

PINEVIEW SUMMER HOME AREA

RE-SURVEY SUBDIVISION

PART OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 EAST, SLB&M
WEBER COUNTY, UTAH

PINEVIEW RESERVOIR

BOUNDARY DESCRIPTION

BEGINNING AT THE EAST 1/4 SECTION CORNER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 1 EAST, SLB&M; THENCE ALONG THE SECTION LINE S00°15'21"E 730.67 FEET TO ANGLE POINT A, THENCE S88°02'36"W 1990.90 FEET TO ANGLE POINT B, THENCE N30°54'28"W 910.68 FEET TO ANGLE POINT C, THENCE N00°12'51"W 570.36 FEET TO ANGLE POINT D AND THE SOUTH LINE OF HIGHWAY 39, THENCE ALONG HIGHWAY 39 THE FOLLOWING 7 CALLS: 1. 43.79 FEET ALONG A 1583.30 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N59°51'03"E 43.79 FEET), 2. N59°03'31"E 255.26 FEET, 3. 465.07 FEET ALONG A 843.47 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N74°51'16"E 459.20 FEET), 4. N00°39'01"E 51.00 FEET, 5. S89°17'15"E 812.61 FEET, 6. 711.15 FEET ALONG A 1811.22 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S78°02'28"E 706.59 FEET), 7. S66°41'44"E 266.74 FEET TO ANGLE POINT E AND THE SECTION LINE, THENCE ALONG THE SECTION LINE S00°38'57"E 615.28 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS IS S00°15'21"E ALONG THE SOUTH HALF OF THE SECTION LINE.

REFER TO U.S. FOREST SERVICE SURVEY WHICH IS RECORDED UNDER FILE SURVEY #3761 AT THE WEBER COUNTY SURVEYOR'S OFFICE. THERE IS A ROTATION OF 00°12'53" CLOCKWISE TO MATCH STATE PLANE COORDINATES AND TO MATCH UDOT HIGHWAY CONTROL.

SURVEYOR'S CERTIFICATE

I, FRANCIS D. EICKBUSH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 317443, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A RE-SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Francis D. Eickbush Dec 22, 2006
SURVEYOR DATE

HISTORICAL BACKGROUND

This re-survey was conducted for the purpose of clarifying the subdivision boundary and lot (tract) configurations as well as the street alignments and easement locations for this area that has been used by private citizens who are the lease holders in conjunction with the United States Forest Service. The lease agreements are recorded in the Weber County deed records and are titled as a group "Pineview Recreation Residence Tract, Wasatch-Cache National Forest, Ogden Ranger District, located within Section 15, Township 6 North, Range 1 East, SLB&M. This clarification is necessary for the following reasons:

- 1) The original subdivision into lots/tracts was done by the U.S. Department of Agriculture, Forest Service Region 4, Division of Water, Recreation & Lands, Cache National Forest. The original subdivision plat was titled Pineview Summer Home Area, approved Feb. 3, 1959. The plat contains the following note: "Mapping-Plane Table & Alidade - Measurements Computed." This note identifies a survey method which did not meet survey accuracy standards for property boundaries of that day, and when compared with current survey technology and methods.
- 2) The original plat map shows survey data (i.e. bearings and distances) for the lots but the accuracy is not consistent with recovered lot/tract monuments.
- 3) The streets/roads as shown on the plat have no information or data positively identifying their location or width. Widths of streets are generally understood to be 50 feet but this requirement is waived in those areas where existing lot boundaries are constraining.
- 4) The exterior boundary of the Pineview Summer Home Area was re-surveyed by Henry Peterson, a Forest Service Cadastral Surveyor with Utah Land Surveyor registration No. 501184 in 2004, Plat No. 2004-007. The boundary of that survey was retraced and found to be as returned. The plat of re-survey of the lots and tracts and common areas shown hereon will be known as Pineview Mountain Estates.
- 5) The basis of bearing for the original survey is shown as being related to Magnetic declination of 17'30" East. The re-survey executed by Henry J. Peterson uses NAD83 as the basis of bearings.

The USFS, under congressional authority, is in the process of conveying to the Pineview Mountain Estates Home Owners Association the property of which boundary has been agreed upon by the USFS and the lease holders of the Pineview Summer Home Area. All subsequent conveyances by the Pineview Mountain Estates Home Owners Association of the individual lots to their respective lease holders will be based upon this plat of survey.

OWNER'S DEDICATION

We, the undersigned officers of the Pineview Mountain Estates Homeowners Association, do hereby swear and say that we have commissioned this re-survey of the Original Plat of the "Pineview Summer Home Area" tract map; said map now being the Pineview Summer Home Area - 2004-007 subdivision to be duly recorded on the plat records of the Weber County Recorder's Office. *PINEVIEW SUMMER HOME AREA - 2004-007 Subdivision

We further swear and say that this survey was made for the purpose of accurately defining the lot/tract configurations, location of roads and streets and utility easements, and, we do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon. This is a gated community development and all streets and accesses through the subdivision are private and to be used by owners and invited guests of said owners and those performing construction and maintenance under authority of the Pineview Mountain Estates Homeowners Association (HOA). The HOA dedicates and reserves unto the property owners, their heirs, their grantees and assigns, a right-of-way to be used as access in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns), and on, over and across all those portions or parts of said Pineview Mountain Estates denoted as "Common Area." Maintenance of all streets and roads will be performed under the direction and authority of the HOA. The HOA retains all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of members of the HOA in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a right and public utility easement over, upon and under the lands designated hereon as public utility and storm water drainage easements, the same to be used for the installation and operation of public utility service lines, storm drainage facilities, or for the perpetual preservation of water channels in their natural state, whichever is applicable, as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots (tracts) upon which private land drains are constructed of which are otherwise dependent upon such land drains, and easement over such land drains for the purpose of perpetual maintenance and operation.

Francis D. Eickbush 12/23/06
President, Pineview Mountain Estates (Date)
Frank J. Smith 12/23/06
MEMBER OF THE BOARD ATTEST: (Date)
Homeowners Association

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 29th day of December, 2006, personally appeared before me, the undersigned notary public, the signers of the above dedication representing the Pineview Mountain Estates Homeowners Association, who acknowledged to me that they executed the foregoing application freely and voluntarily and for the purposes and intentions therein expressed.

Notary Public
Francis D. Eickbush
Notary Signature

COUNTY RECORDER

Entry no. 2232005
Fee paid \$140.00
Filed for record and recorded
29-Dec-2006 at 12:37 PM
in book 65 of official records,
on pages 9 to 10 U.S. TITLE
County Recorder: DOUG COFFETS
By Deputy: Juan Kilts



OAK HILLS SURVEYING ASSOCIATES, L.C.
238 EAST STATE ST SUITE 8
PLEASANT GROVE, UT 84062
(801) 796-3828 (Phone)
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oakhillsurvey@aol.com

SHEET 1 OF 3



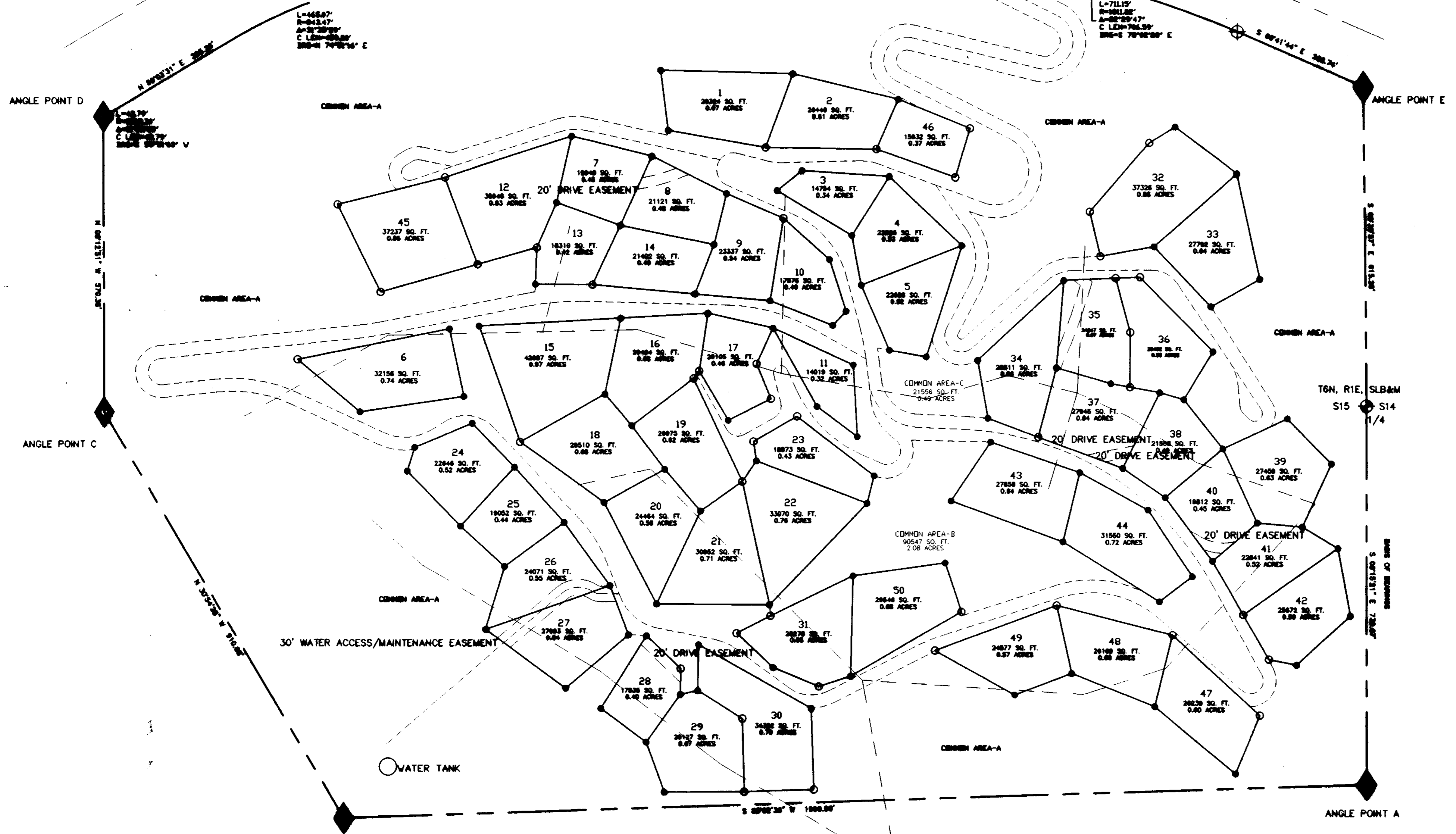
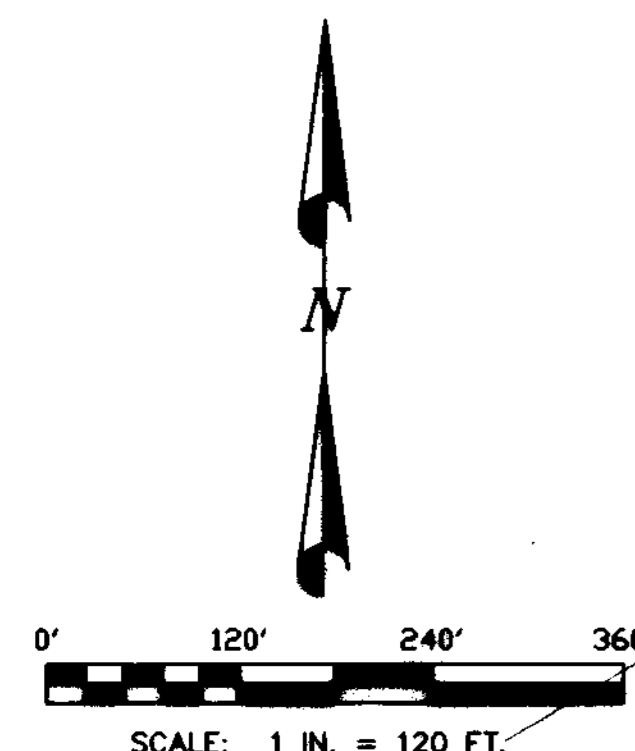
SURVEYOR'S SEAL

LEGEND

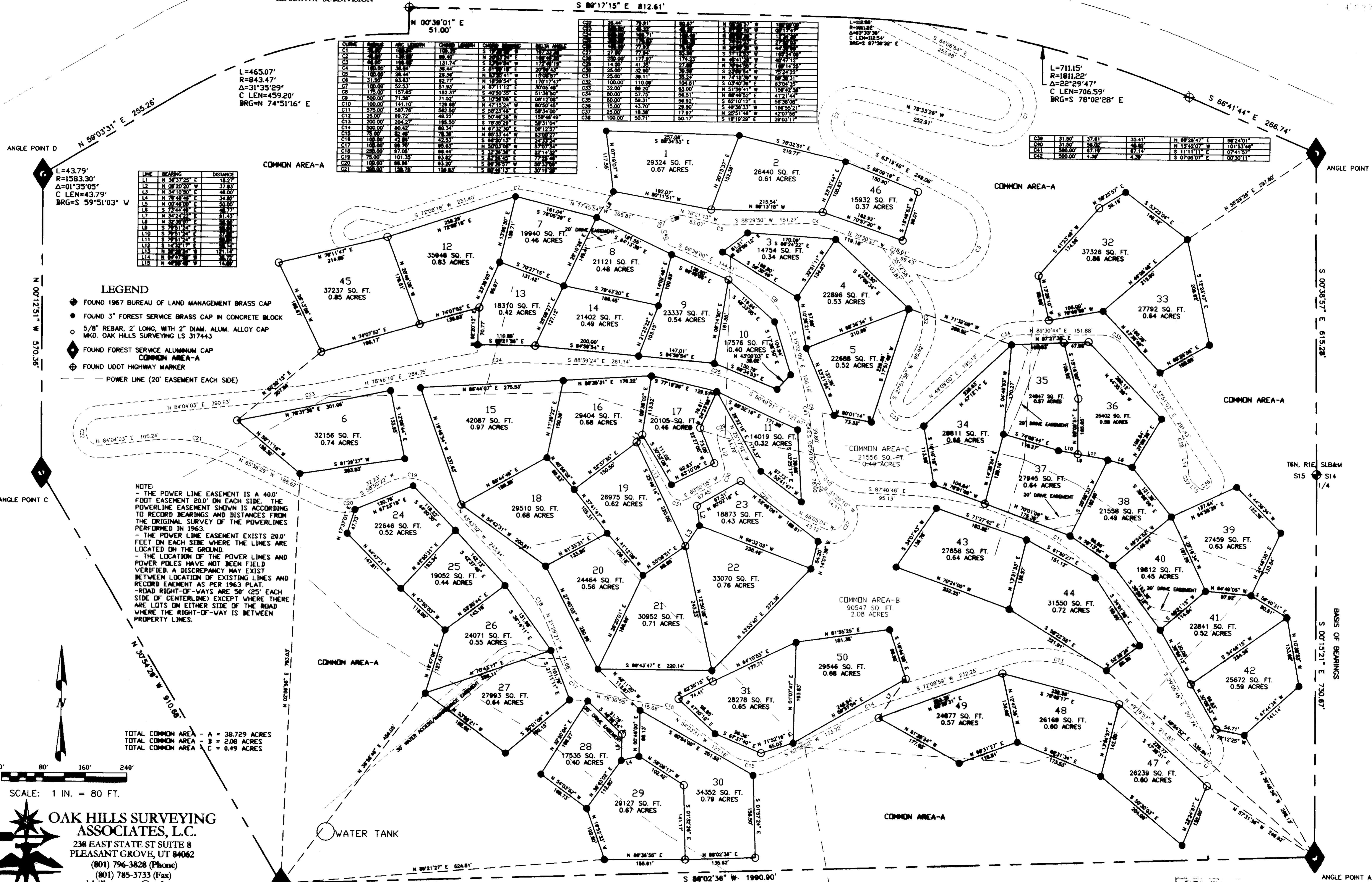
- ◆ FOUND 1967 BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND ORIGINAL CORNER
- 5/8" REBAR, 2" LONG, WITH 2" DIAM. ALUM. ALLOY CAP MKD. OAK HILLS SURVEYING LS 317443
- ◆ FOUND FOREST SERVICE ALUMINUM CAP
- ⊕ FOUND UDOT HIGHWAY MARKER
- POWER LINE EASEMENT (20' EACH SIDE OF CENTERLINE)
- ROAD ROW
- EASEMENT

TOTAL COMMON AREA - A = 38.729 ACRES
TOTAL COMMON AREA - B = 2.08 ACRES
TOTAL COMMON AREA - C = 0.49 ACRES

NOTE:
- THE POWER LINE EASEMENT IS A 40.0' FOOT EASEMENT 20.0' ON EACH SIDE. THE POWERLINE EASEMENT SHOWN IS ACCORDING TO RECORDED BEARINGS AND DISTANCES FROM THE ORIGINAL SURVEY OF THE POWERLINES PERFORMED IN 1963.
- THE EASEMENT EXISTS 20.0' FEET ON EACH SIDE WHERE THE LINES ARE LOCATED ON THE GROUND.
- THE LOCATION OF THE POWER LINES AND POWER POLES HAVE NOT BEEN FIELD VERIFIED. A DISCREPANCY MAY EXIST BETWEEN LOCATION OF EXISTING LINES AND RECORD EASEMENT AS PER 1963 PLAT.
- THE ROAD ROW IS 25.0' (TYP) EACH SIDE OF THE SHOWN CENTERLINE WHERE POSSIBLE. ROAD ROW IS AS SHOWN ON PLAT.



PINEVIEW SUMMER HOME AREA
RE-SURVEY SUBDIVISION



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 36°37'25" E	18.27	L17	N 79°11'47" E	214.86
L2	N 08°20'20" W	37.83	L18	N 79°07'50" E	198.17
L3	N 34°10'50" E	48.00	L19	N 78°46'16" E	284.35
L4	N 78°58'24" E	34.82	L20	N 78°46'16" E	284.35
L5	N 00°44'00" E	50.00	L21	N 84°04'03" E	105.24
L6	S 79°24'49" E	48.77	L22	N 84°04'03" E	105.24
L7	N 34°23'29" E	61.43	L23	N 84°04'03" E	390.63
L8	N 32°30'00" E	50.00	L24	N 84°04'03" E	105.24
L9	S 78°51'16" E	48.77	L25	N 84°04'03" E	390.63
L10	S 78°51'16" E	48.77	L26	N 84°04'03" E	390.63
L11	S 78°51'16" E	48.77	L27	N 84°04'03" E	390.63
L12	S 78°51'16" E	48.77	L28	N 84°04'03" E	390.63
L13	S 78°51'16" E	48.77	L29	N 84°04'03" E	390.63
L14	S 78°51'16" E	48.77	L30	N 84°04'03" E	390.63
L15	S 78°51'16" E	48.77	L31	N 84°04'03" E	390.63
L16	S 78°51'16" E	48.77	L32	N 84°04'03" E	390.63

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LEGEND

- FOUND 1967 BUREAU OF LAND MANAGEMENT BRASS CAP
- FOUND 3" FOREST SERVICE BRASS CAP IN CONCRETE BLOCK
- 5/8" REBAR, 2' LONG, WITH 2" DIAM. ALUM. ALLOY CAP MKD. OAK HILLS SURVEYING LS 317443
- FOUND FOREST SERVICE ALUMINUM CAP
- COMMON AREA-A
- FOUND UDOT HIGHWAY MARKER
- POWER LINE (20' EASEMENT EACH SIDE)

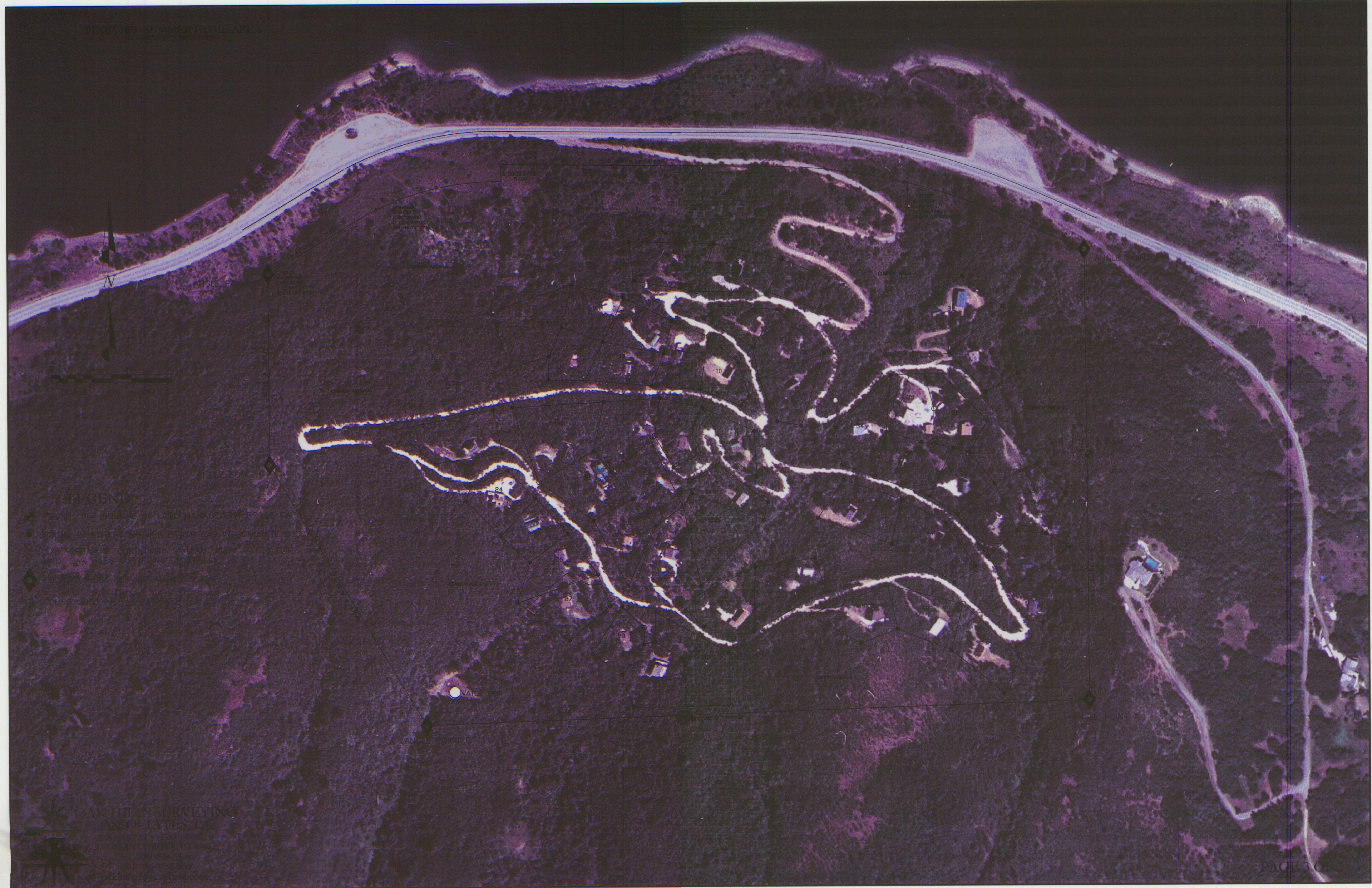
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 - THE POWER LINE EASEMENT EXISTS 20.0' FEET ON EACH SIDE WHERE THE LINES ARE LOCATED ON THE GROUND.
 - THE LOCATION OF THE POWER LINES AND POWER POLES HAVE NOT BEEN FIELD VERIFIED. A DISCREPANCY MAY EXIST BETWEEN LOCATION OF EXISTING LINES AND RECORD EASEMENT AS PER 1963 PLAT.
 - ROAD RIGHT-OF-WAYS ARE 50' (25' EACH SIDE OF CENTERLINE) EXCEPT WHERE THERE ARE LOTS ON EITHER SIDE OF THE ROAD WHERE THE RIGHT-OF-WAY IS BETWEEN PROPERTY LINES.

TOTAL COMMON AREA - A = 38.729 ACRES
 TOTAL COMMON AREA - B = 2.08 ACRES
 TOTAL COMMON AREA - C = 0.49 ACRES



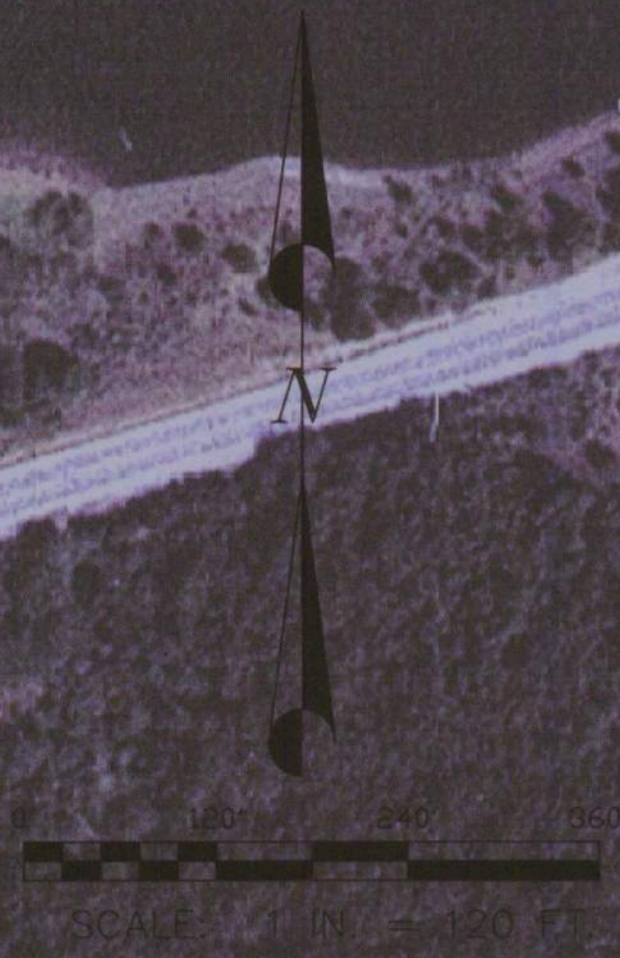
SCALE: 1 IN. = 80 FT.

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