

WASATCH VIEW ESTATES SUBDIVISION

A SUBDIVISION OF LOTS 12 AND 13 OF THE PARKLAND BUSINESS CENTER SUBDIVISION - PHASE 1
WITHIN SECTION 25, T7N, R2W, SLB & M, US SURVEY PLEASANT VIEW CITY, WEBER COUNTY, UTAH

CW ENGINEERING... CIVIL ENGINEERS
9192 SOUTH 300 WEST, STE. 4
SANDY, UTAH (801) 567-3700

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT WASATCH VIEW ESTATES SUBDIVISION, AND HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY, UTAH, THOSE CERTAIN STRIPS AS BASEMENTS 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 PLEASANT VIEW CITY. THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES.

Alan B. Brown - Commissioner
for Weber County
SIGNED THIS 23 DAY OF Sept 1998.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF) ss.
ON THIS 23rd DAY OF September 1998, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Alan B. Brown*, (NAME AND ADDRESS) SIGNERS) OF THE ABOVE OWNERS' DEDICATION AND CERTIFICATION, WHO, BEING WELL KNOWN, DID ACKNOWLEDGE TO ME *Alan B. Brown* SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES Jan 14, 1999

SURVEYOR'S CERTIFICATE

I, GEORGE E. BRUNHALL, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF WASATCH VIEW ESTATES, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF PLEASANT VIEW CITY CONCERNING ENGINEERING OR SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SIX DEVELOPMENT STANDARDS FOR THE ZONE OF WHICH THEY ARE LOCATED.

SIGNED THIS 25 DAY OF August 1998.
George E. Brunhall
GEORGE E. BRUNHALL, L.S.
LICENSE NO. 28864
EXPIRATION: 5/31/00



SURVEYORS NOTES

- 1. 5/8" REBAR & PLASTIC CAP SET AT ALL LOT CORNERS, STAMPED LS 28864.

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 28th DAY OF October 1998.

John C. ...
CHAIRMAN

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE FULLY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH THIS ... DAY OF ... 1998.

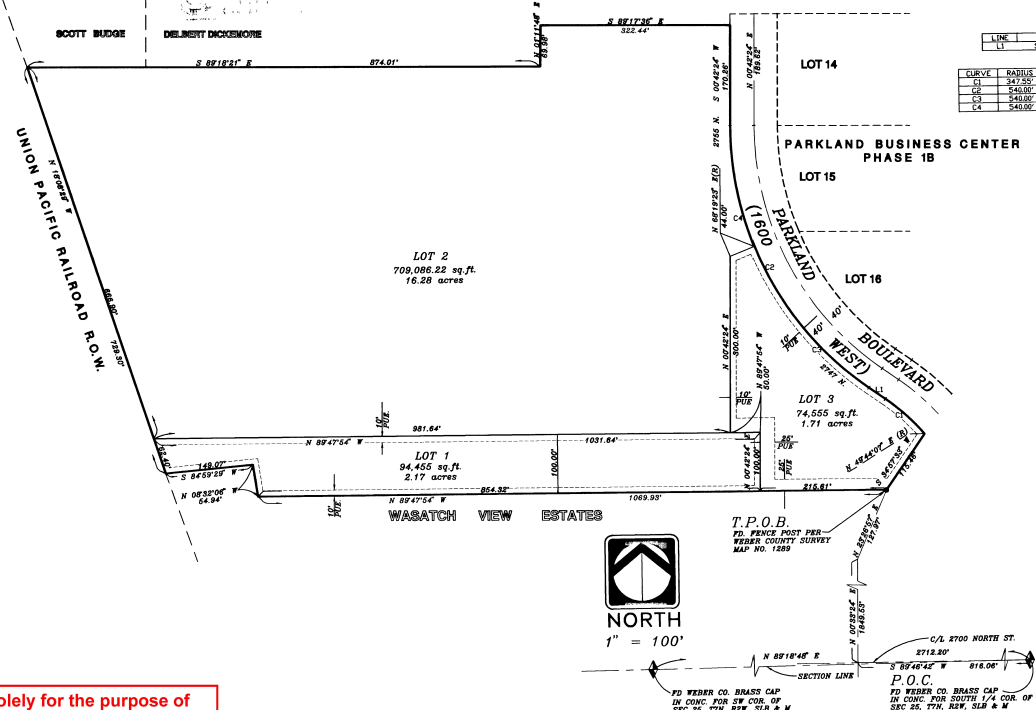
PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

George E. Brunhall
CITY ENGINEER
PLEASANT VIEW CITY
DATE 9/23/98

BOUNDARY DESCRIPTION

A PORTION OF LOTS 12 AND 13 OF THE PARKLAND BUSINESS CENTER, PHASE 1 WITHIN SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE CENTERLINE OF 2700 NORTH STREET; THENCE SOUTH 08° 46' 42" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 816.08 FEET;
THENCE NORTH 09° 33' 24" EAST A DISTANCE OF 1,849.63 FEET;
THENCE NORTH 33° 26' 59" EAST A DISTANCE OF 127.97 FEET TO A FENCE POST, SAID FENCE POST BEING THE SOUTHWEST CORNER OF PARCEL 1 PER WEBER COUNTY SURVEY MAP NO. 1280, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12 OF SAID PARKLAND BUSINESS CENTER SUBDIVISION, PHASE 1 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 04° 42' 54" WEST A DISTANCE OF 1,009.89 FEET;
THENCE NORTH 08° 39' 06" WEST A DISTANCE OF 64.84 FEET;
THENCE NORTH 04° 00' 25" EAST A DISTANCE OF 149.09 FEET;
THENCE NORTH 16° 08' 29" WEST A DISTANCE OF 729.30 FEET;
THENCE SOUTH 08° 15' 36" EAST A DISTANCE OF 874.01 FEET;
THENCE SOUTH 09° 11' 46" EAST A DISTANCE OF 89.88 FEET;
THENCE SOUTH 08° 15' 36" EAST A DISTANCE OF 324.44 FEET;
THENCE SOUTH 09° 42' 24" WEST A DISTANCE OF 170.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 640.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 55° 45' 06" A DISTANCE OF 528.28 FEET;
THENCE SOUTH 65° 01' 25" EAST A DISTANCE OF 38.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 245 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14° 45' 58" A DISTANCE OF 89.64 FEET;
THENCE SOUTH 54° 57' 33" WEST A DISTANCE OF 116.46 FEET TO THE TRUE POINT OF BEGINNING.
AREA EQUALS 20.16 ACRES



LINE	DIRECTION	DISTANCE
1	S 08° 46' 42" W	816.08
2	N 09° 33' 24" E	1849.63
3	N 33° 26' 59" E	127.97
4	N 04° 42' 54" W	1009.89
5	N 08° 39' 06" W	64.84
6	N 04° 00' 25" E	149.09
7	N 16° 08' 29" W	729.30
8	S 08° 15' 36" E	874.01
9	S 09° 11' 46" E	89.88
10	S 08° 15' 36" E	324.44
11	S 09° 42' 24" W	170.26
12	ARC	528.28
13	S 65° 01' 25" E	38.79
14	ARC	89.64
15	S 54° 57' 33" W	116.46

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

WEBER COUNTY RECORDER

ENTRY NO. 1988777, FEE PAID \$ 10

FILED FOR RECORD AND RECORDED 14 OCT 1998 AT 2:20 PM

IN BOOK 110 OF OFFICIAL RECORDS

PAGE 57, RECORDED FOR

WEBER COUNTY

DINA WAGNER

WEBER COUNTY RECORDER

BY: OFFICE MANAGER

DEPUTY