

Harris Hills Subdivision Phase 2 First Amendment

Amending Lot 8 & Lot 9, Harris Hills Subdivision Phase 2

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

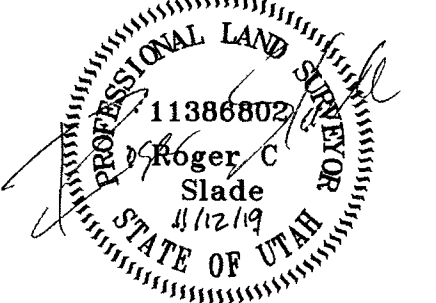
Northeast Corner of the Northwest
Quarter of Section 19, T7N R1W,
SLB&M, Weber County Surveyor's
Brass Cap Monument Good Condition

SURVEYOR'S CERTIFICATE

I, Roger C. Slade 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 amended and subdivided said Tract into Two (2) Lots, known hereafter as Harris Hills Subdivision Phase 2 First Amendment 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 12th day of November 2019

Roger C. Slade P.L.S.
Utah Land Surveyor License No. 11386802



SUBDIVISION BOUNDARY

LOT 8 & LOT 9, HARRIS HILLS SUBDIVISION PHASE 2, RECORDED AS ENTRY NO. 2759787 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID HARRIS HILLS PHASE 2 SUBDIVISION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 8 AND ALSO BEING ON THE EAST LINE OF 1100 WEST STREET CHURCH SUBDIVISION RECORDED AS ENTRY NO. 2504665 LOCATED 835.01 FEET NORTH 89.43.58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 661.43 FEET SOUTH 00.49.08" WEST FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19

RUNNING THENCE SOUTH 89.43.58" EAST 145.30 FEET ALONG THE NORTH LINE OF SAID HARRIS HILLS PHASE 2 SUBDIVISION TO THE NORTH EAST CORNER OF SAID LOT 9 ALSO BEING THE NORTHWEST CORNER OF 4150 NORTH STREET SUBDIVISION RECORDED AS ENTRY NO. 2960595, THENCE ALONG THE WESTERLY LINE OF SAID 4150 NORTH STREET SUBDIVISION ALSO BEING THE EASTERLY LINE OF SAID LOT 9 THE FOLLOWING TWO (2) COURSES (1) SOUTH 28.48.22" EAST 100.33 FEET, AND (2) SOUTH 12.49.09" EAST 103.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4150 NORTH STREET, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES (1) SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A NON-TANGENT 340.00 FOOT RADIUS A DISTANCE OF 59.32 FEET, CHORD BEARS SOUTH 53.48.50" WEST 59.24 FEET HAVING A CENTRAL ANGLE OF 09.59.46" (2) WESTERLY TO THE RIGHT ALONG THE ARC OF A REVERSE TANGENT 179.98 FOOT RADIUS CURVE A DISTANCE OF 130.21 FEET, CHORD BEARS SOUTH 69.32.29" WEST 127.39 FEET HAVING A CENTRAL ANGLE OF 41.27.05" AND (3) NORTH 89.43.58" WEST 54.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 ALSO BEING A POINT ON THE WEST LINE OF SAID HARRIS HILLS SUBDIVISION PHASE 2 AND ALSO BEING A POINT ON THE EAST LINE OF SAID 1100 WEST STREET CHURCH SUBDIVISION THENCE NORTH 00.49.08" EAST 268.12 FEET ALONG THE EAST LINE OF SAID 1100 WEST STREET CHURCH SUBDIVISION AND ALONG THE WEST LINE OF SAID HARRIS HILLS SUBDIVISION PHASE 2 TO THE POINT OF BEGINNING CONTAINING 1.124 ACRES

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 Harris Hills Subdivision Phase 2 First Amendment, and hereby Grant and Convey to Pleasant View City, Weber County Utah, all 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 We hereby declare that the plat notes shown hereon are effective and binding

By _____ Date _____
Carson Jones Registered Agent Blackburn Jones Real Estate Inc

By _____ Date _____
Efrain A. Alton

By _____ Date _____
Angela F. Alton

ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, Efrain A. Alton and Angela F. Alton, husband and wife as joint tenants Personally Appeared before me the Undersigned Notary Public in and for said County and State the Signers 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

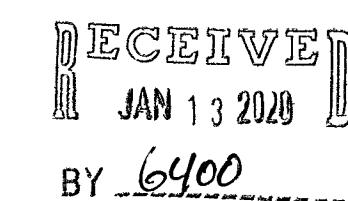
CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber
On the _____ day of _____, 2019 personally appeared before me the undersigned notary public in and for said state and county, Carson Jones, Registered Agent - Blackburn Jones Real Estate Inc., 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

NARRATIVE

The Purpose of this Survey was to amend the lot lines between Lot 8 & Lot 9, Harris Hills Subdivision Phase 2 by creating a two lot subdivision and to establish and set the Property Corners as Shown and Described Hereon. This Survey was Ordered by Carson Jones The Central used to Establish the Property Corners was Harris Hills Subdivision Phase 2, recorded as Entry No. 2759787 and 4150 North Subdivision, recorded as Entry No. 2960595 along with the Existing Weber County Survey Monumentation Surrounding Section 19, Township 7 North Range 1 West S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 89.43.58" West, Utah North State Plane, Calculated NAD 83 Bearing



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. 1922021-15 & March 16 2017 Job No. 1922-006-17. 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.

1100 West Street Church Subdivision

GPB LDS Church
16-300-0001

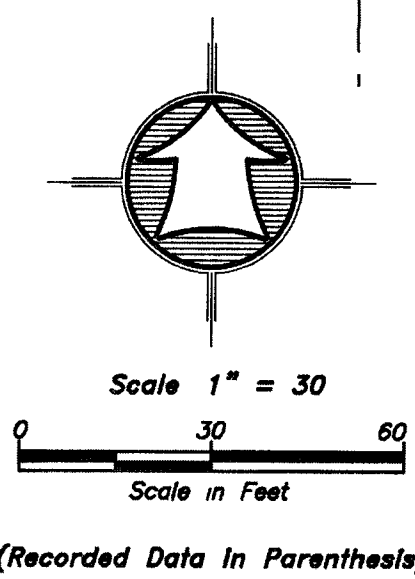
(C1) Δ = 41°27'05"
R = 179.98'
L = 130.21'
LC = 127.39
S 69.32'29" W

(C2) Δ = 9°59'46"
R = 340.00'
L = 59.32
LC = 59.24'
S 53.48'50" W

(C3) Δ = 17°54'48"
R = 179.98'
L = 56.27
LC = 56.04
N 81.18.39" E

(C4) Δ = 23°32'17"
R = 179.98'
L = 73.94
LC = 73.42
N 60.35.06" E

- ### LEGEND
- Proposed Subdivision Boundary Line
 - Interior Lot Lines
 - Adjoiner property Line
 - Public Utility Easement (PUE) Centerline
 - Section Corner
 - Street Monument
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap



(Recorded Data in Parenthesis)

PLEASANT VIEW CITY PLANNING COMMISSION

Approved by the Pleasant View City Planning Commission on the _____ day of _____ 2019

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 _____ 2019

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 _____ 2019

Attest _____
Title _____
Mayor

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272