

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.
BEGGING AT THE NORTHEAST CORNER OF SAID SECTION; RUNNING NORTH 30° 15' 36" EAST 227.14 FEET; THENCE SOUTH 47° 24' 46" EAST 1200.36 FEET; THENCE SOUTH 36° 24' 39" WEST 97.88 FEET; THENCE NORTH 73° 02' 21" WEST 356.59 FEET; THENCE SOUTH 36° 24' 39" WEST 305.20 FEET; THENCE NORTH 53° 37' 21" WEST 53.00 FEET; THENCE NORTH 52° 42' 42" WEST 100.00 FEET; THENCE NORTH 25° 02' 50" EAST 138.57 FEET; THENCE SOUTH 49° 30' 29" WEST 151.00 FEET; THENCE NORTH 37° 04' 08" EAST 183.57 FEET; THENCE NORTH 45° 38' 46" WEST 130.60 FEET; THENCE NORTH 88° 18' 06" WEST 219.66 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 47° 20' 00" EAST 353.84 FEET AND SOUTH 070° 00' 00" WEST 252.54 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; RUNNING THENCE NORTH 47° 20' 00" EAST 160.00 FEET; THENCE SOUTH 070° 00' 00" WEST 136.63 FEET; THENCE BEARING 333° 45' 00" EAST 100.00 FEET; THENCE SOUTH 070° 00' 00" WEST 136.63 FEET TO THE NEARBY 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° 02' 50" EAST 87.97 FEET; THENCE NORTH 070° 00' 00" WEST 136.63 FEET; THENCE SOUTH 070° 00' 00" WEST 67.28 FEET; THENCE BEARING 039° 49' 02" EAST 66.44 FEET; THENCE NORTH 45° 38' 46" WEST 137.00 FEET; THENCE NORTH 18° 03' 30" EAST 72.07 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

We the undersigned owners of the herein 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 the lots, strips, easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public service lines and drainage as may be authorized by Pleasant View City.

Signed this 7 day of June, 2002

Barbie C. Parker
Barbie C. Parker

Loris M. Parke
Doris M. Parke

Anthony A. Seashore
Anthony A. Seashore

ACKNOWLEDGMENT

State of Utah
County of Weber

On the 7 day of June, 2002 personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, 2 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

July 14 2002
✓ Commission Expires

Bob Lynn Smith
Bob Lynn Smith
NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 14, 2004
STATE OF UTAH

ACKNOWLEDGMENT

State of Oregon
County of Multnomah

On the 10 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.

Janet E. Green
Janet E. Green
Notary Public
My Commission Expires
July 14, 2002
STATE OF OREGON

Janet E. Green
Janet E. Green
Notary Public
My Commission Expires
July 14, 2002
STATE OF OREGON

PLEASANT VIEW CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plot and the dedication and financial guarantees made by the owners of the same, herein are hereby accepted by the Planning Commission of Pleasant View City this 1st day of June, 2002.

John A. Seashore
John A. Seashore
Chairman, Pleasant View City Planning Commission

06/06/02 00-100019100-000

Don Crotts
Don Crotts
County Recorder
By *Karen B. Little*
Karen B. Little
Mayor, Pleasant View City
DEPUTY
RECORDS, PAGE 5

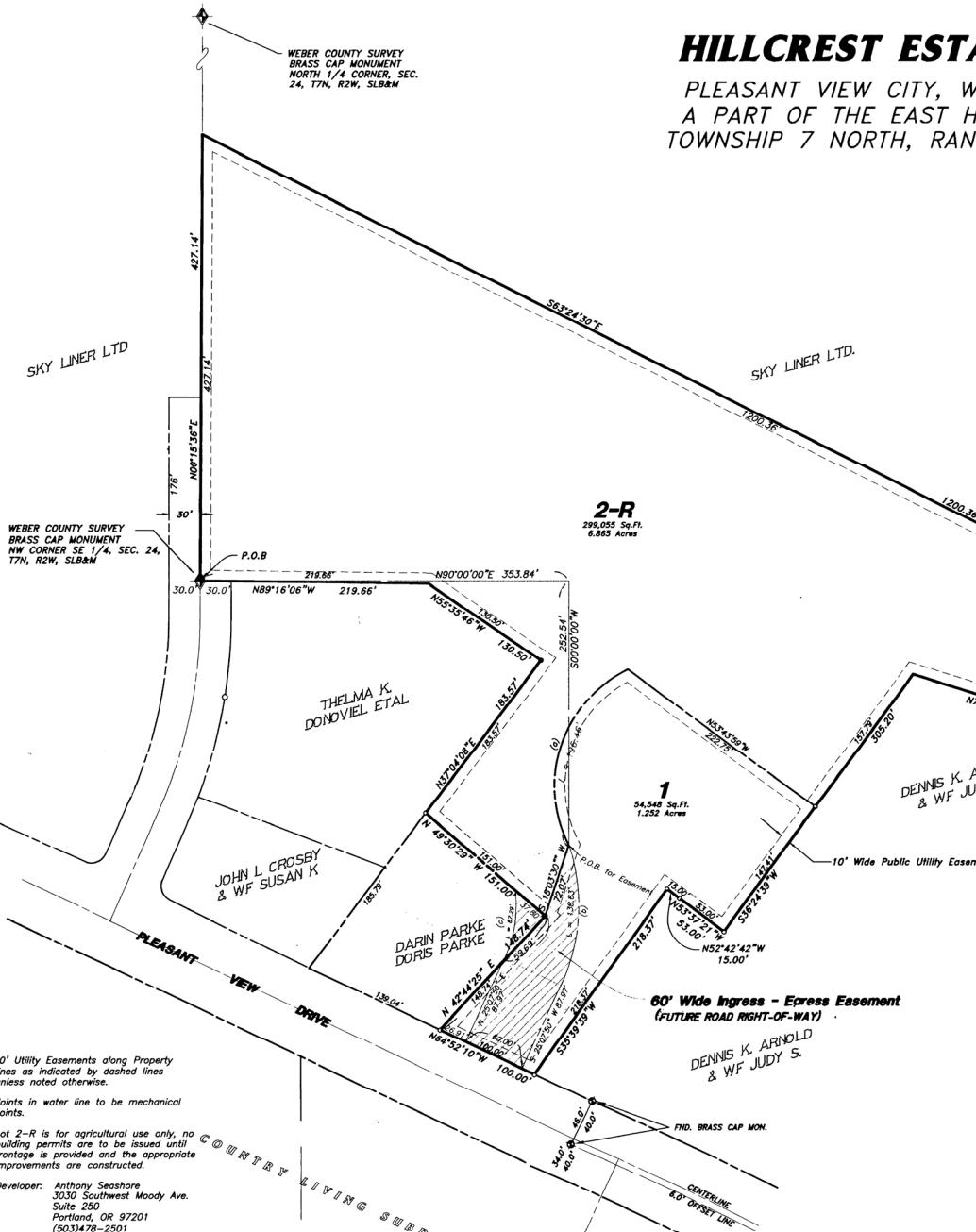
COUNTY RECORDER
ENTRY NO. 167819
\$200 FILED FOR RECORD
RECORDED 01-JUL-2002
104-44 IN BOOK 5b OF OFFICES
RECORDS, PAGE 5

DOUG CROFTS

DOUG CROFTS
COUNTY RECORDER

By *Karen B. Little*

Karen 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.

ot 2-R is for agricultural use only, no building permits are to be issued until a range is provided and the appropriate improvements are constructed.

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

SUBDIVISION IMPROVEMENTS ARE TO BE INSTALLED BY THE DEVELOPER.

PLEASANT VIEW CITY ATTORNEY

I have examined this subdivision plot and in my opinion it conforms with the laws of Oregon and is acceptable thereto, and now in force and effect.

Signed this day of June, 2002

Signature

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPROPRIATE STATE AND LOCAL CODES AND ORDINANCES, PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

Signed this 25th day of June, 2002

Signature

PLEASANT VIEW CITY PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plot and the dedication and financial guarantees made by the owners of the same, herein are hereby accepted by the Planning Commission of Pleasant View City this 1st day of June, 2002.

John A. Seashore
John A. Seashore
Chairman, Pleasant View City Planning Commission

06/06/02 00-100019100-000