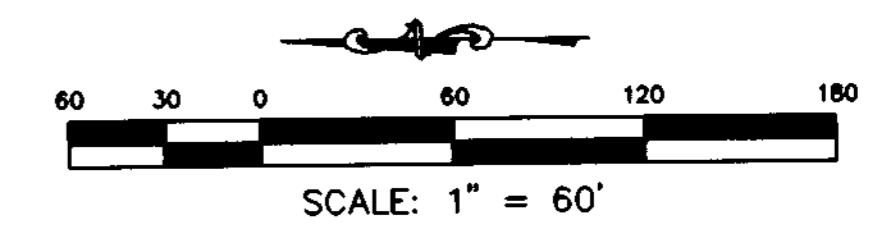


# PHEASANT BROOK SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 27 AND THE NW 1/4 OF SECTION 34 T7N, R2W, SLB&M  
PLAIN CITY, WEBER COUNTY, UTAH

JANUARY 2005



- NOTES:
1. P.U.E. STANDS FOR PUBLIC UTILITY EASEMENT
  2. 10' FRONT AND REAR P.U.E. ON ALL LOTS AND 7' SIDE P.U.E. ON 1 SIDE LOT LINE UNLESS OTHERWISE NOTED.
  3. MONUMENTS TO BE SET.
  4. ALL DIMENSIONS ARE IN FEET.
  5. LOTS 1 AND 17 MUST FRONT ONTO PHEASANT BROOK DRIVE.
  6. LOTS 1 AND 17 SHALL NOT HAVE ANY ACCESS ONTO 2800 NORTH STREET.
  7. LOTS 12 AND 13 MUST FRONT ONTO PHEASANT BROOK DRIVE.
  8. STORM WATER DETENTION LOT TO BE DEDICATED TO PLAIN CITY, AND IS A STORM DRAIN AND PUBLIC UTILITY EASEMENT IN ITS ENTIRETY.
  9. THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
  10. FINISH FLOOR ELEVATIONS OF ALL HOMES WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING TOP BACK OF CURB FRONTING EACH LOT, UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL REPORT PREPARED FOR THIS SUBDIVISION AND APPROVED BY PLAIN CITY.

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.32	250.00	107°31'13"	N03°44'58"W	45.28
C2	44.04	250.00	107°36'36"	S03°53'47"E	43.98
C3	2.13	200.00	0°38'38"	S01°27'20"W	2.13
C4	39.88	220.00	102°31'13"	N03°44'58"W	39.83
C5	29.84	280.00	6°38'22"	S08°53'24"E	29.83
C6	19.48	280.00	3°38'14"	S00°30'38"E	19.48
C7	21.88	30.00	41°24'35"	N18°58'58"W	21.21
C8	7.02	50.00	8°22'31"	S35°37'40"E	7.01
C9	77.39	50.00	88°48'43"	S17°43'58"W	89.89
C10	65.33	50.00	74°52'00"	N85°28'41"W	60.78
C11	79.61	50.00	91°13'55"	N02°28'43"W	71.47
C12	13.57	30.00	25°35'03"	S30°12'43"W	13.45
C13	8.11	30.00	15°28'32"	S08°30'28"W	8.09
C14	2.45	230.00	0°38'38"	S01°27'20"W	2.45
C15	1.81	170.00	0°38'38"	S01°27'20"W	1.81
C16	50.78	280.00	10°23'13"	N03°44'58"W	50.69
C17	17.84	220.00	4°40'20"	S08°38'28"E	17.93
C18	20.82	220.00	5°25'18"	S01°33'37"E	20.61

### NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE GROUND. THIS WAS DONE USING THE MONUMENTS SHOWN. THE BASIS OF BEARING IS AS SHOWN ON THE DRAWING. THE LOCATION OF 2800 NORTH WAS SET FROM INFORMATION FROM BUZZ ENGLAND SUBDIVISION. THE RECORD BOUNDARY OF BUZZ ENGLAND SUBDIVISION WAS USED FOR THE LOCATION OF THIS SUBDIVISION BOUNDARY. THE CONSTRUCTED LOCATION OF BUZZ ENGLAND SUBDIVISION IS EAST OF THE BOUNDARY THAT IS SHOWN. THE REMAINING BOUNDARIES OF THIS SUBDIVISION FOLLOW FENCE LINE AND BOUNDARY LINE AGREEMENTS THAT WERE OBTAINED TO CLEAR THE TITLE. REBAR AND H&A CAP WERE SET AT ALL REAR CORNERS. FRONT CORNERS WILL BE SET IN THE CURB TO BE CONSTRUCTED ON PROJECTED LOT LINES.

### SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS PHEASANT BROOK SUBDIVISION, AND THAT SAME HAS BEEN CORRECTLY SURVEYED.

DATE \_\_\_\_\_ UTAH SURVEYOR NO166385  
VON R. HILL  
HILL & ARGYLE, INC.



### BOUNDARY DESCRIPTION

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PLAIN CITY, WEBER COUNTY, UTAH:

BEGINNING AT A POINT WHICH IS NORTH 88°33'22" WEST 897.33 FEET ALONG THE SECTION LINE AND SOUTH 01°28'38" WEST 660.00 FEET TO THE CENTERLINE OF 2800 NORTH STREET AND NORTH 88°33'22" WEST ALONG SAID CENTERLINE 727.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE NORTH 88°33'22" WEST 326.67 FEET ALONG SAID CENTERLINE; THENCE ALONG FENCE LINES AND FENCE LINES EXTENDED THE FOLLOWING COURSES AND DISTANCES: NORTH 01°27'27" EAST 292.05 FEET, NORTH 01°53'10" EAST 238.01 FEET, NORTH 01°09'02" EAST 129.26 FEET, NORTH 01°37'11" EAST 514.04 FEET, NORTH 01°09'11" EAST 188.10 FEET, SOUTH 88°07'51" EAST 331.41 FEET, SOUTH 02°05'50" WEST 345.02 FEET, SOUTH 01°57'52" WEST 27.11 FEET TO A POINT ON THE NORTH BOUNDARY OF BUZZ ENGLAND SUBDIVISION; THENCE NORTH 48°55'37" WEST 15.48 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°33'53" WEST 996.81 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 10.087 ACRES.

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PHEASANT BROOK SUBDIVISION AND HEREBY DEDICATE, GRANT, AND CONVEY TO UDOT AND 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 PLAIN CITY THOSE CERTAIN STRIPS AS EASEMENTS AND AS STORM WATER DETENTION LOT 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

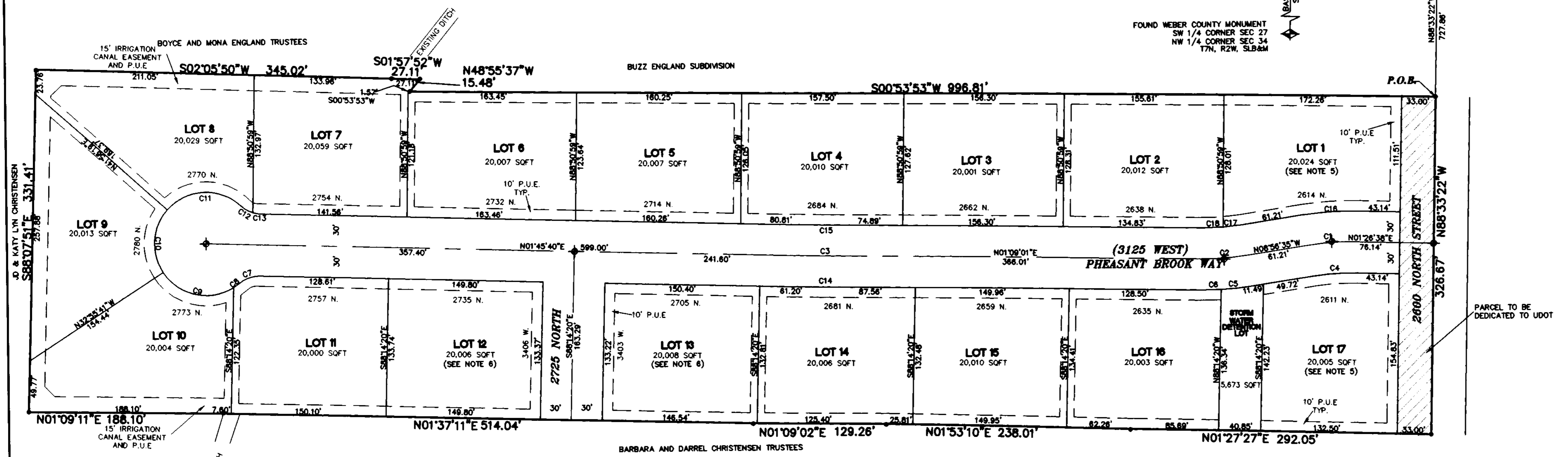
TOOD M. JOHNSON SCOTT M. CARTER  
CHAD G. BUTTARS

### ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC \_\_\_\_\_  
RESIDENCE \_\_\_\_\_

RECEIVED  
JUN 27 2006  
Weber County Survey  
003472



**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax

PROJECT 04-138 X  
PLAT.DWG REV. 6/7/04 6/8/05 ADDED NARRATIVE  
REV. 11/2/04  
REV. 12/28/04  
REV. 2/2/05

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING COMMISSION OF PLAIN CITY.  
CHAIRMAN: \_\_\_\_\_

### CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
PLAIN CITY ATTORNEY: \_\_\_\_\_

### CITY ENGINEER'S APPROVAL

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.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY: \_\_\_\_\_  
PLAIN CITY ENGINEER:

### PLAIN CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF PLAIN CITY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
CITY RECORDER ATTEST:  
MAYOR: \_\_\_\_\_

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS.  
PAGE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY