SOMMERSKOV SUBDIVISION

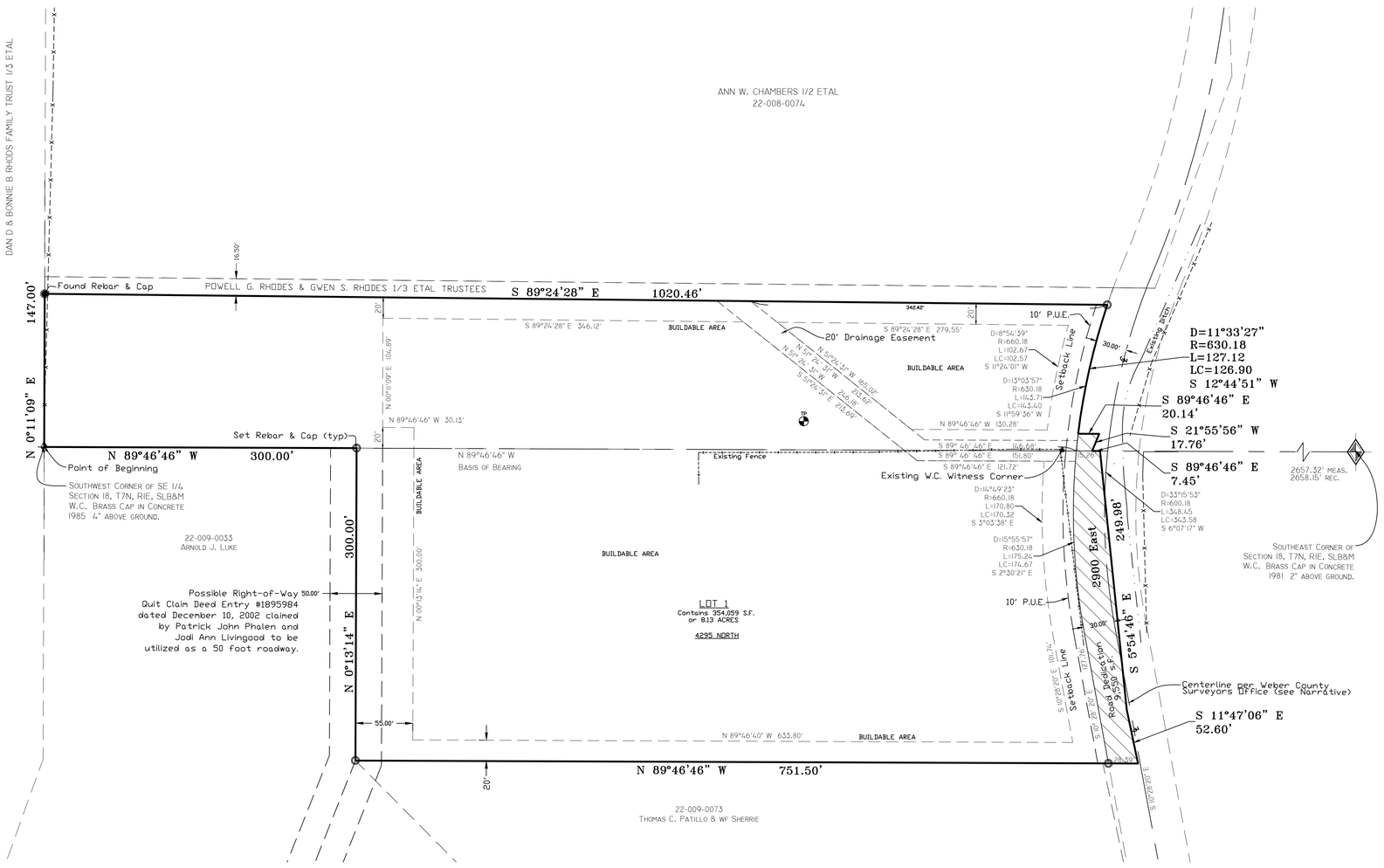
PART OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH – OCTOBER 2019

Scale ~ 1" = 60'
0 60 120

Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- FND WITNESS MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA

NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106–1–8(c)(5)].
2. 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.
3. In Title Report File No. 14253–6015189, dated January 31, 2020, Schedule B Exception No 16 list a 3 foot easement for maintenance and repair of a culinary pipeline, running North and South across the land, the exact location of said pipe line is not disclosed by instruments of record and therefore cannot be shown on this plat.



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract SOMMERSKOV SUBDIVISION:
We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____ , 20____.

Eline2, LLC, a Utah Limited Liability Company

JENS NIELSEN Manager

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: My Commission Expires:
(print name below signature):

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 18 and Northeast Quarter of Section 19, Township 7 North, Range 1 East, Salt Lake Base & Meridian U.S. Survey:
Beginning at the South Quarter corner of said Section 18; and running thence along said Quarter Section line North 0°11'09" East 147.00 feet, thence South 89°24'28" East 1020.46 feet to the West Right-of-Way of 2900 East Street, thence along said West Right-of-Way Southwesterly along the arc of a 630.18 foot radius curve to the left a distance of 127.12 feet (Delta is 11°33'27" and Long Chord bears South 12°44'51" West 126.90 feet, thence South 89°46'46" East 20.14 feet, thence South 21°55'56" West 17.76 feet to the Section Line, thence along said Section line South 89°56'46" East 7.45 feet; thence South 5°54'46" East 249.98 feet; thence South 11°47'06" East 52.60 feet; thence North 89°46'46" West 751.50 feet; thence North 0°13'14" East 300.00 feet to the Section Line; thence along said Section line North 89°46'46" West 300.00 feet to the point of beginning.

Contains 363,613 s.f. or 8.35 Acres.

NARRATIVE

The purpose of this survey is to amend the property lines of the STEVE RICH SUBDIVISION, according to the official plat thereof. Mr. Jens Nielsen being the owner of Lot 1 of said Subdivision and the Dan D. and Bonnie Rhodes Family Trust being the owners of Parcel 22–008–0016 d/d discuss and agree to certain mutual advantages to be derived through the exchange and relocation of a 16.5 foot wide piece of ground (parcel 22–008–0016, Warranty Deed Entry No. 2976494) to the North 16.5 feet of said Lot 1 of STEVE RICH SUBDIVISION (Plat 75–082). This exchange of ground has transpired through Quit Claim Deed Entry Nos. 3002840 and 3002841 of Weber County Records. Mr. Jens Nielsen also being owner of Parcel 22–009–0031 desired to combine his parcels into one lot for this subdivision.

Documents used to aide in this survey:
1. Weber County Tax Plat 22–008–2 and 22–009 (currant and prior years).
2. Deeds of record as found in the Weber County Recorders Office for parcels 22–008–0016, 22–008–0074, 22–009–0031, 22–009–0033, 22–009–0073, 22–323–0001.
3. Plats of Record #75–082 Steve Rich Subdivision, #84–052 Hidden Spring Ridge Subdivision.
4. Record of Survey's: 5009, 6131, 5755.

In 2014 when working on the Steve Rich Subdivision, the County Surveyors office was aware there were calls in the deeds along "the center of a County Road" but the bearing and dimensions in these deeds did not fit the center line as the road exists on the ground. Therefore the Surveyors office surveyed the location of this road to better define the "center of the County Road". The Road Dedication and centerline information for this plat is determined from this surveyed alignment of the centerline of 2900 East Street and was provided to us from the Weber County Surveyors office in 2014. There is no evidence of this road being dedicated by the County and therefore the road dedication is included in this plat to the location of the boundary of the current deeds.

Basis of bearing is state plane grid from monument as shown.

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 _____, 20___.

_____ Attest: _____
Chairman, Weber County Commission Title: Weber County Clerk

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this_____day of _____, 20____.

_____
Director, Weber–Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the_____day of _____, 20___.

_____
Chairman, Weber County 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 effect. Signed this_____ day of _____, 20___.

_____
Signature

WEBER COUNTY SURVEYOR'S CERTIFICATE

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 _____, 20___.

_____
Weber County Surveyor

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 _____, 20 __.

_____
Signature

PERC TABLE

TEST HOLE	DEPTH	SOILS EVALUATION #13884, WEBER–MORGAN HEALTH DEPT.
1	116"	0–20" Sandy Clay Loam, Granular Structure
		20–68" Gravely Sandy Clay Loam, Massive Structure, 25% Gravel
		68–116" Clay Loam, Massive Structure, (Redox Present)
		Soil From 63" to Groundwater is wet Observed Ground Water Table @ 116"

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384–2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17–23–17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: JENS NIELSEN
Address:

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PART OF THE SE 1/4 OF SECTION 18, AND THE NE 1/4 OF SECTION 19 T 7 NORTH, R 1 EAST, S.L.B. & M.

Subdivision

Revisions	
	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 10-29-2019
	PROJ: 3871

Weber County Recorder

Entry no. _____

Filed for record and recorded _____day of _____ 20___.
at _____
in book _____ of official records,
on page _____

County Recorder: Leann H Kilts

By Deputy: _____
Fee paid _____

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156–22–601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.