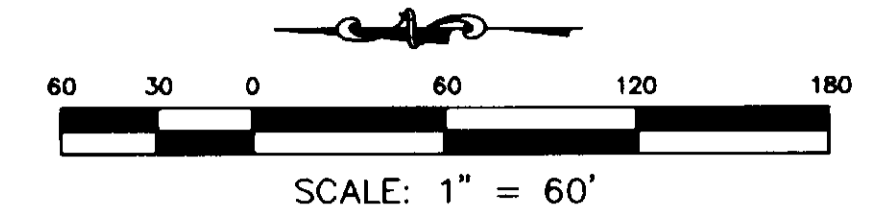


PHEASANT BROOK SUBDIVISION AMENDED

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
JUNE 2005



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 2600 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 NO. 166385
VON R. HILL
HILL & ARGYLE, INC.

NOTES:

- P.U.E. STANDS FOR PUBLIC UTILITY EASEMENT
- 10' FRONT AND REAR P.U.E. ON ALL LOTS AND 7' SIDE P.U.E. ON 1 SIDE LOT LINE UNLESS OTHERWISE NOTED.
- MONUMENTS TO BE SET.
- ALL DIMENSIONS ARE IN FEET.
- LOTS 1 AND 12 MUST FRONT ONTO PHEASANT BROOK DRIVE. LOTS 1 AND 12 SHALL NOT HAVE ANY ACCESS ONTO 2600 NORTH STREET.
- LOT 8 MUST FRONT ONTO PHEASANT BROOK DRIVE.
- STORM WATER DETENTION LOT TO BE DEDICATED TO PLAIN CITY, AND IS A STORM DRAIN AND PUBLIC UTILITY EASEMENT IN ITS ENTIRETY.
- 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.
- DUE TO THE POSSIBILITY OF FLOODING, IT IS THE DEVELOPERS AND THE HOME BUILDERS RESPONSIBILITY TO ENSURE THAT THE MINIMUM FINISHED FLOOR ELEVATION FOR LIVING SPACES WITHIN THE DEVELOPMENT IS TO BE NO LOWER THAN 4255.50 FEET. THE MINIMUM FINISHED FLOOR ELEVATION FOR ANCILLARY BUILDING, OR ATTACHED NON-LIVING SPACES SHALL HAVE FINISHED FLOORS NO LOWER THAN 4253.50 FEET. ELEVATIONS ARE BASED ON THE VERTICAL DATUM ESTABLISHED BY THIS DEVELOPMENT.

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.32	250.00	102°31'3"	N02°44'58"W	45.28
C2	44.04	250.00	102°36'38"	S03°53'47"E	43.98
C3	2.13	200.00	0°36'38"	S01°27'20"W	2.13
C4	39.88	220.00	102°31'3"	N03°44'58"W	39.83
C5	50.76	280.00	102°31'3"	N03°44'58"W	50.69
C6	49.33	280.00	102°36'38"	S03°53'47"E	49.28
C7	17.94	220.00	4°40'20"	S06°36'26"E	17.93
C8	20.82	220.00	5°25'18"	S01°33'37"E	20.81
C9	2.45	230.00	0°36'38"	S01°27'20"W	2.45
C10	1.81	170.00	0°36'38"	S01°27'20"W	1.81
C11	21.68	30.00	41°24'35"	S22°27'57"E	21.21
C12	114.68	50.00	131°24'35"	N22°32'03"W	91.14
C13	42.85	50.00	49°08'02"	S67°12'38"W	41.55
C14	25.71	30.00	49°08'02"	N67°12'38"E	24.93

FOUND WEBER COUNTY MONUMENT
S 1/4 CORNER SEC 27
N 1/4 CORNER SEC 34
T7N, R2W, SLB&M

FOUND WEBER COUNTY MONUMENT
SW 1/4 CORNER SEC 27
NW 1/4 CORNER SEC 34
T7N, R2W, SLB&M

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°26'38" WEST 660.00 FEET TO THE CENTERLINE OF 2600 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°27'22" EAST 292.05 FEET, NORTH 01°53'10" EAST 238.01 FEET, NORTH 01°08'02" EAST 129.26 FEET, NORTH 01°37'11" EAST 488.15 FEET TO THE SOUTHERLY LINE OF A CANAL FENCE, THENCE ALONG FENCE LINES THE FOLLOWING COURSES AND DISTANCES: SOUTH 70°00'14" EAST 54.19 FEET, SOUTH 68°11'15" EAST 57.98 FEET, SOUTH 64°57'12" EAST 67.00 FEET, SOUTH 59°06'38" EAST 110.68 FEET, SOUTH 54°48'11" EAST 73.61 FEET, THENCE LEAVING SAID FENCELINE SOUTH 01°57'52" WEST 10.40 FEET TO A POINT ON THE NORTH BOUNDARY OF BUZZ ENGLAND SUBDIVISION; THENCE NORTH 48°53'37" 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 8.03 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 HEREOF, 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____

TODD M. JOHNSON SCOTT M. CARTER

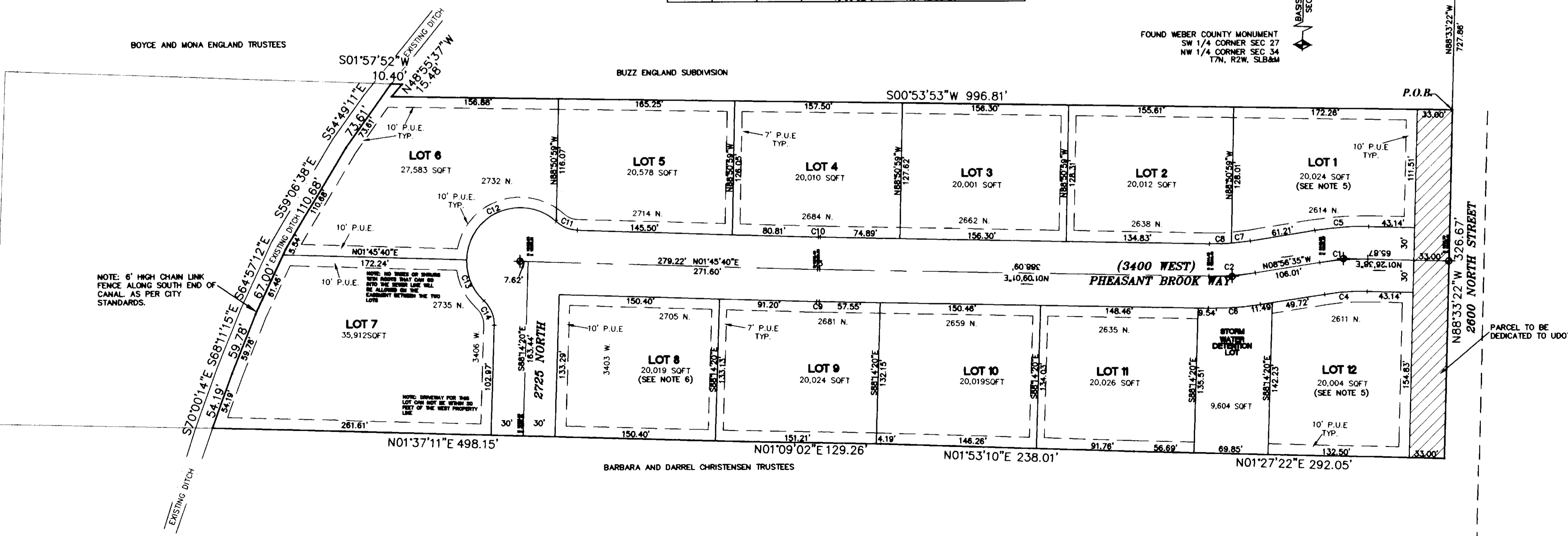
CHAD G. BUTTARS

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 _____

REC
APR 28 2005
WEBER CO
003623



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 PLAT AMENDED.DWG
REV. 6/7/04 6/8/05 ADDED NARRATIVE
REV. 11/2/04 6/14/05
REV. 12/29/04 REV. 10/11/05 REVISED NOTE 9
REV. 2/2/05 1/30/06 ADDED NARRATIVE

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: _____

RECEIVED
APR 28 2006
WEBER CO SURVEYOR

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