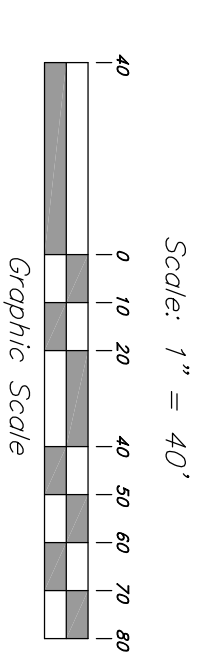
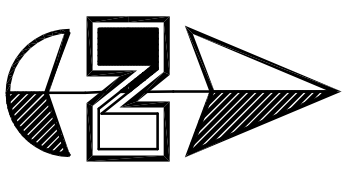


# Hansen Subdivision

A part of the Northeast 1/4 of Section 24, T6N, R1E, SLB & M., U.S. Survey  
Huntsville District, Weber County, Utah  
March 2023



- LEGEND**
- Found Rebar & Cap w/Fencepost
  - Set 5/2" w/Fencepost
  - Section corner
  - Monument
  - (circle with 'W') Well (with depth)
  - (circle with 'C') C&E Detail

### SURVEYOR'S CERTIFICATE

I, Mark E. Bobbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 16644 in accordance with Title 59 Chapter 23, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that the plat of Schlaf Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the ground as surveyed and shown on the plat. I have been duly sworn on oath before me in the presence of the undersigned witnesses, and on date compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing to certify that all the lots within this plat of Hansen Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

License number 166484 Mark E. Bobbitt

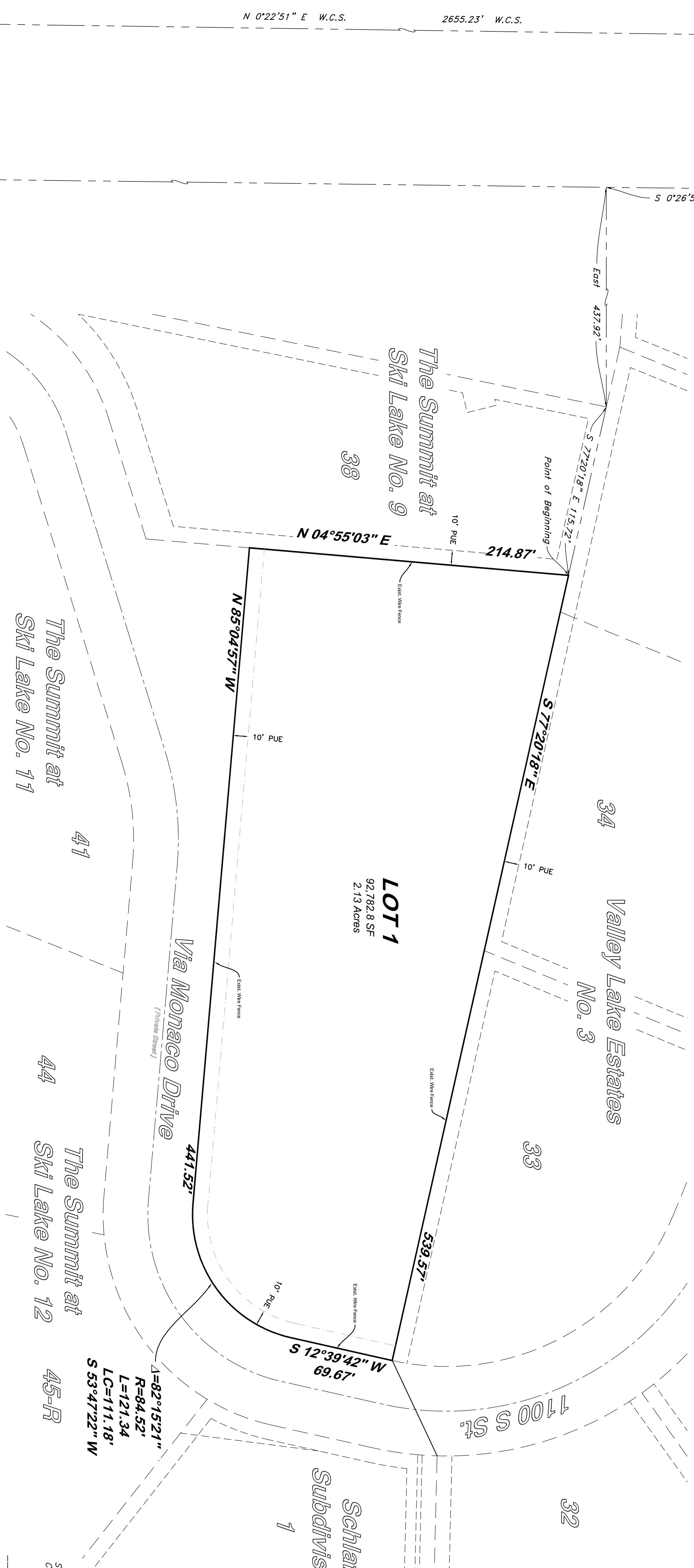
### OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and dedicate the same into lots and private street as shown on this plat, and name said tract Hansen Subdivision and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, their successors and assigns, their heirs, their grantees and assigns, their successors and assigns, all those parcels or parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual lots, to be maintained by the owners of said lots, and do hereby grant and dedicate a perpetual right and easement over, upon and under Private Street and the lands designated hereon as sanitary sewer easements, stop and public utility/grange easements, the same to be used for the installation, maintenance and operation of for the utility purposes of water, sewer, gas, telephone, electric, cable television, and other utility purposes, and hereby grant a temporary turn ground easement as shown erected within such easements, and hereby grant a temporary turn ground easement as shown further written document and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full use and benefit of the lot owners.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

David Pele Horsten  
Subdivision

BOUNDARY DESCRIPTION
Combines 92, 92.8 square feet 2.13 acres



**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in accordance with the provisions of the Utah Subdivision Control Act, I hereby certify that the subdivision plat and the applicable laws and rules in force and effect, are in compliance with the provisions of the Utah Subdivision Control Act, Chapter 2, Title 20, Utah Code, as amended.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WEBER COUNTY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the provisions of the Utah Subdivision Control Act, Chapter 2, Title 20, Utah Code, as amended, and that the subdivision plat is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of the same, as shown on the subdivision plat, have been approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**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 Surveyor does not constitute a warranty of any kind, and the Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

### MARRIAGE

All the required of Dave Hansen, owner of property, this property, is an undeveloped parcel of land located on an existing private street (Via Monago) adjacent to the South Boundary of Valley Lake Estates No. 3 and the North Boundary of the Summit of Ski Lake No. 12. The basis of bearing for this plat is S 89°38'57" E. Between a Brass Cap found at the 24' Monument, 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. This bearing base has been used throughout the Ski Lake Developments adjacent to this property.

Valley Lake Estates No. 3 related 00°15'03" clockwise to match bearing base of subdivision.

- Note:
1. 10' wide Public Utility and Ditching Easements each side of Property line as indicated by dotted lines, except as otherwise shown.
  2. This lot is located in a geologic study area. A Geological Evolution and a Geological Reconnaissance Study by CH2 Engineering Laboratories, dated January 9, 2023. Project No. 2023-01. The geology of this subdivision, including the location of this property until cuts and gulches is installed.
  3. Responsibility for any storm water runoff from the road adjacent to this property until cuts and gulches is installed.
  4. A subdivision permit is required for all work done within existing Right-of-Way.
  5. An excavation permit is required for all work done within existing Right-of-Way.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_

Residing at: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_ Print Name

Commission Expires: \_\_\_\_\_

**WEBER COUNTY RECORDER**  
I have received for recording the foregoing instrument and the same is in compliance with the provisions of the Utah Subdivision Control Act, Chapter 2, Title 20, Utah Code, as amended.

RECORDED IN BOOK \_\_\_\_\_ OF PAGE \_\_\_\_\_

RECORDED PAGE \_\_\_\_\_

**WEBER COUNTY RECORDER**  
FILED FOR RECORD AND  
RECORDED IN BOOK \_\_\_\_\_ OF PAGE \_\_\_\_\_

RECORDED PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST DORSEY UTAH 84403  
MAIN (801) 964-4313 SALT LAKE (801) 964-2222 FAX (801) 964-2544  
WWW.GREATBASINENGINEERING.COM

Developer: Dave Hansen  
6919 East 1100 South  
Huntsville, Utah 84317

**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in accordance with the provisions of the Utah Subdivision Control Act, I hereby certify that the subdivision plat and the applicable laws and rules in force and effect, are in compliance with the provisions of the Utah Subdivision Control Act, Chapter 2, Title 20, Utah Code, as amended.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WEBER COUNTY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with the provisions of the Utah Subdivision Control Act, Chapter 2, Title 20, Utah Code, as amended, and that the subdivision plat is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of the same, as shown on the subdivision plat, have been approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**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 Surveyor does not constitute a warranty of any kind, and the Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_

Residing at: \_\_\_\_\_ A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_ Print Name

Commission Expires: \_\_\_\_\_