Recovered as shown hereon

concurrently with Plat

Shared Access Easement Area to

be created with CC&Rs recorded

Bailey's 2700 North P.U.D

A part of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31 Township 7 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, Pleasant View, Weber County, Utah 2022

I hereby certify that the requirements of all applicable

Signed this 5th Day of Dec. ,20 22

Pleasant View City Engineer

statutes and ordinances prerequisite to City Engineer

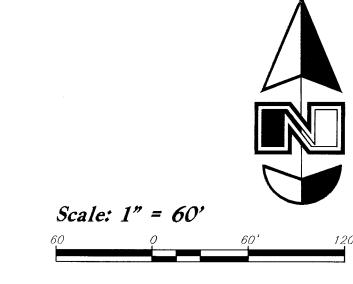
Dana Q. Shilu

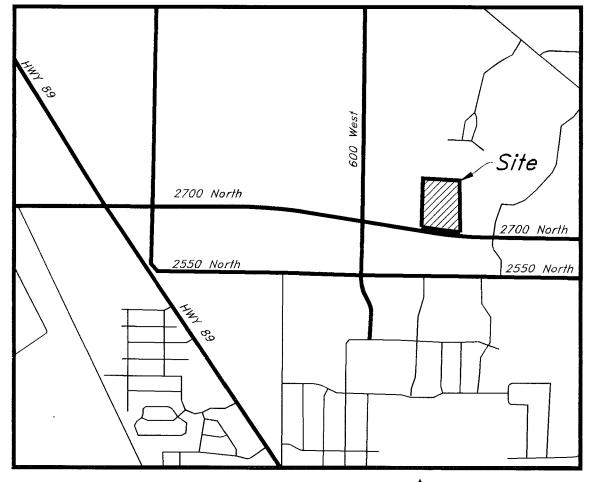
complied with.

ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116 801 521-8529 - AWAengineering.net

approval of the foregoing plat and dedications have been







Narrative

This Survey and Subdivision was requested by Mr. Mark Bailey, EK Bailey Construction to create 1 Lot, 23 Units and Common area.

A line between monuments found marking the South Quarter and Southeast Corners of Section 30 was assigned the bearing of South 89°28'37" East to match the NAD 1983 Utah North Zone State Plane datum, and adjacent surveys and agreements.

Address Table		
Lot 1	2720 N 400 W &	Unit 11 422 W 2750 N Suite #300
	384 W 2700 N	Unit 12 422 W 2750 N Suite #200
Unit 1	2715 N 400 W &	Unit 13 422 W 2750 N Suite #100
	420 W 2700 N	Unit 14 405 W 2750 N Suite #300
Unit 2	440 W 2700 N Suite #100	Unit 15 405 W 2750 N Suite #200
Unit 3	440 W 2700 N Suite #200	Unit 16 405 W 2750 N Suite #100
Unit 4	440 W 2700 N Suite #300	Unit 17 385 W 2750 N Suite #300
Unit 5	430 W 2750 N Suite #100	Unit 18 385 W 2750 N Suite #200
Unit 6	430 W 2750 N Suite #200	Unit 19 385 W 2750 N Suite #100
Unit 7	430 W 2750 N Suite #300	Unit 20 380 W 2750 N Suite #100
Unit 8	430 W 2750 N Suite #400	Unit 21 380 W 2750 N Suite #200
Unit 9	430 W 2750 N Suite #500	Unit 22 380 W 2750 N Suite #300
Unit 10	422 W 2750 N Suite #400	Unit 23 380 W 2750 N Suite #400

General Notes

Units 1-23 are considered low impact developments, retention and storm water detention were evaluated and implemented under the Subdivision approval. No further analysis or implementation is required for the site plan reviews.

Lot 1 is required to evaluate and implement low impact development retention, and storm water detention during the site plan approval process.

No driveway shall be permitted along the main entranceway from 2700 North within 150 feet of the Right-of-Way line.

The customer is responsible for water service beginning at connection to

A Declaration of Covenants, Conditions, & Restrictions and Easements (CC&Rs) to include Cross Access, water, drainage and parking easements, impacting all units, the commercial Lot and common area shown hereon, will be recorded by separate document simultaneously with this plat.

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

Xanni Heltstom

Signed this _ Day of Dec ,2022

Leonar La Carrie Helk

accepted by Pleasant View City, Utah

Pleasant View City Planning Commission

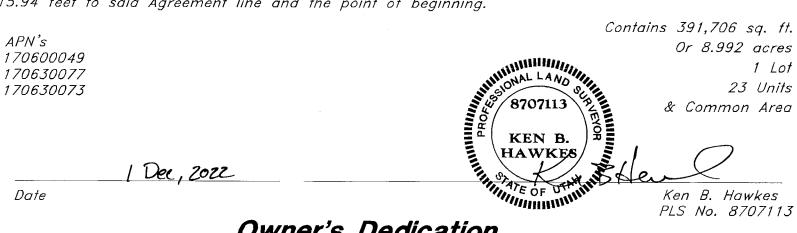
Surveyor's Certificate

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 for, and 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 Bailey's 2700 North P.U.D..

Boundary Description

A part of the Northeast Quarter of Section 31 and the Southeast Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, in Pleasant View, Weber County, Utah:

Beginning at a point on the Northerly Right-of-Way line of 2700 North Street as it exists at 55.00 foot half-width, located 2000.65 feet South 89°28'37" East along the Section line to a line described by Boundary Line Agreements recorded as Entry No.'s 2793783 and 2793784 in the Official Records of the Weber County Recorder; and 272.43 feet South 1°21'06" West along said Agreement line from a Brass Cap Monument found marking the South Quarter Corner of said Section 30; and running thence North 1°21'06" East 679.79 feet to and along said Agreement line to a line described in a Boundary Line Agreement recorded as Entry No. 3264076 in the Official Records of the Weber County Recorder; thence North 88°12'48" East 230.38 feet along said Agreement line to the intersection thereof with a line described in a Boundary Line Agreement recorded as Entry No. 3023145 in the Official Records of the Weber County Recorder: thence South 86°27'23" East 302.11 feet along said Agreement line; thence South 0°36'15" East 742.01 feet to said Northerly Right-of-Way line of 2700 North Street: thence along said Northerly line the following two courses: Northwesterly along the arc of a 8033.82 foot radius curve to the right a distance of 544.72 feet (Center bears North 5°34'24" East, Central Angle equals 3°53'06" and Long Chord bears North 82°29'03" West 544.62 feet) to a point of tangency; and North 80°32'31" West 15.94 feet to said Agreement line and the point of beginning.



Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, having caused the same to be subdivided into 1 Lot, 23 Units and Common Area to hereafter be known as Bailey's 2700 North P.U.D. The Owner hereby dedicates the Common Area and Public utility easement, as indicated hereon, as perpetual non-exclusive public and municipal utility easements for the use of any and all Public utility companies and Municipalities for access, installation, maintenance and operation of utility service lines and facilities. The Owner hereby conveys the Common Area, as indicated hereon, to Plaza 2700 North Owner Association, a Utah Nonprofit Corporation, with a registered address of 1243 N. Washington 31d Caden, UT 84404

In witness whereby I have hereunto set my hand This 157 Day of Day Lon AD, 2027.



Acknowledgment

County of day of Lecember, 20 22, personally appeared before me, the undersigned Notary Public, Brent K. Bailey, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

Residing at: Weber County Commission Expires: 65/05/2024 Jeff L. Bolingbroke

Acknowledgment

JEFF L BOLINGBROKE NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 711871 COMM. EXP. **05/**05/202

On the day of recember __, 20_**_>2**, personally appeared before me, the undersigned Notary Public, Pavid Laloli , who being by me duly sworn did say that they are the Coner of Laloli Properties, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed

Residing at: Weber County Commission Expires: 05/05/2024 Jeff L. Bolingbroke

State of

County of

JEFF L BOLINGBROKE JEFF L BOLINGBROKE

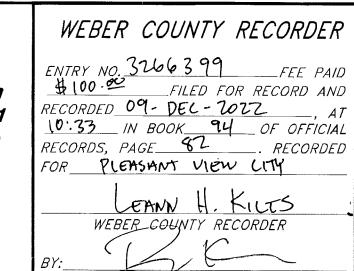
NOTARY PUBLIC • STATE of UTAH

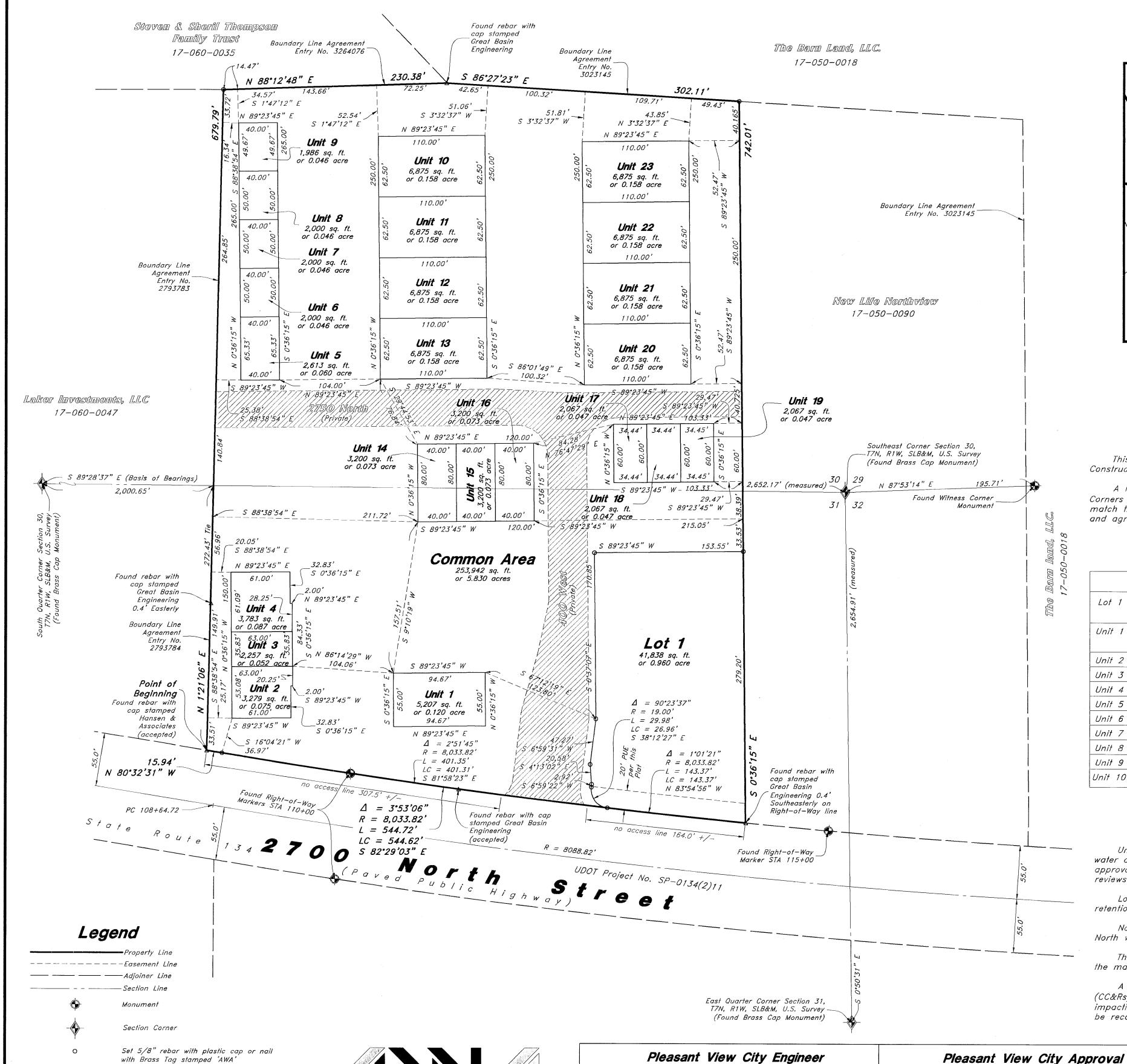
COMMISSION NO. 711871 COMM. EXP. 05/05/202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy,

Bailey's 2700 North P.U.D

A part of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31 Township 7 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, Pleasant View, Weber County, Utah





This is to certify that this subdivision was duly approved by the Pleasant View City Planning Commission.