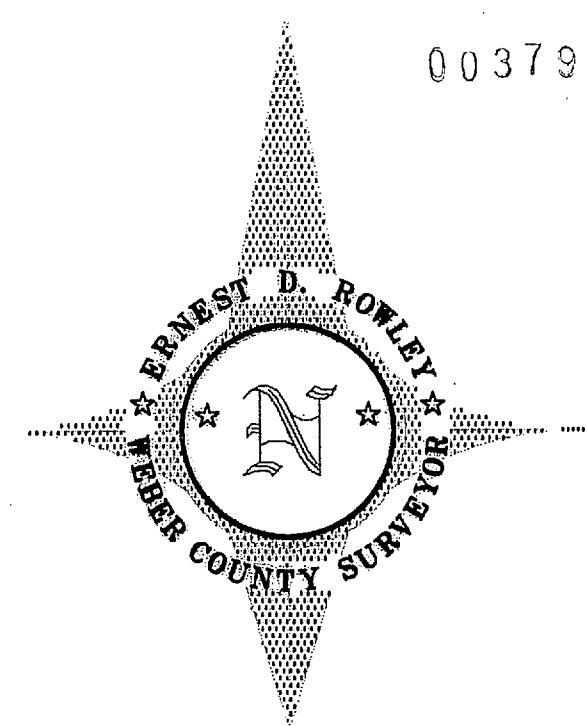


PLEASANT VALLEY-SOUTH BRANCH LIBRARY SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SECTION 16
T5N, R1W, SLB&M, U.S. SURVEY
WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH
FEBRUARY 2007

003793



SCALE 1"=50'

VICINITY MAP

WASHINGTON TERRACE

SUBDIVISION LOCATION

WEBER COUNTY SURVEYOR'S CERTIFICATE
I, LARRY L. SLAGOWSKI, HAVING BEEN DULY APPOINTED AS THE CHIEF DEPUTY SURVEYOR FOR WEBER COUNTY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 255382 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT WE OF THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE, OF THE STATE OF UTAH, HAVING BEEN GIVEN THE AUTHORITY BY THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS DESCRIBED HEREON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17 AND IN SO DOING, HAVE SUBDIVIDED THE SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS PLEASANT VALLEY-SOUTH BRANCH LIBRARY SUBDIVISION, THE SAME HAVING BEEN CORRECTLY SURVEYED AND ALL LOTS AND EASEMENTS ARE THE DIMENSIONS SHOWN. I FURTHER CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THE TRACT OF LAND SHOWN HEREON THIS PLAT AND THAT THIS PLAT IS AN ACCURATE RECORD OF THIS SURVEY.

259962
LICENSE No.

Ernest D. Rowley
SIGNATURE
3/1/07

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BETTER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT FALLS NORTH 00°53'08" EAST 165.91 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 16, AND RUNNING:
THENCE NORTH 00°53'08" EAST 534.09 FEET ALONG THE SECTION LINE,
THENCE SOUTH 89°10'36" EAST 388.43 FEET TO A POINT INTERSECTING THE NORTHERLY EXTENSION OF THE WEST LINE OF THE SOUTH OGDEN CITY OWNED PARCEL (BK 1491 P 1598),
THENCE SOUTH 00°45'24" WEST 364.09 FEET ALONG SAID NORTHERLY EXTENSION AND THE WEST PROPERTY LINE OF THE SAID SOUTH OGDEN CITY PARCEL,
THENCE NORTH 89°10'36" WEST 133.01 FEET (BK 1491 P 1257),
THENCE SOUTH 00°53'08" WEST (S00°45'24"W) 170.00 FEET (BK 2118 P 1342),
THENCE NORTH 89°10'36" WEST 256.24 FEET TO THE SECTION LINE AND THE POINT OF BEGINNING.
CONTAINS 4.25 ACRES

OWNER'S DEDICATION

WE, 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:
PLEASANT VALLEY-SOUTH BRANCH LIBRARY SUBDIVISION
AND DO HEREBY DEDICATE TO WASHINGTON TERRACE 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 WASHINGTON TERRACE 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 WASHINGTON TERRACE CITY.

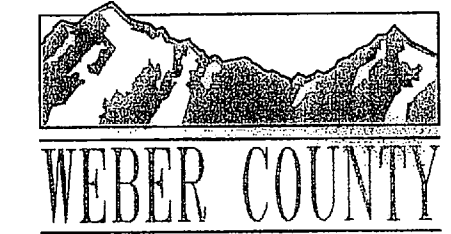
By Elaine Stephens 3-14-07, 2007
ELAINE STEPHENS DATE
CHAIR- WEBER COUNTY LIBRARY DEVELOPMENT FUND

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WEBER } SS
ON THE 14 DAY OF Mar, 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Elaine Stephens, THE SIGNER OF THE OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Julie Brulsen
NOTARY PUBLIC

PLEASANT VALLEY-SOUTH BRANCH LIBRARY SUBDIVISION
SOUTHWEST QUARTER SECTION 16
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



Surveyed By
L.S. M.M.
SURVEY DATE 7/28/05 THRU 10/19/06
Plat Prepared By
LARRY SLAGOWSKI
CHIEF DEPUTY SURVEYOR
DRAWING DATE 3/01/07
Approved for Filing By
ERNEST D. ROWLEY
WEBER COUNTY RECORDER/SURVEYOR
APPROVAL DATE 03/01/07

Ernest D. Rowley
Weber County Recorder/Surveyor
Larry L. Slagowski
Chief Deputy Surveyor
2300 Washington Blvd. Rm 280
Ogden, Utah 84401
(801) 399-8020
FAX: (801) 399-8316

003793
003793
SURVEY FILING NUMBER

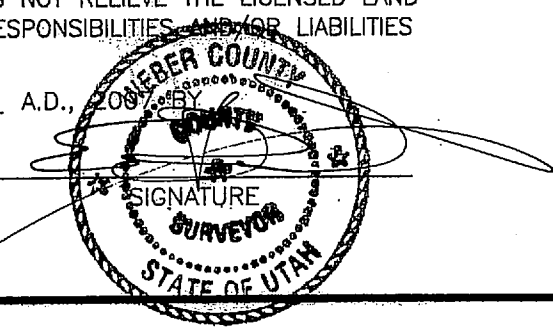
NARRATIVE:

(1) THE SUBJECT SUBDIVISION PROPERTY WAS SURVEYED BY DIRECTIVES OF THE WEBER COUNTY COMMISSIONERS RESULTING FROM AN INITIAL REQUEST BY LYNDA WANGSGARD, DIRECTOR OF THE WEBER COUNTY LIBRARIES IN ORDER TO DEFINE THE PARCEL BOUNDARIES TO FACILITATE THE CONSTRUCTION OF A NEW LIBRARY LOCATED WITHIN WASHINGTON TERRACE CITY.
(2) IN THE PROCESS OF CONDUCTING THE RESEARCH FOR THE BOUNDARY DELINEATION OF THE SUBJECT PROPERTIES AS SHOWN HEREON THIS PLAT, IT WAS DISCOVERED THAT OGDEN CITY ORIGINALLY OWNED ALL OF THE PARCELS AS DEPICTED UPON THIS PLAT. SAID ACQUISITION BY OGDEN CITY OCCURRED IN JUNE 1956 (BK 517 P350). THEY IN AUGUST 1960 OGDEN CITY CONVEYED TO THE LDS CHURCH A RECTANGULAR PARCEL OF LAND (BK 679 P185) WHICH WAS LATER CONVEYED TO SOUTH OGDEN CITY IN MARCH 1986 (BK 1491 P1598), THEREBY CREATING SENIOR RIGHTS UPON THE WEST LINE OF SAID PARCEL, SAID WEST LINE BEING COMMON WITH THE EAST LINE OF THE SURVEYED PARCELS AS SHOWN HEREON.
(3) THE INVOLVEMENT OF THE LIBRARY PARCEL AS WELL AS THE ADJACENT WASHINGTON TERRACE CITY PARCEL AS SHOWN HEREON WAS CONVEYED ORIGINALLY BY OGDEN CITY TO THE WEBER SCHOOL DISTRICT IN JUNE OF 1976 (BK 1134 P 330) THENCE TO WASHINGTON TERRACE CITY (BK 1530 P2766), THENCE TO DOUGLAS STEPHENS (BK 1943 P1280) IN JANUARY 1997 WHEREBY STEPHENS SUBSEQUENTLY SUBDIVIDED HIS PARCEL. THE FIRST DIVISION BEING CONVEYED TO THE WEBER COUNTY LIBRARY DEVELOPMENT FUND (BK 1980 P2027), THE SECOND DIVISION CONVEYED TO DAVID TRIMBLE (BK 2118 P 1342), AND LASTLY THE THIRD DIVISION, BEING THE REMAINDER TO WASHINGTON TERRACE CITY (ENTRY # 2074028).
(4) THE BEARING WITHIN THE DEED LANGUAGE ALONG THE WEST LINE OF THE REFERRED TO SOUTH OGDEN PARCEL (BK 1491 P 1598) IS BASED UPON THE RELATIONSHIP OF THE EAST-WEST SECTION LINE (SAID SECTION LINE ALSO DEFINING THE SOUTH BOUNDARY OF SAID PARCEL), BY ROTATING THE ORIGINAL DEED BEARING OF (SOUTH 89° 30' EAST) ALONG SAID EAST-WEST SECTION LINE BY 0°19'24" CLOCKWISE TO THAT OF STATE PLANE GRID BASIS, SAID BEARING BEING SOUTH 89° 10'36" EAST, THE ORIGINAL DEED BEARING (BEING NORTH 0°26' EAST) ALONG THE WEST LINE OF THE SOUTH OGDEN CITY PARCEL (AND BEING THE SENIOR AND CONTROLLING DEED LINE TO THE WESTERLY ADJACENT PARCELS), BECOMES NORTH 00°45'24" EAST. IN RESEARCHING THE ORIGINAL DEED LANGUAGE OF THE EAST LINE OF THE ADJACENT PARCEL ON THE WEST SIDE OF THE SAID SOUTH OGDEN PARCEL THE ORIGINAL BEARING ALONG THE COMMON LINE ALSO BEARS (NORTH 0°26' EAST) CREATING NO AMBIGUITY OR CONFLICT WITH THE INTENT OR CONVEYANCE OF OWNERSHIP.
(5) THE CONCERN THAT DID ARISE HOWEVER IS THAT THE INTENT WITHIN THE LANGUAGE OF THE ORIGINAL DEED REFERRING TO THE PARCEL ON THE WEST SIDE OF THE SOUTH OGDEN CITY PARCEL (SAID WEST PARCEL PRESENTLY OWNED BY THE WEBER COUNTY LIBRARY BOARD AND WASHINGTON TERRACE CITY) WAS TO BE A PARALLELOGRAM PARCEL HAVING EQUAL DIMENSIONS ON EACH OF THE NORTH-SOUTH LINES AS WELL AS THE EAST-WEST LINES THEREBY PROMOTING THE TENDENCY (BY THE INTERPRETER OF THE DEED) TO POSITION THE SAID EAST LINE TO BE PARALLEL WITH THE SECTION (WEST BOUNDARY) LINE, WHICH WOULD CONSTITUTE A GRID BEARING OF NORTH 00°53'08" EAST. IN AUGUST OF 1987 A SURVEY WAS PERFORMED BY MOUNTAIN WEST LAND SURVEYORS AT THE REQUEST OF SOUTH OGDEN CITY TO DEFINE THE EXTENTS OF THEIR OWNERSHIP. DURING THE COURSE OF THE SAID SURVEY, THE FILED RECORD OF SURVEY PLAT (INDEX # 000024) REFLECTS THAT, THROUGH THEIR RETRACEMENT, #4 REBARS WERE FOUND AT THREE OF THE FOUR RESPECTIVE CORNERS OF THE PROPERTY. THE ESTABLISHED BEARING (BY THEIR RETRACEMENT AND HENCE REFLECTED UPON THEIR SURVEY PLAT), REVEALS NORTH 00°45'24" EAST, CONFIRMING THE ROTATIONAL GRID BEARING AS STATED EARLIER IN THIS NARRATIVE AND IN MY OPINION THE CORRECT BEARING OF OWNERSHIP RETRACEMENT. A SUBSEQUENT CONVEYANCE TO THE WEBER COUNTY LIBRARY DEVELOPMENT FUND IN DECEMBER OF 1998 (BK 1980 P2028) ALSO STATES SOUTH 00°45'24" WEST ALONG THE WEST LINE OF SOUTH OGDEN CITY, ONCE AGAIN GIVING INTEGRITY TO THE RETRACEMENT EFFORTS.
(6) IT DOES APPEAR THOUGH, THAT HOWEVER IT WAS CONSTRUCTED, A CHAIN LINK FENCE EXISTS ALONG THE DISCUSSED COMMON LINE WHEREBY SAID FENCE HARMONIZES QUITE WELL AS BEING CONSTRUCTED PARALLEL WITH THE NORTH-SOUTH SECTION LINE TO THE WEST.
(7) IN SUMMARY, SENIOR RIGHTS ALONG THE WEST LINE OF THE SOUTH OGDEN CITY PARCEL WERE HONORED THEREBY ESTABLISHING A BEARING (AS STATED EARLIER) OF NORTH 00°45'24" EAST. THE NORTH AND SOUTH LINES OF THE SURVEYED PARCEL WERE POSITIONED PARALLEL WITH ONE ANOTHER AS INTENDED FROM WITHIN THE DEED.

- SECTION CORNER MONUMENT
- SET 5/8" REBAR & CAP STAMPED WITH "WEBER COUNTY SURVEY"
- EASEMENT LINES
- SUBDIVISION BNDRY

WEBER COUNTY RECORDER/SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH.
APPROVED THIS 15 DAY OF March A.D. 2007

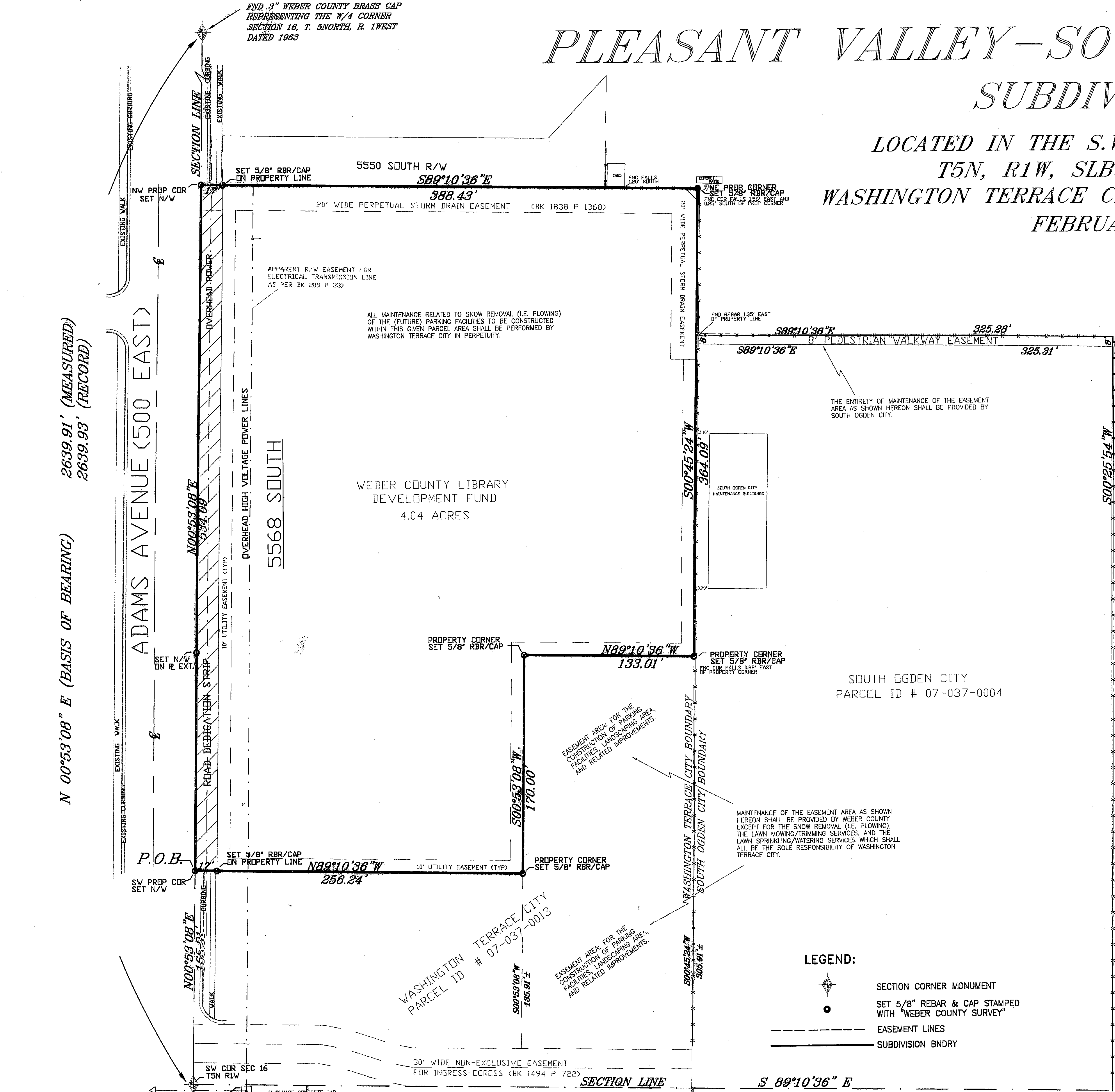
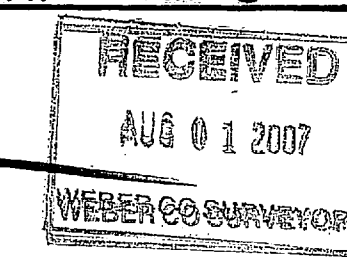


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°53'08" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4-QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID BASIS BEING THAT OF THE NAD'83 COORDINATE SYSTEM, UTAH NORTH ZONE.

3" WEBER COUNTY BRASS CAP REPRESENTING THE S/4 CORNER SECTION 16, T. 5NORTH, R. 1WEST DATED 1983

COUNTY RECORDER
ENTRY No. 2275625 FEE PAID NO FEE
FILED FOR RECORD AND RECORDED:
05-JULY-2007 AT 8:49A.M.
IN BOOK 666 PAGE 41
OF OFFICIAL RECORDS.
RECORDED FOR: WEBER COUNTY
ERNEST D. ROWLEY
COUNTY RECORDER



SOUTH OGDEN CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE SOUTH OGDEN CITY COUNCIL THIS 20 DAY OF June A.D., 2007 AT WHICH TIME THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF EASEMENTS WERE DULY APPROVED AND ACCEPTED.
ATTEST: Dana B. Gouard CITY RECORDER
[Signature] MAYOR

WASHINGTON TERRACE CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF MARCH A.D., 2007 BY THE WASHINGTON TERRACE CITY PLANNING COMMISSION.
[Signature] CHAIRMAN

WASHINGTON TERRACE CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENT OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATE: March 23, 2007
[Signature] CITY ENGINEER

WASHINGTON TERRACE CITY ATTORNEY

APPROVED THIS 23 DAY OF March A.D., 2007 BY THE WASHINGTON TERRACE CITY ATTORNEY.
[Signature] CITY ATTORNEY

NOTES:
1: 10 FOOT EASEMENTS ON THE INSIDE OF EACH PROPERTY LINE (UNLESS OTHERWISE NOTED) AS INDICATED BY DASHED LINES FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.

FND 3" WEBER COUNTY BRASS CAP REPRESENTING THE W/4 CORNER SECTION 16, T. 5NORTH, R. 1WEST DATED 1983

FND 3" WEBER COUNTY BRASS CAP REPRESENTING THE SW CORNER SECTION 16, T. 5NORTH, R. 1WEST ORIGINALLY SET BY CLO IN 1941 NOW RESET WITH RING/LID IN 2004

NOTES:
1: 10 FOOT EASEMENTS ON THE INSIDE OF EACH PROPERTY LINE (UNLESS OTHERWISE NOTED) AS INDICATED BY DASHED LINES FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.