

# Mountain Vineyard Estates No. 1

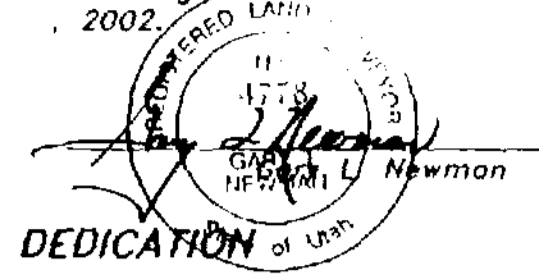
## A part of the North 1/2 of Section 30, T7N, R1W, SLB&M, U.S. Survey

### Pleasant View City, Weber County, Utah

003291

#### SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plot of Mountain Vineyard Estates No. 1, 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 Recorder's Office, and of a survey made on the ground.  
Signed this 31<sup>st</sup> day of July, 2002.



#### OWNER'S DEDICATION

I, the undersigned owner 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 Mountain Vineyard Estates No. 1, 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, and also dedicate to Pleasant View City all those parts and portions of Park Parcel.

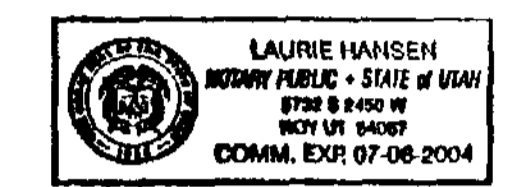
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2002.  
HIGHLAND INVESTMENTS L.L.C.

*Keith Christian*  
 Keith Christian - Member

#### ACKNOWLEDGMENT

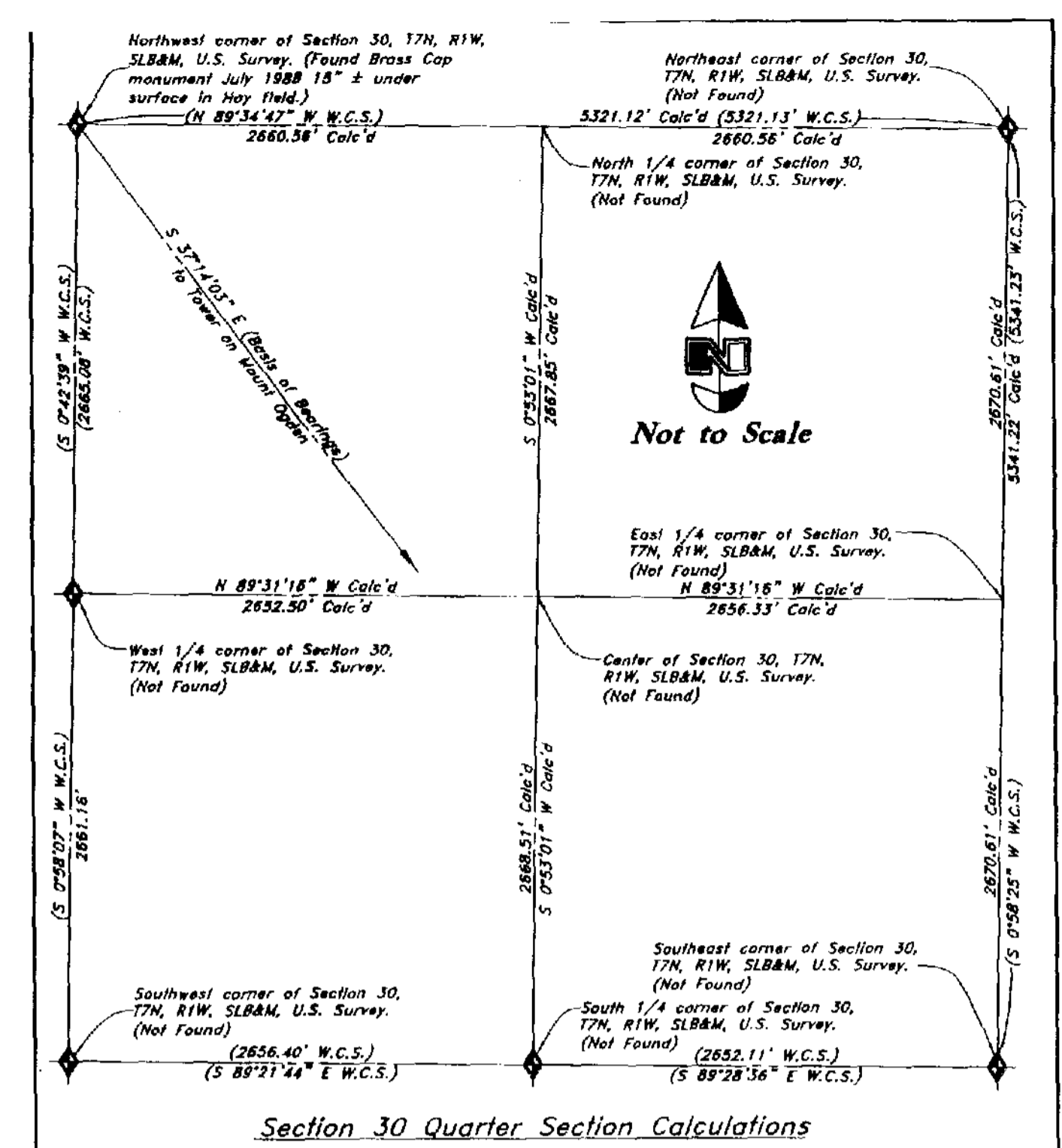
State of Utah    jss  
 County of Weber

On the 31<sup>st</sup> day of July, 2002, personally appeared before me, Keith Christian who being by me duly sworn did say that he is a Member of Highland Investments L.L.C., and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its Members, and Keith Christian acknowledged to me that said Limited Liability Company executed the same.  
 Residing at: Ray  
 A Notary Public commission in Utah  
 Commission Expires: 7-6-2004    *Laurie Hansen*  
Laurie Hansen  
Print Name



#### BOUNDARY DESCRIPTION

A part of the North 1/2 of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
 Beginning of a point on the South right of way line of Pleasant View Drive; said point being 2507.71 feet South 89°34'47" East along the Section line and 382.88 feet South 1°30'17" West from the Northwest corner of said Section 30; running thence South 75°50'37" East 340.98 feet along said right of way line to the West boundary of Mountain Meadow Estates Subdivision Plat 1 extended, as the subdivision exists on the ground; thence South 1°32'07" West 1771.00 feet along the West boundary of Plats 1, 2 and 3 of said subdivision and subdivision extended; thence North 89°04'10" West 186.27 feet; thence North 0°55'50" East 17.41 feet; thence North 89°04'10" West 145.33 feet to an existing fence; thence North 1°30'17" East 1831.60 feet along said fence to the point of beginning.  
 Contains 13.747 Acres



Scale : 1" = 60'

- LEGEND**
- ▲ Set Nail in Curb
  - Set 5/8" x Rebar 24" Long
  - Cap w/ Fencepost
  - ◆ Set Hub & Tack
  - ⊕ Monument to be set
  - Existing Fence

#### NARRATIVE:

This survey and subdivision plat were requested by Mr. Keith Christian for the purpose of subdividing thirty (30) residential lots. A Brass Cap Monument was found at the Southeast Corner of Section 30, T7N, R1W, SLB&M. A line bearing S 37°14'03" E between the Northwest corner and the Tower on Mount Ogden was used as the Basis of Bearings. Lot corners were monumented as depicted on this drawing.

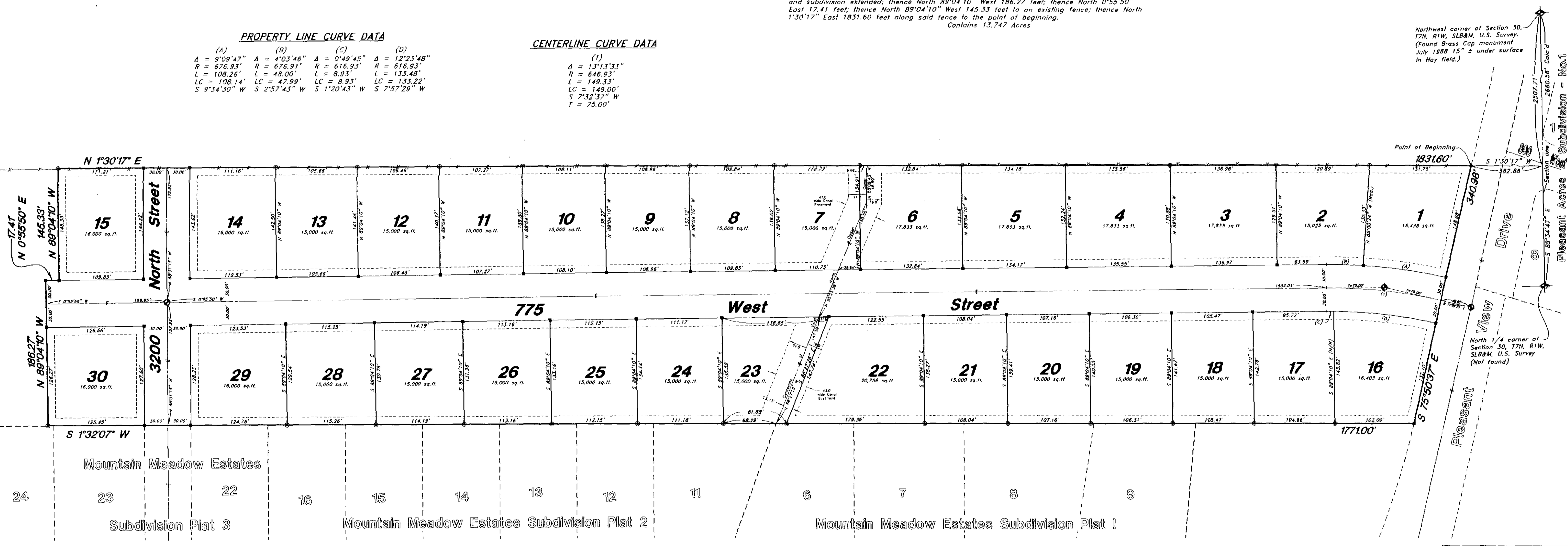
#### PROPERTY LINE CURVE DATA

(A)	(B)	(C)	(D)
Δ = 9°09'47"	Δ = 4°03'46"	Δ = 0°49'45"	Δ = 12°23'48"
R = 676.93'	R = 676.91'	R = 616.93'	R = 616.93'
L = 108.26'	L = 48.00'	L = 8.93'	L = 133.48'
LC = 108.14'	LC = 47.99'	LC = 8.93'	LC = 133.22'
S 9°34'30" W	S 2°57'43" W	S 1°20'43" W	S 7°57'29" W

#### CENTERLINE CURVE DATA

(1)

Δ = 13°13'33"
R = 646.93'
L = 149.33'
LC = 149.00'
S 7°32'37" W
T = 75.00'



NOTE:  
 10' Utility and Drainage Easements each side of Property line as indicated by dashed lines, unless otherwise shown.

#### PLEASANT VIEW CITY ATTORNEY

I have examined the foregoing plat and description of Mountain Vineyard Estates No. 1, and in my opinion they conform with the City ordinances applicable thereto and now in force and effect.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

#### PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedications have been complied with.  
 Signed this 10 day of August, 2002.

#### PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Pleasant View City, Utah, this 31<sup>st</sup> day of July, 2002.  
 Attest: *Laurie Hansen*  
 Title: *Recorder*  
*James R. Miller*  
Mayor

#### PLEASANT VIEW CITY PLANNING COMMISSION

Approved by the Pleasant View City Planning Commission on the 22<sup>nd</sup> day of August, 2002.  
*Chloe*  
 Chair

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West - Suite 102  
 Riverton, Utah 84403  
 P.O. Box 9307, Ogden, Utah 84409  
 Phone: (801)384-4515 Fax: (801)382-7544

**WEBER COUNTY RECORDER**  
 ENTRY NO. 1673631    FEE PAID  
 \$60.00    FILED FOR RECORD AND  
 RECORDED 10-Sep-02    AT  
 1:43 pm IN BOOK 52 OF OFFICIAL  
 RECORDS PAGE 42    RECORDED  
 FOR Pleasant View City  
*Doug Crofts*  
 WEBER COUNTY RECORDER  
 By: *Brenda Killo*  
 DEPUTY