

A FINAL PLAT FOR
NORTHLANDS SUBDIVISION
 A PART OF THE SOUTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.
 PLAIN CITY, WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of **NORTHLANDS SUBDIVISION** in **PLAIN 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 Recorder's Office, and of a survey made on the ground.

Signed this 20th day of May, 2004

167819
 License No.

K. Greg Hansen



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 **NORTHLANDS SUBDIVISION** and hereby dedicate, grant and convey to **PLAIN 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 Weber County 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 **PLAIN CITY**.
 Signed this _____ day of _____, 2004

ACKNOWLEDGMENT

State of Utah
 County of Weber

On the _____ day of _____, 2004, 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

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND A PART OF THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT WHICH IS LOCATED NORTH 00°31'46" EAST 717.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 88°20'45" WEST 650.20 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE NORTH 88°20'45" WEST 348.80 FEET TO THE GRANTORS WEST PROPERTY LINE; THENCE ALONG SAID PROPERTY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 01°34'49" EAST 127.60 FEET, (2) NORTH 36°13'57" EAST 37.98 FEET, (3) TO THE LEFT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 38.31 FEET, CHORD BEARS NORTH 31°51'01" WEST 37.38 FEET, (4) NORTH 01°34'49" EAST 861.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH PLAIN CITY ROAD; THENCE NORTH 81°42'00" EAST 354.07 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 01°34'53" WEST 1112.17 FEET TO THE POINT OF BEGINNING. CONTAINING 8.63 ACRES AND 8 LOTS.

PROTECTION STRIP BOUNDARY DESCRIPTION
 (TO REMAIN UNDER WASATCH VIEW PROPERTIES NAME)

A PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND A PART OF THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT WHICH IS LOCATED NORTH 00°31'46" EAST 717.25 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 88°20'45" WEST 650.20 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AND NORTH 88°20'45" WEST 348.80 FEET ALONG THE SOUTH PROPERTY LINE OF THE NORTHLANDS SUBDIVISION AND NORTH 01°34'50" EAST 127.60 FEET ALONG THE WEST PROPERTY LINE OF SAID SUBDIVISION; RUNNING THENCE NORTH 36°13'57" EAST 37.98 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE A DISTANCE OF 38.31 FEET, CHORD BEARS NORTH 31°51'01" WEST 37.38 FEET; THENCE NORTH 01°34'49" EAST 861.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH PLAIN CITY ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 81°42'13" WEST 1.02 FEET; THENCE SOUTH 01°34'50" WEST 923.36 FEET TO THE POINT OF BEGINNING. CONTAINING 1,459.80 SQUARE FEET.

Narrative

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HENRY POST. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES OF THE SUBDIVISION WAS THE EXISTING SECTION CORNER MONUMENTATION SURROUNDING SECTION 28 AND SECTION 33 TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 28 WHICH BEARS NORTH 88°46'08" WEST.

10/31/2003
 03-128.dwg

COUNTY RECORDER

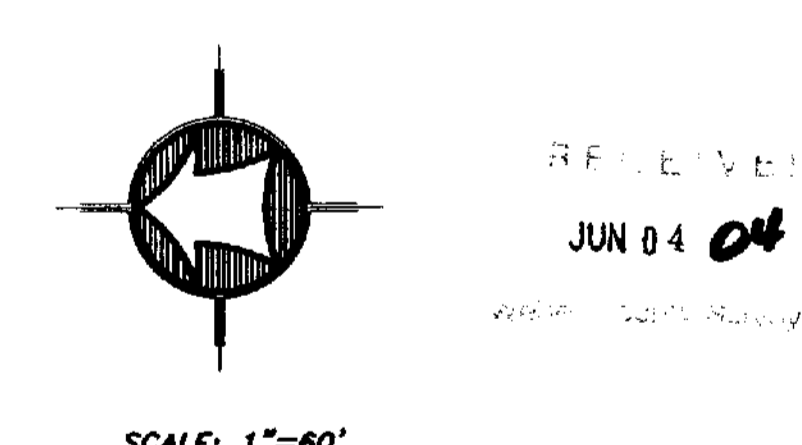
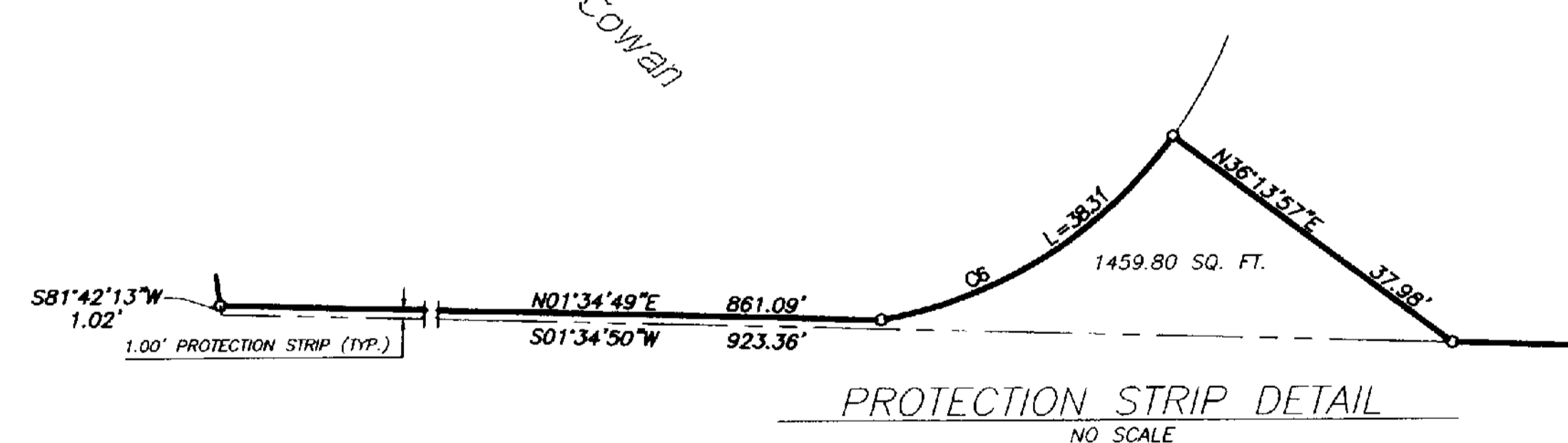
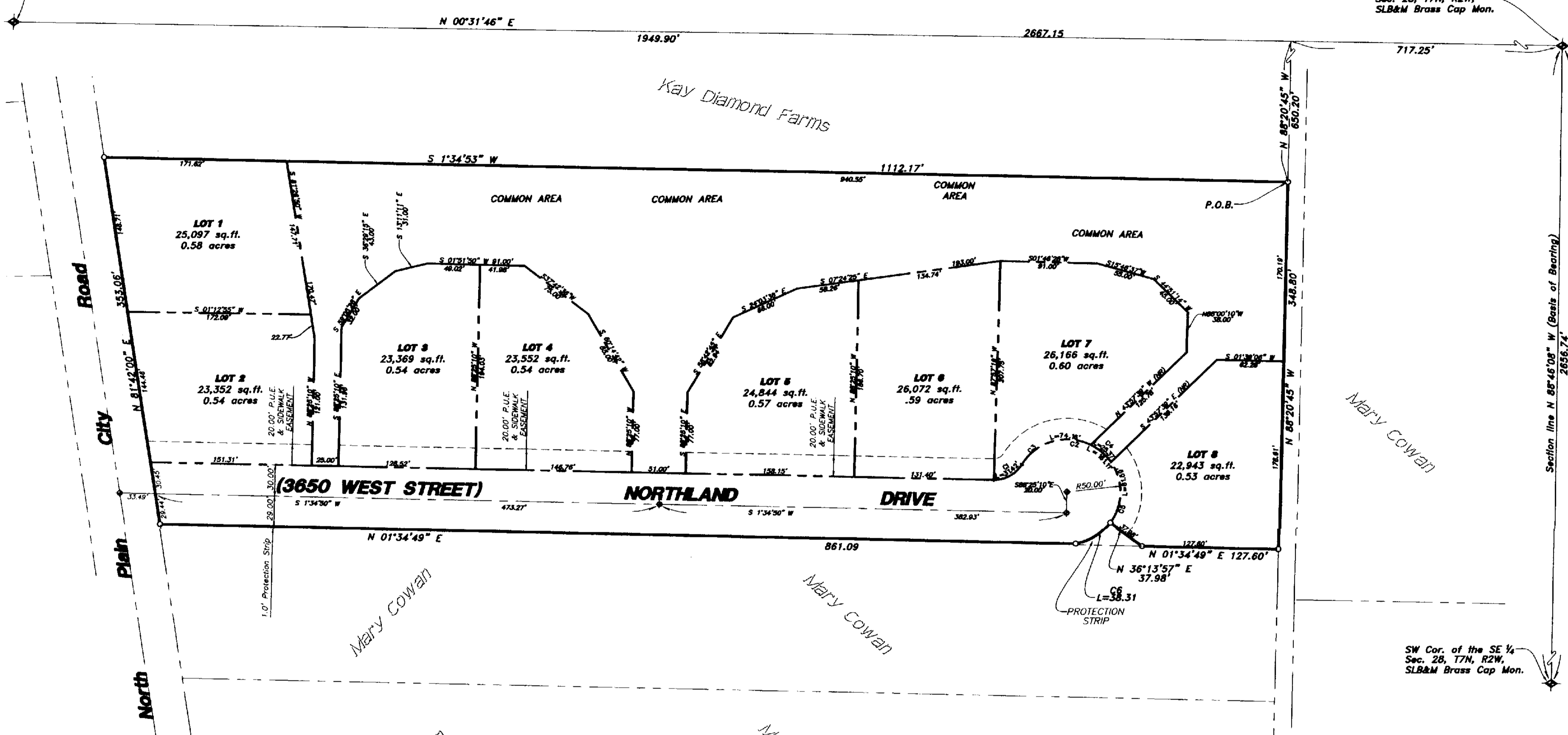
ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____, AT
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____

COUNTY RECORDER

BY _____
 DEPUTY

East 1/4 Corner of Sec. 28, T7N, R2W, SLB&M Brass Cap Mon.

Southeast Corner of Sec. 28, T7N, R2W, SLB&M Brass Cap Mon.



NOTE:
 P.U.E. = Public Utility Easement. All P.U.E.'s are ten feet in width unless otherwise specified.

OWNER/DEVELOPER:
 WASATCH VIEW PROPERTIES
 2134 NORTH 3475 WEST
 PLAIN CITY, UTAH 84404
 (801) 731-2955

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

CURVE TABLE						
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	31.42	17.32	30.00	N 28°25'10" W	60°00'01"
C2	50.00'	161.11	1240.36	99.92	S 33°53'20" W	184°37'00"
C3	50.00'	74.16	45.80	67.54	N 15°55'56" W	84°58'30"
C4	50.00'	25.37	12.96	25.09	S 41°05'18" W	29°03'57"
C5	50.00'	61.59	35.39	57.77	S 89°05'27" E	70°34'33"
C6	50.00'	38.31	20.15	37.38	N 31°51'01" W	43°54'18"

ADDRESS BLOCK	
LOT NO.	ADDRESS
LOT 1	3608 WEST NORTH PLAIN CITY ROAD
LOT 2	2890 NORTH 3650 WEST
LOT 3	2874 NORTH 3650 WEST
LOT 4	2866 NORTH 3650 WEST
LOT 5	2840 NORTH 3650 WEST
LOT 6	2826 NORTH 3650 WEST
LOT 7	2814 NORTH 3650 WEST
LOT 8	2809 NORTH 3650 WEST

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

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 _____ day of _____, 2004

By: _____
 City Engineer

PLAIN 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 effect.
 Signed this _____ day of _____, 2004

Signature _____

PLAIN CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the Council of Plain City, Utah this _____ day of _____, 2004.

Plain City Mayor _____

PLAIN CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Plain City Planning Commission on the _____ day of _____, 2004.

Chairman, Plain City Planning Commission _____