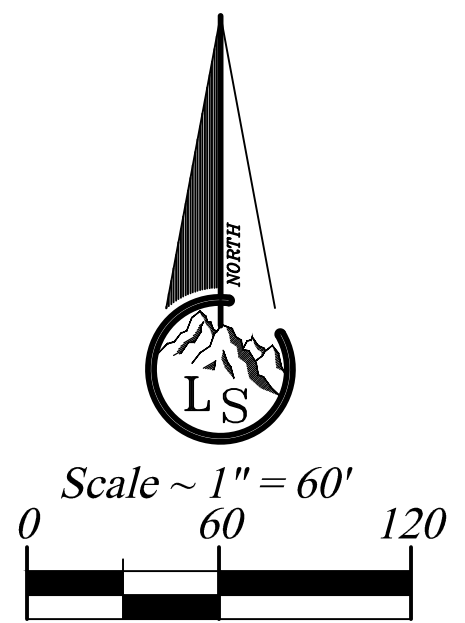


SOMMERSKOV SUBDIVISION

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



A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

- Legend**
- X---X--- 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. [Am. Ord. Sec. 106-1-8(c)(5)].

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1).

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)

Hard to decipher this area may need to change scale if it cant be shown clearly at current scale. The plat shall be made to a scale large enough to clearly show all details. WCO 106-1-8(c)(1)

The workmanship on the finished drawing shall be legible having a text size not less than 0.10". WCO 106-1-8(c)(1)

2900 East Show street name

Where streets are given a number as the primary identifier a street name may be assigned as a secondary identifier. WCO 106-1-8(c)(1)e
The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)

Missing Title Report All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

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 hereinafter 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)
COUNTY OF WEBER) SS

By: _____
What does this mean?

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: _____
(print name below signature):

My Commission Expires: _____

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.

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) WCO 106-1-5(a)(6)

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. & Bonnie Rhodes Family Trust being the owners of Parcel 22-008-0016, 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:
- Weber County Tax Plat 22-008-2 and 22-009 (current and prior years).
 - Deeds of record as found in the Weber County Recorder's Office for parcels 22-008-0016, 22-008-0074, 22-008-0031, 22-009-0033, 22-009-0073, 22-323-0001.
 - Plats of Record #75-082 Steve Rich Subdivision, #84-052 Hidden Spring Ridge Subdivision.
 - Record of Surveys: 5009, 6131, 5755.

The County Surveyors office was aware the calls in the deeds along this road called to "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.

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

 A Complete Land Surveying Service www.LandmarkSurveyingUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	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
	DEVELOPER: JENS NIELSEN Address: _____ 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 DRAWN BY: TK CHECKED BY: TK DATE: 10-29-2019 PROJ: 3871

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 _____

Show buildings within 30' of boundary. The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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.

