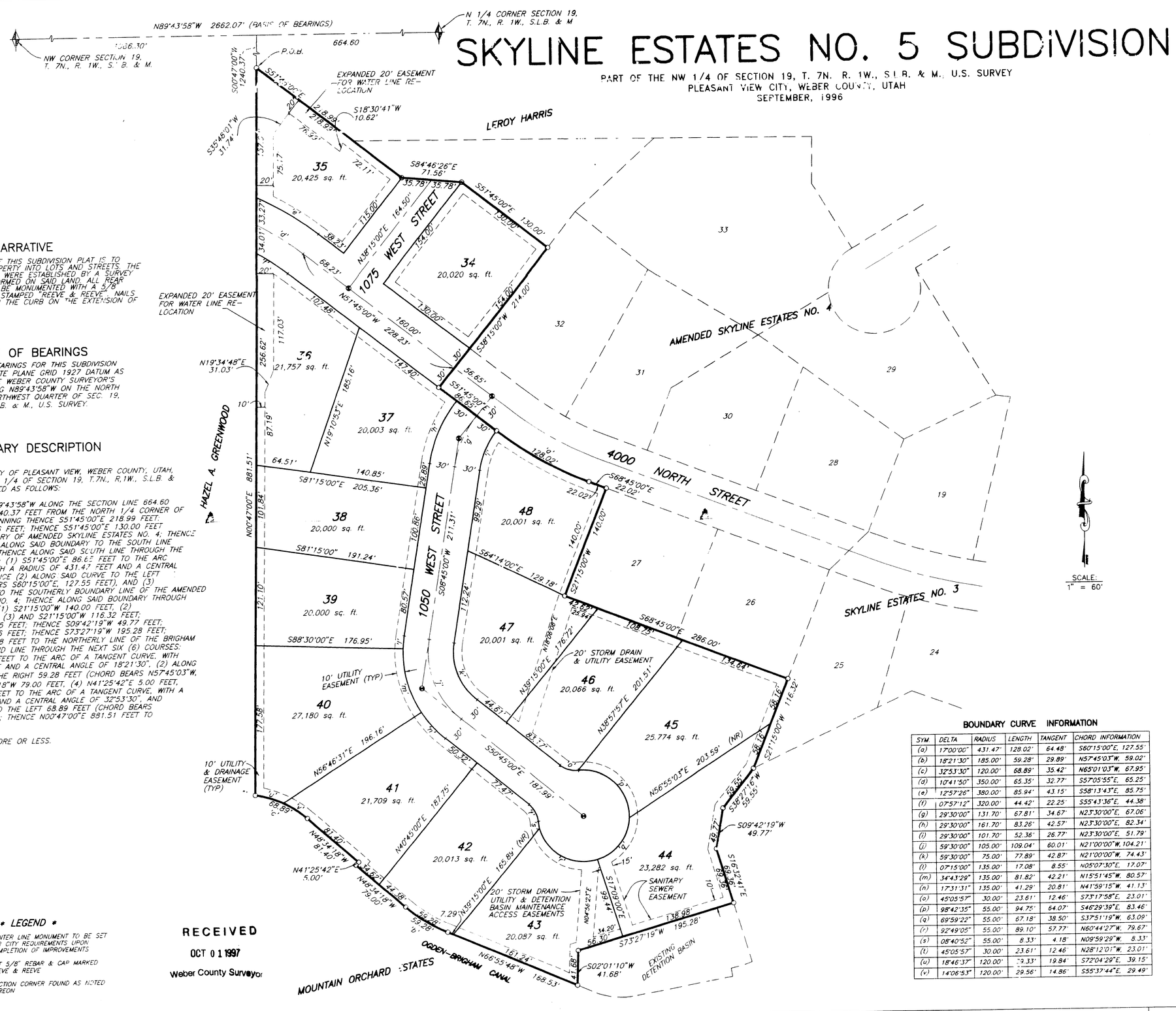
DRAWING NUMBER 43-28

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

SKYLINE ESTATES NO. 5 SUBDIVISION

PART OF THE NW 1/4 OF SECTION 19, T. 7N. R. 1W., S.L.B. & M., U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
SEPTEMBER, 1996



NARRATIVE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON SAID LAND. ALL REAR CORNERS SHALL BE MONUMENTED WITH A 5/8" REBAR AND CAP STAMPED "REEVE & REEVE". NAILS SHALL BE SET IN THE CURB ON THE EXTENSION OF LOT SIDELINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE UTAH STATE PLANE GRID 1927 DATUM AS PROVIDED BY THE WEBER COUNTY SURVEYOR'S OFFICE AND BEING N89°43'58"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 19, T.7N., R1.W., S.L.B. & M., U.S. SURVEY.

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF PLEASANT VIEW, WEBER COUNTY, UTAH, BEING A PART OF THE NW 1/4 OF SECTION 19, T.7N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°43'58"W ALONG THE SECTION LINE 664.60 FEET AND S00°47'00"W 1240.37 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 19; AND RUNNING THENCE S51°45'00"E 218.99 FEET; THENCE S84°46'26"E 71.56 FEET; THENCE S51°45'00"E 130.00 FEET TO THE WESTERLY BOUNDARY OF AMENDED SKYLINE ESTATES NO. 4; THENCE S38°15'00"W 214.00 FEET ALONG SAID BOUNDARY TO THE SOUTH LINE OF 4000 NORTH STREET; THENCE ALONG SAID SOUTH LINE THROUGH THE NEXT (3) THREE COURSES: (1) S51°45'00"E 86.65 FEET TO THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 431.47 FEET AND A CENTRAL ANGLE OF 17°00'00", THENCE (2) ALONG SAID CURVE TO THE LEFT 128.02 FEET (CHORD BEARS S60°15'00"E, 127.55 FEET), AND (3) S68°45'00"E 22.02 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE AMENDED SKYLINE ESTATES PHASE NO. 4; THENCE ALONG SAID BOUNDARY THROUGH THE NEXT (3) COURSES: (1) S21°15'00"W 140.00 FEET, (2) S68°45'00"E 286.00 FEET, (3) AND S21°15'00"W 116.32 FEET; THENCE S38°27'16"W 59.55 FEET; THENCE S09°42'19"W 49.77 FEET; THENCE S16°32'41"E 69.36 FEET; THENCE S73°27'19"W 195.28 FEET; THENCE S02°01'10"W 41.68 FEET TO THE NORTHERLY LINE OF THE BRIGHAM CANAL; THENCE ALONG SAID LINE THROUGH THE NEXT SIX (6) COURSES: (1) N66°55'48"W 168.53 FEET TO THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 18°21'30", (2) ALONG SAID CURVE TO THE TO THE RIGHT 59.28 FEET (CHORD BEARS N57°45'03"W, 59.02 FEET), (3) N48°34'18"W 79.00 FEET, (4) N41°25'42"E 5.00 FEET, (5) N48°34'18"W 81.40 FEET TO THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 32°53'30", AND (6) ALONG SAID CURVE TO THE LEFT 68.89 FEET (CHORD BEARS N65°01'03"W, 67.95 FEET); THENCE N00°47'00"E 881.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.88 ACRES, MORE OR LESS.

* LEGEND *

- = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS
- = SET 5/8" REBAR & CAP MARKED REEVE & REEVE
- = SECTION CORNER FOUND AS NOTED HEREON

R&R

RECEIVED
OCT 01 1997
Weber County Surveyor

BOUNDARY CURVE INFORMATION

SYM.	DELTA	RADIUS	LENGTH	TANGENT	CHORD INFORMATION
(a)	17°00'00"	431.47'	128.02'	64.48'	S60°15'00"E, 127.55'
(b)	18°21'30"	185.00'	59.28'	29.89'	N57°45'03"W, 59.02'
(c)	32°53'30"	120.00'	68.89'	35.42'	N65°01'03"W, 67.95'
(d)	10°41'50"	350.00'	65.35'	32.77'	S57°05'55"E, 65.25'
(e)	12°57'26"	380.00'	85.94'	43.15'	S58°13'43"E, 85.75'
(f)	07°57'12"	320.00'	44.42'	22.25'	S55°43'36"E, 44.38'
(g)	29°30'00"	131.70'	67.81'	34.67'	N23°30'00"E, 67.06'
(h)	29°30'00"	161.70'	83.26'	42.57'	N23°30'00"E, 82.34'
(i)	29°30'00"	101.70'	52.36'	26.77'	N23°30'00"E, 51.79'
(j)	59°30'00"	105.00'	109.04'	60.01'	N21°00'00"W, 104.21'
(k)	59°30'00"	75.00'	77.89'	42.87'	N21°00'00"W, 74.43'
(l)	07°15'00"	135.00'	17.08'	8.55'	N05°07'30"E, 17.07'
(m)	34°43'29"	135.00'	81.82'	42.21'	N15°51'45"W, 80.57'
(n)	17°31'31"	135.00'	41.29'	20.81'	N41°59'15"W, 41.13'
(o)	45°05'57"	30.00'	23.61'	12.46'	S73°17'58"E, 23.01'
(p)	98°42'35"	55.00'	94.75'	64.07'	S46°29'39"E, 83.46'
(q)	69°59'22"	55.00'	67.18'	38.50'	S37°51'19"W, 63.09'
(r)	92°49'05"	55.00'	89.10'	57.77'	N60°44'27"W, 79.67'
(s)	08°40'52"	55.00'	8.33'	4.18'	N09°59'29"W, 8.33'
(t)	45°05'57"	30.00'	23.61'	12.46	N28°12'01"W, 23.01'
(u)	18°46'37"	120.00'	39.33'	19.84'	S72°04'29"E, 39.15'
(v)	14°06'53"	120.00'	29.56'	14.86'	S55°37'44"E, 29.49'

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SKYLINE ESTATES SUBDIVISION NO. 5 IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNED 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 ____ DAY OF _____, 19__

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

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

OWNERS 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 SKYLINE ESTATES NO.5 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 THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES 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, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 19__

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

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

COMMISSION EXPIRES — NOTARY PUBLIC

LAURIE BEECHER NOTARY PUBLIC STATE OF UTAH COMM. EXP. 7-9-2000

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE ____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND _____ 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

001726

PROJECT NO. 1329.03 — DESIGNE. J. REEVE
DATE SEPT 18, 1996 — DRAWN C. CAVE
SCALE 1" = 60' — CHECKED
REVISED SEPT 24, 1996 TL

WEBER COUNTY RECORDER

ENTRY NO. 1454102 FEE PAID 16.00
FILED FOR RECORD AND RECORDED, 16 OCT 96 AT 12:00 PM
IN BOOK 42 OF THE OFFICIAL RECORDS, PAGE 28.

RECORDED FOR:
GORDON CRAGUN
DOUG CROFTS
WEBER COUNTY RECORDER

BY: Carrie Nielsen DEPUTY.

PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 19__

CHAIRMAN, PLEASANT VIEW CITY PLANNING COMMISSION

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SIGNATURE — OCTOBER 11, 1996 DATE

PLEASANT VIEW CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 19__

PLEASANT VIEW CITY — TITLE — ATTEST

PLEASANT VIEW CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 19__.

SIGNATURE

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE No. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

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