

MAJESTIC HEIGHTS SUBDIVISION NO. 11

PART OF THE NORTHWEST QUARTER OF SECTION 20, T.7N., R.1W., S.L.B.M., U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
APRIL, 2001

NORTHWEST CORNER OF SECTION 20, T.7N., R.1W., S.L.B.M., U.S. SURVEY, FOUND 3" BRASS CAP SET ABOVE SURFACE OF THE GROUND (1960).

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE UTM COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH QUARTER CORNER AND AN ADJACENT CORNER, AND THE UTM COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTH QUARTER CORNER AND AN ADJACENT CORNER, SET IN THE TOP OF CURB ON THE EXTENSION OF THE LOT SIDELINES.

Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT BOUNDARY ARE SHOWN HEREON. ALL BOUNDARY CORNERS AND BEAR LOT CORNERS ARE TO BE MARKED WITH A 3" REBAR AND CAP MARKED TELE. SET IN THE TOP OF CURB ON THE EXTENSION OF THE LOT SIDELINES.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 20, T.7N., R.1W., S.L.B.M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 10, SAID POINT BEING 100.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N79°37'14" W 161.23 FEET (2) S53°05'20" W 88.46 FEET AND (3) N29°37'14" W 208.47 FEET, TO THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 10, THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) S24°22'46" W 186.61 FEET (2) S29°52'46" W 204.20 FEET AND (3) S01°22'46" W 295.00 FEET TO THE NORTHERLY BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 10, THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N107°22'11" E 635.97 FEET TO THE WESTERLY BOUNDARY LINE OF RIDGEVIEW ESTATES SUBDIVISION PHASE 2, THENCE ALONG SAID WESTERLY LINE N107°14'04" E 178.31 FEET TO THE POINT OF BEGINNING.
CONTAINS: 8.35 ACRES.

Curve Data

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	122°27'38"	N 16°36'34" E	30.24	284.33	61.61	61.49
C2	162°22'04"	S 14°39'20" W	50.00	147.67	99.32	99.98
C3	352°25'11"	N 20°06'31" W	9.26	20.00	16.53	16.43
C4	65°11'21"	N 0°42'34" E	45.63	65.00	25.47	21.30
C5	04°09'03"	N 39°48'52" E	2.36	65.00	4.71	4.71
C6	352°25'11"	N 24°10'53" E	9.58	30.00	16.55	16.25
C7	06°31'36"	N 09°45'06" E	21.64	377.67	43.24	43.22
C8	09°48'28"	N 17°58'08" E	36.40	377.67	64.65	64.52
C9	162°22'04"	N 16°36'34" E	30.24	284.33	61.61	61.49
C10	162°22'04"	S 14°39'20" W	50.00	147.67	99.32	99.98
C11	00°51'57"	S 20°51'40" W	10.64	313.33	21.27	21.22
C12	00°51'57"	S 22°52'50" W	1.82	317.67	3.74	3.74
C13	100°15'04"	S 14°21'48" W	44.03	317.67	87.51	87.23
C14	154°48'60"	S 22°52'49" E	16.93	30.00	30.82	29.49
C15	58°52'14"	S 22°52'49" E	16.93	30.00	30.82	29.49

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

SIGNED THIS 11TH DAY OF APRIL, 2021.
CHAIRMAN, PLEASANT VIEW CITY PLANNING COMMISSION

PLEASANT VIEW CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 11TH DAY OF APRIL, 2021.
CITY ENGINEER

PLEASANT VIEW CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN ANY OPINION THEY CONFORM WITH THE CITY ENGINEER'S OPINION, AND IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND EFFECTIVE CITY COUNCIL OF PLEASANT VIEW CITY.

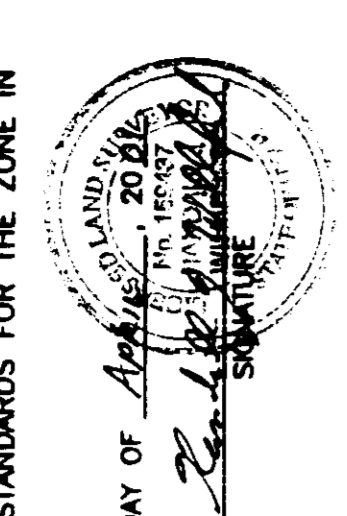
SIGNED THIS 11TH DAY OF APRIL, 2021.
CITY ENGINEER

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 CITY ENGINEER'S OPINION, AND IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND EFFECTIVE CITY COUNCIL OF PLEASANT VIEW CITY.

SIGNED THIS 11TH DAY OF APRIL, 2021.
CITY ENGINEER

002762
SURVEYOR'S CERTIFICATE

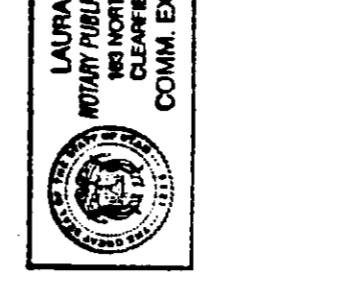
RANDALL J. WILFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF MAJESTIC HEIGHTS SUBDIVISION NO. 11 IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON THE SURVEY MADE 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, UTAH, HAVE BEEN FULLY COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.



OWNER'S DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED, OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND MAKE DEDICATION OF SAID TRACT OF LAND TO THE PUBLIC, AND WE HEREBY DEDICATE AND CONVEY TO PLEASANT VIEW CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND STREETS TO BE USED AS PUBLIC HIGHWAYS, CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 11TH DAY OF APRIL, 2021.
BY: *Randall J. Wilford*
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WEBER } ss.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, on this 11TH DAY OF APRIL, 2021, PERSONALLY APPEARED *Randall J. Wilford* (AND CERTAIN OTHERS), SIGNERS OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, BEING BY ME DULY SWORN, AND FOR THE PURPOSES THEREIN MENTIONED.



ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF WEBER } ss.
ON THE 11TH DAY OF APRIL, 2021, PERSONALLY APPEARED AND BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ACKNOWLEDGED TO ME THEY ARE THE SIGNERS OF SAID PLAT, AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC
RECEIVED
002762
Weber County Surveyor

WEBER COUNTY RECORDER
ENTRY NO. 159437-11-11-21
FILED FOR RECORD AND RETURNED IN BOOK 63 OF THE OFFICIAL RECORDS, PAGE 110.

REEVIE & ASSOCIATES, INC.
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Surveying • Land Planning
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Legend
• CENTER LINE MARKERS TO BE SET AT COMPLETION OF IMPROVEMENTS
- SECTION CORNER FOUND AS NOTED
+ HEREON

REEVIE & ASSOCIATES, INC. logo