

HILLCREST ESTATES PHASE I

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
A PART OF THE EAST HALF OF SECTION 24,
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of HILLCREST ESTATES PHASE I in Pleasant View City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of land included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this 7th day of June, 2002

167819
License No.



BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT LOCATED NORTH 89°00'00" EAST 353.84 FEET AND SOUTH 00°00'00" WEST 252.54 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; RUNNING THENCE NORTH 00°15'36" EAST 427.14 FEET; THENCE SOUTH 63°24'30" EAST 1200.56 FEET; THENCE SOUTH 30°46'39" WEST 67.88 FEET; THENCE NORTH 72°02'21" WEST 356.59 FEET; THENCE SOUTH 50°14'18" WEST 305.30 FEET; THENCE NORTH 53°17'21" WEST 53.00 FEET; THENCE NORTH 52°42'42" WEST 15.00 FEET; THENCE SOUTH 35°39'39" WEST 218.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE NORTH 64°52'10" WEST 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 42°44'23" EAST 148.74 FEET; THENCE NORTH 49°50'29" WEST 181.00 FEET; THENCE NORTH 37°04'08" EAST 183.57 FEET; THENCE NORTH 85°38'48" WEST 130.80 FEET; THENCE NORTH 89°18'08" WEST 219.46 FEET TO THE POINT OF BEGINNING, CONTAINING 8.117 ACRES AND 2 LOTS.

Ingress - Egress Easement Description Granted to Lot 2 and to Pleasant View City

A PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.
BEGINNING AT A POINT LOCATED NORTH 89°00'00" EAST 353.84 FEET AND SOUTH 00°00'00" WEST 252.54 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; RUNNING THENCE TO THE RIGHT ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE, A DISTANCE OF 138.53 FEET; CHORD BEARS SOUTH 03°04'03" WEST 138.23 FEET; THENCE SOUTH 25°07'50" WEST 87.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE NORTH 64°52'10" WEST 60.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 25°07'50" EAST 87.97 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE, A DISTANCE OF 67.29 FEET; CHORD BEARS NORTH 09°04'02" EAST 66.41 FEET; THENCE NORTH 49°50'29" EAST 37.80 FEET; THENCE NORTH 18°02'50" EAST 72.07 FEET TO THE POINT OF BEGINNING.

OWNERS 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 HILLCREST ESTATES PHASE I and hereby dedicate, grant and convey to Pleasant View 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 Pleasant View City those certain strips 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 Pleasant View City.

Signed this 7th day of June, 2002

Darin C. Parke
Darin C. Parke
Anthony J. Seashore
Anthony J. Seashore

Doris M. Parke
Doris M. Parke

ACKNOWLEDGMENT

State of Utah
County of Weber

On the 7th day of June, 2002, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

July 14 2004
Commission Expires

ACKNOWLEDGMENT

State of Oregon
County of Multnomah

On the 10th day of June, 2002, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

9/24/03
Commission Expires



PLEASANT VIEW CITY PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the Planning Commission of Pleasant View City this 21st day of June, 2002.

Chairman, Pleasant View City Planning Commission

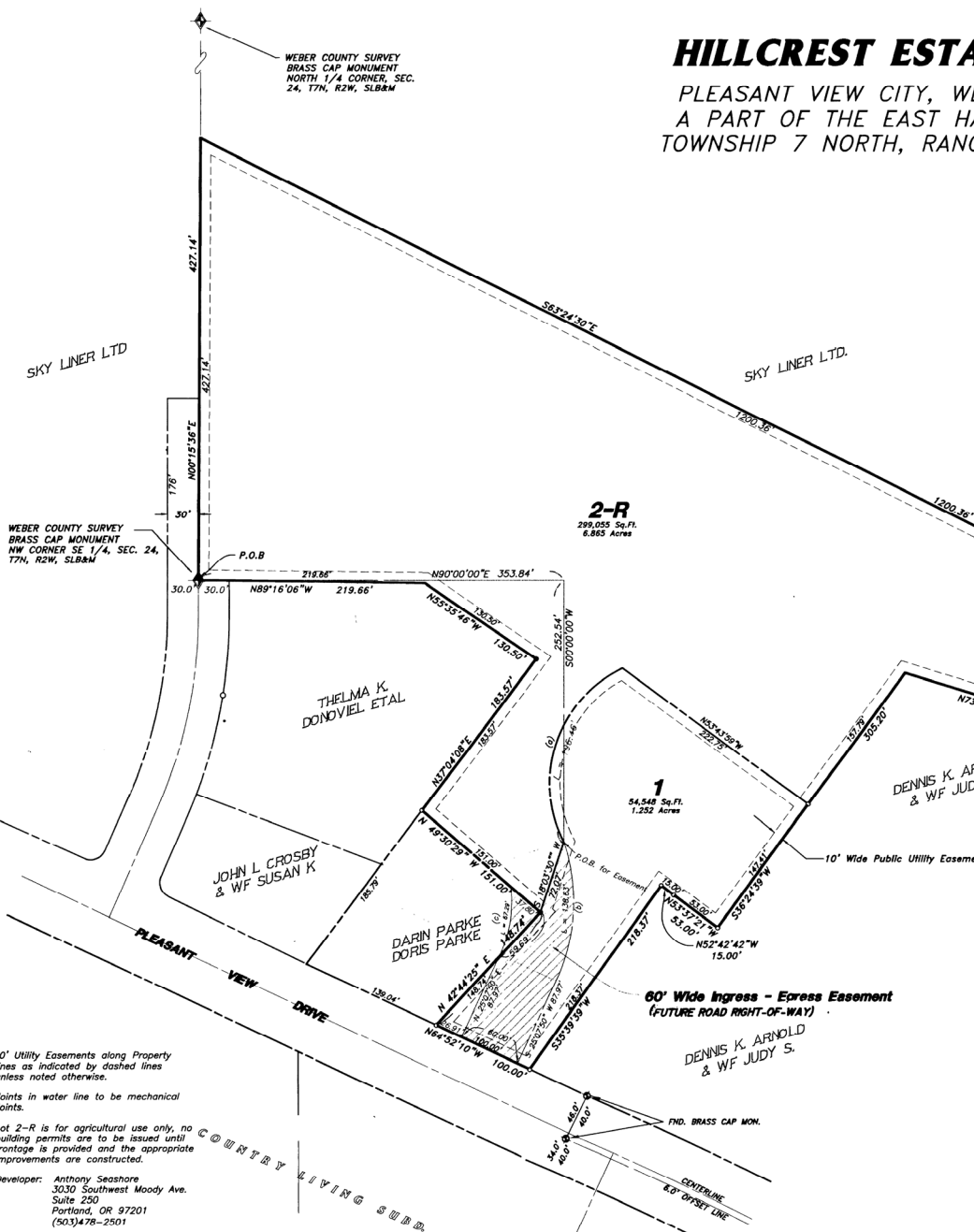
PLEASANT VIEW CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the Pleasant View City Council on the 19th day of June, 2002.

Mayor, Pleasant View City

COUNTY RECORDER

ENTRY NO. 165862
3220
FILED FOR RECORD
RECORDED: 01-JUL-2002
10:44 AM BOOK 56 OF 078
RECORDS, PAGE 5
DOUG CROFTS
COUNTY RECORDER
BY: *Karla B. Little*
DEPUTY



0' Utility Easements along Property Lines as indicated by dashed lines unless noted otherwise.

Points in water line to be mechanical points.

Lot 2-R is for agricultural use only; no building permits are to be issued until drainage is provided and the appropriate improvements are constructed.

Developer: Anthony Seashore
3030 Southwest Moody Ave.
Suite 250
Portland, OR 97201
(503) 478-2501

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
Main Brigham City, Utah 84302
Glen 366-4905 Logan 782-8272

PLEASANT VIEW CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect.

Signed this day of June, 2002

Signature

PLEASANT VIEW CITY ENGINEER

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

Signed this 28th day of June, 2002

Signature

06/06/02

00-100770.DWG