

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 2017

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 _____, 2017.

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°23'18" 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 _____, 2017.

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

CORPORATE ACKNOWLEDGMENT

State of Utah

County of _____

On the _____ day of _____, 2017, personally appeared before me, the undersigned notary public in and for said state and county, John Langeland and Edna F. Langeland, husband and wife, being duly sworn, acknowledged to me that they are the majority owners of John and Edna Langeland Family Limited Partnership and that they signed the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

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 _____, 2017.

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 _____, 2017.

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 _____, 2017.

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 _____, 2017.

Weber County Attorney

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 Froerer of Froerer Real Estate for John and Edna Langeland. The control used to establish the property corners was the existing Great Basin property corner monumentation found within the Chalets at Ski Lake Phase 4 and 5 along with the 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

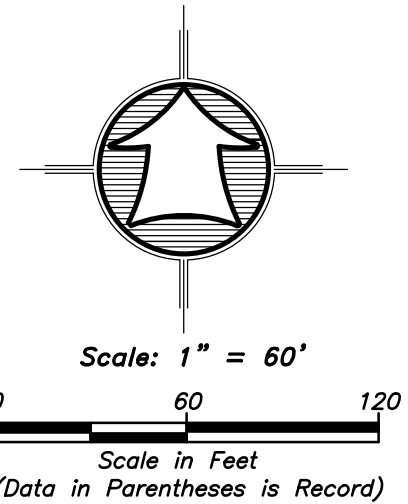
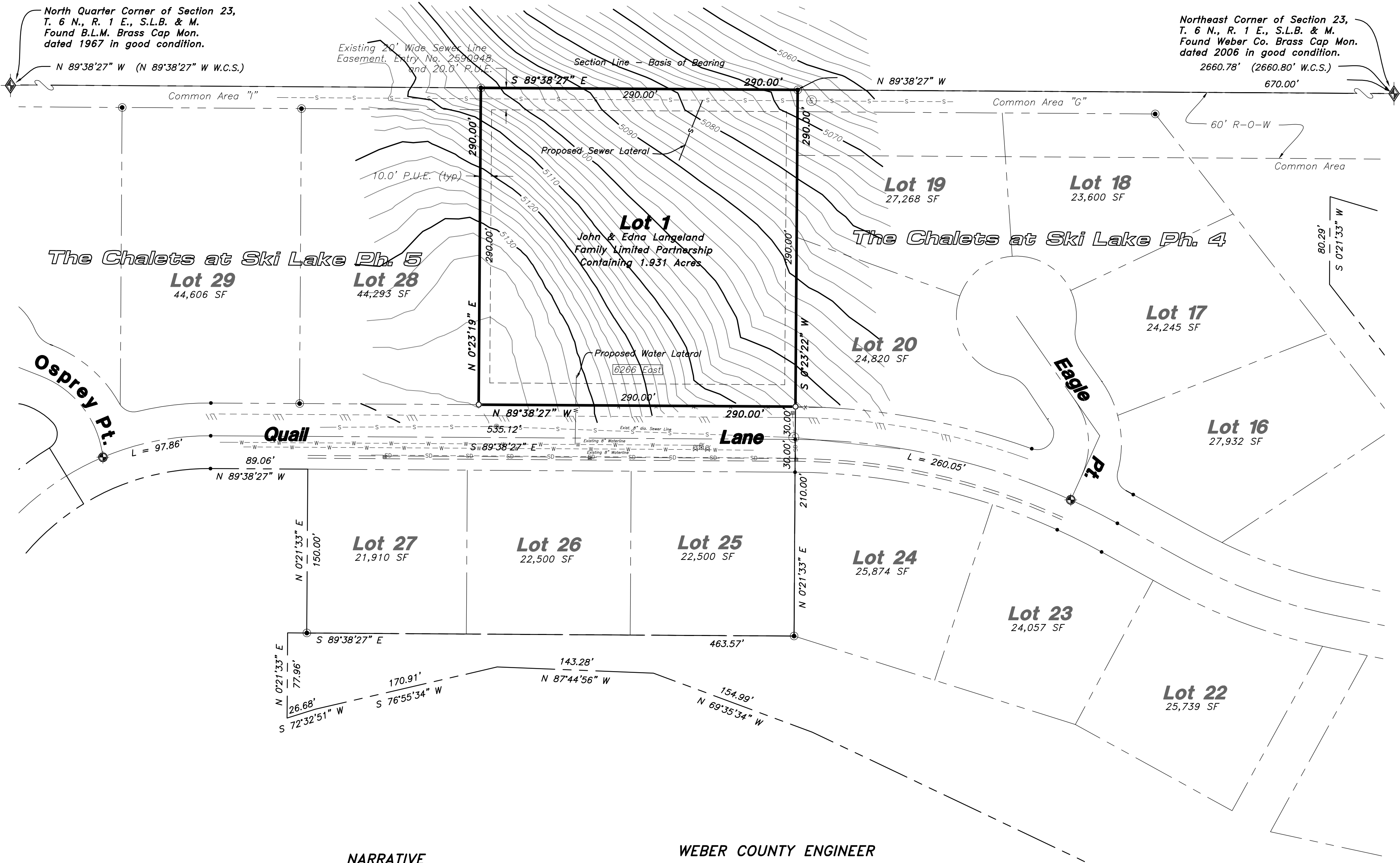
This is to Certify that this Subdivision Plat, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah

Signed this _____, Day of _____, 2017.

Chairman, Weber County Commission

Attest

Title



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Existing Curb and Gutter
- Edge of Asphalt Paving
- Fence Line (Wire)
- Street Monument
- Found rebar set by Great Basin
- 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.
- 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- THIS LOT HAS BEEN IDENTIFIED TO BE WITHIN A GEOLOGIC HAZARD STUDY AREA AND THAT A GEOLOGIC RECONNAISSANCE REPORT IS REQUIRED AT TIME OF BUILDING APPLICATION.

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.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272