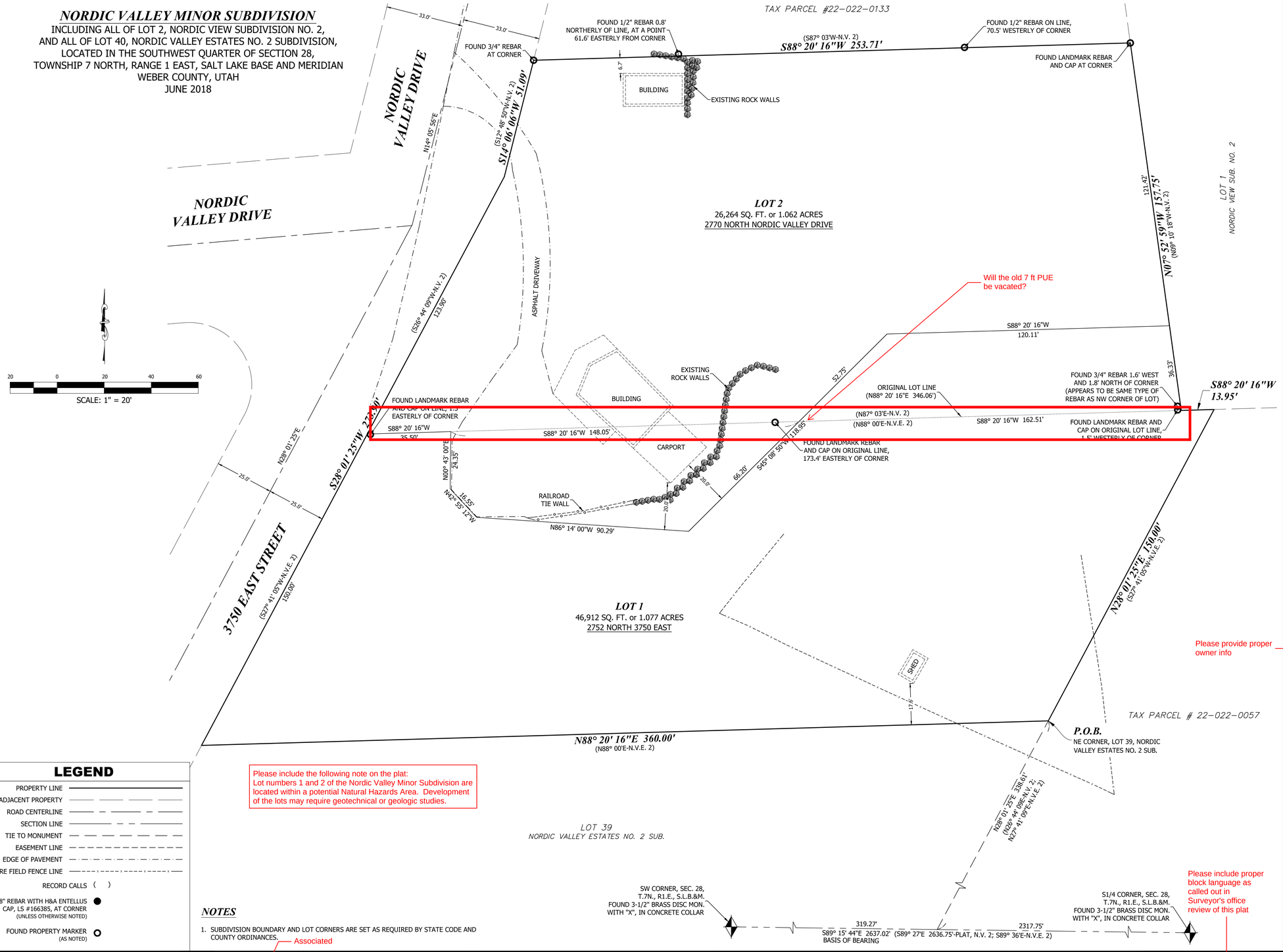
NORDIC VALLEY MINOR SUBDIVISION

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
JUNE 2018



Please provide proper owner info

Please include the following note on the plat:
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.

Please include proper block language as called out in Surveyor's office review of this plat

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.

Associated

Entellus™
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Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1090002 05/31/2018 JRC

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 ASSOCIATES 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 THE _____ DAY OF _____, 20_____

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 FOR MATHEMATICAL CORRECTNESS, FOR SECTION CORNER DATA, AND FOR HARMONY WITH 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 EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ON THIS _____ DAY OF _____, 20_____

_____
WEBER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, 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 LOTS AND STREETS HEREAFTER TO BE KNOWN AS NORDIC VALLEY MINOR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

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 ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____.

_____ _____
XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, 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, _____, 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)