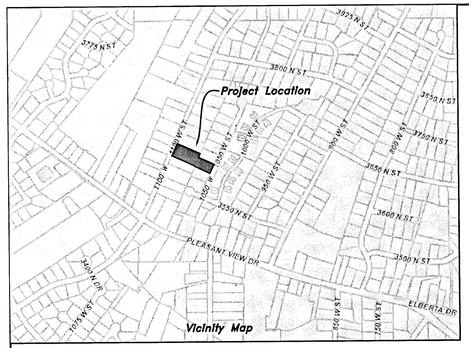
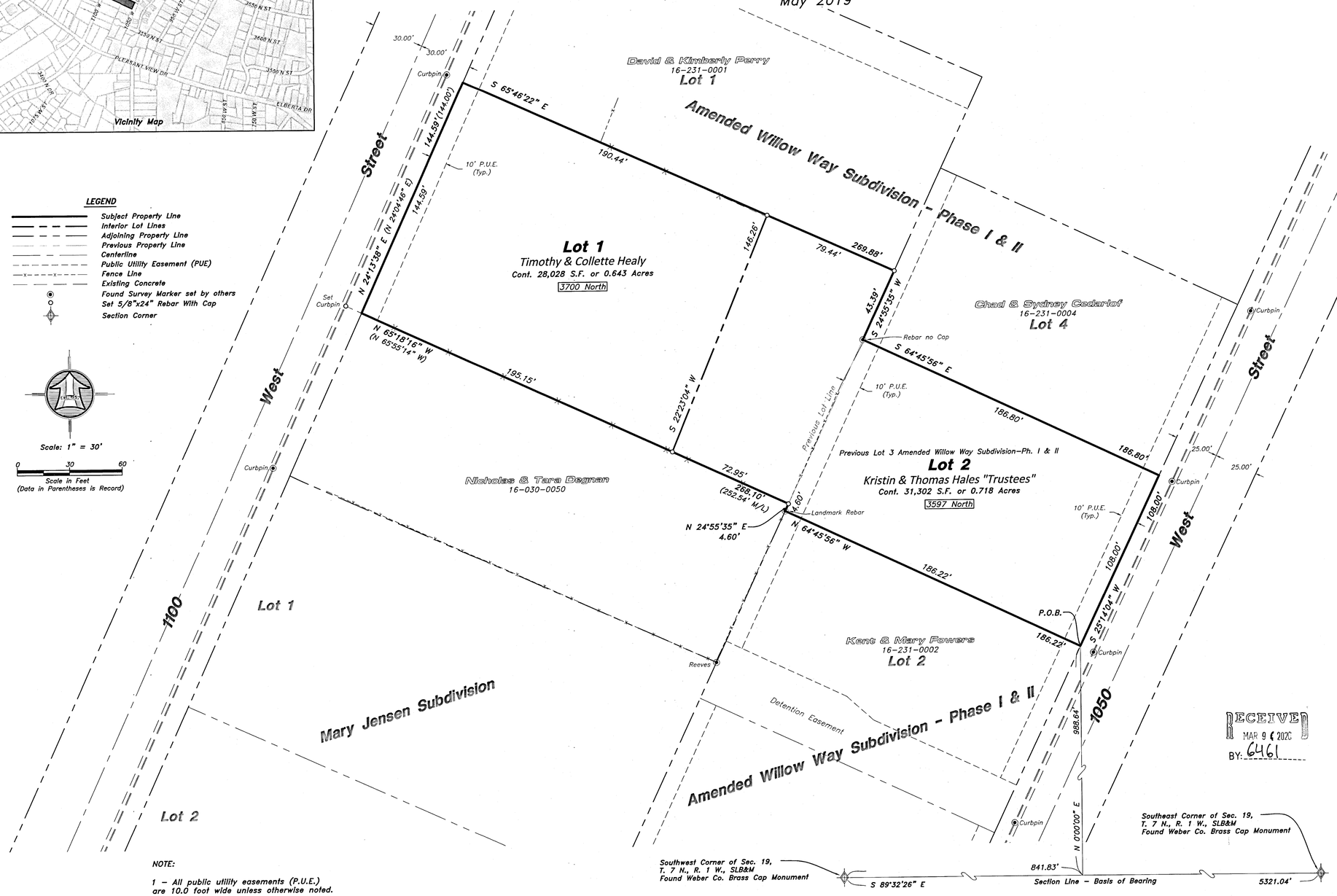
Healy - Hales Subdivision

Amending Lot 3, Amended Willow Way Subdivision - Phase I & II and Other Property

Pleasant View, Weber County, Utah
A Part of the Southwest Quarter of Section 19,
Township 7 North, Range 1 West, Salt Lake Base & Meridian
May 2019





LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Existing Concrete
- Found Survey Marker set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Scale: 1" = 30'

0 30 60
Scale in Feet
(Data in Parentheses is Record)

NOTE:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

Developer:
Tom Hales
3597 North 1050 West
Pleasant View, Utah 84414
(801) 458-6955

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
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19-115 19-115v15.dwg 05/08/2019 RS

NARRATIVE

The Purpose of this survey was to Amend the Boundary between Property Tax ID No.'s 16-030-0031 & 16-231-0003 as instructed by the client and to establish and set the property corners of the two lot subdivision as shown and described hereon. This Survey was ordered by Tom Hales. The control used to establish the property corners was the official plat of the Amended Willow Way Subdivision - Phase I & II 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 is the South line of said Section which bears South 89°32'26" East, an Assumed Bearing to match the bearings shown on said Amended Willow Way Subdivision - Phase I & II.

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat, including all streets and easements and public improvements guarantee were duly approved and accepted by the City Council of Pleasant View City, Utah, this____ day of_____, 2019.

_____
Mayor

Attest: _____
City Recorder

PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to Pleasant View City Engineer Approval of the foregoing plat and dedications have been complied with. Signed this _____ day of _____, 2019.

_____
City Engineer

PLEASANT VIEW PLANNING COMMISSION APPROVAL

This is to certify that this subdivision was duly approved by the Pleasant View City Planning Commission this _____ day of_____, 2019.

_____
Planning Commission Chair

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 Two (2) Lots, known Hereafter as Healy - Hales Subdivision located 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, Signed this 12th day of June, 2019

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

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen 06/12/19 STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, AMENDED WILLOW WAY SUBDIVISION - PHASE I & II RECORDED AS ENTRY NO. 1750216 IN THE WEBER COUNTY RECORDERS OFFICE ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1050 WEST STREET LOCATED 841.83 FEET SOUTH 89°32'26" EAST ALONG THE SOUTH LINE OF SAID SECTION AND 988.64 FEET NORTH 00°00'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 19;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) NORTH 64°45'56" WEST 186.22 FEET; AND (2) NORTH 24°55'35" EAST 4.60 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 65°18'16" WEST 268.10 FEET (NORTH 65°55'14" WEST 252.54 FEET MORE OR LESS BY RECORD) ALONG SAID EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 1100 WEST STREET; THENCE NORTH 24°13'38" EAST 144.59 FEET (NORTH 24°04'46" EAST 144.00 FEET BY RECORD) ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID AMENDED WILLOW WAY SUBDIVISION - PHASE I & II; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 65°46'22" EAST 269.88 FEET; AND (2) SOUTH 24°55'35" WEST 43.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 64°45'56" EAST 186.80 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; AND (2) SOUTH 25°14'04" WEST 108.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.362 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF HEART OF HEALY - HALES SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID HEALY - HALES SUBDIVISION AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOW BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT WE AS OWNERS, HEREBY DEDICATE TO PLEASANT VIEW CITY THE PUBLIC UTILITY EASEMENTS FOR DRAINAGE PURPOSES AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, WE AS OWNERS, HAVE HEREUNTO CAUSED OUR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY OUR SIGNATURES.

_____
Thomas A. Hales, "Trustee" of the
Kristin Hales Family Protection Trust, dated the 22nd day of June, 2004

_____
Kristin Hales, "Trustee" of the
Kristin Hales Family Protection Trust, dated the 22nd day of June, 2004

_____
Timothy W. Healy, "Trustee" of the
Timothy W. Healy and Collette C. Healy Restated Joint Trust Agreement, dated the 28th day of Oct. 2004

_____
Collette C. Healy, "Trustee" of the
Timothy W. Healy and Collette C. Healy Restated Joint Trust Agreement, dated the 28th day of Oct. 2004

TRUST ACKNOWLEDGMENT

State of Utah
County of Weber

On this_____day of_____, 2019, Trustees for the Timothy W. Healy and Collette C. Healy Restated Joint Trust Agreement, dated the 28th day of Oct. 2004, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, 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 on behalf of said trust.

_____
Notary public

TRUST ACKNOWLEDGMENT

State of Utah
County of Weber

On this_____day of_____, 2019, Trustees for the Kristin Hales Family Protection Trust, dated the 22nd day of June, 2004, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, 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 on behalf of said trust.

_____
Notary public

RECEIVED
MAR 9 2020
BY: 6461

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK_____ OF OFFICIAL
RECORDS, PAGE _____

_____
COUNTY RECORDER

BY _____
DEPUTY