

4150 North Subdivision

Amending Lot 10-R, Lot 11-R, Parcel "A" Harris Hills Subdivision Phase 2 and Lot 17, Harris Hills Subdivision Phase 3

A Part of the Northwest Quarter of Section 19,
Township 7 North, Range 1 West, Salt Lake Base & Meridian
Pleasant View, Weber County, Utah

Northwest Corner of the Northwest
quarter of Section 19, T7N R1W,
SLB&M, Weber County Surveyor's
Brass Cap Monument Good Condition

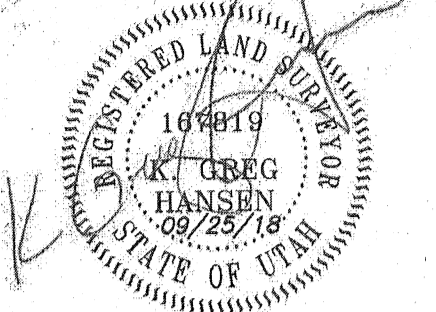
Northeast Corner of the Northwest
quarter of Section 19, T7N R1W,
SLB&M, Weber County Surveyor's
Brass Cap Monument Good Condition

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said Tract into Three (3) Lots, known hereafter as 4150 North Subdivision in Pleasant View City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this 25th day of September, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



SUBDIVISION BOUNDARY

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF LOT 11-R, HARRIS HILLS SUBDIVISION PHASE 2 RECORDED AS ENTRY NO. 2759787 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 173.22 FEET NORTH 89°43'58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 661.41 FEET SOUTH 00°00'00" EAST FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19;

RUNNING THENCE SOUTH 30°10'09" WEST 84.69 FEET ALONG THE EAST LINE OF SAID LOT 11-R TO THE NORTHWEST CORNER OF LOT 17, HARRIS HILLS SUBDIVISION PHASE 3 RECORDED AS ENTRY NO. 2916852; THENCE SOUTH 55°16'06" WEST 176.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1075 WEST STREET; THENCE SOUTH 34°43'54" WEST 125.03 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4150 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 55°16'06" WEST 139.63 FEET; AND (2) THENCE WESTERLY TO THE LEFT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, A DISTANCE OF 391.17 FEET, CHORD BEARS NORTH 88°13'41" WEST 369.95 FEET, HAVING A CENTRAL ANGLE OF 65°55'11" TO THE SOUTHEAST CORNER OF LOT 9 OF SAID HARRIS HILLS SUBDIVISION PHASE 2; THENCE ALONG THE EAST LINE OF SAID LOT 9 THE FOLLOWING TWO (2) COURSES: (1) NORTH 12°49'09" WEST 103.71 FEET; AND (2) NORTH 29°49'22" WEST 100.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BEING A POINT ON THE NORTH BOUNDARY OF SAID HARRIS HILLS SUBDIVISION PHASE 2; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°43'58" EAST 159.93 FEET; (2) NORTH 03°36'02" EAST 35.44 FEET; (3) SOUTH 89°44'19" EAST 159.08 FEET; (4) SOUTH 11°06'58" EAST 36.11 FEET; AND (5) SOUTH 89°43'58" EAST 161.73 FEET TO THE POINT OF BEGINNING. CONTAINING 2.192 ACRES.

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	391.17'	340.00'	65°55'11"	369.95'	N88°13'41"W
C2	135.04'	340.00'	22°45'24"	134.15'	N67°56'36"W
C3	7.70'	340.00'	1°17'49"	7.70'	N55°55'00"W
C4	410.74'	310.00'	75°54'54"	381.35'	S86°46'28"W
C5	113.15'	340.00'	19°04'03"	112.63'	N88°51'21"W
C6	135.29'	340.00'	22°47'53"	134.40'	S70°12'40"W

PLAT NOTES:

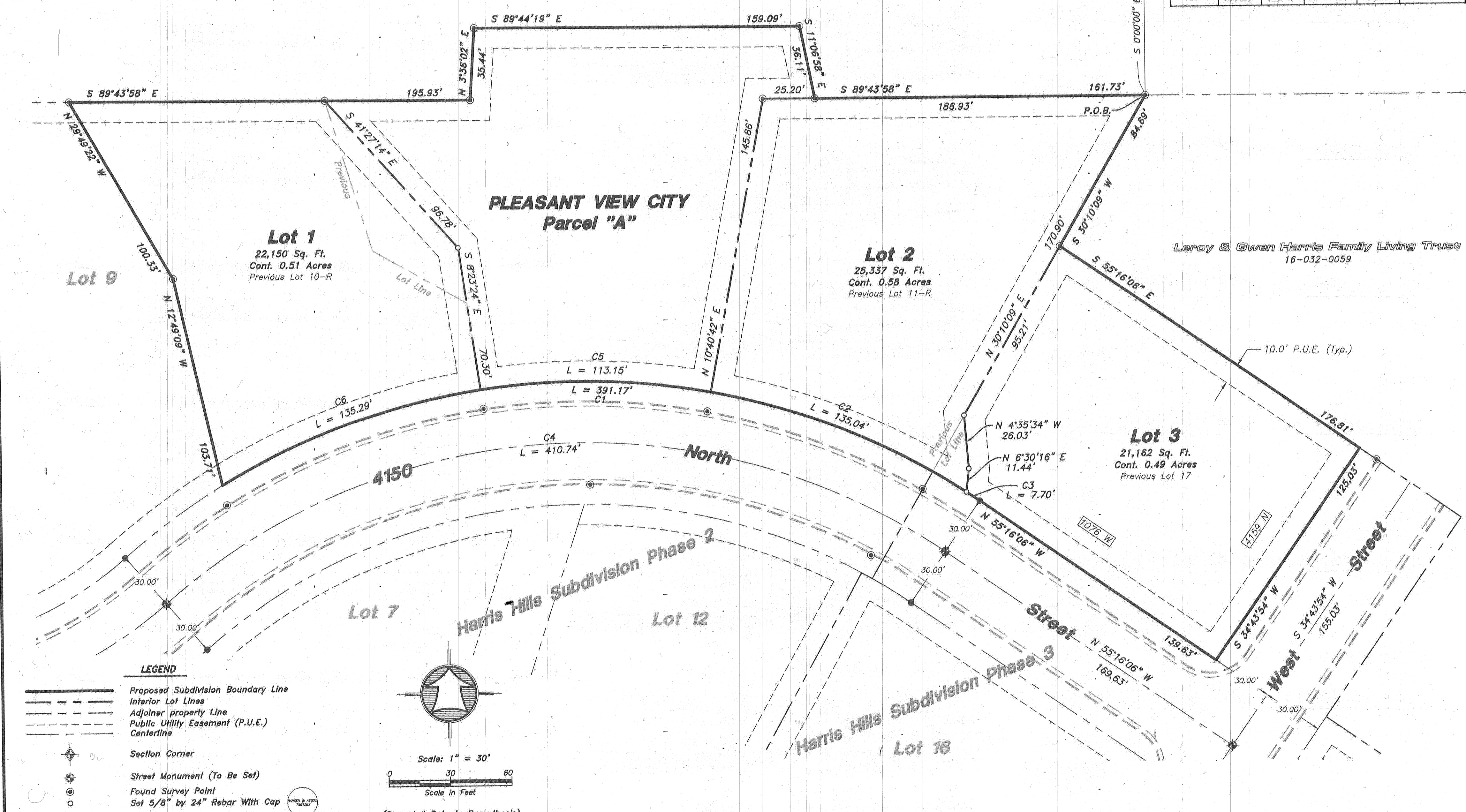
(1) A geotechnical study has been prepared for the Harris Hills Phase 2 & Phase 3 Subdivision by GSH Geotechnical, Inc. dated July 8, 2015, Job No. 192202N-15 & March 16, 2017, Job No. 1922-008-17. Subdivision improvements and homeowners are required to comply with said study. According to the geotechnical report, any non-engineered fill needs to be removed underneath any building structure. It is recommended that the geotechnical engineer observe the excavation for the homes in order to verify that the non-engineered fill has been removed.

(2) 10.0' Wide Public Utility and Drainage Easements each side of Property Lines as indicated by dashed lines unless noted otherwise.

(3) Residential Structures with living space square footage greater than 6,200 square feet will be required to install a residential sprinkler system in accordance with NFPA 13D.

(4) All property owners are responsible to keep storm water runoff generated from their property, on their property. They may not direct runoff onto adjacent property owners. Any grading or landscaping should be done in such a way so as to keep all storm water runoff on the lot.

(5) All Internal Property Corners to be set with 5/8" by 24" Rebar With Cap on all back property corners and Curbs to be set in the curb at the lot line extension.



OWNERS DEDICATION

We the undersigned Owners of the Herein Described Tract of Land, Do hereby Set Apart and Subdivide the Same into Lots and Streets as Shown on the Plat and Name said Tract 4150 North Subdivision, and hereby Grant and Convey to Pleasant View 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 Pleasant View City those Certain Strips Designated Hereon as Public Utility Easements, the same to be used for the Installation Maintenance and Operation of Public and Private Utility Service Lines, Storm Drainage, Irrigation and other Utility Lines as may be Authorized by Pleasant View City and also Grant and Convey to Pleasant View City Parcel "A", as shown hereon. We hereby declare that the plat notes shown hereon are effective and binding.

By: _____ Date: _____
 Ronald L. Stokes
 By: _____ Date: _____
 Christine Stokes
 By: _____ Date: _____
 Leonard Call, Mayor of Pleasant View City
 By: _____ Date: _____
 Bonita W. Wyse

ACKNOWLEDGMENT

State of Utah
 County of _____
 On this _____ day of _____, Ronald L. Stokes and Christine Stokes, husband and wife as joint tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County, and State, the Signer of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed It Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

ACKNOWLEDGMENT

State of Utah
 County of _____
 On this _____ day of _____, Bonita W. Wyse, Personally Appeared before me, the Undersigned Notary Public in and for said County, and State, the Signer of the Attached Owners Dedication, one in Number, who duly Acknowledged to me she Signed It Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

CORPORATE ACKNOWLEDGMENT

State of Utah
 County of Weber
 On the _____ day of _____, 2018, personally appeared before me, the undersigned notary public in and for said state and county, the Mayor of Pleasant View City, Leonard Call, being duly sworn, acknowledged to me that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public

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 BY: 6159

NARRATIVE

The Purpose of this Survey was to amend the lot lines between Lot 10-R and Parcel "A" Harris Hills Subdivision Phase 2 and also Lot 11-R, Harris Hills Subdivision Phase 2 and Lot 17, Harris Hills Subdivision Phase 3 by creating a three lot subdivision and to establish and set the Property Corners as Shown and Described Hereon. This Survey was Ordered by Carson Jones. The Control used to Establish the Property Corners was Harris Hills Subdivision Phase 2 and Harris Hills Subdivision Phase 3 along with the Existing Weber County Surveyor Monumentation Surrounding Section 19, Township 7 North, Range 1 West, S.L.B.&M. The basis of bearing to the North line of the Northwest Quarter of said Section which bears North 89°43'58" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

PLEASANT VIEW CITY PLANNING COMMISSION

Approved by the Pleasant View City Planning Commission, on the _____ day of _____, 2018.

By: _____
 Chair

PLEASANT VIEW CITY ENGINEER

I certify that 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.

Signature

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Pleasant View City, Utah, this _____ day of _____, 2018.

Attest _____
 Title _____
 Mayor

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
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