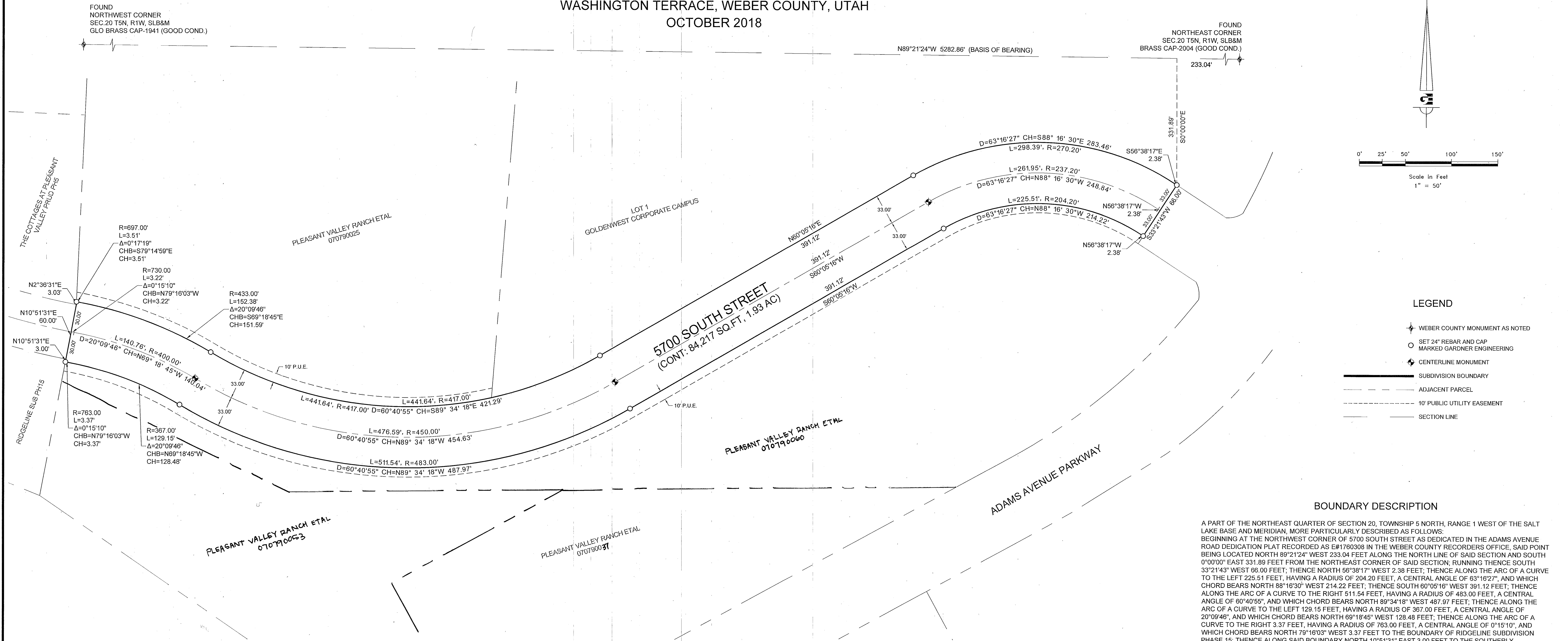


RECORD OF SURVEY FOR 5700 SOUTH STREET ROAD DEDICATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WASHINGTON TERRACE, WEBER COUNTY, UTAH

OCTOBER 2018



ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2018, personally appeared before me D. BRUCE STEPHENS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the **MANAGER** of **PLEASANT VALLEY RANCH, LLC**, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said **D. BRUCE STEPHENS** acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

5700 SOUTH STREET ROAD DEDICATION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE, 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2018.

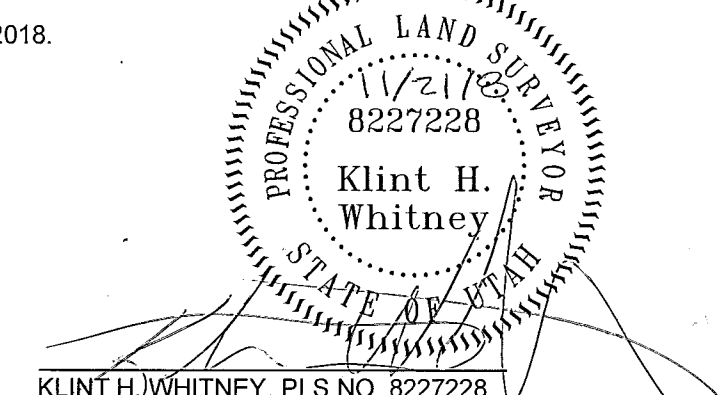
PLEASANT VALLEY RANCH, LLC

BY: D. BRUCE STEPHENS, MANAGER

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS 5700 SOUTH STREET ROAD DEDICATION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 2ND DAY OF NOVEMBER, 2018.



RECEIVED
JAN 30 2018
BY: 6152

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEDICATE THE ROADWAY TO CONNECT 5700 SOUTH AND 5600 SOUTH STREETS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PLEASANT VALLEY RANCH LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°21'24" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF 5700 SOUTH STREET AS DEDICATED IN THE ADAMS AVENUE ROAD DEDICATION PLAT RECORDED AS E#1760308 IN THE WEBER COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED NORTH 89°21'24" WEST 233.04 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 0°00'00" EAST 331.89 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 33°21'43" WEST 66.00 FEET; THENCE NORTH 56°38'17" WEST 2.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 225.51 FEET, HAVING A RADIUS OF 204.20 FEET, A CENTRAL ANGLE OF 63°16'27", AND WHICH CHORD BEARS NORTH 88°16'30" WEST 214.22 FEET; THENCE SOUTH 60°05'16" WEST 391.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 511.54 FEET, HAVING A RADIUS OF 483.00 FEET, A CENTRAL ANGLE OF 60°40'55", AND WHICH CHORD BEARS NORTH 89°34'18" WEST 487.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 129.15 FEET, HAVING A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 20°09'46", AND WHICH CHORD BEARS NORTH 89°18'45" WEST 128.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 3.37 FEET, HAVING A RADIUS OF 783.00 FEET, A CENTRAL ANGLE OF 0°15'10", AND WHICH CHORD BEARS NORTH 79°16'03" WEST 3.37 FEET TO THE BOUNDARY OF RIDGELINE SUBDIVISION PHASE 15; THENCE ALONG SAID BOUNDARY NORTH 10°51'31" EAST 3.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5600 SOUTH STREET AS DEDICATED IN THE COTTAGES AT PLEASANT VALLEY SUBDIVISION PHASE 5 RECORDED AS E#2024884 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PHASE 5 THE FOLLOWING TWO (2) COURSES: (1) NORTH 10°51'31" EAST 60.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET; (2) NORTH 2°36'31" EAST 3.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.51 FEET, HAVING A RADIUS OF 697.00 FEET, A CENTRAL ANGLE OF 0°17'19", AND WHICH CHORD BEARS SOUTH 79°14'59" EAST 3.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 152.38 FEET, HAVING A RADIUS OF 433.00 FEET, A CENTRAL ANGLE OF 20°09'46", AND WHICH CHORD BEARS SOUTH 89°18'45" EAST 151.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 441.64 FEET, HAVING A RADIUS OF 417.00 FEET, A CENTRAL ANGLE OF 60°40'55", AND WHICH CHORD BEARS SOUTH 89°34'18" EAST 421.29 FEET; THENCE NORTH 60°05'16" EAST 391.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 298.39 FEET, HAVING A RADIUS OF 270.20 FEET, A CENTRAL ANGLE OF 63°16'27", AND WHICH CHORD BEARS SOUTH 88°16'30" EAST 283.46 FEET; THENCE SOUTH 56°38'17" EAST 2.38 FEET TO THE POINT OF BEGINNING, CONTAINING 84,217 SF, OR 1.93 AC, MORE OR LESS.

TOGETHER WITH A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING 10 FEET SOUTHERLY OF THE SOUTHERLY BOUNDARY AND LYING 10 FEET NORTHERLY OF THE NORTHERLY BOUNDARY, EXCEPTING THEREFROM ANY PORTION THAT LIES WITHIN LOT 1, GOLDEN WEST CORPORATE CAMPUS.

WASHINGTON TERRACE ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF 5700 SOUTH STREET ROAD DEDICATION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 8TH DAY OF Nov, 2018.

CITY ATTORNEY

WASHINGTON TERRACE ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 2018.

CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL

APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____, 2018, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.

MAYOR, WASHINGTON TERRACE

ATTEST: CITY RECORDER

DEVELOPER: PLEASANT VALLEY RANCH LLC 5712 S ADAMS AVE PKWY WASHINGTON TERRACE, UT 84405	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____, RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202, FAX: 801-476-0066		