

# Mountain Vineyard Estates No. 2

A part of Section 30, T7N, R1W, SLB&M, U.S. Survey  
Pleasant View City, Weber County, Utah

## SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Mountain Vineyard Estates No. 2, 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 23rd day of July, 2003.

4778  
License No.

## 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. 2, 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 of land designated 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 the Delention Basin Parcel (Lot 41).

Signed this day of July, 2003.

HIGHLAND INVESTMENTS L.L.C.

*Keith Christian*  
Keith Christian - Member

## ACKNOWLEDGMENT

State of Utah } ss  
County of Weber }

On the 23rd day of July, 2003, personally appeared before me, Keith Christian who being 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: Roy, Utah

*Lauree Hall*  
A Notary Public commission in Utah

Commission Expires: 11-26-2003

*Lauree Hall*  
Print Name

## BOUNDARY DESCRIPTION

A part of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest Corner of Lot 15, Mountain Vineyard Estates No. 1, a subdivision in Pleasant View City, Weber County, Utah, said point being 2507.71 feet South 89°34'47" East along the Section line and 2214.48 feet South 1°30'17" West along the West line extended and the West line of said Mountain Vineyard Estates No. 1 from the Northwest corner of said Section 31; running thence three (3) courses along the South boundary of said Mountain Vineyard Estates No. 1 as follows: South 89°04'10" East 145.33 feet; South 0°55'50" West 17.41 feet and South 89°04'10" East 186.27 feet to the West boundary of Mountain Meadow Estates Subdivision Plat 3 in Pleasant View City, Weber County, Utah; thence two (2) courses along the West and South boundary of said Mountain Meadow Estates Subdivision Plat 3 as follows: South 1°32'07" West 292.55 feet and South 88°31'15" East 385.51 feet; thence South 1°25'23" West 970.03 feet; thence North 87°51'00" West 383.61 feet; thence North 1°31'14" East 41.83 feet; thence North 89°31'16" West 334.97 feet; thence North 1°30'17" East 1236.35 feet to the point of beginning.

Contains 17.905 Acres

NOTE:  
Lowest level of any home within this development to be 0.50' above Land Drain.

## 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 17th day of July, 2003.

Attest: *James H. Fisher*

Title: *James H. Fisher*  
Mayor

NOTICE:  
This Plat is in an Agricultural area and is subject to noises, and odors, associated with such usage.

## PLEASANT VIEW CITY PLANNING COMMISSION

Approved by the Pleasant View City Planning Commission on the day of July, 2003.

Chair

## WEBER COUNTY RECORDER

ENTRY NO. 1972522 FEE PAID \$100.00 FILED FOR RECORD AND RECORDED ON Sep-2003 AT 11:10 PM IN BOOK 58 OF OFFICIAL RECORDS, PAGE 48 RECORDED FOR Pleasant View City

*Dovee Crofts*  
WEBER COUNTY RECORDER  
*Camille A. Kiers*  
DEPUTY

## NARRATIVE:

This survey and subdivision plat were requested by Mr. Keith Christian for the purpose of subdividing thirty eight (38) 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.

## 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 7 day of August, 2003.

*James H. Fisher*  
Signature

## PLEASANT VIEW CITY ATTORNEY

I have examined the foregoing plat and description of Mountain Vineyard Estates No. 2, and in my opinion they conform with the City ordinances applicable thereto and now in force and effect.

Signed this day of July, 2003.

Signature

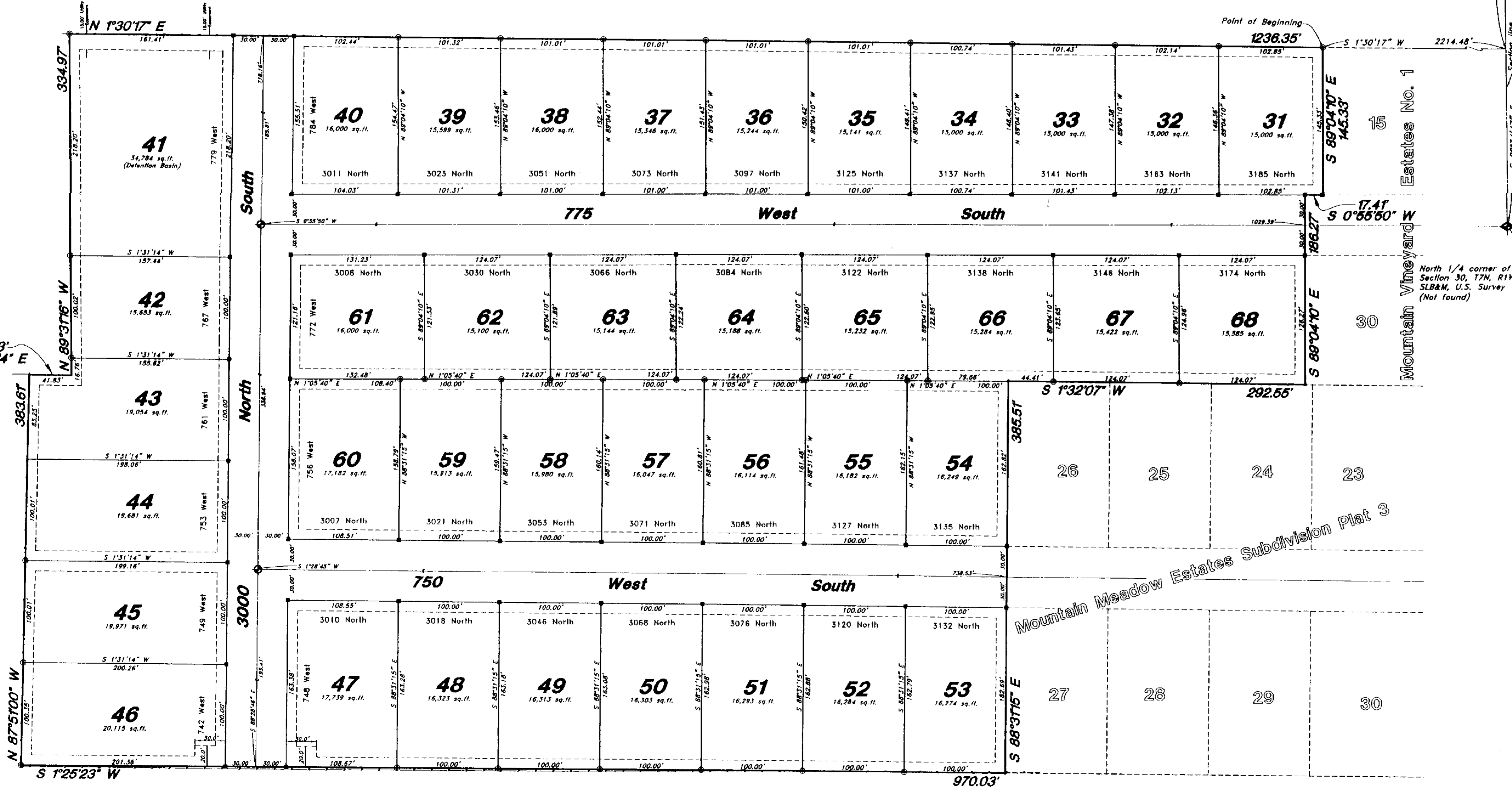
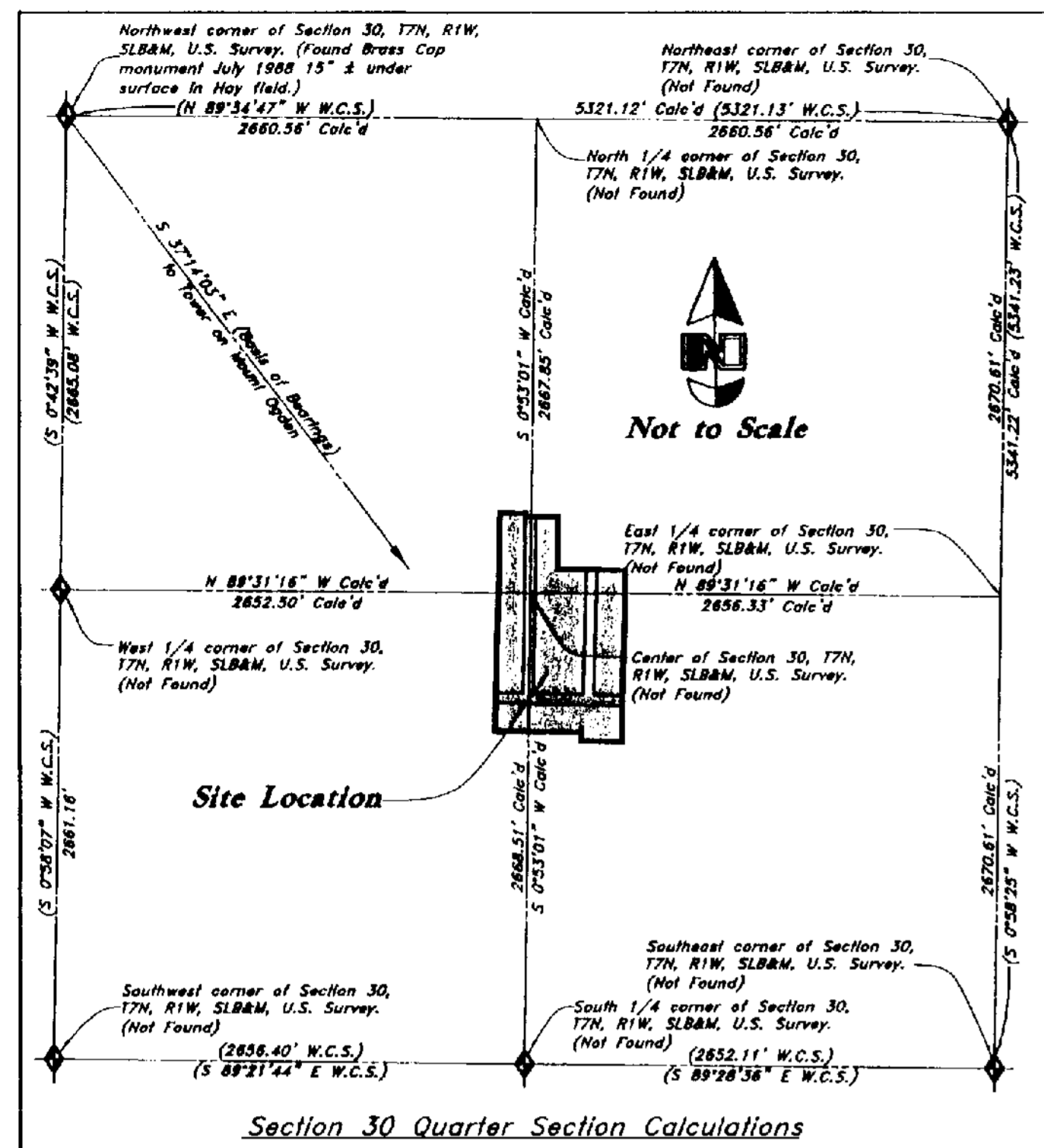


Scale: 1" = 60'

## LEGEND

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

Northwest corner of Section 30, T7N, R1W, SLB&M, U.S. Survey. (Found Brass Cap monument July 1988 15' ± under surface in Hay field.)



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

**GREAT BASIN ENGINEERING NORTH**  
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Ogden, Utah 84403  
P.O. Box 130048, Ogden, Utah 84413  
Ogden (801)384-0818 Salt Lake City (801)381-0222 Provo (801)382-7844

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