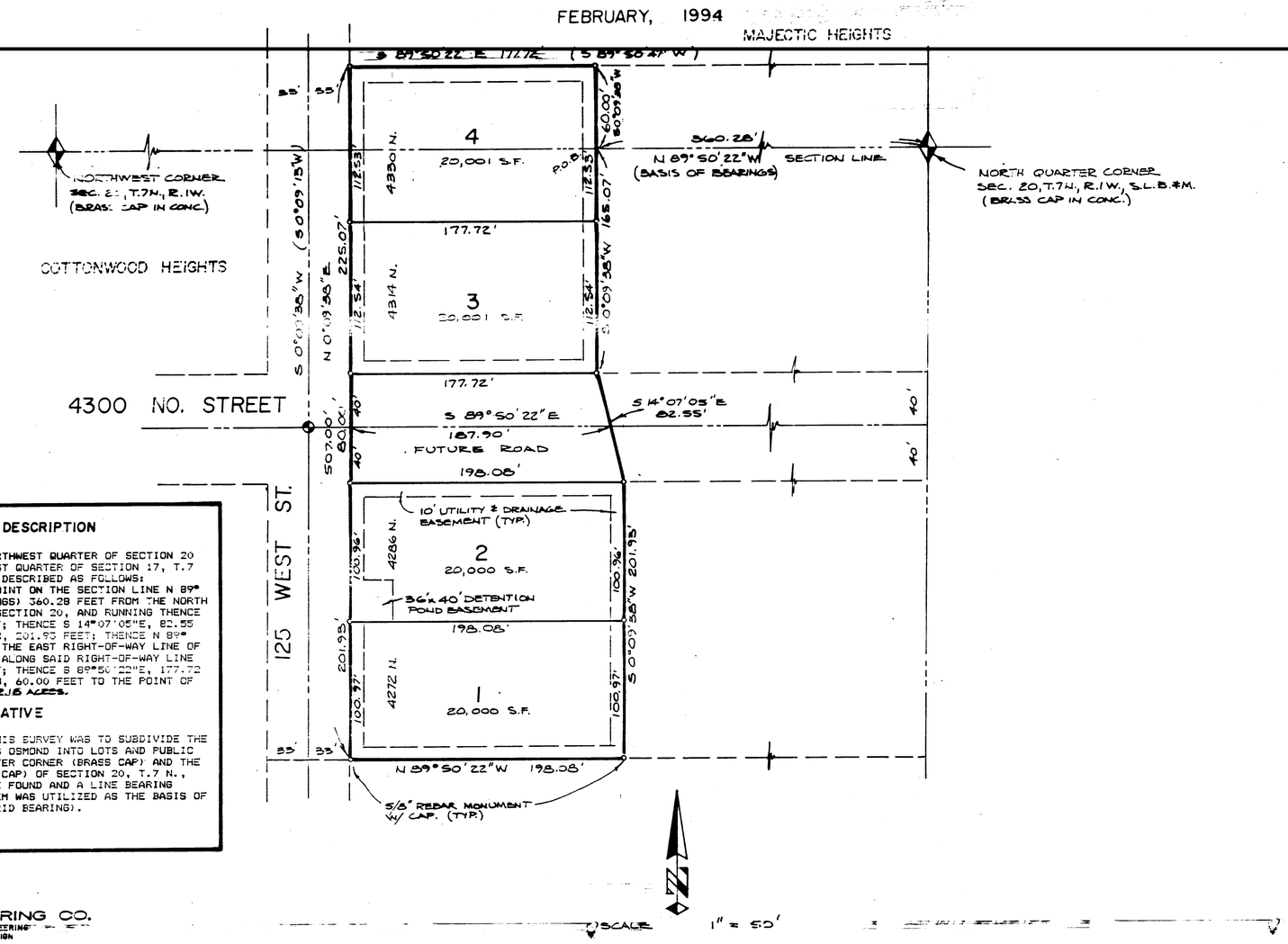
37-42

MAJESTIC RIM SUBDIVISION - PHASE I

A PART OF THE NW 1/4 OF SEC. 20 & THE SW 1/4 OF SEC. 17, T. 7 N., R. 1 W., S.L.B.&M., U.S. SURVEY

PLEASANT VIEW CITY, UTAH

FEBRUARY, 1994



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7 N., R.1 W., S.L.B.& M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE N 89° 50'22"W (BASIS OF BEARINGS) 360.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, AND RUNNING THENCE S 0°09'38"W, 165.07 FEET; THENCE S 14°07'05"E, 82.55 FEET; THENCE S 0°09'38"W, 201.93 FEET; THENCE N 89° 50'22"W, 198.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF 125 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N 0°09'38"E, 507.00 FEET; THENCE S 89°50'22"E, 177.72 FEET; THENCE S 0°09'38"W, 60.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.18 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY OWNED BY DENNIS OSMOND INTO LOTS AND PUBLIC STREETS. THE NORTH QUARTER CORNER (BRASS CAP) AND THE NORTHWEST CORNER (BRASS CAP) OF SECTION 20, T.7 N., R.1 W., S.L.B.& M., WERE FOUND AND A LINE BEARING N 89°50'22"W BETWEEN THEM WAS UTILIZED AS THE BASIS OF BEARINGS (STATE PLANE GRID BEARING).

REEVE ENGINEERING CO.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF MAJESTIC RIM - PHASE I SUBDIVISION IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF PLEASANT VIEW CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 4th DAY OF JUNE, 1991.

2402
UTAH LICENSE NUMBER

SIGNATURE

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED [illegible] LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS [illegible] AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MAJESTIC RIM SUBDIVISION-PHASE I, 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 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DEDICATION THIS [illegible] DAY OF [illegible], 1992.

R. DENNIS OSMOND — JANE L. OSMOND

LOT 1 — LOT 2

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF BOX ELDER } ss.

ON THE 20 TH DAY OF NOVEMBER, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, R. DENNIS OSMOND (AND) JANE L. OSMOND AND THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

NOVEMBER 30, 1996
COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME _____, AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND DEDICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

PLEASANT VIEW PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 2nd DAY OF [illegible], 19 92.

Chairman

PLEASANT VIEW CITY ENGINEER & SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES. SIGNED THIS 19 TH DAY OF NOVEMBER, 1992.

PLEASANT VIEW CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH, THIS 9 DAY OF [illegible], 19 93.

ATTEST: [illegible]
TITLE: City Recorder

PLEASANT VIEW CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 7TH DAY OF [illegible], 19 93.

WEBER COUNTY RECORDER
ENTRY NO. 1274822 FEE PAID $ 26.00 FILED FOR RECORD AND RECORDED 15-FEB-94 AT 2:42 P.M. IN BOOK 37 OF OFFICIAL RECORDS, PAGE 42 RECORDED FOR: DENNIS OSMOND
RONALD P. ROBERTS
WEBER COUNTY RECORDER
BY: Lynn Hills
DEPUTY

37-42

RECEIVED
JUL 16 1996
Weber County Surveyor

DRAWING NUMBER 001404
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 87544

001404