RECORD OF SURVEY MAP OF

CHERRYWOOD MANOR - PHASE I

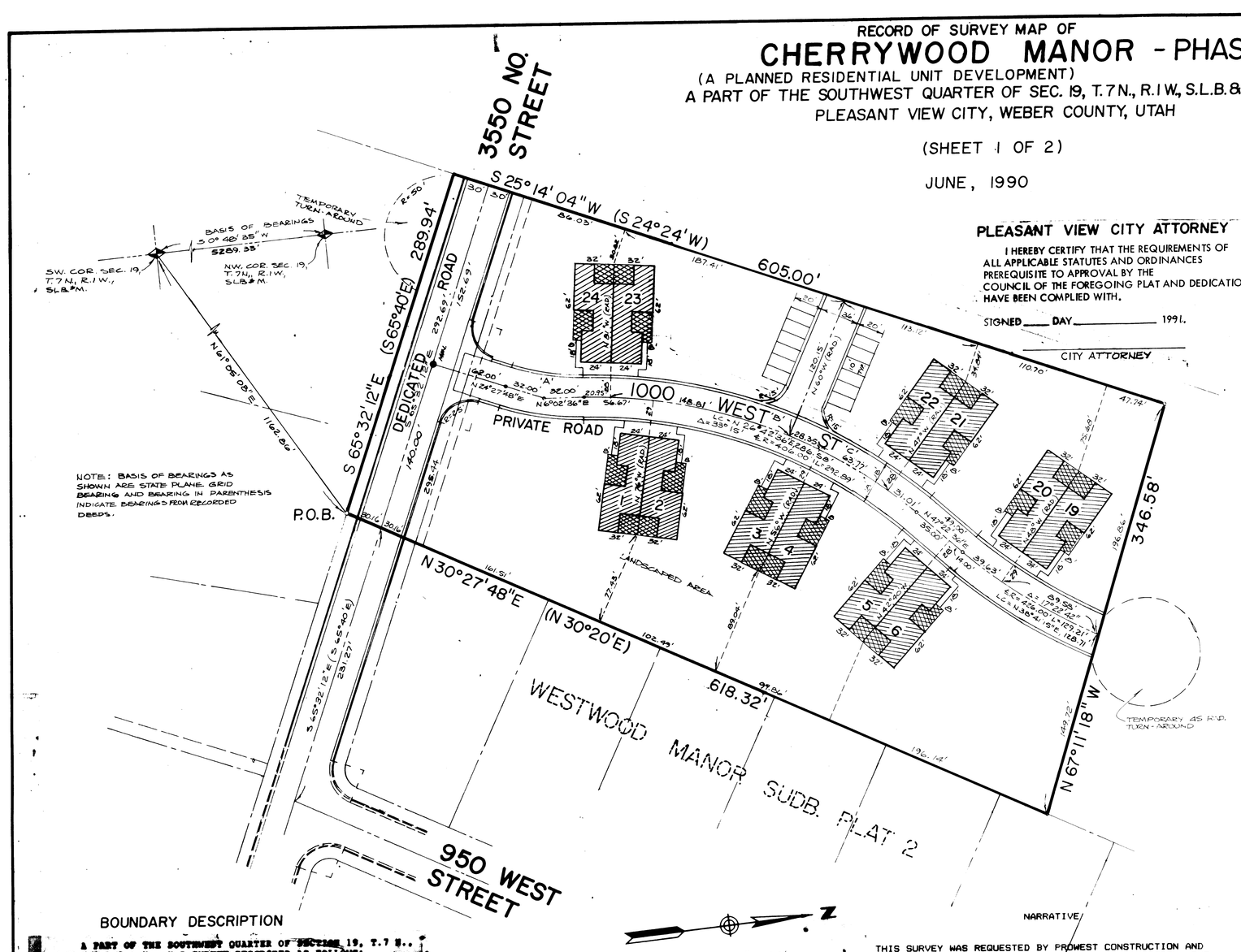
(A PLANNED RESIDENTIAL UNIT DEVELOPMENT)

A PART OF THE SOUTHWEST QUARTER OF SEC. 19, T. 7 N., R. 1 W., S.L.B. & M., U.S. SURVEY

PLEASANT VIEW CITY, WEBER COUNTY, UTAH

(SHEET 1 OF 2)

JUNE, 1990



SCALE 1" = 50'

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, T.7 N., R.1 W., S.L.B.& M., U.S.SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 61°05'08"E, 1162.86 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, ALSO BEING THE SOUTHWEST CORNER OF WESTWOOD MANOR SUBDIVISION PLAT 2, PLEASANT VIEW CITY, WEBER COUNTY, UTAH; AND RUNNING THENCE N 30°27'48"E ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION 618.32 FEET; THENCE N 67°11'18"W, 346.58 FEET; THENCE S 25° 14'04"W, 605.00 FEET; THENCE S 65°32'12"E, 289.94 FEET TO THE POINT OF BEGINNING. CONTAINS 4.45 ACRES.

ALSO INCLUDES A TEMPORARY TURN-AROUND ON THE NORTH END OF 1000 WEST STREET AS SHOWN ON THIS PLAT.

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

SIGNED _____ DAY _____ 1991.

CITY ENGINEER

PLEASANT VIEW CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNCIL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

SIGNED ____ DAY _____ 1991.

CITY ATTORNEY

NARRATIVE

THIS SURVEY WAS REQUESTED BY PROWEST CONSTRUCTION AND ENGINEERING, INC. IN ORDER TO SUBDIVIDE THEIR PROPERTY. THE SOUTHWEST CORNER (BRASS CAP) AND THE NORTHWEST CORNER (BRASS CAP) OF SECTION 19, T.7 N., R.1 W., S.L.B.& M. WERE FOUND AND A LINE BEARING S 0°48'35"W BETWEEN THEM WAS UTILIZED AS THE BASIS OF BEARINGS (STATE PLANE GRID BEARING).

CURVE DATA

CURVE 'C'	CURVE 'A'	CURVE 'B'
Δ = 9°17'36"	Δ = 18°25'12"	Δ = 23°57'24"
&R = 406.00'	&R = 197.36'	&R = 406.00'
LC = N 42°43'48"E	T = 32.00'	LC = N 18°01'18"E
C = 65.78'	L = 63.45'	C = 168.52'
T = 33.00'	LC = N 15°15'12"E	T = 86.14'
	C = 63.18'	

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: PRO WEST CONST. & ENGINEERING, INC., BEING THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THE CHERRYWOOD MANOR - PHASE I, A CONDOMIMIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP TO BE PREPARED, THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND DO HEREBY SET APART, GRANT AND CONVEY TO THE COMMON OWNERSHIP THOSE CERTAIN AREAS DESIGNED AS COMMON AREA FOR PURPOSES INDICATED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY LINES AND IRRIGATION SYSTEM AS MAY BE AUTHORIZED BY THE COMMON OWNERSHIP.

SIGNED THIS ____ DAY OF _____ 1991.

RAY JOHNSON, VICE-PRES. — ELLIS REES, SEC.

PROWEST CONSTRUCTION & ENGINEERING, INC.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE ___ DAY OF _____, 1991, PERSONALLY APPEARED BEFORE ME, RAY JOHNSON AND ELLIS REES, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE VICE PRES. AND SECRETARY OF PRO WEST CONST. & ENGIN., INC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF ITS BOARD OF DIRECTORS, AND THEY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THR SAME.

COMMISSION EXPIRES — NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A DULY REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED TRACT OF LAND, AT THE INSISTANCE OF THE ABOVE NAMED OWNERS, BASED ON INFORMATION OF RECORD I FURTHER CERTIFY THAT THE HEREON DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN AND WILL BE CONSTRUCTED THE CHERRYWOOD MANOR-PHASE I THAT THE PROPERTY CORNERS HAVE ACCURATELY BEEN LOCATED ON THE GROUND AND ARE SUFFICIENT TO READILY REESTABLISH THIS SURVEY, THAT THIS "RECORD OF SURVEY MAP" CONSISTING OF (2) SHEETS WAS PREPARED IN ACCORDANCE WITH THE "UTAH CONDOMINIOM ACT" AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDINGS THEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 6 DAY OF JUNE, 1990.

LICENCE NO. 3492 — JOHN P. REEVE

PLEASANT VIEW CITY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW, WEBER COUNTY, UTAH.

THIS _____ DAY OF _____ 1991.

ATTEST — PLEASANT VIEW CITY RECORDER TITLE

MAYOR

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION.

ON THIS ___ DAY OF _____ 1991.

CHAIRMAN

RECEIVED
JAN 03 1992
Weber County Surveyor

SHEET 1 of 2

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