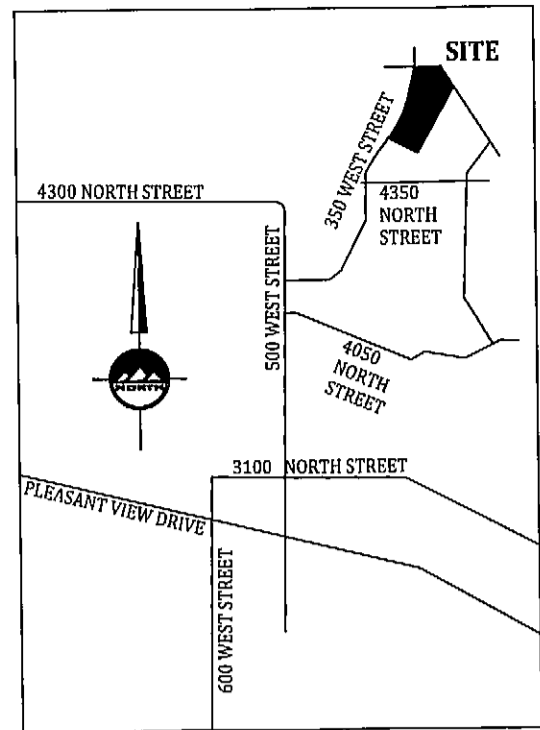
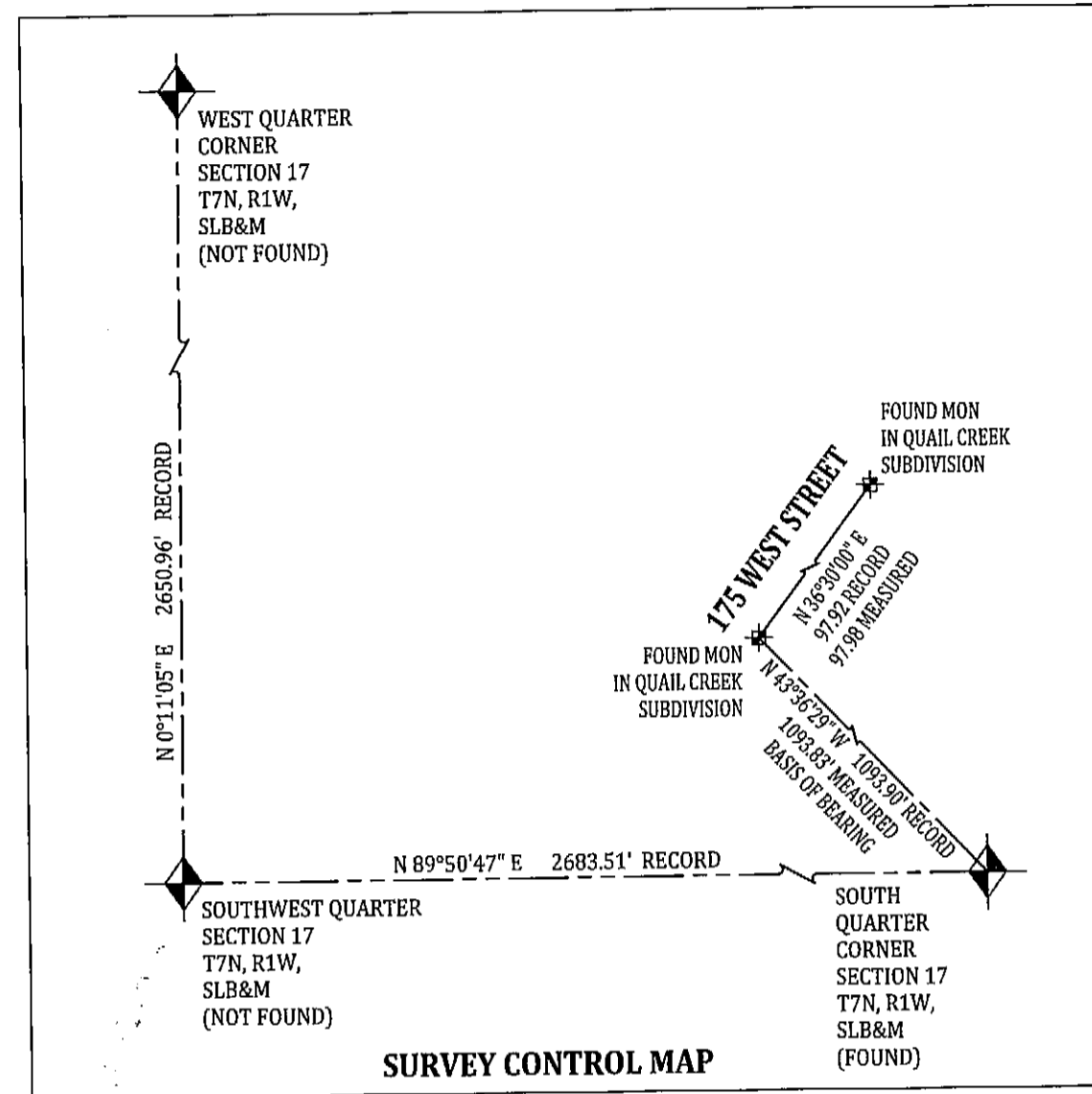


# HEART OF POLEPATCH SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 17  
TOWNSHIP 7 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH



VICINITY MAP  
NO SCALE  
PLEASANT VIEW UTAH

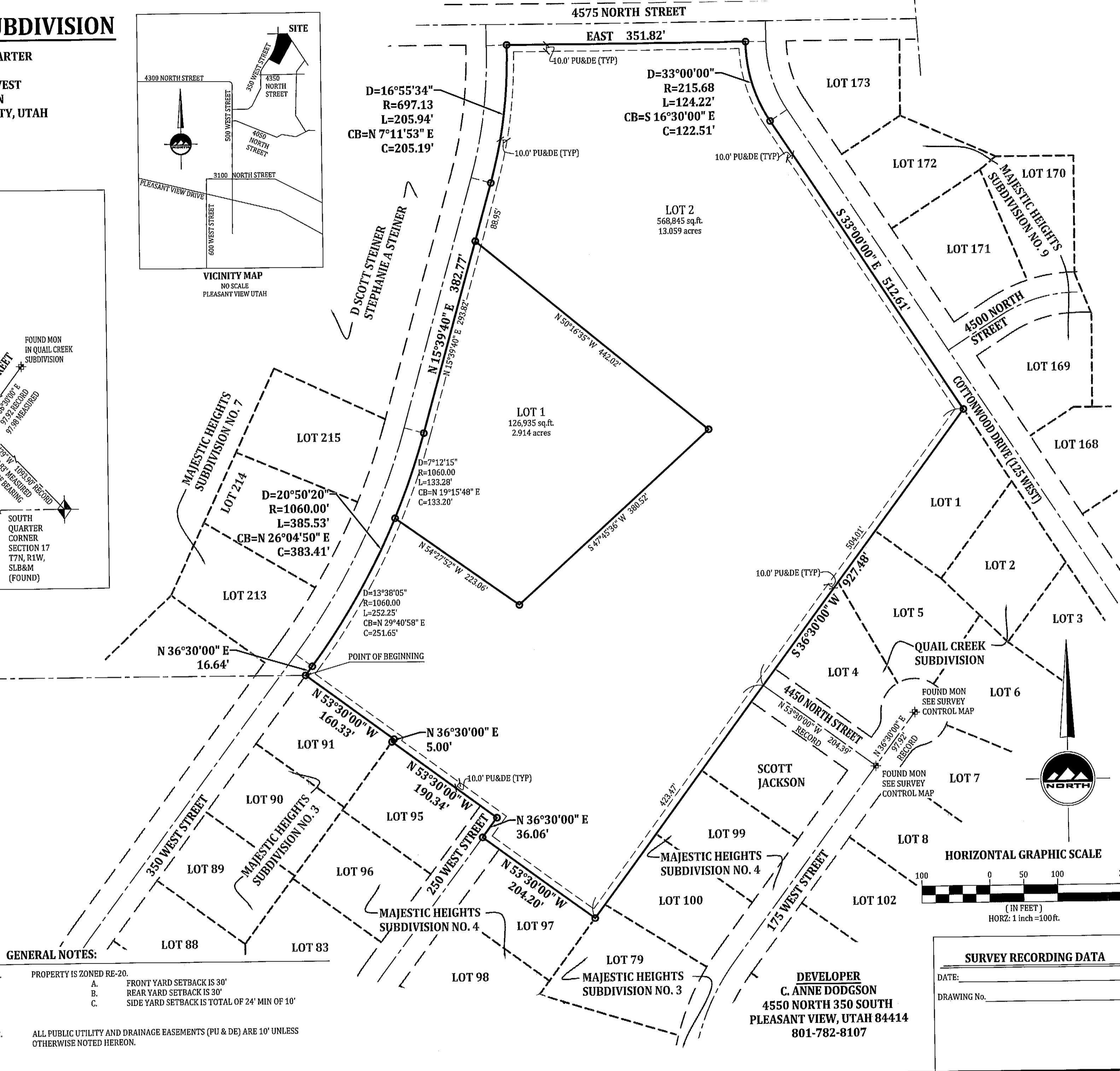


SURVEY CONTROL MAP

### GENERAL NOTES:

- PROPERTY IS ZONED RE-20.
  - FRONT YARD SETBACK IS 30'
  - REAR YARD SETBACK IS 30'
  - SIDE YARD SETBACK IS TOTAL OF 24' MIN OF 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' UNLESS OTHERWISE NOTED HEREON.

NOTE:  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THOSE UTILITIES WITH FACILITIES IN THE P.U.E.



DEVELOPER  
C. ANNE DODGSON  
4550 NORTH 350 SOUTH  
PLEASANT VIEW, UTAH 84414  
801-782-8107

### SURVEY RECORDING DATA

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

### CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY PLEASANT VIEW CITY ENGINEER.

### LAND USE AUTHORITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE PLEASANT VIEW CITY LAND USE AUTHORITY.



LAYTON  
1495 West Hillfield Rd.  
Suite 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSIGNUTAH.COM

SALT LAKE CITY  
Phone: 801.255.0529  
PLEASANT GROVE  
Phone: 801.796.8145  
TOOELE  
Phone: 435.843.3590

CITY ADMINISTRATOR

PLEASANT VIEW CITY ENGINEER

### SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as HEART OF POLEPATCH SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at a the Northwest Corner of Lot 91, Majestic Heights Subdivision No. 4, also being on the east line of 350 West Street and being North 0°11'05" East 943.49 feet along the section line and East 1088.18 feet from the Southwest Corner of Section 17, Township 7 North, Range 1 West, Salt Lake Base and Meridian, and running:  
thence North 36°30'00" East 16.64 feet along the east line of 350 West Street;  
thence Northeastly 385.53 feet along the arc of a 1060.00 foot radius curve to the left (center bears North 53°30'00" West, chord bears North 26°04'50" East 383.41 feet through a central angle of 20°50'20") along the east line of 350 West Street;  
thence North 15°39'40" East 382.77 feet along the east line of 350 West Street;  
thence Northeastly 205.94 feet along the arc of a 697.13 foot radius curve to the left (center bears North 74°20'20" West, chord bears North 07°11'53" East 205.19 feet through a central angle of 16°55'34") along the east line of 350 West Street to the south line of 4575 North Street;  
thence East 351.82 feet along the south line of 4575 North Street to the west line of Cottonwood Drive (125 West) as platted on the Majestic Heights Subdivision No. 9;  
thence Southeastly 124.22 feet along the arc of a 215.68 foot radius curve to the left (center bears East, chord bears South 16°30'00" East 122.51 feet through a central angle of 33°00'00") along the west line of Cottonwood Drive (125 West) as platted on the Majestic Heights Subdivision No. 9;  
thence South 33°00'00" East 512.61 feet along the west line of Cottonwood Drive (125 West) as platted on the Majestic Heights Subdivision No. 9 to the Northerly most Corner of Lot 1, Quail Creek Subdivision;  
thence South 36°30'00" West 927.48 feet along the westerly line of Quail Creek Subdivision and beyond, to and along the westerly line of Majestic Heights Subdivision No. 4 and beyond, to and along the westerly line of Majestic Heights Subdivision No. 3 to the Northeast Corner of Lot 97, Majestic Heights Subdivision No. 4;  
thence North 53°30'00" West 204.20 feet along the north line of said Lot 97 and beyond, to the centerline of 250 West Street as platted on Majestic Heights Subdivision No. 4;  
thence North 36°30'00" East 36.06 feet along the centerline of 250 West Street to a Northeast Corner of Majestic Heights Subdivision No. 4;  
thence North 53°30'00" West 190.34 feet to and along the north line to the Northwest Corner of Lot 95, Majestic Heights Subdivision No. 4, also being on the easterly line of Lot 91, Majestic Heights Subdivision No. 3;  
thence North 36°30'00" East 5.00 feet along the easterly line to the Northeast Corner of Lot 91, Majestic Heights Subdivision No. 3;  
thence North 53°30'00" West 160.34 feet along the north line to the Northeast Corner of Lot 91, Majestic Heights Subdivision No. 3, also being on the east line of 350 West Street and the point of beginning.

Contains: 695,780 square feet. 15,973 acres. 2 Lots.

*Keith R. Russell*  
Date: June 8, 2012  
Keith R. Russell  
License no. 164386



This plat has not been recorded as a subdivision as of the date of this filing with the Weber County Clerk.

### OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

## HEART OF POLEPATCH SUBDIVISION

do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: C. ANNE DODGSON LIMITED TRUST  
C. ANNE DODGSON, TRUSTEE  
WEBER J.S.S.

### LIVING TRUST ACKNOWLEDGMENT

STATE OF UTAH  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, C. ANNE DODGSON, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that She is the TRUSTEE of C. ANNE DODGSON LIMITED TRUST and that She signed the Owner's Dedication freely and voluntarily for and in behalf of said trust for the purposes therein mentioned and acknowledged to me that said Trust executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

## HEART OF POLEPATCH SUBDIVISION

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OF SECTION 17  
TOWNSHIP 7 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
PROJECT NUMBER: L1916  
MANAGER: M.STATEN  
DRAWN BY: ASHELBY  
CHECKED BY: KRUSSELL  
DATE: 6/8/12  
BY \_\_\_\_\_ DEPUTY RECORDER

### SHEET 1 OF 1