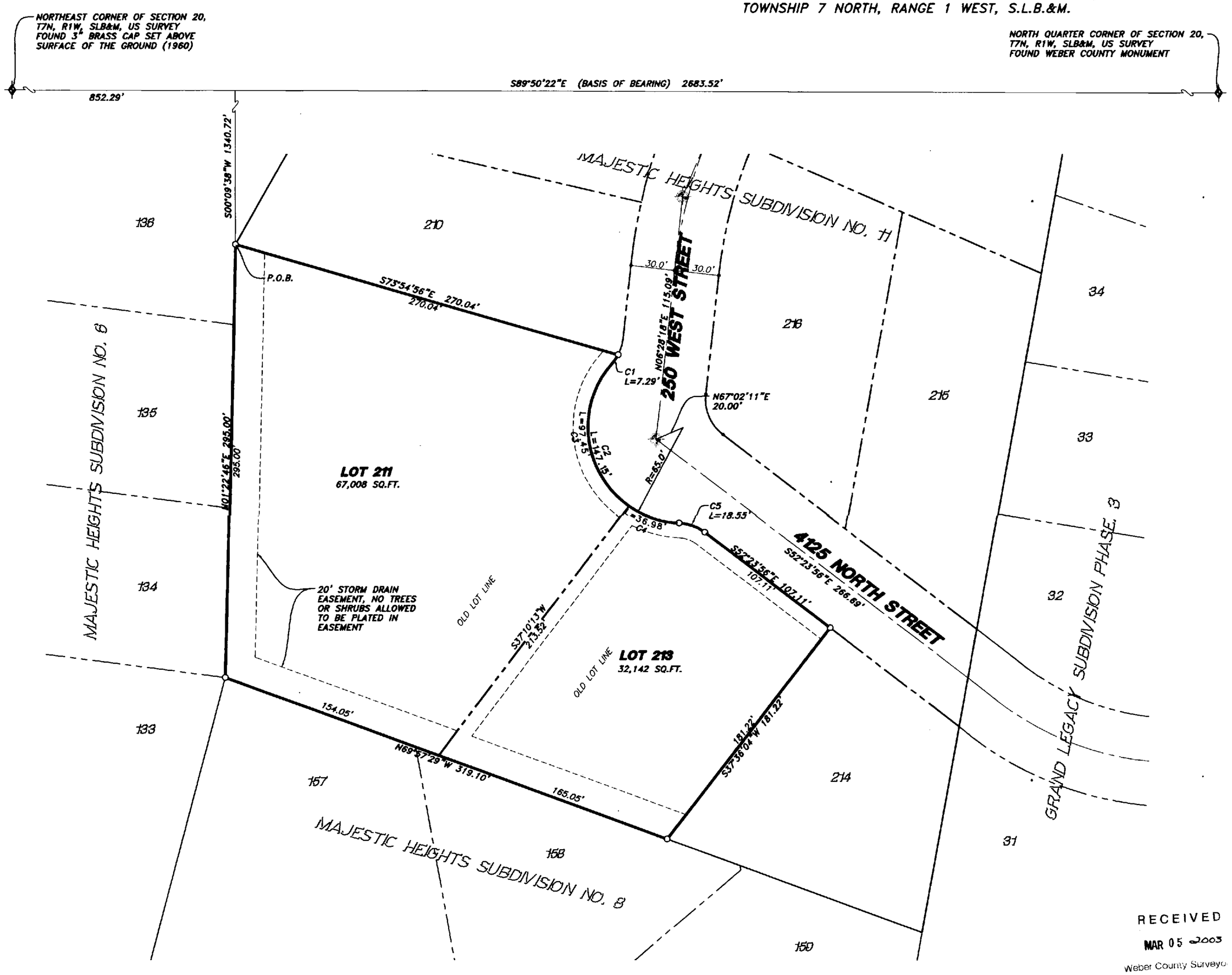
MAJESTIC HEIGHTS SUBDIVISION NO. 11
AMENDMENT NO. 2
LOTS 211 & 213

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.



CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	13°54'49"	30.00'	7.29'	S34°56'04"W	7.27'
C2	129°42'36"	65.00'	147.15'	S22°57'49"E	117.68'
C3	97°07'04"	65.00'	110.18'	S06°40'03"E	97.45'
C4	32°35'32"	65.00'	36.98'	S71°31'21"E	36.48'
C5	35°25'11"	30.00'	18.55'	S70°06'31"E	18.25'

NOTES:

1. 10' Utility Easements along Property lines as indicated by dashed lines unless noted otherwise.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
536 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-1806 Logan 752-8272

RECEIVED
MAR 05 2003
Weber County Surveyor

·03012

SCALE: 1" = 40'

SURVEYORS CERTIFICATE

)03012

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of MAJESTIC HEIGHTS SUBDIVISION NO. 11 AMENDMENT NO. 2, LOTS 211 & 213 in Pleasant View City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorders Office, and of a survey made on the ground.

Signed this 3rd day of MARCH, 2003.

167819
License No.

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

K. Greg Hansen

BOUNDARY DESCRIPTION

ALL OF LOTS 211, 212, AND 213 MAJESTIC HEIGHTS SUBDIVISION NO. 11 AMENDED LOTS 210, 211, & 212, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, T.7N., R.1W., S.L.B.&M., U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 211, SAID POINT BEING LOCATED SOUTH 89°50'22" EAST 852.29 FEET, AND SOUTH 00°09'38" WEST 1340.72 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 73°54'56" EAST 270.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF 250 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) TO THE RIGHT ALONG THE ARC OF A 30 FOOT RADIUS CURVE A DISTANCE OF 7.29 FEET, CHORD BEARS SOUTH 34°56'04" WEST 7.27 FEET, (2) TO THE LEFT ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE A DISTANCE OF 147.15 FEET, CHORD BEARS SOUTH 22°57'49" EAST 117.68 FEET, (3) TO THE RIGHT ALONG THE ARC OF A 30 FOOT RADIUS CURVE A DISTANCE OF 18.55 FEET, CHORD BEARS SOUTH 70°06'31" EAST 18.25 FEET, (4) SOUTH 52°23'56" EAST 107.11 FEET TO THE EASTERLY LINE OF LOT 213 OF SAID MAJESTIC HEIGHTS SUBDIVISION NO. 11 AMENDED LOTS 210, 211, & 212; THENCE SOUTH 37°36'04" WEST 181.22 FEET TO THE NORTH BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 8; THENCE NORTH 69°37'29" WEST 319.10 FEET ALONG SAID NORTH LINE TO THE EAST BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 6; THENCE NORTH 01°22'46" EAST 295.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 2.276 ACRES AND 2 LOTS.

Narrative

The purpose of this survey was to amend the Majestic Heights Subdivision No. 11, Amendment, amending lots 211, 212 and 213 to the configuration as shown hereon. The survey was ordered by the property owner, Jay Weadman. The control used to establish the property corners was the existing monumentation and property corners within said subdivision.

OWNERS DEDICATION

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 MAJESTIC HEIGHTS SUBDIVISION NO. 11 AMENDMENT NO. 2, LOTS 211 & 213 and hereby dedicate, grant and convey to Pleasant View City, Weber County, 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.

Signed this day of , 2003

ACKNOWLEDGMENT

State of Utah
County of Weber

On the day of , 2003, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires

Notary Public

ACKNOWLEDGMENT

State of Oregon
County of

On the day of , 2003, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires

Notary Public

PLEASANT VIEW CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and affect.

Signed this day of ,2003

Signature

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 compiled with.

Signed this day of ,2003

Signature

PLEASANT VIEW CITY PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the Planning Commission of Pleasant View City this _____ day of _____ 2003.

Chairman, Pleasant View City Planning Commission

PLEASANT VIEW CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the Pleasant View City Council on the _____ day of _____ 2003.

Mayor, Pleasant View City

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

COUNTY RECORDER

BY _____ DEPUTY

)03012

H:\2003\03-3-11 Jay Weadman\drawings\03-3-11.dwg, PLAT, 3/3/2003 3:03:14 PM, Jerry Shepherd, Arch D - 24 x 36 in. (landscape), 1:40