

Langeland Subdivision

Weber County, Utah  
A Part of the Northeast Quarter of Section 23,  
Township 6 North, Range 1 East, Salt Lake Base & Meridian  
September 2016

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into one (1) lot, know hereafter as Langeland Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

K. Greg Hansen P.L.S.  
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE NORTHWEST CORNER OF THE CHALETS AT SKI LAKE PHASE 4 LOCATED 670.00 FEET NORTH 89°38'27" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FROM THE NORTHEAST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 00°23'22" WEST 290.00 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID THE CHALETS AT SKI LAKE PHASE 4 BEING ON THE NORTH RIGHT-OF-WAY LINE OF QUAIL LANE; THENCE NORTH 89°38'27" WEST 290.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 28, THE CHALETS AT SKI LAKE PHASE 5; THENCE NORTH 00°23'19" EAST 290.00 FEET TO THE NORTHEAST CORNER OF SAID THE CHALETS AT SKI LAKE PHASE 5 BEING ON THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 89°38'27" EAST 290.00 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING. CONTAINING 1.931 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into a lot as shown on this plat and name said tract Langeland Subdivision and hereby dedicate, grant and convey to Weber County 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 the Governing Authority in witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

John Langeland Edna F. Langeland  
Majority owners of the John and Edna Langeland Family Limited Partnership



Scale: 1" = 60'  
Scale in Feet  
(Data in Parentheses is Record)

LEGEND

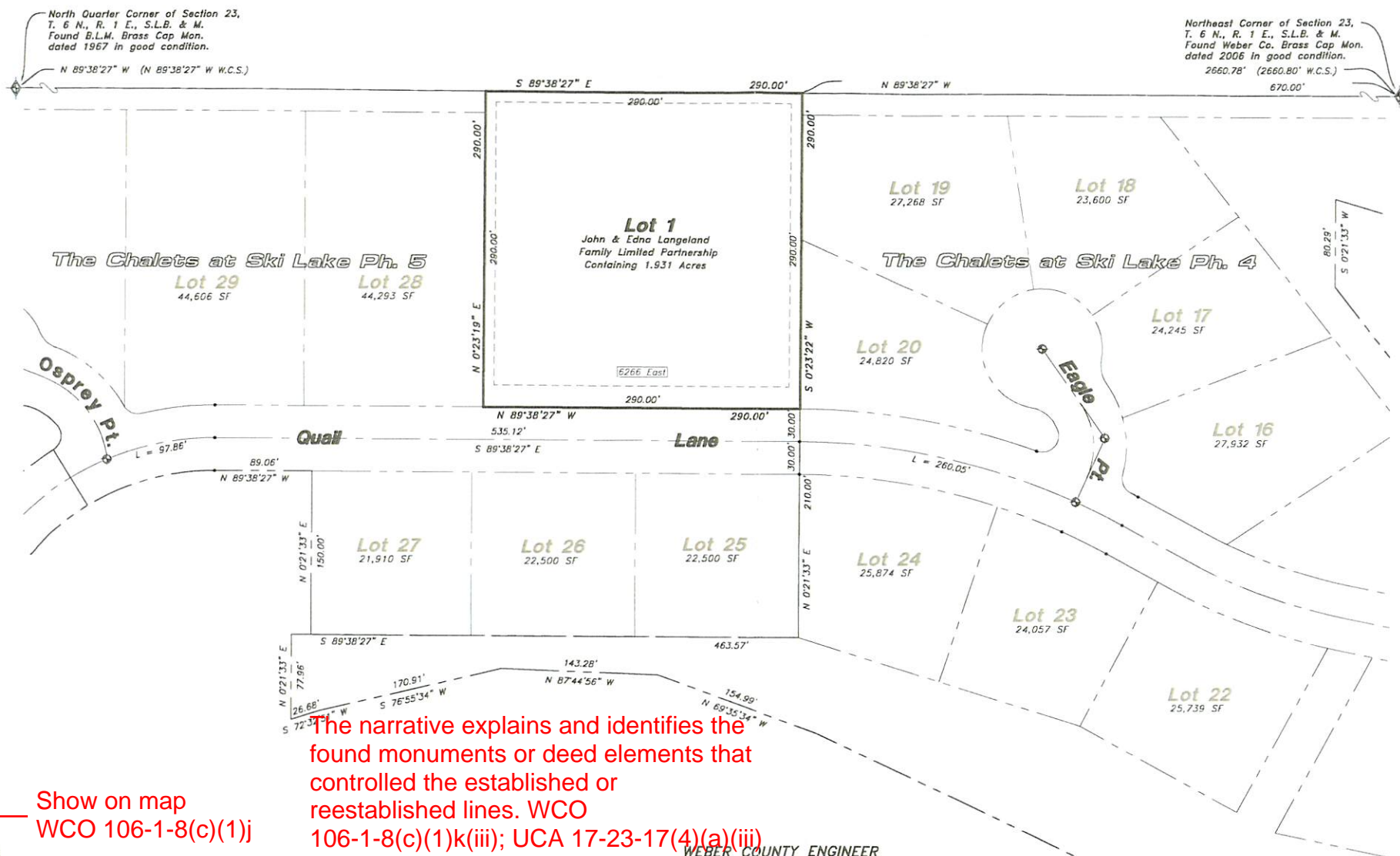
- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Notes:  
1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.

Developer:  
John Langeland  
825 W 2400 S  
Salt Lake City, UT 84119



HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.hais.net](http://www.hais.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 395-4905 (435) 752-8272



Show on map  
WCO 106-1-8(c)(1)i

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. WCO 106-1-8(c)(1)k(iii); UCA 17-23-17(4)(a)(iii)

NARRATIVE

The purpose of this survey was to establish and set the property corners of the one lot subdivision as shown and described hereon. This survey was ordered by Gage Fraerer of Fraerer Real Estate for John and Edna Langeland. The control used to establish the property corners was the existing Weber County Surveyor monumentation surrounding Section 23, Township 6 North, Range 1 East, S.L.B.&M. The basis of bearing is the North line of the northeast quarter of said section which bears North 89°38'27" West, (North 89°38'44" West Weber County Surveyor) Utah North, State Plane, Calculated N.A.D.83 Bearing.

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  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Chairman, Weber County Commission

Attest

WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Weber County Engineer

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 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 \_\_\_\_\_, 2016.

Weber County Surveyor

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to Certify that this Subdivision Plat was Duly Approved by the Ogden Valley Township Planning commission.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.

Chairman, Ogden Valley Township Planning Commission

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 \_\_\_\_\_, 2016.

Weber County Attorney

WEBER COUNTY RECORDER

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

COUNTY RECORDER

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