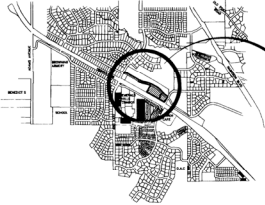


80.00

SOUTH OGDEN CITY



BUSINESS PARK LOCATION

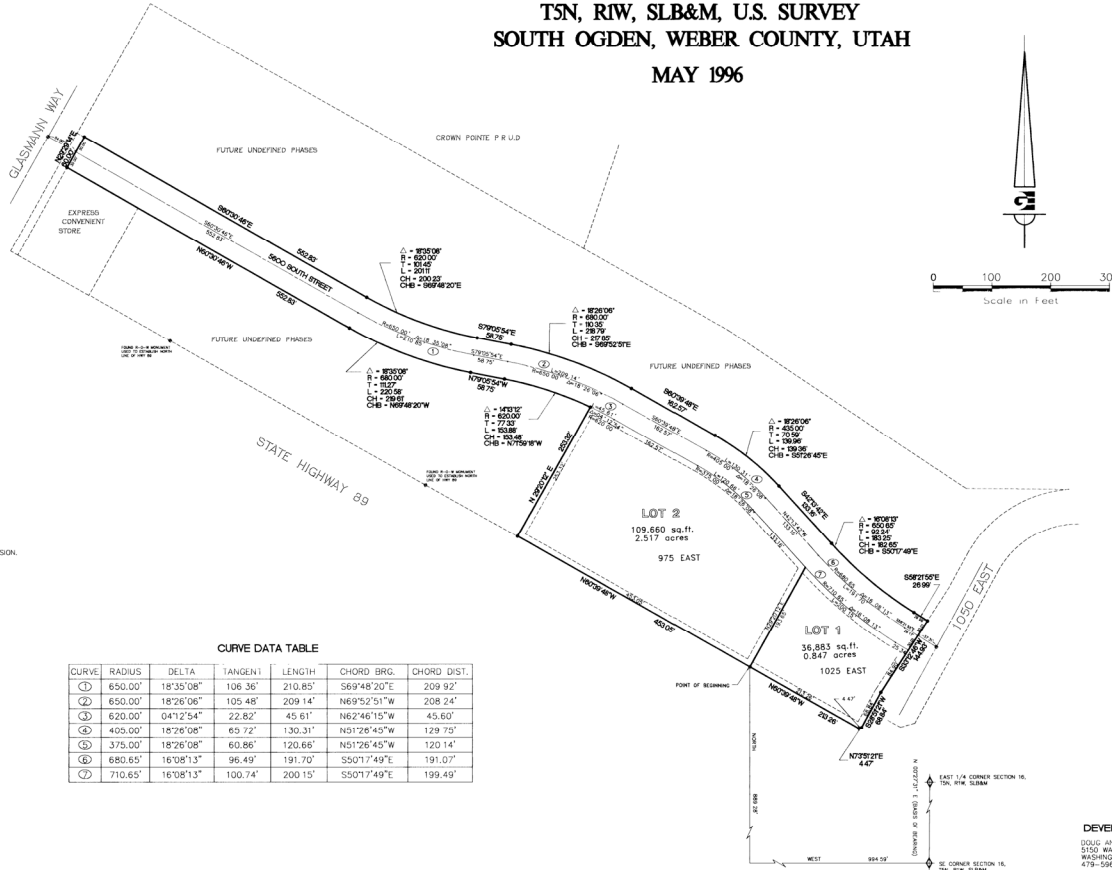
VICINITY MAP

PLEASANT VALLEY COURT BUSINESS PARK

(A COMMERCIAL SUBDIVISION)
LOTS 1 AND 2

A PART OF THE SOUTHEAST 1/4 OF SECTION 16
T5N, R1W, SLB&M, U.S. SURVEY
SOUTH OGDEN, WEBER COUNTY, UTAH

MAY 1996



NOTES

TO FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.

REBAR WITH CAP TO BE SET AT BACK LOT CORNERS. CONCRETE NAIL TO BE SET IN CURB AT LOT LINE EXTENSION.

STREET MONUMENT

CURVE DATA TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHORD DIST.
①	650.00'	18°35'08"	106.36'	210.85'	S69°48'20"E	209.92'
②	650.00'	18°26'06"	105.48'	209.14'	N69°52'51"W	208.24'
③	620.00'	04°12'54"	22.82'	45.61'	N62°46'15"W	45.60'
④	409.00'	18°26'08"	69.72'	130.31'	N51°26'45"W	129.75'
⑤	375.00'	18°26'08"	60.86'	120.66'	N51°26'45"W	120.14'
⑥	680.65'	16°08'13"	96.49'	191.70'	S50°17'49"E	191.07'
⑦	710.65'	16°08'13"	100.74'	200.15'	S50°17'49"E	199.49'

SURVEYOR'S CERTIFICATE

I, Ken J. Gardner, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF SOUTH OGDEN CITY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH R-O-W LINE OF STATE HWY 89, SAID POINT BEING WEST 994.59 FEET AND NORTH 889.28 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, T5N, R1W, SLB&M (BASIS OF BEARING N 02°27'31" E FROM SAID CORNER TO THE EAST 1/4 CORNER OF SECTION 16), THENCE AS FOLLOWS:

N 60°39'48" W	453.00 FEET	ALONG SAID HWY R-O-W LINE, THENCE
N 29°20'12" E	253.32 FEET	TO A NON-TANGENT CURVE TO THE LEFT, THENCE
NORTHWESTERLY	153.88 FEET	TO A TANGENT LINE (DELTA=14°13'12", R=620.00',
N 7°02'04" W	58.70 ±1.1	TO A TANGENT CURVE TO THE RIGHT, THENCE
		T=77.33', CH=153.48', CHB=N 71°59'18" W)
NORTHWESTERLY	220.58 FEET	TO A TANGENT LINE (DELTA=18°35'08", R=680.00',
		T=111.27', CH=219.61', CHB=N 69°48'20" W)
N 60°30'46" W	552.83 FEET	TO THE EAST LINE OF GLASSMANN WAY, THENCE
N 29°29'54" E	80.00 FEET	ALONG SAID EAST LINE, THENCE
S 60°30'46" E	552.83 FEET	TO A TANGENT CURVE TO THE LEFT, THENCE
SOUTHEASTERLY	201.11 FEET	TO A TANGENT LINE (DELTA=18°30'08", R=620.00',
		T=101.45', CH=200.23', CHB=S 69°48'20" E)
S 79°05'04" E	58.75 FEET	TO A TANGENT CURVE TO THE RIGHT, THENCE
SOUTHEASTERLY	218.79 FEET	TO A TANGENT LINE (DELTA=18°26'06", R=680.00',
		T=110.35', CH=217.85', CHB=S 69°52'51" E)
S 60°39'48" W	162.57 FEET	TO A TANGENT CURVE TO THE RIGHT, THENCE
SOUTHEASTERLY	139.96 FEET	TO A TANGENT LINE (DELTA=18°26'06", R=435.00',
		T= 70.59, CH=139.36', CHB=S 51°26'45" E)
S 42°13'42" E	133.16 FEET	TO A TANGENT CURVE TO THE LEFT, THENCE
SOUTHEASTERLY	163.25 FEET	TO A TANGENT LINE (DELTA=16°08'13", R=650.65',
		T=92.24', CH=182.65', CHB=S 50°17'49" E)
S 58°21'50" E	76.99 FEET	TO THE WEST LINE OF 1050 EAST, THENCE
S 33°12'46" W	144.93 FEET	ALONG SAID WEST LINE, THENCE
S 72°51'21" W	4.47 FEET	TO THE NORTH LINE OF HWY 89, THENCE
N 60°39'48" W	213.26 FEET	ALONG SAID NORTH LINE TO THE POINT OF BEGINNING

BASIS OF BEARING N02°27'31"E FROM THE SE TO E 1/4 SEC 16

CONTAINS 247,072 SF / 5.672 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PLEASANT VALLEY COURT BUSINESS PARK AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH OGDEN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH OGDEN CITY THOSE CERTAIN STREETS 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 SOUTH OGDEN CITY.

SIGNED THIS 21st DAY OF MAY, 1995

Douglas B. Stephens
DOUGLAS B. STEPHENS

Harold Peterson
HAROLD PETERSON, DIRECTOR OF FACILITIES, I.H.C., INC



5150 SOUTH WASHINGTON BLVD.
OGDEN, UT 84405
(801)478-0202

COUNTY RECORDER
ENTRY NO. 11213, FEE PAD
\$32.80/FILED FOR RECORD AND
RECORDED 12-JUN-96 AT
10:25 AM IN BOOK 52, OF OFFICIAL
RECORDS, PAGE 28. RECORDED
FOR BRUCE STEPHENS
DOUG CROETS
COUNTY RECORDER
BY: *David Hamner*
DEPUTY

SOUTH OGDEN CITY
PLANNING COMMISSION APPROVAL
APPROVED THIS 23rd DAY OF MAY, A.D. 1996, BY THE SOUTH OGDEN CITY PLANNING COMMISSION

SOUTH OGDEN CITY
PUBLIC WORKS DIRECTOR
I HAVE EXAMINED THE FOREGOING PLAT OF PLEASANT VALLEY COURT BUSINESS PARK (COMM. SUBD.) AND CONCUR WITH THE IMPROVEMENT STANDARDS AND ORDINANCES NOW IN FORCE, AND IN MY OPINION, COMPLIES WITH SUCH DEVELOPMENT REQUIREMENTS.

SOUTH OGDEN CITY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF PLEASANT VALLEY COURT BUSINESS PARK (COMM. SUBD.) AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND TO THE PLAT AND EJECT

SOUTH OGDEN CITY ENGINEER
I HAVE EXAMINED THE FOREGOING PLAT OF PLEASANT VALLEY COURT BUSINESS PARK (COMM. SUBD.) AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE SOUTH OGDEN CITY COUNCIL.

SOUTH OGDEN CITY
APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEES WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH THIS 23rd DAY OF MAY 1996

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }
ON THIS 21st DAY OF May, 1996,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, H. BURKE PETERSON, DIRECTOR OF FACILITIES, I.H.C., INC., A UTAH CORPORATION IN BEHALF OF SAID CORPORATION WHO DULY ACKNOWLEDGED TO ME THAT THE "OWNER'S DEDICATION" WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID H. BURKE PETERSON ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF WEBER }
ON THIS 21st DAY OF May, 1996,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, DOUGLAS B. STEPHENS AND D. BRUCE STEPHENS SIGNERS OF THE ABOVE OWNER'S DEDICATION, TWO IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

