E	28.85
L2	N 12°08'21" E	43.35
L3	N 83°31'03" E	41.04

EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	13.01'	196.70'	3°47'22"	N 41°35'41" W	13.01'
C101	13.01'	196.70'	3°47'22"	N 45°23'03" W	13.01'
C102	22.20'	37.00'	34°22'17"	N 29°19'29" E	21.86'
C103	78.48'	63.00'	71°22'42"	N 47°49'42" E	73.51'
C104	57.86'	28.00'	118°23'21"	N 24°19'22" E	48.10'
C105	43.98'	28.00'	90°00'00"	S 79°52'18" E	39.60'
C106	31.17'	63.02'	28°20'28"	S 69°18'14" W	30.86'
C107	46.09'	37.00'	71°22'42"	S 47°49'42" W	43.17'
C108	37.79'	63.00'	34°22'17"	S 29°19'29" W	37.23'

EASEMENT LINE TABLE

Line	Bearing	Length
L100	N 46°30'38" E	29.28
L101	N 12°08'21" E	43.35
L102	N 83°31'03" E	12.00
L103	N 34°52'18" W	2.40
L104	N 55°07'42" E	21.00
L105	S 34°52'18" E	17.26
L106	N 55°07'42" E	21.78
L107	S 34°52'18" E	13.00
L108	S 34°52'18" E	13.00
L109	S 55°07'42" W	69.00
L110	S 83°31'03" W	41.04
L111	S 12°08'21" W	43.35
L112	S 46°30'38" W	29.28

WEBER COUNTY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the day of , 2023.

Chair, Weber County 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 , 2023.

Title

Chair, Weber County Commission

Attest

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 , 2023.

Signature

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 , 2023.

Signature

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2023.

Weber County Surveyor
Record of Survey #_____.
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

RECORD OF SURVEY

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 INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com