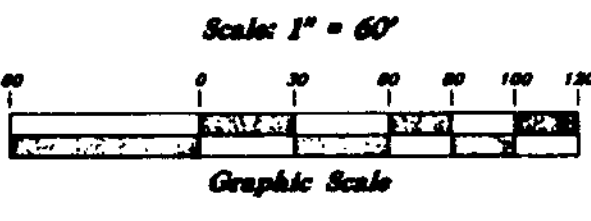
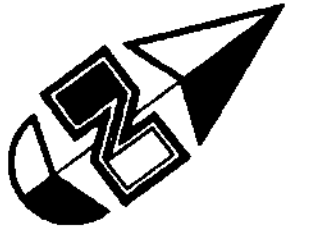


**NARRATIVE:**  
 This survey and subdivision plat were requested by Mr. Brent Bailey for the purpose of subdividing forty (40) residential lots.  
 A line bearing South 0°42'39" West between the West 1/4 corner and the Northwest corner of Section 30, T7N, R1W was used as the basis of bearings.  
 Lot corners were monumented as depicted on this drawing.  
**NOTICE:**  
 This Plat is in an Agricultural area and is subject to noises, and odors, associated with such usage.

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



# The Orchards Phase No. 2

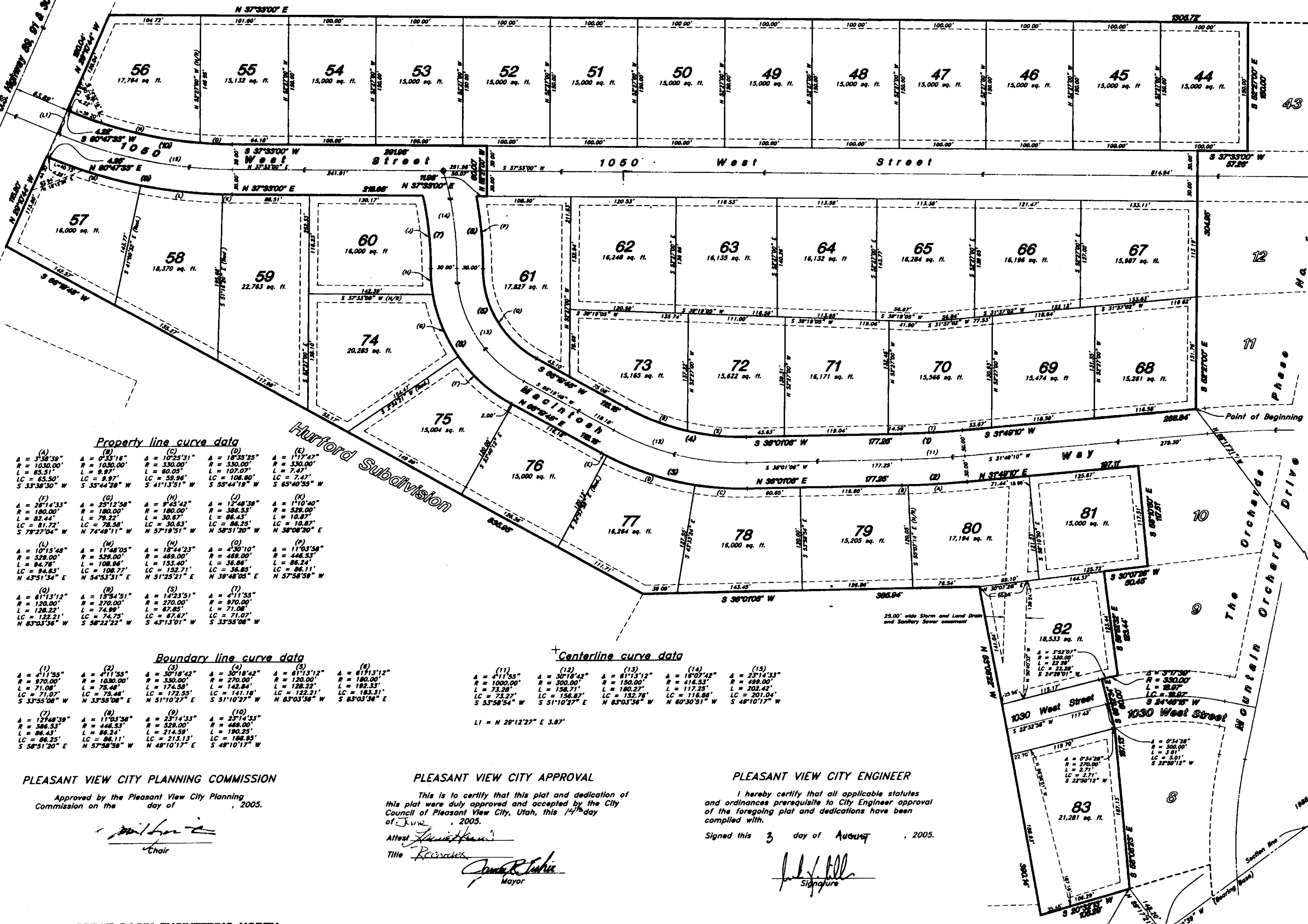
## All of Lots 44 and 45, The Orchards Phase No. 1 and a part of the Northeast 1/4 of Section 25, T7N, R2W and a part of the Northwest 1/4 of Section 30, T7N, R1W, SLB&M, U.S. Survey Pleasant View City, Weber County, Utah

**SURVEYOR'S CERTIFICATE**  
 I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of The Orchards Phase 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 28<sup>th</sup> day of August, 2005.  
 License No. 166484  
 Mark E. Bobbitt

- LEGEND**
- Set Nail in Curb
  - ▲ Set 5/8" Rebar (24" Long)
  - Cap w/ Trenchpost
  - Found Rebar - Cap
  - Set Hub & Cap
  - ◆ Centerline Monument set with Phase No. 1

**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 The Orchards Phase 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 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 3<sup>rd</sup> day of August, 2005.  
 The Orchards L.L.C.

**ACKNOWLEDGMENT**  
 State of Utah  
 County of Weber  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2005, 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 Limited Liability Company by a resolution of its Members, and Brent Bailey acknowledged to me that said Limited Liability Company executed the same.  
 Residing at: 187 W. 3275 N. N. Ogden  
 Commission Expires: 02/02/09  
 Debbie O. Gardner  
 A Notary Public commission in Utah  
 Print Name



**BOUNDARY DESCRIPTION**  
 All of Lot 45, The Orchards Phase No. 2, a subdivision in Pleasant View City, Weber County, Utah 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 most Southerly corner of Lot 8, The Orchards Phase No. 1, a subdivision in Pleasant View City, Weber County, Utah; which is 1988.71 feet South 0°42'39" West along the Section line and 148.20 feet North 89°17'21" West from the Northwest corner of said Section 30; and running thence South 50°32'13" West 106.29 feet; thence North 63°00'22" West 190.14 feet; thence South 36°01'06" West 383.94 feet; thence South 66°19'48" West 835.93 feet to the Eastern right of way line of U.S. Highway 89, 81 & 30-S; thence North 29°10'44" West 115.80 feet along said Eastern right of way line to the intersection of said Eastern right of way line and the Southerly right of way line of 1050 West Street; thence South 83°03'58" East 123.31 feet to a point of tangency; North 66°18'48" East 118.18 feet to a point of tangency; Northwesterly along the arc of a 528.00 foot radius curve to the left a distance of 214.58 feet (Central Angle equals 23°14'33" and Long Chord bears North 49°10'17" East 213.13 feet) to a point of tangency and North 37°33'00" East 218.88 feet to the intersection of said Southerly right of way line of 1050 West Street and Southerly right of way line of Mountain Orchard Drive; thence (7) seven courses along said Southerly right of way line as follows: southeasterly along the arc of a 386.53 foot radius curve to the right a distance of 86.43 feet (Central Angle equals 12°48'39" and Long Chord bears South 58°51'20" East 86.25 feet) to a point of reverse curvature; southeasterly along the arc of a 180.00 foot radius curve to the left a distance of 132.33 feet (Central Angle equals 61°13'12" and Long Chord bears South 83°03'58" East 123.31 feet) to a point of tangency; North 66°18'48" East 118.18 feet to a point of tangency; Northwesterly along the arc of a 330.00 foot radius curve to the left a distance of 174.58 feet (Central Angle equals 30°18'42" and Long Chord bears North 51°10'27" East 172.55 feet) to a point of tangency; North 36°01'06" East 177.25 feet to a point of tangency; Northwesterly along the arc of a 1030.00 foot radius curve to the left a distance of 75.48 feet (Central Angle equals 41°1'55" and Long Chord bears North 33°55'08" East 75.48 feet) to a point of tangency and North 31°49'10" East 187.11 feet to the most Westerly corner of Lot 10, of said The Orchards Phase No. 1; thence (8) eight courses along the Western boundary line of said subdivision as follows: South 58°10'50" East 117.51 feet; South 30°07'38" West 50.45 feet; South 59°52'32" East 123.44 feet; Southwesterly along the arc of a 330.00 foot radius curve to the left a distance of 18.97 feet (Central Angle equals 33°14'58" and Long Chord bears South 24°46'15" West 18.97 feet); South 66°52'34" East 60.00 feet and South 58°06'23" East 187.13 feet to the point of beginning.  
 Contains 250.193 sq. ft. or 5.744 acres.

**Also:**  
 All of Lot 44, The Orchards Phase No. 2, a subdivision in Pleasant View City, Weber County, Utah 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 most Southerly corner of Lot 11, The Orchards Phase No. 1, a subdivision in Pleasant View City, Weber County, Utah; which is 1593.91 feet South 0°42'39" West along the Section line and 553.69 feet North 89°17'21" West from the Northwest corner of said Section 30; and running thence (7) seven courses along the Northern right of way line of Mountain Orchard Drive as follows: South 31°49'10" West 268.84 feet to a point of tangency; Southwesterly along the arc of a 870.00 foot radius curve to the right a distance of 71.08 feet (Central Angle equals 41°1'55" and Long Chord bears South 33°55'08" West 71.07 feet) to a point of tangency; South 36°01'06" West 177.25 feet to a point of tangency; Southwesterly along the arc of a 270.00 foot radius curve to the right a distance of 142.84 feet (Central Angle equals 30°18'42" and Long Chord bears South 51°10'27" West 141.18 feet) to a point of tangency; South 66°18'48" West 118.18 feet to a point of tangency; Northwesterly along the arc of a 120.00 foot radius curve to the right a distance of 128.22 feet (Central Angle equals 61°13'12" and Long Chord bears North 63°03'58" West 122.21 feet) to a point of reverse curvature and Northwesterly along the arc of a 446.33 foot radius curve to the left a distance of 86.24 feet (Central Angle equals 11°03'58" and Long Chord bears North 57°58'59" West 86.11 feet) to the intersection of said Northern right of way line of Mountain Orchard Drive and Southerly right of way line of 1050 West Street; thence North 37°33'00" East 118.88 feet along said Southerly right of way line; thence North 52°27'00" West 60.00 feet to the Northern right of way line of said 1050 West Street; thence (3) three courses along said Northern right of way line as follows: South 37°33'00" West 281.98 feet to a point of tangency; Southwesterly along the arc of a 469.00 foot radius curve to the left a distance of 190.25 feet (Central Angle equals 23°14'53" and Long Chord bears South 48°10'17" West 188.95 feet) to a point of tangency and South 60°47'33" West 4.22 feet to the intersection of said Northern right of way line of 1050 West Street and the Eastern right of way line of U.S. Highway 89, 81 & 30-S; thence North 29°10'44" West 120.04 feet along said Eastern right of way line to an existing fence; thence North 37°33'00" East 1305.72 feet along said existing fence to the most Westerly corner of Lot 43, of said The Orchards Phase No. 1; thence (3) three courses along the Western boundary line of said subdivision as follows: South 52°27'00" East 150.00 feet; South 37°33'00" West 57.26 feet and South 52°27'00" East 304.95 feet to the point of beginning.  
 Contains 454,860 sq. ft. or 10.442 acres.

**Property line curve data**

(A) A = 3°38'39" R = 1030.00' L = 85.51' LC = 65.50' S 33°38'30" W	(B) A = 0°33'16" R = 1030.00' L = 80.25' LC = 59.97' S 33°44'28" W	(C) A = 10°25'31" R = 330.00' L = 107.07' LC = 59.96' S 41°13'51" W	(D) A = 18°35'25" R = 330.00' L = 107.07' LC = 106.80' S 53°44'19" W	(E) A = 1°17'47" R = 330.00' L = 74.21' LC = 74.21' S 63°40'53" W
(F) A = 26°14'33" R = 180.00' L = 82.44' LC = 81.72' S 79°27'04" W	(G) A = 25°12'58" R = 180.00' L = 79.22' LC = 78.58" N 74°48'11" W	(H) A = 9°45'42" R = 180.00' L = 30.63' LC = 30.63' N 58°51'20" W	(I) A = 12°48'39" R = 386.53' L = 86.43' LC = 86.25' N 58°51'20" W	(J) A = 1°10'40" R = 528.00' L = 10.87' LC = 10.87' N 38°08'20" E
(K) A = 10°15'48" R = 528.00' L = 94.76' LC = 94.83' N 43°51'34" E	(L) A = 11°48'03" R = 528.00' L = 108.96' LC = 108.77' N 54°53'31" E	(M) A = 18°44'23" R = 489.00' L = 153.40' LC = 152.71' N 51°25'21" E	(N) A = 4°30'10" R = 489.00' L = 36.88' LC = 36.85' N 59°48'05" E	(O) A = 11°03'58" R = 446.33' L = 86.24' LC = 86.11' N 57°58'59" W
(P) A = 61°13'12" R = 270.00' L = 128.22' LC = 122.21' N 87°03'58" W	(Q) A = 15°34'51" R = 270.00' L = 74.95' LC = 74.95' S 58°22'22" W	(R) A = 14°23'51" R = 270.00' L = 87.85' LC = 87.67' S 43°13'01" W	(S) A = 4°11'53" R = 970.00' L = 174.58' LC = 172.55' N 51°10'27" E	(T) A = 4°11'53" R = 970.00' L = 174.58' LC = 172.55' N 51°10'27" E

**Boundary line curve data**

(1) A = 4°11'53" R = 970.00' L = 71.06' LC = 71.07' S 33°55'08" W	(2) A = 4°11'53" R = 970.00' L = 75.46' LC = 75.46' N 33°55'08" E	(3) A = 30°18'42" R = 330.00' L = 174.58' LC = 172.55' N 51°10'27" E	(4) A = 30°18'42" R = 330.00' L = 142.84' LC = 141.18' S 51°10'27" E	(5) A = 61°13'12" R = 180.00' L = 75.26' LC = 73.27' S 53°58'54" W
(6) A = 61°13'12" R = 180.00' L = 75.26' LC = 73.27' S 53°58'54" W	(7) A = 18°07'42" R = 180.00' L = 158.71' LC = 158.87' S 51°10'27" E	(8) A = 61°13'12" R = 180.00' L = 158.71' LC = 158.87' S 51°10'27" E	(9) A = 18°07'42" R = 180.00' L = 117.25' LC = 118.86' N 60°30'51" W	(10) A = 23°14'33" R = 489.00' L = 202.44' LC = 201.04' S 49°10'17" W

**Centerline curve data**

(11) A = 4°11'53" R = 1000.00' L = 73.26' LC = 73.27' S 53°58'54" W	(12) A = 30°18'42" R = 300.00' L = 158.71' LC = 158.87' S 51°10'27" E	(13) A = 61°13'12" R = 180.00' L = 158.71' LC = 158.87' S 51°10'27" E	(14) A = 18°07'42" R = 180.00' L = 117.25' LC = 118.86' N 60°30'51" W	(15) A = 23°14'33" R = 489.00' L = 202.44' LC = 201.04' S 49°10'17" W
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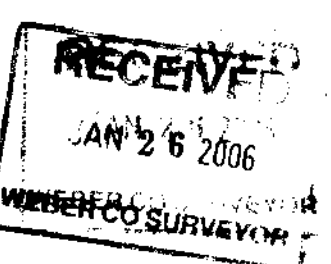
LI = N 29°12'27" E 3.87'

**PLEASANT VIEW CITY PLANNING COMMISSION**  
 Approved by the Pleasant View City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
 Chair  
 Mayor

**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 14<sup>th</sup> day of August, 2005.  
 Attest  
 Title Recorder  
 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 3<sup>rd</sup> day of August, 2005.  
 Signature

**GREAT BASIN ENGINEERING NORTH**  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130048, Ogden, Utah 84415  
 Ogden (801)309-8515 Salt Lake City (801)381-0882 Fax (801)388-7544



**WEBER COUNTY RECORDER**  
 ENTRY NO. 2121267 FILED FOR RECORD AND  
 \$10.00 FILED FOR RECORD AND  
 RECORDED 02-AUG-2005 AT  
 9:51 PM IN BOOK 622 OF OFFICIAL  
 RECORDS PAGE 22  
 FOR Mountain Orchards LLC  
 DANA CAPETS  
 WEBER COUNTY RECORDER  
 BY: Yvonne Hiers  
 DEPUTY