

Wasatch View North Commercial Subdivision

A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Pleasant View City, Weber County, Utah

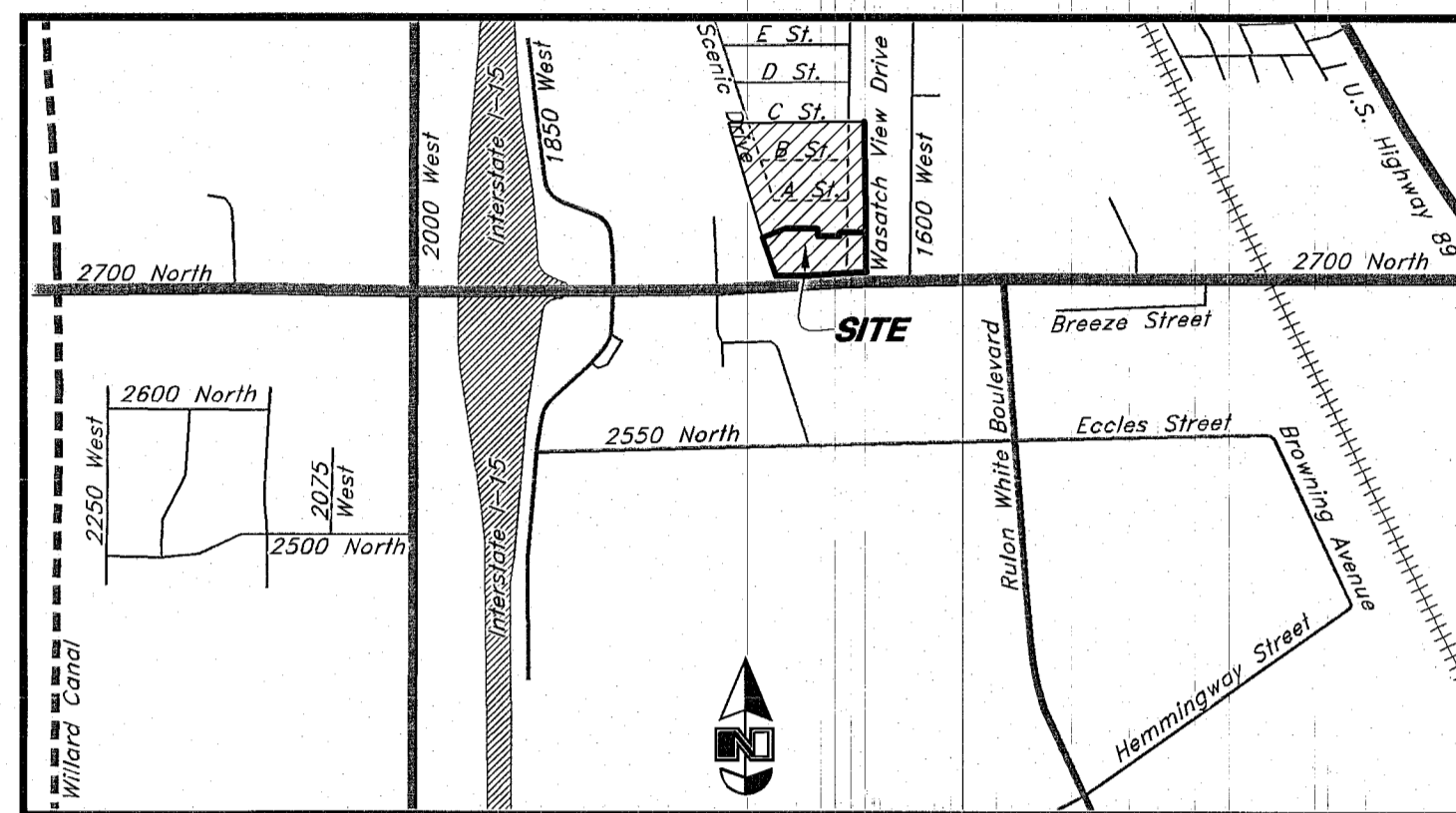
2021

General Notes

- Cross Access, water, drainage and parking easements will be recorded by separate document simultaneously with this plat.
- This site has high liquefaction potential.
- Water line is privately owned and maintained by Lot Owner, and benefits downstream users.
- Each Lot is required to have on-site storm water detention/retention/LID

Existing Agreement

Right-of-Way and Easement to Mountain States Telephone and Telegraph Company recorded October 1, 1980 as Entry No. 821068 in Book 1367 At Page 941 Covers this site and contains a 5' easement of an undisclosed location.



Vicinity Map

A part of Pleasant View, Weber County, Utah
Not to Scale

Narrative

This Subdivision was requested by Dee Hansen to create one Lot and 2 Remainder Parcels.

This Survey retraces and honors a 2018 ALTA Survey by AWA and several previous surveys in the area along with the 1998 Parkland Business Center Subdivision.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 25 was assigned the bearing of South 89°18'48" West as the Basis of Bearings to retrace and honor the previous Survey.

The 2002 UDOT highway plans were acquired and utilized to set the alignment of 2700 North Street.

The UDOT deed descriptions have been interpreted into place to exactly match the boundary of this subdivision as it exists on the ground.

The new 2017 UDOT Highway plans were also acquired and reviewed to determine the geometry effects for the new alignment. While the Highway stations and geometry have been changed the actual alignment of the North Right-of-way line has essentially not been affected.

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.



Owner / Developer
Wasatch View Retail, LLC
5445 South Highland Drive
Salt Lake City, Utah 84117

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.
Signed this 9th Day of Dec., 2021
Dana D. Shuler
Pleasant View City Engineer

Pleasant View City Approval
This is to certify that this plat and the dedication of this plat, along with the dedication of all streets, easements and public improvements guarantee were duly approved and accepted by Pleasant View City, Utah.
Signed this 15th Day of Dec., 2021
Loren G. Bell
Mayor

Pleasant View City Planning Commission
This is to certify that this subdivision was duly approved by the Pleasant View City Planning Commission.
Signed this 15th Day of Dec., 2021
Pleasant View City Planning Commission Chair

Surveyor's Certificate

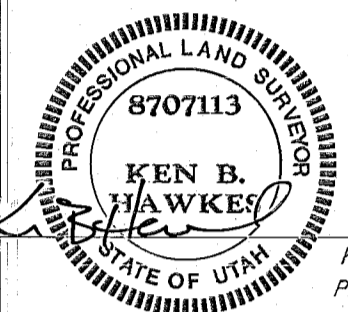
I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify that, on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Wasatch View North Commercial Subdivision.

Description

A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at a point on the West Line of Parkland Business Center Subdivision - Phase 1 on the North Line of 2700 North Street as it exists located 816.18 feet South 89°18'48" West along the Section Line and 59.83 feet North 0°33'24" East from the South Quarter Corner of said Section 25; and running thence along said North Line of 2700 North Street the following four courses: Westerly along the arc of an 8143.82 foot radius curve to the left a distance of 73.18 feet (Center bears South 1°29'11" East, Central Angle equals 0°30'54" and Long Chord bears South 88°15'22" West 73.18 feet) to an existing Right-of-Way Marker; South 87°37'48" West 104.85 feet; Westerly along the arc of an 8143.82 foot radius curve to the left a distance of 128.06 feet (Center bears South 2°44'20" East, Central Angle equals 0°54'03" and Long Chord bears South 86°48'38" West 128.05 feet); and North 89°50'06" West 89.96 feet; thence North 55°01'18" West 46.53 feet to the Northeasterly line of 1740 West Street; thence North 19°01'12" West 226.63 feet along said Northeasterly line; thence South 69°40'56" West 80.22 feet; thence North 19°01'12" West 975.83 feet; thence North 89°18'48" East 912.02 feet to the West Line of said Parkland Business Center Subdivision; thence South 0°33'24" West 1133.18 feet along said West Line to the point of beginning.

Contains 790,031 sq. ft. or 18.137 acres
1 Lot
2 Remainder Parcels



Date: 26 Oct, 2021

Date

Ken B. Hawkes
P.L.S. No. 8707113

Owner's Dedication

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract Wasatch View North Commercial Subdivision, and hereby grant to Pleasant View City a sewer easement and those certain strips as easements for public utility purposes over and across the portions of the Lots and Remainder Parcels designated as public utility easements, as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by Pleasant View City.

In witness whereby I have hereunto set my hand this 7th Day of Dec., 2021.

Wasatch View Retail, LLC
a Utah limited liability company

Dee Reed Hansen
By: Dee Reed Hansen
Its: Manager

MHP #1 LLC

Corneal VanDerHorst
Managing member

Acknowledgment

State of Utah } ss
County of Salt Lake }

On the 7th day of December, 2021, personally appeared before me, the undersigned Notary Public, Dee Reed Hansen, who being by me duly sworn did say that he is the Manager of Wasatch View Retail, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said Company, and he acknowledged to me that said company executed the same.

Notary Public Full Name: Katherine Tempfer
Commission Number: 700721
My Commission Expires: June 5, 2022

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Katherine Tempfer
A Notary Public

Acknowledgment

State of Utah } ss
County of Salt Lake }

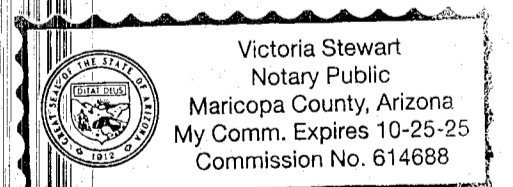
On the 15th day of November, 2021, personally appeared before me, the undersigned Notary Public, Corneal VanDerHorst, who being by me duly sworn did say that he is the Manager of MHP #1 LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said Company, and he acknowledged to me that said company executed the same.

Notary Public Full Name: Victoria Stewart
Commission Number: 614688
My Commission Expires: 10-25-25

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

Victoria Stewart
A Notary Public



WEBER COUNTY RECORDER

ENTRY NO. 3215589 FEE PAID
#106-88 FILED FOR RECORD AND
RECORDED 04-FEB-2022 AT
8:53 AM IN BOOK 92 OF OFFICIAL
RECORDS, PAGE 24 & 25, RECORDED
FOR PLEASANT VIEW CITY

Wasatch View North Commercial Subdivision

A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Pleasant View City, Weber County, Utah
2021

LEANN H. KILTS
WEBER COUNTY RECORDER

BY: [Signature]
DEPUTY

14-16754b

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Wasatch View North Commercial Subdivision

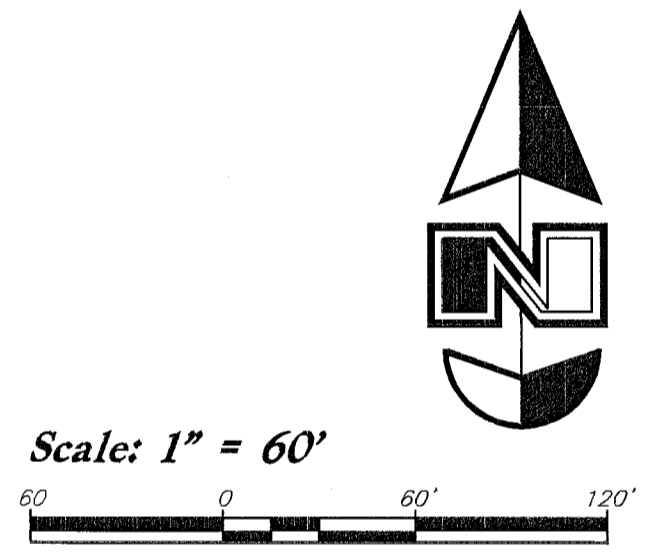
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2021

MHP #1, LLC
P# 190160026

Remainder Parcel B
680,381 sq. ft.
or 15.619 acres

Remainder Parcel A
64,174 sq. ft.
or 1.473 acres

Lot 1
45,476 sq. ft.
or 1.044 acres



- Legend**
- Property Line
 - Easement Line
 - Adjoiner Line
 - Center Line
 - Monument as noted
 - Street Monument as noted
 - Address
 - 5/8" rebar with AWA plastic cap or nail with AWA brass tag
 - PUE Public Utility Easement
 - Shared Access Easement per Conditions, Covenants and Restrictions Entry No.

Southwest Corner Section 25, T7N, R2W, S18.84M, U.S. Survey (found monument)



WEBER COUNTY RECORDER
 ENTRY NO. 3215589 FEE PAID \$100.00
 FILED FOR RECORD AND RECORDED 04-FEB-2022 AT 8:53 AM IN BOOK 92 OF OFFICIAL RECORDS, PAGE 24825 RECORDED FOR PLEASANT VIEW CITY
 LEANN H. KUTS
 WEBER COUNTY RECORDER
 BY: [Signature] DEPUTY

AWA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801-521-8529 - AW@engineering.net

2700 North Street
SR - 134
(Paved Public Street)

912.02'

P# 191210007 BLAFTT LLC Lot 7

P# 191210006 Thompson, David & Larrie Trustees Lot 6

P# 191210005 BIG B Investments Ice Building INC Lot 5

P# 191210004 Professionals Botanicals INC Lot 4

P# 191210018 Stoker Living Trust Lot 3

P# 191210017 ESJ Investments LLC Lot 2

P# 191210011 Rubicon Holdings LLC Lot 1

914.74'

Parkland Business Center Subdivision - Phase 1