NOTES:

- 1. ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2' X 5" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF
- THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB. 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS THAT EXIST PER THE WEBER VIEW SUBDIVISION PLAT, LOTS 13 THROUGH 15 AND 24 THROUGH 46 WILL BE VACATED BY A SEPARATE CITY PROCESS.
- 3. TITLE EXCEPTIONS 15 THROUGH 19 REMAIN AS LABELED ON THIS MAP. 4. A SITE SPECIFIC GEOLOGIC HAZARD ASSESSMENT HAS BEEN CONDUCTED FOR
- THIS PROJECT BY IGES. IT IS IDENTIFIED BY PROJECT NUMBER 02058-133 AND IS DATED 08/31/2020. THIS REPORT IS ON FILE AT PLEASANT VIEW CITY. THE RECOMMENDATIONS IS THIS REPORT MUST BE FOLLOWED.

SECTION 29 T.7.N,

(FOUND 3" BRASS

MONUMENT IN WELL

N90°00'00"E 932.34"

SEWER LATERAL EASEMENT IN

17-058-0023

WF RANDI HADLEY

303 W 3275 N

GRAY, BRIAN K &

WF JULIE A GRAY

17-058-0021

THE SUMMERS LIVING TRUST

N60°48'21"E 74.57'-

WHITE, JEFFREY C &

WF SIMONE R WHITE

DIPOMA, DEWEY L & KAREN

DIPOMA TRUSTEES

3168 N 325 W

PRUETT, JOHATHAN & WF

S89°51'11"E 42.00'-

KATIE SCARLETT PRUETT

3146 N 325 W

17-058-0017

DOMAN, RYAN G & WF

3130 N 325 W

17-058-0016

JUDITH B JONES TRUST 3114 N 325 W

N21°39'55"W 62.71'-

DIXON, STACEY & HUS TYLER DIXON

344 W PLEASANT VIEW DR

THE MINIMUM ALLOWABLE

PLEASANT VIEW CITY ENGINEER

HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED

THIS PLAT AND IT IS CORRECT IN ACCORDANCE

WITH INFORMATION ON FILE IN THIS OFFICE.

01 04 2023

BASEMENT FLOOR ELEVATION

ON LOTS 217 & 218 IS 4397.00

NICHOLE WARREN DOMAN 8

- 201 - R

20,000 SF

20,966 SF

20,013 SF

223

20,000 SF

222

20,000 SF

N89° 51' 11"W

221

20,003 SF

23,169 SF

3100 NORTH (PUBLIC RD)

N89°10'11"W 57.20'-

PLEASANT VIEW CITY ENGINEER

135.39

287 W 6

N73°57'11"W 75.50'-

HALES PROPERTY LLC 304 W PLEASANT VIEW DR

COMMISSION.

218 - R + 3

N13°08'49"E

Z8 \$

− R.1.W. SLB&M

- 5. PER PLEASANT VIEW CITY ORDINANCE 17-18-050 THIS PROJECT INCLUDES SLOPE SPECIAL REQUIREMENTS. THE REQUIREMENTS OF THIS SECTION MUST BE FOLLOWED.
- 6. EACH LOT OWNER SHALL CONTROL WATER RUNNING OFF OF LOT ONTO ADJACENT PROPERTIES.
- 7. PER IGES GEOLOGIC HAZARDS ASSESSMENT, LOTS 207 & 212-218 HAVE LOW TO MODERATE FLOOD HAZARDS. REFER TO THEIR REPORT FOR MORE INFORMATION.
- 8. THE SNOW STORAGE EASEMENT AREA IS TO BE USED TO STOCK PILE SNOW FROM PLOWING. NO MAILBOXES, DRIVEWAYS, OR ABOVE-GROUND STRUCTURES SHALL BE LOCATED IN EASEMENT.
- 9. THE TEMPORARY TURNAROUND EASEMENT IS TO BE USED FOR VEHICLES TO TURN AROUND UNTIL FUTURE DEVELOPMENT CONTINUES 3175 NORTH ROAD TO THE EAST. THERE SHALL BE NO MAILBOXES, DRIVEWAYS OR ABOVE GROUND STRUCTURES SHALL BE LOCATED WITHIN SAID TEMP. TURNAROUND EASEMENT.
- 10. FOUNDATION DRAINS ARE REQUIRED FOR HOMES CONSTRUCTED ON LOTS 211-217. HOMEOWNERS SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SUMP PUMP. SUMP PUMPS MAY NOT BE DISCHARGED TO THE SANITARY SEWER. IF CONNECTING TO THE STORM DRAIN SYSTEM, A PLEASANT VIEW CITY PERMIT IS REQUIRED.
- 11. THE CUTOFF DRAIN EASEMENTS ARE TO THE BENEFIT OF ADJACENT LOTS AND ARE TO MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
- 12. LOTS 212, 213 AND 214 CONTAIN UNDOCUMENTED FILL UP TO 10' DEEP. SEE GEOTECHNICAL REPORT ON FILE WITH CITY FOR FOUNDATION PREPARATION REQUIREMENTS
- 13. LOTS 201-R THROUGH 218-R ARE CONSIDERED TO BE IN SENSITIVE LAND AREAS. A CONDITIONAL USE PERMIT IS REQUIRED PER CH. 18.38 OF PLEASANT VIEW CITY CODE PRIOR TO BUILDING.
- 14. LOTS 201-206 HAVE A SEWER LATERAL EASEMENT IN FAVOR OF PLEASANT VIEW CITY TO TRANSFER WASTE FROM THE LOTS NORTH OF THIS SUBDIVISION.

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557967 IN BOOK 976 AT PAGE 351 OF OFFICIAL RECORDS

EXCEPTION 16 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557968 IN BOOK 976 AT PAGE 352 OF OFFICIAL RECORDS

EXCEPTION 17 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557969 IN BOOK 976 AT PAGE 354 OF OFFICIAL RECORDS

EXCEPTION 18 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557970 IN BOOK 976 AT PAGE 355 OF OFFICIAL RECORDS

EXCEPTION 19 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557971 IN BOOK 976 AT PAGE 357 OF OFFICIAL RECORDS

TO AT PAGE 3	557 UF UFF	ICIAL RECORDS.	
	CUR	VE TABLE	-
ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
53.02	60.00	S78°47'04"W	51.32
21.68	25.00	S78°18'25"W	21.00
66.33	60.00	N44° 13'35"W	63.01
66.67	60.00	N19°16'36"E	63.29
66.67	60.00	N82°56'19"E	63.29
39.85	60.00	S46°12'0 7 "E	39.12
21.68	25.00	S52°00'47"E	21.00
11.91	170.00	N2°09'15"E	11.91
28.19	230.00	S3°39'31"W	28.18
59.95	300.00	N5°34'41"W	59.85
45.38	200.00	S6°38'49"W	45.28
65.95	330.00	S5°34'41"E	65.84
	ARC LENGTH 53.02 21.68 66.33 66.67 66.67 39.85 21.68 11.91 28.19 59.95 45.38	CUR ARC LENGTH RADIUS 53.02 60.00 21.68 25.00 66.33 60.00 66.67 60.00 39.85 60.00 21.68 25.00 11.91 170.00 28.19 230.00 59.95 300.00 45.38 200.00	53.02 60.00 \$78°47'04"W 21.68 25.00 \$78°18'25"W 66.33 60.00 \$14°13'35"W 66.67 60.00 \$19°16'36"E 66.67 60.00 \$12'07"E 39.85 60.00 \$46°12'07"E 21.68 25.00 \$52°00'47"E 11.91 170.00 \$15°20'00'47"E 28.19 230.00 \$3°39'31"W 59.95 300.00 \$15°34'41"W 45.38 200.00 \$6°38'49"W

LINE TABLE			
LINE	LENGTH	BEARING	
L1	14.73	S42°41'49"W	
L2	14.14	N45°08'49"E	
L3	14.14	N44°51'11"W	
L4	15.21	N53°39'15"E	
L5	13.39	S34° 50'29"E	

SW ¹/₄ CORNER SECTION 29 T.7.N. R.1.W. SLB&M (FOUND 3" BRASS MONUMENT, 1' BELOW GROUND SURFACE)

WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

PARCEL NUMBERS 17-058-0040, 17-058-0015, 17-058-0030 AND 17-058-0013 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF

SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW, WEBER COUNTY, UTAH

EASEMENT **204 - R**

209 - R

3175 NORTH (PUBLIC ROAD)

EASEMENT 100.00

20,804 SF 🕾 🕏

- 10.00' PUE

-- 106.00° -

— 190.00' -257 W

215 - R

20,050 SF

S89° 51' 11"F

200.00

216 - R

20,388 SF

200.00

217 - R

21,901 SF

~\$57°23'49"W 50.93'

PLANNING COMMISSION

APPROVED THIS 2nd DAY OF Sestember A.C

CHAIR, PLEASANT VIEW CITY EXANNING COMMISSION

2021 BY THE PLEASANT VIEW CITY PLANNING

205 - R

240 W

211 - R 🗟 212 - R 😜 213 - R 😜 214 - R

20,134 SF 8 2 20,010 SF 8 2 20,010 SF 8 2 20,153 SF

208 - R

20,740 SF

S89° 51' 11"E 240.26'

N89°5<u>1'11</u>"W_200.00'

N00°08'49"E 93.20'-

N80°56'48"W 61.91'-

20' DRAINAGE EASEMENT IN FAVOR OF PLEASANT VIEW CITY

PARCEL B TO BE CONVEYED

DATE

SEPARATE DOCUMENT

HALES, ELAINE W

10.00' P.L

17-051-0053

HALES, ELAINE W

THE MINIMUM ALLOWABLE BASEMENT FLOOR ELEVATION

ON LOTS 217 & 218 IS 4397.00

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE WEBER COUNTY ASSESSOR AS PARCEL NUMBERS 17-058-004, 17-058-0015, 17-058-0030 AND 17-058-0013 INTO LOTS AND STREETS AS SHOWN

BASIS OF BEARING:

PROJECT LOCATION

PER IGES GEOLOGIC HAZARDS ASSESSMENT

SEWER LATERAL EASEMENT IN

FAVOR OF PLEASANT VIEW CITY

PER IGES GEOLOGIC HAZARDS ASSESSMENT

BUILDABLE AREA FOR LOTS 201-207

- IS 100' BEYOND THE BACK OF SIDEWALK.

PER IGES GEOLOGIC HAZARDS ASSESSMENT LOTS 206 - 207

HAVE A HIGH RISK OF EXCESSIVE LATERAL GROUND DEFORMATION

REFER TO THEIR REPORT FOR MORE INFORMATION

LOTS 201-208 & 212-218 HAVE

SHALLOW GROUND WATER

20' CUT OFF DRAIN

REIS, MICHAEL

2985 N 150 W

HALES, ELAINE W

TEMPORARY TURNAROUND

EASEMENT, TO BE VACATED

WHEN ROAD CONTINUES

EASEMENT

PARCEL A TO BE CONVEYED

TO HALES FAMILY BY

SEPARATE DOCUMENT

6,008 SF

DALE E. THORNE

My Comm. Exp 07/26/2023

REVISIONS

south (de

PLEASANT VIEW CITY APPROVAL

PRESENTED TO PLEASANT VIEW CITY THIS 25

DAY OF October A.D., 2022 AT WHICH TIME

THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

TARY PUBLIC -STATE OF UTAH

LOTS 201-210, 214, & 225 HAVE

29,039 SF

24,522 SI

SOUTH 00°16'00" WEST 5341.28 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTHWEST QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

VICINITY MAP

NOT TO SCALE

LEGEND

————— ADJACENT PROPERTY LINE

RIGHT OF WAY LINE

SURVEY TIE LINE

EASEMENT LINE

EXISTING EASEMENT

SECTION CORNER (FOUND)

SECTION CORNER (NOT FOUND)

STREET MONUMENT TO BE SET

BOUNDARY LINE

CENTERLINE / MONUMENT LINE

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND. TYLER E.

JENKINS

BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN

THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED OF

INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES

OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND

WEBER VIEW PHASE II SUBDIVISION

AMENDING WEBER VIEW SUBDIVISION

THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58,

THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL

INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE

INTO LOTS, PARCELS AND STREETS, HEREAFTER TO BE KNOWN AS:

MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS

CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; PLEASANT VIEW, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45 AS DESCRIBED IN THE WEBER VIEW SUBDIVISION PLAT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN BOOK 12 OF PLATS AT PAGE 95 OF TH WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING S00°16'00"W 1430.53 FEET AND N90°00'00" 932.34 FEET FROM THE FOUND NORTHWEST CORNER OF SAID SECTION 29, AND RUNNING THENCE S76°51'11"E 652.09 FEET; THENCE S00°17'49"W 717.10 FEET; THENCE N80°56'48"W 61.91 FEET; THENCE N00°08'49"E 93.20 FEET; THENCE N89°51'11"W 200.00 FEET; THENCE S00°08'49"W 316.85 50.93 FEET; THENCE N73°57'11"W 75.50 FEET; THENCE N89°10'11"W 57.20 FEET; THENCE S66°35'46"W 7.39 FEET; THENCE N11°18'11"W 175.17 FEET; THENCE S85°14'49"W 107.00 FEET; THENCE N21° 39'55"W 62.71 FEET; THENCE N00° 08'49"E 247.00 FEET; THENCE S89° 51'11"E 42.00 FEET; THENCE N00°08'49"E 300.00 FEET; THENCE N60°48'21"E 74.57 FEET; THENCE N00°08'44"E 170.92 FEET; THENCE N18°21'08"W 70.36 FEET; AND THENCE N13°08'49"E 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.31 ACRES IN AREA, 25 LOTS AND 2 PARCELS

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME

WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY, 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENT AND MUNICIPAL UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND MUNICIPAL UTILITY LINES, RESPECTIVELY, AND STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. WE HEREBY DECLARE THAT THE PLAT NOTES SHOWN HEREON ARE EFFECTIVE AND BINDING. WE HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY THE TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON, TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENTS SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. REFER TO NOTES FOR DRAINAGE, CUTOFF DRAIN AND SEWER LATERAL EASEMENTS

TITLE: PRESIDENT OF IVORY DEVELOPMENT

ELAINE W. HALES FAMILY PROTECTION TRUIT, DATED THE 2ND DAY OF JUNE,

ACKNOWLEDGEMENT

ON THE 25 DAY Jan, 2023, BEFORE ME, PERSONALLY APPEARED

CLAINE W. HALES! PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BETHE

PERSON WHOSE NAME IS SUBSCRIBED ON THU DOLUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME IN BEHALF OF THE ELAINEW. HALES TRUST.

DAY OF Novem SER A.D., 2022, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

TETER STEVEN GAMVRWLLS #722444 **COMMISSION NUMBER**

OWNER / DEVELOPER

DATED THE 2ND DAY OF JUNE, 2003

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01-14-2026

NOTARY PUBLIC

IVORY DEVELOPMENT, LLC 978 EAST WOODOAK LANE SALT LAKE CITY, UTAH 84117

2815 East 3300 South, Salt Lake City, UT 84109 (801) 305-4670 wvvw.edmpartners.com

WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

PARCEL NUMBERS 17-058-0040, 17-058-0015, 17-058-0030 AND 17-058-0013 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW, WEBER COUNTY, UTAH OCTOBER 2022

SHEET 1 OF 1

RECORDED # 327 1825 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST

\$ 104.00

OF: PLEASANT VIEW LITY

DATE: 31-JAN- 23 TIME: 1:13 PM BOOK: 95 PAGE: LEMIN H. KILTS WEBER COUNTY RECORDER