

# PARKLAND BUSINESS CENTER SUBDIVISION - PHASE 1

A PORTION OF SECTION 25, T7N, R2W, SLB & M, U.S. SURVEY  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH  
GW 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 HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PARKLAND BUSINESS CENTER AND HEREBY DEDICATE GRANT AND CONVEY TO PLEASANT VIEW CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, EXCEPT THAT 2700 NORTH STREET IS DEDICATED TO UDOT, TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PLEASANT VIEW CITY THOSE CERTAIN STRIPS OR 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.

### ACKNOWLEDGEMENT

ON THE 7th DAY OF JANUARY, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Maureen J. McAfferty (AND) Glen H. Burton SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME SAID Maureen J. McAfferty SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

### PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 15th DAY OF July, 1997

### PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH THIS 13th DAY OF NOVEMBER, 1997.

### PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LOTS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE IN COMPLIANCE WITH THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES SIGNED THIS 13th DAY OF NOVEMBER, 1997.

### BOUNDARY DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 25;  
THENCE SOUTH 89°48'42" EAST A DISTANCE OF 53.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE CENTER LINE OF 2700 NORTH STREET;  
THENCE CONTINUING ALONG SAID CENTER LINE OF 2700 NORTH STREET SOUTH 89°48'42" WEST A DISTANCE OF 782.27 FEET;  
THENCE NORTH 00°33'24" EAST A DISTANCE OF 1849.53 FEET;  
THENCE NORTH 23°26'57" EAST A DISTANCE OF 127.97 FEET TO A FENCE POST, SAID FENCE POST BEING THE SOUTHEAST CORNER OF PARCEL 1, PER WEBER COUNTY SURVEY MAP NO. 1289;  
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES:  
NORTH 89°47'54" WEST A DISTANCE OF 1089.93 FEET;  
NORTH 08°32'06" WEST A DISTANCE OF 54.94 FEET;  
THENCE SOUTH 84°58'28" WEST A DISTANCE OF 149.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE OLD CENTRAL PACIFIC RAILROAD;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 18°08'28" WEST A DISTANCE OF 729.30 FEET TO THE NORTH LINE OF PARCEL 3 OF SAID SURVEY MAP NO. 1289;  
THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 THE FOLLOWING COURSES:  
SOUTH 89°18'21" EAST A DISTANCE OF 874.01 FEET;  
NORTH 01°11'48" EAST A DISTANCE OF 69.96 FEET;  
THENCE SOUTH 89°17'36" EAST A DISTANCE OF 322.44 FEET.

THENCE NORTH 00°42'24" EAST A DISTANCE OF 19.36 FEET;  
THENCE SOUTH 89°17'36" EAST A DISTANCE OF 449.68 FEET;  
TO SAID BOUNDARY OF PARCEL 3;  
THENCE SOUTH 00°42'24" WEST ALONG SAID BOUNDARY A DISTANCE OF 539.35 FEET TO A WEBER COUNTY SURVEYOR MONUMENT, SAID MONUMENT BEING REFERENCED AS THE POINT OF BEGINNING OF PARCEL 1 PER WEBER COUNTY SURVEY MAP NO. 1289;  
THENCE SOUTH 34°57'35" WEST A DISTANCE OF 129.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 427.55 FEET, SAID POINT HAVING A RADIAL BEARING FROM THE RADIUS POINT OF NORTH 45°55'58" EAST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°35'49", A DISTANCE OF 280.56 FEET TO A POINT ON SAID NON-TANGENT CURVE, SAID POINT HAVING A RADIAL BEARING FROM THE RADIUS POINT OF NORTH 84°31'18" EAST;  
THENCE SOUTH 67°43'42" EAST A DISTANCE OF 368.32 FEET TO A GREAT BASIN MONUMENT, SAID MONUMENT BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PARCEL 2 PER WEBER COUNTY SURVEY MAP NO. 1289;  
THENCE SOUTH 00°39'48" WEST A DISTANCE OF 1589.39 FEET TO A GREAT BASIN MONUMENT, SAID MONUMENT BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PARCEL 2 PER WEBER COUNTY SURVEY MAP NO. 1289;  
THENCE SOUTH 89°53'56" EAST A DISTANCE OF 200.00 FEET;  
THENCE SOUTH 04°46'52" WEST A DISTANCE OF 340.42 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 53 84 ACRES

### ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Wasatch ) ss  
ON THE 20th DAY OF May, 1997 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Maureen J. McAfferty SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME SAID Maureen J. McAfferty SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

### SURVEYORS NOTES

- 1.  INDICATES MONUMENT TO BE SET PER PLEASANT VIEW CITY STANDARDS
- 2. 5/8" REBAR & PLASTIC CAP SET AT ALL LOT CORNERS. NAIL AND TAC IN TOP OF CURB AT PROPERTY LINE PROD. MAY BE SUBSTITUTED

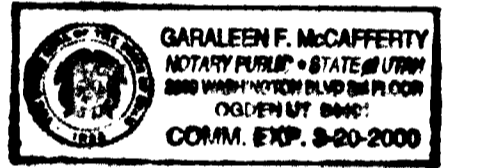
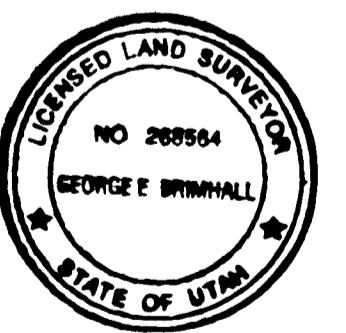
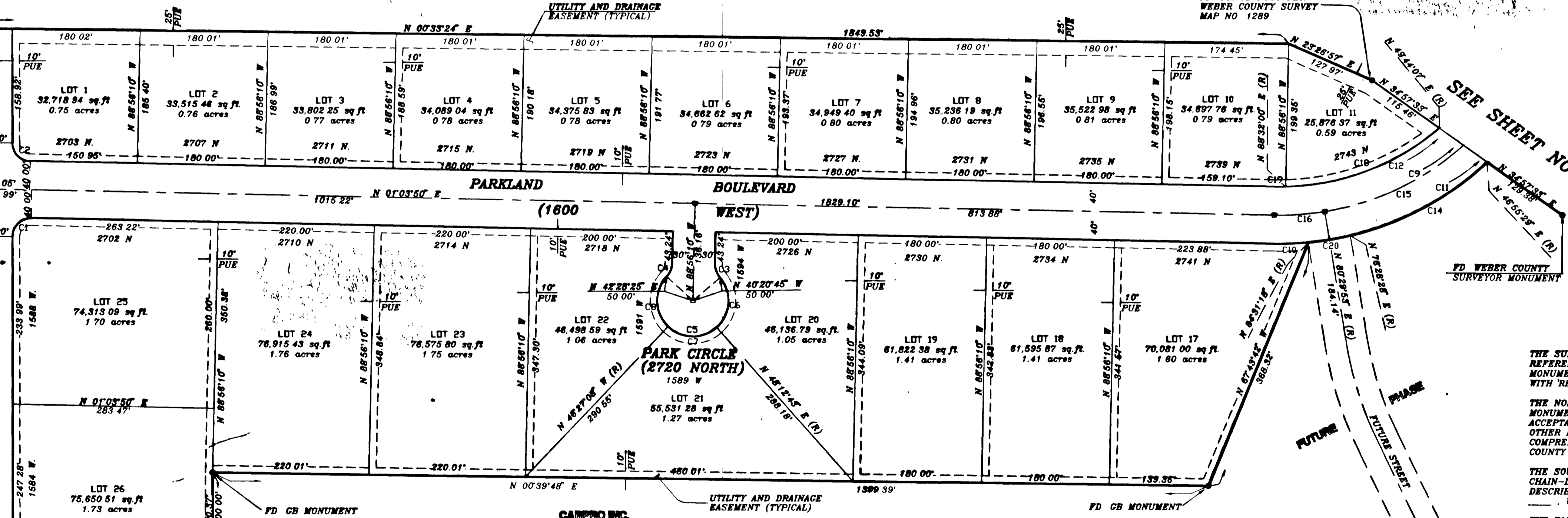
### NARRATIVE

THE SUBDIVISION BOUNDARY AS INDICATED HEREBY WAS ESTABLISHED WITH REFERENCE TO WEBER COUNTY SURVEYORS MAP NO. 1289, WEBER COUNTY MONUMENT POSITIONS MAP, SURVEY BY GREAT BASIN ENGINEERING, AND WITH REFERENCE TO ALL ADJOINING OWNERSHIP DEEDS AND DESCRIPTIONS.  
THE NORTHERLY BOUNDARY LINES OF THIS SUBDIVISION, WESTERLY OF THE MONUMENTED CENTER 1/4 CORNER OF SECTION 25, WERE ESTABLISHED IN ACCEPTANCE OF THE VARIOUS COURSES, MONUMENTS, FENCES, DEEDS AND OTHER EVIDENCE SHOWN ON PLAT NO. 1289, WHICH REFLECT THE COMPREHENSIVE FIELD SURVEY AND ANALYSIS PERFORMED BY THE WEBER COUNTY SURVEYORS OFFICE.  
THE SOUTHWESTERLY BOUNDARY LINES WERE ESTABLISHED ALONG EXISTING CHAIN-LINK FENCE LINES ENCLOSING AN ADJOINING TRAILER PARK AND DESCRIBED AS AN AGREEMENT LINE BY DEED RECORDED IN BOOK      PAGE      WEBER COUNTY RECORDS.  
THE EASTERLY BOUNDARY LINES WERE ESTABLISHED BY DEED DIMENSIONS, AND ACCEPTANCE OF RE-BAR AND CAP MONUMENTS SET BY GREAT BASIN ENGINEERING IN SUBSTANTIAL AGREEMENT WITH DEED DIMENSIONS, ALL BEING IN PROXIMITY OF EXISTING FENCES, EXCEPT FOR THE COURSE DESCRIBED AS "NORTH 87°05'47" EAST, 842.37 FEET BEING NEARLY PERPENDICULAR TO THE RIGHT-OF-WAY OF THE OREGON SHORT LINE RAILROAD, FROM WHICH COURSE A FENCE LINE MEANDERS NORTHEASTERLY, CONTRARY TO ANY SINGLE DEED COURSE OR DIMENSION, AND UNCHARACTERISTIC OF OTHER PROXIMATE FENCE LINES FOUND THROUGHOUT THE ENTIRE BOUNDARY.  
THE EASTERLY BOUNDARY COURSE ALONG THE OREGON SHORT LINE RAILROAD WAS ESTABLISHED ALONG A PARALLEL LINE, BEING ALSO ALONG AN EXISTING FENCE LINE, 33.00 FEET PERPENDICULAR AND SOUTHWESTERLY OF THE CENTER OF THE EXISTING TRACKS, AND INTERSECTING THE NORTH-SOUTH CENTER SECTION BETWEEN THE MONUMENTED CENTER 1/4 CORNER AND NORTH 1/4 CORNER OF SECTION 25.  
THE BOUNDARY LINE ALONG 2700 NORTH STREET WAS ESTABLISHED PER UDOT REQUIREMENTS.  
THE WESTERLY BOUNDARY ALONG THE CENTRAL PACIFIC RAILROAD RIGHT-OF-WAY WAS ESTABLISHED 50.00 FEET NORTHEASTERLY AS MEASURED PERPENDICULARLY FROM AN ALIGNMENT ESTABLISHED AS THE POSITION OF THE CENTER OF THE ORIGINAL TRACKS, BY A MEAN OF THE CENTER OF THE OBSERVED RAIL BED, WHERE EVIDENT, AND AS MEASURED AT 30 SEPARATE LOCATIONS THROUGHOUT APPROXIMATELY 3500 FEET ADJACENT TO SAID WESTERLY BOUNDARY. THE BOUNDARY LINE THIS ESTABLISHED IS FURTHER EVIDENCED BY APPROXIMATELY 2200 FEET OF FENCE ALONG THE WESTERLY SIDE OF THE RAILROAD AND 50.00 FEET, MORE OR LESS FROM THE ESTABLISHED CENTER OF TRACKS.

### SURVEYOR'S CERTIFICATE

I, George H. Brimhall, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF PARKLAND BUSINESS CENTER, 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 RECORDERS 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 SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.50	40.63	26.08	91°17'08"
C2	25.50	39.48	24.93	88°42'59"
C3	30.00	21.68	11.34	41°24'35"
C4	30.00	21.68	11.34	41°24'35"
C5	50.00	229.35	36.69	262°49'09"
C6	50.00	77.28	49.76	89°33'08"
C7	50.00	74.47	46.09	85°20'09"
C8	50.00	77.60	49.07	88°55'33"
C9	387.55	379.39	206.45	56°05'22"
C10	427.55	439.82	24.44	06°32'52"
C11	427.55	309.68	161.98	41°30'00"
C12	347.55	340.23	185.14	56°05'22"
C13	427.55	89.17	44.79	11°57'01"
C14	427.55	220.51	112.76	29°33'00"
C15	387.55	307.92	166.61	45°31'26"
C16	387.55	71.47	35.84	10°33'57"
C17	347.55	89.54	45.02	14°45'39"
C18	347.55	235.35	122.39	36°47'54"
C19	347.55	15.35	7.68	02°31'50"
C20	427.55	60.05	30.07	08°02'50"

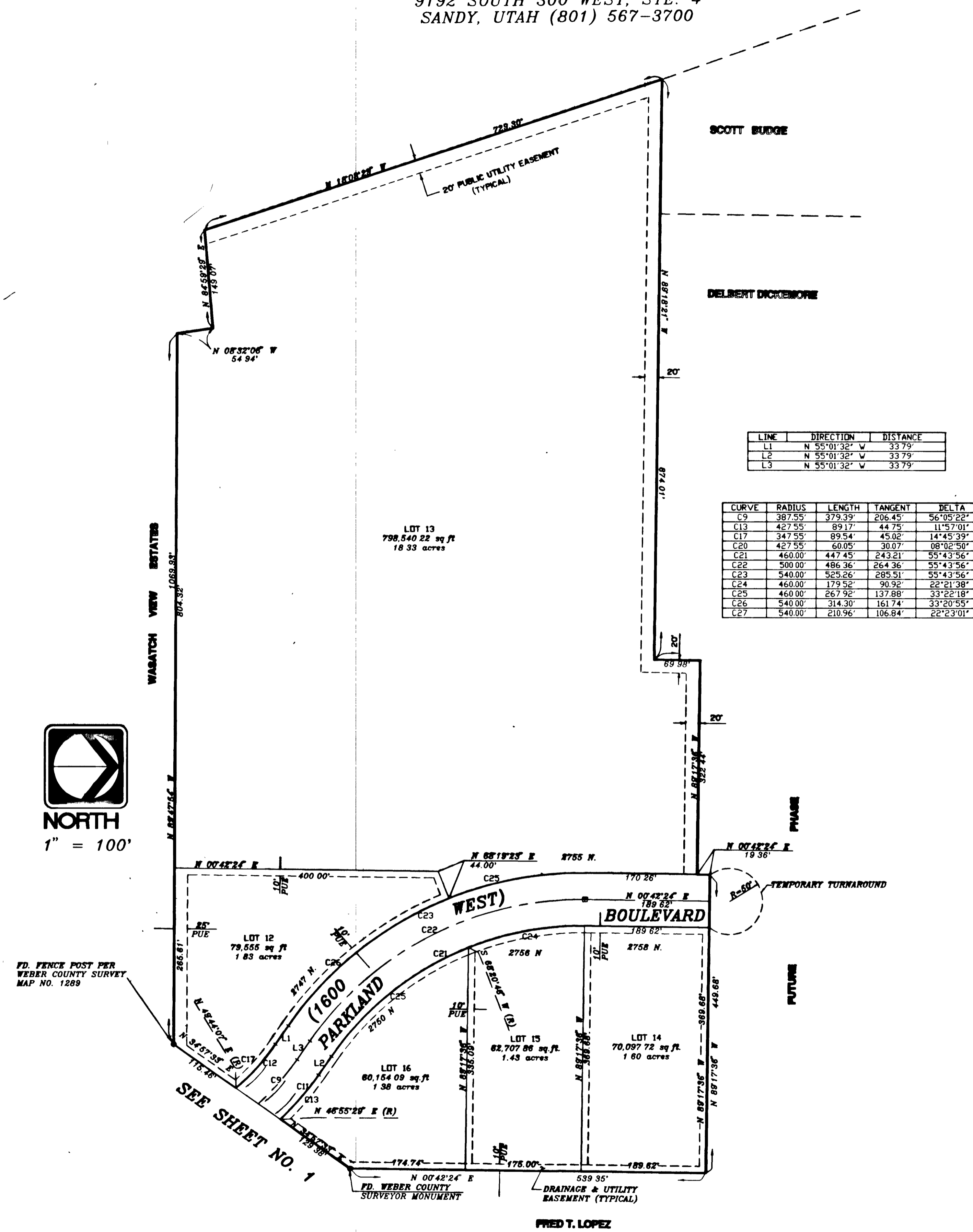


WEBER COUNTY RECORDER  
ENTRY NO. 154957 FEE PAID \$80.00  
FILED FOR RECORD AND RECORDED  
02-JUN-97 AT 10:44 AM  
IN BOOK 47 OF OFFICIAL RECORDS:  
PAGE 21 RECORDED FOR  
ANIS & ARCHIBALD  
DOUG CRENS  
WEBER COUNTY RECORDER  
BY Carole DeWitt DEPUTY

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PLEASANT VIEW CITY, WEBER COUNTY, UTAH

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



LINE	DIRECTION	DISTANCE
L1	N 55°01'32" W	33.79'
L2	N 55°01'32" W	33.79'
L3	N 55°01'32" W	33.79'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C9	387.55'	379.39'	206.45'	56°05'22"
C13	427.55'	89.17'	44.75'	11°57'01"
C17	347.55'	89.54'	45.02'	14°45'39"
C20	427.55'	60.05'	30.07'	08°02'50"
C21	460.00'	447.45'	243.21'	55°43'56"
C22	500.00'	486.36'	264.36'	55°43'56"
C23	540.00'	525.26'	285.51'	55°43'56"
C24	460.00'	179.52'	90.92'	26°21'38"
C25	460.00'	267.92'	133.88'	33°22'18"
C26	540.00'	314.30'	161.74'	33°20'55"
C27	540.00'	210.96'	106.84'	22°23'01"



FD. FENCE POST PER  
WEBER COUNTY SURVEY  
MAP NO. 1289

SEE SHEET NO. 1

FRED T. LOPEZ

WEBER COUNTY RECORDER

ENTRY NO. 1541557 FEE PAID \$184.00

FILED FOR RECORD AND RECORDED  
03-JUN-98 AT 10:14 AM

IN BOOK 47 OF OFFICIAL RECORDS.

PAGE 22 RECORDED FOR

AVIS & ARCHIBALD  
DANA SCHEETS  
WEBER COUNTY RECORDER  
BY Carrie Anderson DEPUTY

Drawing: C:\UTAH\10286004\PREVFF\_2.DWG January 03, 1997 11:27:18 a.m.