

ZONING

Lot is located in Zone: RE-15, Residential Zone, per Zoning Map. (Information Provided by the Pleasant View Planning Commission at http://www.pleasantviewcity.com/images/stories/February%202012%20Code.pdf)

21-1 Purpose and Intent

The purpose of the RE-15 zone classification is to provide regulated areas for single family residential use under qualifying medium density as described in the General Plan. (Ord. 2008-16 dated 11/21/08; prior codes see below).

18.09.040 Site Development Standards.

- A. Lot size
1. Interior lots: 15,000 square foot minimum
2. Corner lots: 16,000 square foot minimum
B. Lot Width. Minimum lot width at a distance thirty feet back from the front lot line shall be one hundred feet.
C. Yard-Front. Minimum yard setback shall be thirty feet.
D. The minimum side yard for any dwelling shall be ten feet and the total width of the two required side yards shall not be less than twenty-four feet.
E. Yard-Rear. The minimum depth of the rear yard for any main building shall be thirty feet.
F. Yard-General. The minimum setback requirement of any yard for any building which abuts 600 West, 1000 West or 1100 West shall be 40 feet.

18.09.050 Housing Standards.

- A. Building Height.
1. Minimum shall be one story or ten feet.
2. Maximum shall be two and one-half stories or thirty-five feet.
B. Single family homes shall incorporate the following:
1. A minimum of 50% of each structure's exterior surface as masonry (brick, stone or stucco.)
2. A minimum of a 2 car garage is required.
3. Roof materials shall be constructed of architectural shingles that simulated the depth of wood shingles or may be constructed of tile or other materials approved by the Planning Commission.
4. Minimum 5:12 roof pitch.
5. No more than 2 homes with the same or very similar architecture shall be allowed adjacent to each other.
6. All homes shall have a minimum finished square footage of 1500 above grade with at least 800 square feet per floor.

PROPERTY LINE CURVE DATA

Table with 5 columns of curve data including angle, radius, length, and bearing for various property lines.

LEGEND

Legend table listing symbols for various features like Centerline, Buried Telephone line, Top of Asphalt, etc.

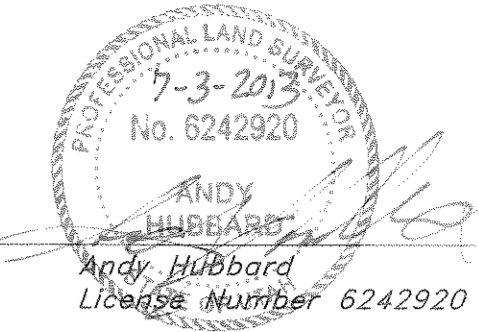
CERTIFICATION

To Country Fields, Ivory Homes, Mountain View Title & Escrow Company.

The ALTA/ACSM survey will meet the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 2011...

The field work was completed on 3 June, 2013.

Date of Plat or Map: 17 June, 2013.



BOUNDARY DESCRIPTION

All of Lots 77 through 81, Country Fields Phase No. 3, Pleasant View City, Weber County, Utah, according to the official plat thereof.

EXCEPTIONS TO COVERAGE

- Exception 8: Said property is included within the following boundaries and is subject to any charges and assessments levied by them as a result of services provided.
Exception 9: AGREEMENTS AND EASEMENTS TO USE WATER DISTRIBUTION SYSTEMS, OF CANALS, DITCHES, PIPELINES AND FACILITIES OF WEBER AND BOX ELDER CONSERVATION DISTRICT...
Exception 10: Notes, Conditions and/or Restrictions as disclosed on proposed dedication plat...
Exception 11: A ten (10) foot Public Utility and Drainage Easement over and across said lots...
Exception 12: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY FIELDS SUBDIVISION PHASE 3

NOTE:

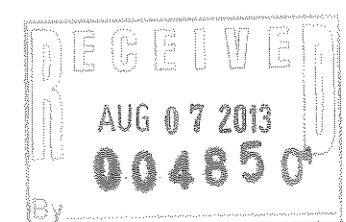
- 1. 10' Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, unless otherwise shown.
2. There is no observed evidence of recent earth work, building construction or building additions.

FLOOD ZONE DESIGNATION

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0200E dated 16 December, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

GREAT BASIN ENGINEERING logo and contact information: 5746 SOUTH 1475 EAST OGDEN, UTAH 84403

Vertical text on the right margin: GREAT BASIN ENGINEERING, ALTA/ACSM Survey, Country Fields Phase No. 3, Country Fields Phase No. 3



17 Jun, 2013 SHEET NO. A1 89N046 Plat 3 ALTA