

# Fox Hollow at Pleasant View - Phase 1

A part of the West half of Section 30, T7N, R1W,

SLB&M, U.S. Survey

Pleasant View City, Weber County, Utah

**SURVEYOR'S CERTIFICATE**  
I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Fox Hollow at Pleasant View - Phase 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 on data made on the ground.  
Signed this 12<sup>th</sup> day of June, 2005.

166484  
License No.

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Fox Hollow at Pleasant View - Phase 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.

Signed this day of June, 2005.

Fox Hollow Development LLC

Jody Deamer - Manager

Pleasant View City Corporation

James R. Fisher - Mayor

ACKNOWLEDGMENT

State of Utah } ss  
County of }

On the 2<sup>nd</sup> day of June, 2005, personally appeared before me Jody Deamer, who being by me duly sworn did say that he is manager of Fox Hollow Development LLC, and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its managers and Jody Deamer acknowledged to me that said Limited Liability Company executed the same.

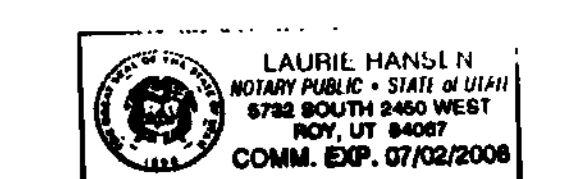
Residing At: Ogden, UT  
Commission Expires: Aug 9, 2005

County of }

On the 10<sup>th</sup> day of June, 2005, personally appeared before me James R. Fisher, who being by me duly sworn did say that he is Mayor of Pleasant View City Corporation and that said instrument was signed in behalf of said Corporation by a resolution of its managers and James R. Fisher acknowledged to me that said Corporation executed the same.

Residing At: Rayville  
Commission Expires: 7/2/10

County of }



Northwest corner of Section 30, T7N, R1W, SLB&M U.S. Survey (Not Found)  
S 73°01'17" W Cont'd

North 1/4 corner of Section 30, T7N, R1W, SLB&M U.S. Survey (Not Found)  
S 73°01'17" W Cont'd

Center of Section 30, T7N, R1W, SLB&M U.S. Survey (Not Found)

West 1/4 corner of Section 30, T7N, R1W, SLB&M U.S. Survey (Not Found)

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

Section Line

Section Line

Section Line

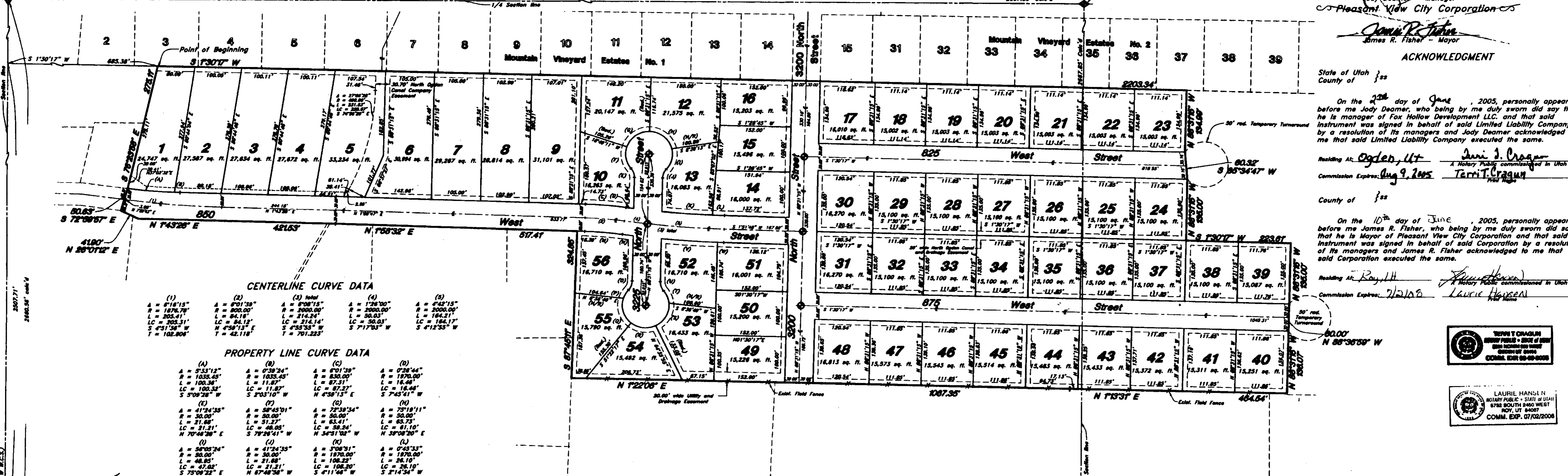
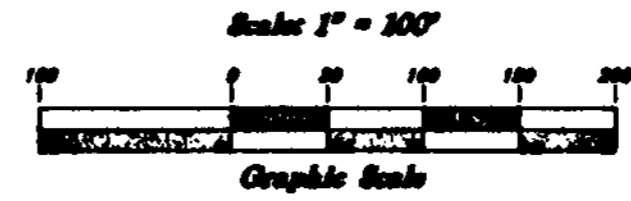
Section Line

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS  
3746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150048, Ogden, Utah 84415  
Phone (801)221-1210 Fax (801)221-1212

98-17

**NARRATIVE:**  
This survey and subdivision plat were requested by Jody Deamer for the purpose of subdividing Fifty-Six (56) residential lots.  
A line bearing South 37°14'03" East between the Northwest corner of Section 30, T7N, R1W and Mount Ogden Tower was used as the basis of bearing.  
Lot corners were monumented as depicted on this drawing.

**LEGEND**  
▲ Set Nail in Curb  
● Set 5/8" Rebar (24" Long)  
○ Cap w/ Flagpost  
○ Found Rebar & cap w/ Flagpost  
○ Found Rebar & Cap  
○ Set Hub & Tack  
⊕ Monument to be set  
- - - Existing Fence



**CENTERLINE CURVE DATA**

(1) A = 6'16"15" R = 1876.78" L = 205.41" LC = 205.41" S 4°31'38" E T = 102.806'	(2) A = 6°01'38" R = 800.00" L = 11.87" LC = 84.13" N 4°38'13" E T = 42.118'	(3) A = 6°08'15" R = 2000.00" L = 214.24" LC = 214.14" S 4°33'53" W T = 701.223'	(4) A = 1°26'00" R = 2000.00" L = 30.03" LC = 30.03" S 7°17'03" W T = 184.21'	(5) A = 4°42'15" R = 2000.00" L = 184.21" LC = 184.17" S 4°12'53" W T = 102.806'
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**PROPERTY LINE CURVE DATA**

(A) A = 5°33'12" R = 1035.45" L = 100.38" LC = 100.32" S 7°09'28" W	(B) A = 0°38'24" R = 1035.45" L = 11.87" LC = 84.13" N 4°38'13" E	(C) A = 6°01'38" R = 800.00" L = 87.31" LC = 87.27" N 4°38'13" E	(D) A = 0°28'44" R = 1870.00" L = 18.44" LC = 18.44" S 7°45'41" W	(E) A = 41°24'35" R = 30.00" L = 21.68" LC = 21.21" N 70°46'28" E	(F) A = 58°45'01" R = 30.00" L = 51.27" LC = 48.05" S 79°18'41" W	(G) A = 72°38'34" R = 30.00" L = 63.41" LC = 58.24" N 34°51'32" W	(H) A = 75°19'11" R = 30.00" L = 65.73" LC = 61.10" N 39°08'20" E	(I) A = 58°05'24" R = 30.00" L = 48.85" LC = 47.02" S 75°09'22" E	(J) A = 41°24'35" R = 30.00" L = 21.68" LC = 21.21" N 70°46'28" W	(K) A = 3°08'51" R = 1870.00" L = 108.22" LC = 108.20" S 6°11'44" W	(L) A = 0°45'33" R = 1870.00" L = 24.18" LC = 24.18" S 2°14'34" W	(M) A = 6°01'38" R = 770.00" L = 41.00" LC = 80.97" N 4°38'13" E	(N) A = 0°38'24" R = 2030.00" L = 23.52" LC = 23.32" S 7°40'18" W	(O) A = 41°24'35" R = 30.00" L = 21.68" LC = 21.21" N 70°46'28" E	(P) A = 0°38'24" R = 2030.00" L = 23.52" LC = 23.32" S 7°40'18" W	(Q) A = 6°01'38" R = 800.00" L = 11.87" LC = 84.13" N 4°38'13" E	(R) A = 0°38'24" R = 2030.00" L = 23.52" LC = 23.32" S 7°40'18" W	(S) A = 6°08'15" R = 2000.00" L = 214.24" LC = 214.14" S 4°33'53" W	(T) A = 37°04'37" R = 50.00" L = 55.88" LC = 53.01" S 6°34'48" W	(U) A = 41°24'35" R = 30.00" L = 21.68" LC = 21.21" N 70°46'28" E	(V) A = 3°23'15" R = 2030.00" L = 130.02" LC = 130.01" S 7°54'56" W	(W) A = 0°23'31" R = 2030.00" L = 130.02" LC = 130.01" S 7°54'56" W	(X) A = 6°08'15" R = 2000.00" L = 214.24" LC = 214.14" S 4°33'53" W	(Y) A = 37°04'37" R = 50.00" L = 55.88" LC = 53.01" S 6°34'48" W	(Z) A = 0°23'31" R = 2030.00" L = 130.02" LC = 130.01" S 7°54'56" W
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**Land Drain Requirements**  
Due to high ground water levels, all homes constructed in this subdivision shall be required to have foundation drains installed by homebuilders, in accordance with the Geotechnical study by EarthTech Engineering, dated March 18, 2005.  
1) Lots below 3200 N. are required to have 6" min gravel beneath floor slab. In addition to normal footing drain requirements.  
2) Lots above 3200 N. (Other Than 1-4) are required to have gravel extended up foundation wall (above footing drains) to within 2' of surface.

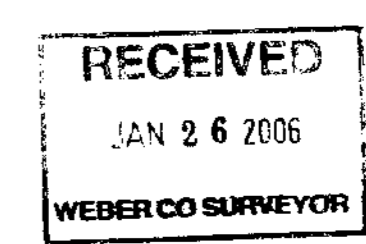
**BOUNDARY DESCRIPTION**  
A part of the West half of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point on the Westerly boundary line of Mountain Vineyard Estates No. 1, a subdivision in Pleasant View City, Weber County, Utah which is 2507.71 feet South 83°34'47" East along the Section line and 685.38 feet South 1°30'17" West from the Northwest corner of said Section 30; running thence South 1°30'17" West 2203.34 feet along said Westerly boundary line and the Westerly boundary line of Mountain Vineyard Estates No. 2, a subdivision in Pleasant View City, Weber County, Utah; thence North 88°31'15" West 134.99 feet; thence South 85°34'47" West 60.32 feet; thence North 88°31'15" West 135.00 feet; thence South 1°30'17" West 223.61 feet; thence North 88°31'15" West 135.00 feet; thence North 88°36'59" West 60.00 feet; thence North 88°31'15" West 136.07 feet to an existing fence line; thence North 1°13'31" East 464.54 feet and North 1°22'06" East 1067.35 feet along said existing fence line; thence South 87°45'11" East 324.85 feet to the Westerly right of way line of 850 West Street; thence three (3) courses along said Westerly right of way line as follows: North 1°58'32" East 517.41 feet; North 1°43'28" East 431.53 feet and North 26°01'12" East 41.90 feet; thence South 72°59'57" East 50.63 feet; thence South 76°23'58" East 275.11 feet to the point of beginning.

Contains 1,257,596 sq. ft. or 28.870 acres

**PLEASANT VIEW CITY PLANNING COMMISSION**  
Approved by the Pleasant View City Planning Commission on the 7<sup>th</sup> day of June, 2005.  
*Chair*

**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<sup>th</sup> day of June, 2005.  
*Signature*

**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 day of June, 2005.  
*Signature*  
Mayor



**WEBER COUNTY RECORDER**  
ENTRY NO. 2106194  
RECORDED 10-10-2005  
AT 2:26 P.M. IN BOOK 161 OF OFFICIAL RECORDS, PAGE 85  
FOR FOX HOLLOW DEV. LLC  
*Signature*  
DEPUTY

003545