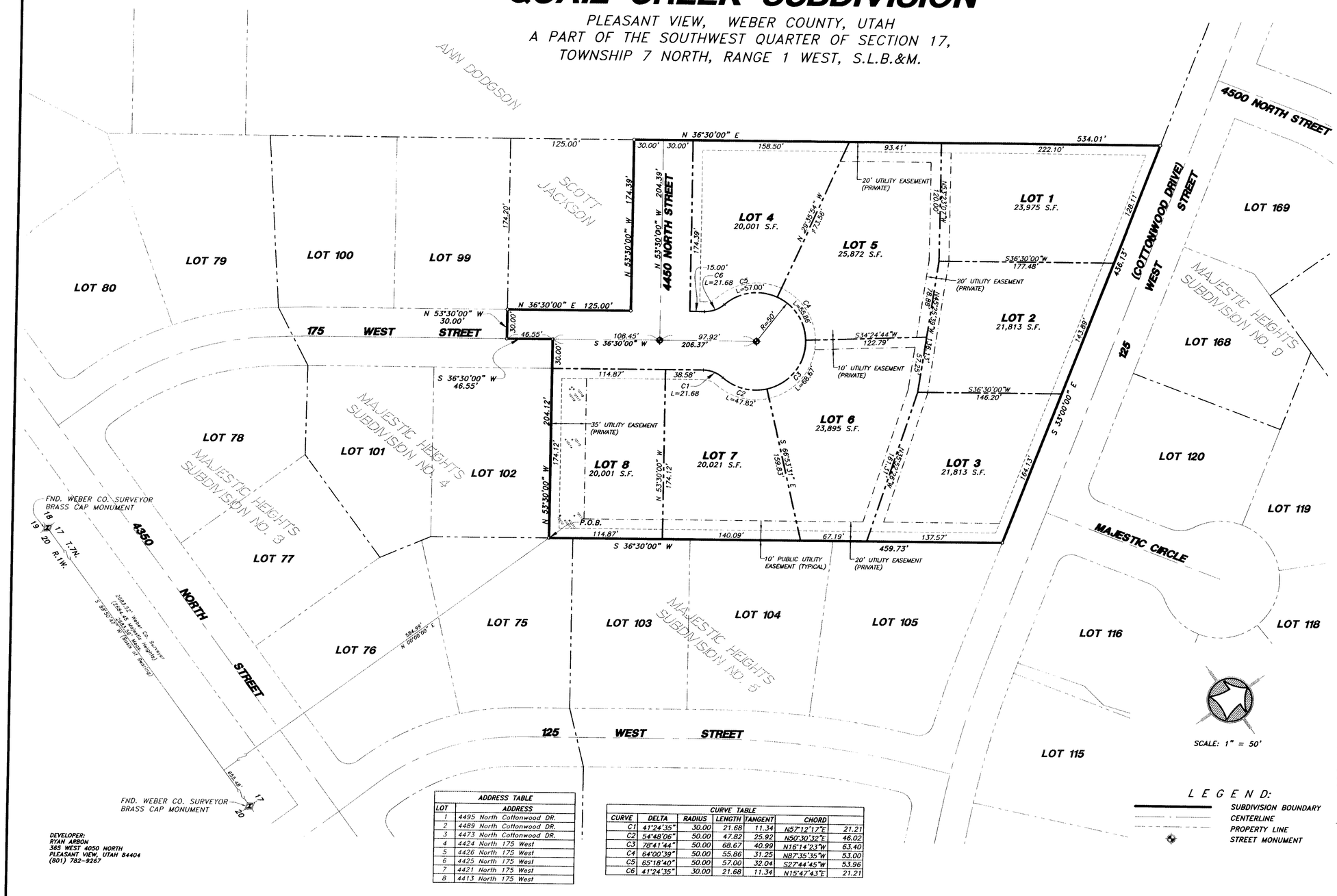
FINAL PLAT FOR

QUAIL CREEK SUBDIVISION

PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.



ADDRESS TABLE	
LOT	ADDRESS
1	4495 North Cottonwood DR.
2	4489 North Cottonwood DR.
3	4473 North Cottonwood DR.
4	4424 North 175 West
5	4426 North 175 West
6	4425 North 175 West
7	4421 North 175 West
8	4413 North 175 West

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
C1	41°24'35"	30.00	21.68	11.34	N57°12'17"E	21.21
C2	54°48'06"	50.00	47.82	25.92	N50°30'32"E	46.02
C3	78°41'44"	50.00	68.67	40.99	N16°14'23"W	63.40
C4	64°00'39"	50.00	55.86	31.25	N87°35'35"W	53.00
C5	65°18'40"	50.00	57.00	32.04	S27°44'45"W	53.96
C6	41°24'35"	30.00	21.68	11.34	N15°47'43"E	21.21

DEVELOPER:
RYAN ARBON
365 WEST 4050 NORTH
PLEASANT VIEW, UTAH 84404
(801) 782-9267

NOTE:
10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS NOTED OTHERWISE.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-4905 Logan 752-8272

SURVEYORS CERTIFICATE 003125

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of Quail Creek subdivision in PLEASANT VIEW, 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 1st day of OCTOBER, 2003

167819
License No.

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

K. Greg Hansen

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT LOCATED SOUTH 89°50'47" WEST 655.48 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 584.99 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 102, MAJESTIC HEIGHTS SUBDIVISION NO. 4; RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 53°30'00" WEST 204.12 FEET, (2) SOUTH 36°30'00" WEST 46.55 FEET, (3) NORTH 53°30'00" WEST 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 175 WEST STREET; THENCE NORTH 36°30'00" EAST 125.00 FEET; THENCE NORTH 53°30'00" WEST 174.39 FEET; THENCE NORTH 36°30'00" EAST 534.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COTTONWOOD DRIVE (125 WEST STREET); THENCE SOUTH 33°00'00" EAST 436.13 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 105, MAJESTIC HEIGHTS SUBDIVISION NO. 5; THENCE ALONG THE BOUNDARY LINE OF SAID MAJESTIC HEIGHTS SUBDIVISION AND MAJESTIC HEIGHTS SUBDIVISION NO. 3, SOUTH 36°30'00" WEST 459.73 FEET TO THE POINT OF BEGINNING. CONTAINING 4.746 ACRES.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT QUAIL CREEK SUBDIVISION AND HEREBY DEDICATE, GRAND AND CONVEY TO PLEASANT VIEW, 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 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.

SIGNED THIS _____ DAY OF _____, 2003

(NAME) (NAME)

(NAME) (NAME)

NARRATIVE:

The purpose of this survey was to establish and set the property corners of the subdivision as shown and described hereon. This Survey and Subdivision plat was ordered by Ryan Arbon for the purpose of creating an Eight (8) lot subdivision. The basis of bearing is the line from the Southwest quarter corner to the South quarter corner of section 17, township 7 North, range 1 West, S.L.B.&M. which bears S89°50'47"W.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS _____ 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

L E G E N D:

SUBDIVISION BOUNDARY
CENTERLINE
PROPERTY LINE
STREET MONUMENT

PLEASANT VIEW 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 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 PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON AREA HEREBY ACCEPTED BY THE PLANNING COMMISSION OF PLEASANT VIEW CITY THIS _____ DAY OF _____ 2003.

CHAIRMAN, PLEASANT VIEW PLANNING COMMISSION

PLEASANT VIEW COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE PLEASANT VIEW COUNCIL ON THE _____ DAY OF _____ 2003.

MAYOR, PLEASANT VIEW

Attest_____

Title_____

APPROVED
OCT 06 03

003125

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

COUNTY RECORDER
BY _____
DEPUTY

003125

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N:\2002\02-120\Ryan Arbon\drawings\02-120-fp-basin.dwg, Final plat 10/1/2003 12:26:42 PM, Jerry Shepherd, Custom 1: 36 x 24 in. (landscape), 1:50