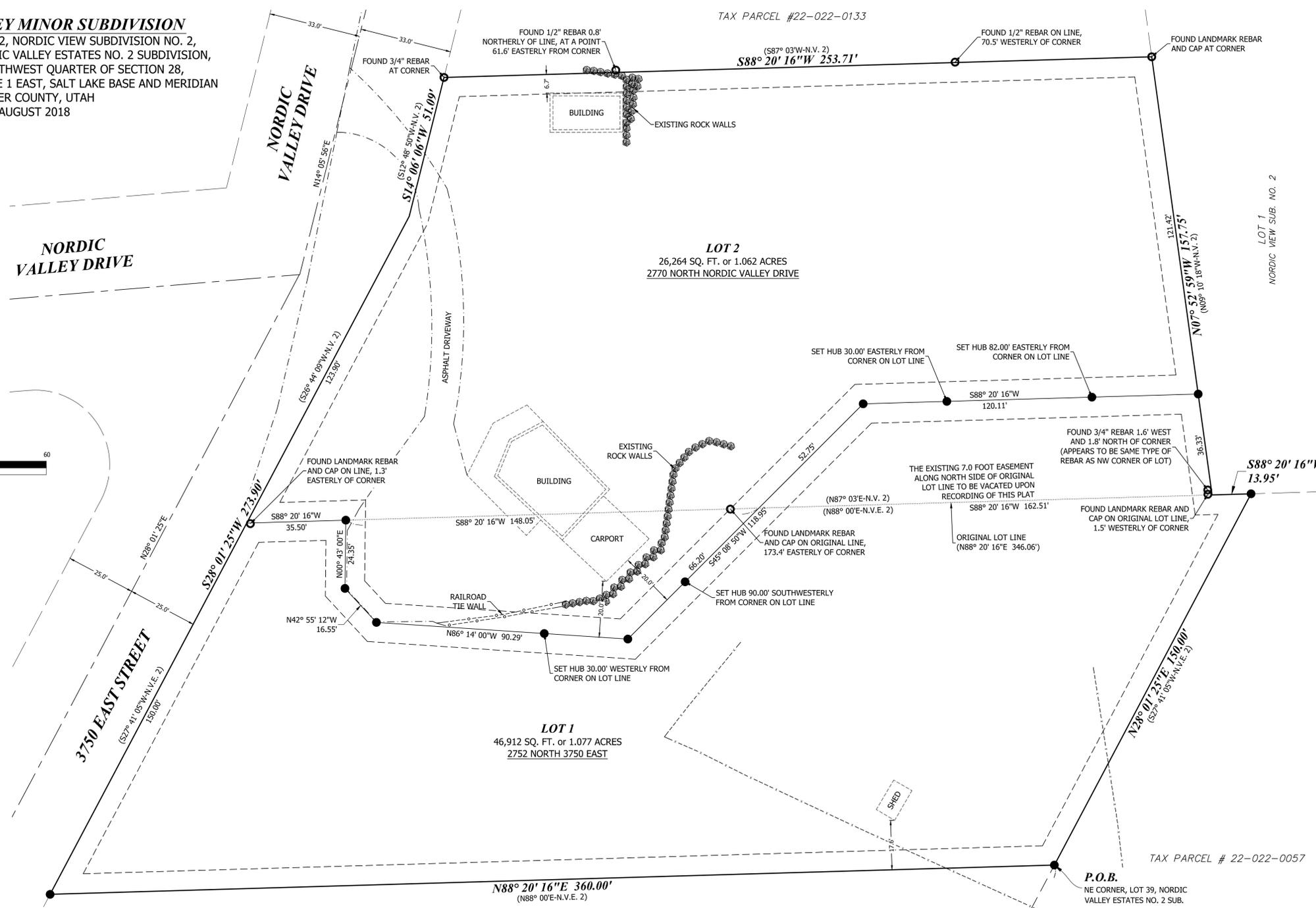
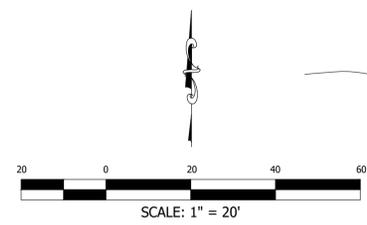


**NORDIC VALLEY MINOR SUBDIVISION**  
 INCLUDING ALL OF LOT 2, NORDIC VIEW SUBDIVISION NO. 2,  
 AND ALL OF LOT 40, NORDIC VALLEY ESTATES NO. 2 SUBDIVISION,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 WEBER COUNTY, UTAH  
 AUGUST 2018



**LEGEND**

- PROPERTY LINE \_\_\_\_\_
- ADJACENT PROPERTY \_\_\_\_\_
- ROAD CENTERLINE \_\_\_\_\_
- SECTION LINE \_\_\_\_\_
- TIE TO MONUMENT \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_
- EDGE OF PAVEMENT \_\_\_\_\_
- WIRE FIELD FENCE LINE \_\_\_\_\_
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○

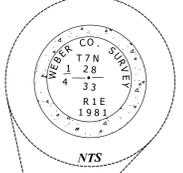
**NOTES**

1. SUBDIVISION BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES.
2. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 7.00 FEET WIDE ALONG ALL LOT LINES, UNLESS OTHERWISE NOTED.
3. LOT NUMBERS 1 AND 2 OF THE NORDIC VALLEY MINOR SUBDIVISION ARE LOCATED WITHIN A POTENTIAL NATURAL HAZARDS AREA. DEVELOPMENT OF THE LOTS MAY REQUIRE GEOTECHNICAL OR GEOLOGIC STUDIES.
4. ALL UTILITIES AND SEPTIC SYSTEM SERVICING THE EXISTING HOME ON LOT 2 ARE CONTAINED WITHIN BOUNDARIES OF SAID LOT.
5. DUE TO 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.

LOT 39  
 NORDIC VALLEY ESTATES NO. 2 SUB.

SW CORNER, SEC. 28,  
 T.7N., R.1E., S.L.B.&M.  
 FOUND 3-1/2" BRASS DISC MON.  
 WITH "X", IN CONCRETE COLLAR,  
 0.5' ABOVE THE GROUND

S1/4 CORNER, SEC. 28,  
 T.7N., R.1E., S.L.B.&M.  
 FOUND 3-1/2" BRASS DISC MON.  
 WITH "X", IN CONCRETE COLLAR,  
 0.5' ABOVE THE GROUND



**SURVEYOR'S CERTIFICATE**

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERING AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH STATE CODE, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO HEREAFTER TO BE KNOWN AS NORDIC VALLEY MINOR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED, AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

**PRELIMINARY**

VON R. HILL, P.L.S. UT #166385 DATE \_\_\_\_\_

**PLAT NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO LOTS OF ADJOINING SUBDIVISIONS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS ALONG THE SECTION LINE, AS SHOWN. WE TOOK RECORD BEARINGS FROM THE NORDIC VIEW SUBDIVISION NO. 2 (N.V. 2) DEDICATION PLAT (ENTRY #1091517, BOOK 32 OF O.R., PAGE 2, WEBER COUNTY RECORDER) AND FROM THE NORDIC VALLEY ESTATES NO. 2 (N.V.E. 2) DEDICATION PLAT (ENTRY #530454, BOOK 16 OF PLATS, PAGE 40, W.C.R.). WE ROTATED THE RECORD BEARINGS TO THE BEARING SHOWN HEREON BASED ON THE "COUNTY MONUMENT POSITIONS, TOWNSHIP 7 NORTH, RANGE 1 EAST" PLAT PREPARED BY THE WEBER COUNTY SURVEYOR'S OFFICE.

WE HAVE ALSO RETRACED A SURVEY OF SAID PARCEL PERFORMED IN 2007 BY DALLAS K. BUTTARS (LANDMARK SURVEYING), SURVEY #004197. WE FOUND VARIOUS REBAR FROM THE 2007 SURVEY AS WELL AS FENCING, AS SHOWN. TWO 3/4" REBAR THAT WERE FOUND APPEAR TO BE ON THE SURVEY FROM BUTTARS, WHO WAS SURVEYING FOR THE NORDIC VIEW SUBDIVISION NO. 2. THEY ALSO APPEAR TO BE OF THE SAME TIME AND CHARACTER. OF THE TWO, THE 3/4" REBAR AT THE NORTHWEST CORNER OF THE LOT WAS UNDISTURBED ON THE 2007 BUTTARS SURVEY.

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHEAST CORNER OF LOT 39, NORDIC VALLEY ESTATES NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 89°15'44" EAST 319.27 FEET ALONG THE SECTION LINE TO THE EAST LINE OF SAID SUBDIVISION AND NORTH 28°01'25" EAST 338.61 FEET ALONG SAID EAST SUBDIVISION LINE FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 28°01'25" EAST 150.00 FEET TO THE SOUTH LINE OF LOT 1, NORDIC VIEW SUBDIVISION NO. 2; THENCE SOUTH 88°20'16" WEST 13.95 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 07°52'59" WEST 157.75 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88°20'16" WEST 253.71 FEET TO THE EAST LINE OF A STREET; THENCE SOUTH 14°06'06" WEST 51.09 FEET ALONG SAID EAST STREET LINE; THENCE SOUTH 28°01'25" WEST 273.90 FEET ALONG SAID EAST STREET LINE TO THE NORTHWEST CORNER OF SAID LOT 39; THENCE NORTH 88°20'16" EAST 360.00 FEET ALONG THE NORTH LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE POINT OF BEGINNING, CONTAINING 2.139 ACRES.

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, NORDIC VALLEY MINOR SUBDIVISION, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

EDWIN J. HEATER  
 2770 NORTH NORDIC VALLEY DRIVE  
 EDEN, UT 84310

JACQUELINE L. HEATER  
 2770 NORTH NORDIC VALLEY DRIVE  
 EDEN, UT 84310

MAURINE PARKER  
 3485 WEST PIONEER ROAD  
 OGDEN, UT 84404

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MAURINE PARKER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, EDWIN J. HEATER AND JACQUELINE L. HEATER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 WEBER COUNTY ATTORNEY \_\_\_\_\_

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 OFFICIAL RECORDS, AT PAGE \_\_\_\_\_  
 RECORDED FOR: \_\_\_\_\_  
 COUNTY RECORDER \_\_\_\_\_  
 BY: \_\_\_\_\_ (DEPUTY)

**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\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 WEBER COUNTY ENGINEER \_\_\_\_\_

**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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 WEBER COUNTY SURVEYOR \_\_\_\_\_

181 North 200 West, Suite #4  
 Bountiful, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com  
 PROJECT #1090002 05/31/2018 JRC  
 08/23/2018 JH