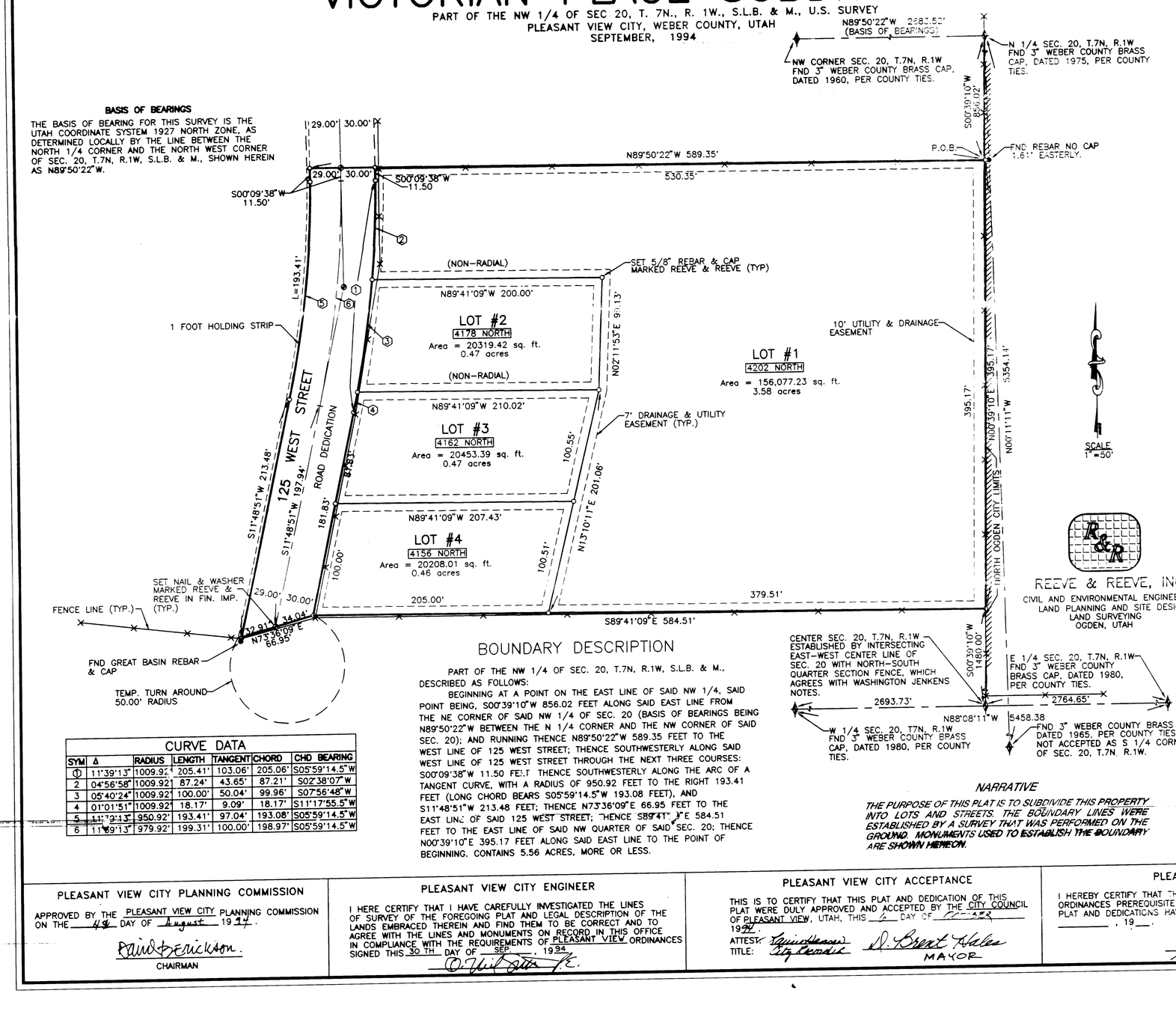
38-98

VICTORIAN PLACE SUBDIVISION

PART OF THE NW 1/4 OF SEC 20, T. 7N., R. 1W., S.L.B. & M., U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
SEPTEMBER, 1994



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTH WEST CORNER OF SEC. 20, T.7N, R.1W, S.L.B. & M., SHOWN HEREIN AS N89°50'22"W.

CURVE DATA

SYM	Δ	RADIUS	LENGTH	TANGENT	CHORD	CHD BEARING
①	11°39'13"	1009.92'	205.41'	103.06'	205.06'	S05°59'14.5"W
2	04°56'58"	1009.92'	87.24'	43.65'	87.21'	S02°38'07"W
3	05°40'24"	1009.92'	100.00'	50.04'	99.96'	S07°56'48"W
4	01°01'51"	1009.92'	18.17'	9.09'	18.17'	S11°17'55.5"W
5	11°39'13"	950.92'	193.41'	97.04'	193.08'	S05°59'14.5"W
6	11°39'13"	979.92'	199.31'	100.00'	198.97'	S05°59'14.5"W

BOUNDARY DESCRIPTION

PART OF THE NW 1/4 OF SEC. 20, T.7N, R.1W, S.L.B. & M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID NW 1/4, SAID POINT BEING, S00°39'10"W 856.02 FEET ALONG SAID EAST LINE FROM THE NE CORNER OF SAID NW 1/4 OF SEC. 20 (BASIS OF BEARINGS BEING N89°50'22"W BETWEEN THE N 1/4 CORNER AND THE NW CORNER OF SAID SEC. 20); AND RUNNING THENCE N89°50'22"W 589.35 FEET TO THE WEST LINE OF 125 WEST STREET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF 125 WEST STREET THROUGH THE NEXT THREE COURSES: S00°09'38"W 11.50 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 950.92 FEET TO THE RIGHT 193.41 FEET (LONG CHORD BEARS S05°59'14.5"W 193.08 FEET), AND S11°48'51"W 213.48 FEET; THENCE N73°36'09"E 66.95 FEET TO THE EAST LINE OF SAID 125 WEST STREET; THENCE S89°41'09"E 584.51 FEET TO THE EAST LINE OF SAID NW QUARTER OF SAID SEC. 20; THENCE N00°39'10"E 395.17 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINS 5.56 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF VICTORIAN PLACE 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 COMPILED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 26 DAY OF SEPT., 19 96

22-146666-2201 — UTAH LICENSE NUMBER — SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT VICTORIAN PLACE 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 DEDICATE TO PLEASANT VIEW CITY THE EASEMENTS AS SHOWN FOR THE PURPOSE OF 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.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF _____ ORDINANCES.

SIGNED THIS 1 DAY OF October, 19 96.

KELLER HOMES INC.

K. BRENT KELLER - PRES.

ACKNOWLEDGEMENT

STATE OF UTAH }ss.
COUNTY OF WEBER }

ON THE 1 DAY OF OCTOBER, 19 96, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, K. BRENT KELLER (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

July 22, 1996 — COMMISSION EXPIRES — NOTARY PUBLIC

NOTARY PUBLIC LAURIE HANSEN

ACKNOWLEDGEMENT

STATE OF UTAH }ss.
COUNTY OF _____ }

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

_____ COMMISSION EXPIRES — _____ NOTARY PUBLIC

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

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 4th DAY OF August 19 94.

David Erickson
CHAIRMAN

PLEASANT VIEW CITY ENGINEER

I HERE 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 IN COMPLIANCE WITH THE REQUIREMENTS OF PLEASANT VIEW ORDINANCES SIGNED THIS 30 TH DAY OF SEP., 1994.

O. Wilson P.E.

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, UTAH, THIS 2 DAY OF October 1996.

ATTEST: Laurie Hansen, City Recorder
TITLE: N. Brent Keller, MAYOR

PLEASANT VIEW CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS ____ DAY OF _____, 19__.

WEBER COUNTY RECORDER

ENTRY NO. 1314458 FEE PAID 24.00
FILED FOR RECORD AND RECORDED, Oct 17, 1996 AT 4:10 PM
IN BOOK 38 OF THE OFFICIAL RECORDS, PAGE 98.

RECORDED FOR: KELLER HOMES

DAVE CAMPBELL
WEBER COUNTY RECORDER
BY: Kim Thompson DEPUTY.

38-98

RECEIVED
FEB 18 1997
Weber County Surveyor

001552

DRAWING NUMBER 001552 — PLAN HOLD CORPORATION • IRVINE, CALIFORNIA — MICROFILMED BY MARRIOTT-SLATER