The Orchards Phase No. 1

Part of Lot 2, Indian Springs Subdivision and a part of the Northeast 1/4 of Section 25, T7N, R2W and a part of the Northwest 1/4 of Section 30, T7N, R1W, SLB&M, U.S. Survey

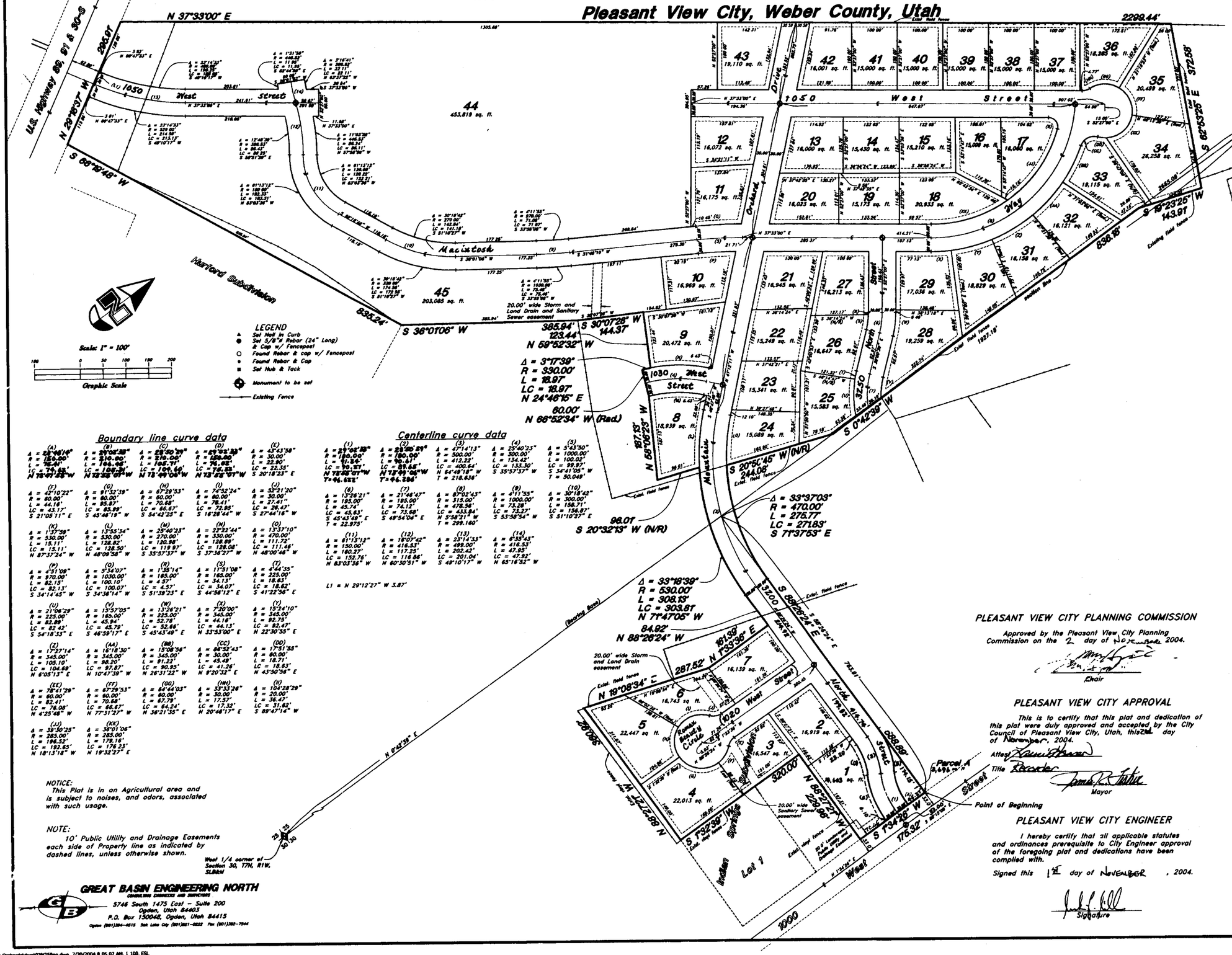
Pleasant View City, Weber County, Utah

NARRATIVE:

This survey and subdivision plat were requested by Mr. Brent Bailey for the purpose of subdividing Forty-Five (45) residential lots.

A line bearing South 0°42'39" West between the West 1/4 corner and the Northwest corner of Section 30, T7N, R1W was used as the basis of bearings.

Lot corners were monumented as depicted on this drawing.



Boundary line curve data

(A) Δ = 21°06'16" R = 150.00' L = 55.41' LC = 55.07' N 79°41'33" W	(B) Δ = 20°30'38" R = 210.00' L = 106.45' LC = 105.32' N 73°49'06" W	(C) Δ = 20°30'38" R = 210.00' L = 106.45' LC = 105.90' N 73°49'06" W	(D) Δ = 20°33'39" R = 150.00' L = 76.08' LC = 75.53' N 73°48'07" W	(E) Δ = 43°43'58" R = 30.00' L = 22.90' LC = 22.35' S 20°18'23" E
(F) Δ = 42°10'22" R = 60.00' L = 44.18' LC = 43.17' S 21°05'11" E	(G) Δ = 91°32'39" R = 60.00' L = 95.87' LC = 85.99' S 45°46'19" W	(H) Δ = 67°29'53" R = 60.00' L = 70.68' LC = 66.67' S 54°42'25" E	(I) Δ = 74°02'24" R = 60.00' L = 78.41' LC = 72.95' S 16°28'44" W	(J) Δ = 52°21'20" R = 30.00' L = 27.41' LC = 26.47' S 27°44'18" W
(K) Δ = 11°37'59" R = 530.00' L = 15.11' LC = 15.11' N 87°37'24" W	(L) Δ = 13°55'34" R = 530.00' L = 128.82' LC = 128.50' N 48°09'58" W	(M) Δ = 25°40'23" R = 270.00' L = 120.98' LC = 119.97' S 35°57'37" W	(N) Δ = 22°22'44" R = 330.00' L = 128.89' LC = 128.08' S 37°36'27" W	(O) Δ = 13°37'10" R = 470.00' L = 111.72' LC = 111.46' N 48°00'46" W
(P) Δ = 4°51'08" R = 970.00' L = 82.15' LC = 82.13' S 34°14'45" W	(Q) Δ = 5°34'07" R = 1030.00' L = 100.10' LC = 100.07' S 34°36'14" W	(R) Δ = 11°51'14" R = 165.00' L = 4.57' LC = 4.57' S 51°39'23" E	(S) Δ = 11°51'08" R = 165.00' L = 34.13' LC = 34.07' S 44°58'12" E	(T) Δ = 4°44'35" R = 225.00' L = 18.63' LC = 18.62' S 41°22'56" E
(U) Δ = 21°06'29" R = 225.00' L = 82.89' LC = 82.42' S 34°18'33" E	(V) Δ = 13°57'05" R = 185.00' L = 45.94' LC = 45.78' S 46°39'17" E	(W) Δ = 13°26'21" R = 225.00' L = 52.78' LC = 52.66' S 45°43'49" E	(X) Δ = 7°20'00" R = 345.00' L = 44.19' LC = 44.13' N 33°53'00" E	(Y) Δ = 13°24'10" R = 345.00' L = 92.79' LC = 92.47' N 22°30'55" E
(Z) Δ = 17°27'14" R = 345.00' L = 105.10' LC = 104.69' N 6°05'13" E	(AA) Δ = 16°18'30" R = 345.00' L = 98.20' LC = 97.87' N 10°47'39" W	(BB) Δ = 15°08'56" R = 345.00' L = 91.23' LC = 90.95' N 26°31'22" W	(CC) Δ = 86°52'43" R = 30.00' L = 45.48' LC = 41.26' N 9°20'32" E	(DD) Δ = 17°51'35" R = 60.00' L = 18.71' LC = 18.63' N 43°50'56" E
(EE) Δ = 78°41'29" R = 60.00' L = 82.41' LC = 76.08' N 6°25'48" W	(FF) Δ = 67°29'53" R = 60.00' L = 70.68' LC = 66.67' N 77°31'27" W	(GG) Δ = 64°44'03" R = 60.00' L = 67.79' LC = 64.24' N 38°21'35" E	(HH) Δ = 33°33'26" R = 30.00' L = 17.57' LC = 17.32' N 20°46'17" E	(II) Δ = 104°28'29" R = 20.00' L = 36.47' LC = 31.62' S 89°47'14" W
(JJ) Δ = 39°30'25" R = 285.00' L = 196.52' LC = 192.65' N 18°13'18" W	(KK) Δ = 38°01'06" R = 285.00' L = 189.18' LC = 185.73' N 19°32'27" E			

Centerline curve data

(1) Δ = 23°05'39" R = 180.00' L = 72.54' LC = 72.07' N 73°55'07" W T=36.82'	(2) Δ = 23°00'29" R = 180.00' L = 90.61' LC = 89.68' N 73°49'06" W T=46.384'	(3) Δ = 47°14'13" R = 300.00' L = 412.22' LC = 400.64' N 64°49'18" W T = 218.836'	(4) Δ = 25°40'23" R = 300.00' L = 134.42' LC = 133.30' S 35°57'37" W	(5) Δ = 5°43'50" R = 1000.00' L = 100.02' LC = 99.97' S 54°41'05" W T = 50.049'
(6) Δ = 13°26'21" R = 195.00' L = 45.74' LC = 45.63' S 45°43'49" E T = 22.973'	(7) Δ = 21°46'47" R = 195.00' L = 74.12' LC = 73.68' S 49°54'04" E	(8) Δ = 87°02'43" R = 315.00' L = 478.34' LC = 433.84' N 5°56'21" W T = 299.160'	(9) Δ = 4°11'55" R = 1000.00' L = 73.28' LC = 73.27' S 53°58'54" W	(10) Δ = 30°18'42" R = 300.00' L = 158.71' LC = 156.87' S 51°10'27" E
(11) Δ = 61°13'12" R = 150.00' L = 160.27' LC = 152.76' N 83°03'36" W	(12) Δ = 18°07'42" R = 416.53' L = 117.35' LC = 116.96' N 60°30'51" W	(13) Δ = 29°14'33" R = 499.00' L = 202.42' LC = 201.04' S 49°10'17" W	(14) Δ = 6°35'45" R = 416.53' L = 47.95' LC = 47.92' N 65°16'52" W	

L1 = N 29°12'27" W 3.87'

NOTICE:

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

NOTE:

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

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East – Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SURVEYOR'S CERTIFICATE

003546

I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of The Orchards Phase 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 20th day of July, 2004.

166484 — License No.

Mark E. Babbitt

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 The Orchards Phase 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.

Signed this day of , 2004.

Bailey V Properties L.L.C.

Brent Bailey - President

The Orchard L.L.C.

Brent Bailey Manager

Donald C. Casey & wf. Wynona Casey

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 22 day of July, 2004, personally appeared before me, Brent Bailey who being by me duly sworn did say that he is manager of The Orchard L.L.C., and that said instrument was signed in behalf of said Company by a resolution of its Members, and Brent Bailey acknowledged to me that said Limited Liability Company executed the same.

Residing at: 185 W. 3275 N. N.O.G. — A Notary Public commission in Utah

Commission Expires: 02/02/05 — Debbie O. Gardner, Print Name

State of Utah
County of Weber } ss

On the day of , 2004, personally appeared before me, Brent Bailey who being by me duly sworn did say that he is president of Bailey V Properties L.L.C., and that said instrument was signed in behalf of said Company by a resolution of its Members, and Brent Bailey acknowledged to me that said Limited Liability Company executed the same.

Residing at: 185 W. 3275 N. N.O.G. — A Notary Public commission in Utah

Commission Expires: 02/02/05 — Debbie O. Gardner, Print Name

State of Utah
County of Weber } ss

On the 22 day of July, 2004, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: 185 W. 3275 N. N.O.G. — A Notary Public commission in Utah

Commission Expires: 02-02-05 — Debbie O. Gardner, Print Name

BOUNDARY DESCRIPTION

Part of Lot 2, Indian Springs Subdivision, and a part of the Northeast Quarter of Section 25, Township 7 North, Range 2 West and a part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey,:

Beginning at the Northeast corner of Indian Springs Subdivision, in Pleasant View City, Weber County, Utah; which is 1927.18 feet South 0°42'39" West along the Section line and 763.91 feet South 88°26'24" East from the Northwest corner of said Section 30; running thence (6) six courses along said Indian Springs Subdivision as follows: South 1°34'26" West 175.32 feet; North 88°27'21" West 229.96 feet; South 1°32'39" West 320.00 feet; North 88°27'21" West 360.92 feet; thence North 19°08'34" East 287.52 and North 1°33'36" East 161.39 feet; thence North 88°26'24" West 84.92 feet to a point of curvature; thence Northwesterly along a arc of a 530.00 foot radius curve to the right a distance of 308.13 feet (Central Angle equals 33°18'39" and Long Chord bears North 71°47'05" West 303.81 feet); thence South 20°32'13" West 96.01 feet; thence North 58°06'23" West 187.13 feet; thence North 66°52'34" West 60.00 feet to a point of curvature; thence Northeasterly along a arc of a 330.00 foot radius curve to the right a distance of 18.97 feet (Central Angle equals 3°17'39" and Long Chord bears North 24°46'15" East 18.97 feet); thence North 59°52'32" West 123.44 feet; thence South 30°07'28" West 144.37 feet; thence South 36°01'06" West 385.94 feet; thence South 66°19'48" West 835.24 feet to the Northerly right of way line of U.S. Highway 89, 91 and 30-S; thence North 29°18'37" West 295.91 feet along said Northerly right of way line to a fence line extension; thence five (5) courses along said fence line extension and existing fence as follows: North 37°33'00" East 2299.44 feet; South 62°53'25" East 372.58 feet; South 19°23'25" West 143.91 feet; South 0°42'39" West 836.18 feet; and South 20°50'45" West 244.06 feet to a point of curvature; thence Southeasterly along a arc of a 470.00 foot radius curve to the left a distance of 275.77 feet (Central Angle equals 33°37'03" and Long Chord bears South 71°37'53" East 271.83 feet) to a point of tangency; thence South 88°26'24" East 588.89 feet along the boundary line and boundary line extension of said Indian Springs Subdivision to the point of beginning.

Contains: 1,773,316 sq. ft.
or: 40.756 acres

PLEASANT VIEW CITY PLANNING COMMISSION

Approved by the Pleasant View City Planning Commission on the 2 day of November 2004.

Chair

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 2 day of November, 2004.

Attest: Recorder

Title

Mayor

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 1st day of NOVEMBER, 2004.

Signature

RECEIVED JAN 26 2005

003546

WEBER COUNTY RECORDER
ENTRY NO. 2066641 FEE PAID $76.00 FILED FOR RECORD AND RECORDED 05-NOV-04 AT 11:19 AM IN BOOK 60 OF OFFICIAL RECORDS, PAGE 62 RECORDED FOR MOUNTAIN DREAMS LLC
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Jeann Hiltz
DEPUTY

03N259AP

259B - The Orchards\dwg\03N259ap.dwg, 7/20/2004 8:05:07 AM, 1:100, ESI.