

SURVEYOR'S CERTIFICATE:

I, Don K. Roundy, do hereby certify that I am a Professional Land Surveyor as prescribed by the laws of the State of Utah, and that I hold Certificate No. 501180. I further certify that this map represents the results of a field survey completed on April 20, 2021, under my supervision, and that the information shown hereon is true and correct to the best of my knowledge.

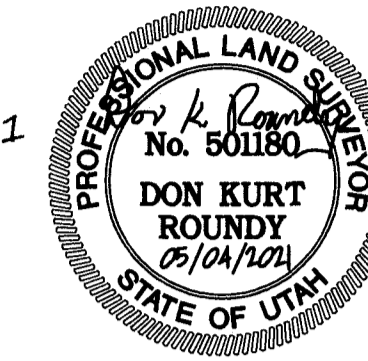
DESCRIPTION:

ALL OF LOT 2, MOUNTAIN VIEW LANDING COMMERCIAL SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN:19-260-0002

Date: May 04, 2021

Don Kurt Roundy, PLS
License No. 501180



NARRATIVE:

The purpose of this survey is to retrace the property described as Lot 2, Mountain View Landing Commercial Subdivision, Located in Pleasant View City, Utah, in order to monument the boundary of said property. The survey of the subject property was requested by Jorge Aleman as a part of future design considerations. The basis of bearings is South 89°34'13" East 2632.29 feet measured between the Southeast Corner and the South Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base & Meridian. The re-survey of the subject property is based upon the Mountain View Landing Commercial Subdivision recorded in Book 66 on Page 70 of the Weber County Recorders records. The on-site measurements were completed on April 20, 2021.

A commitment for title insurance, File No. 184541, dated December 02, 2020, prepared by Mountain View title and Escrow, Inc., was provided and relied upon for the preparation of this survey.

The bearings and distances shown are based upon the alignments from the Mountain View Landing Commercial Subdivision. Bearings and distances shown in parenthesis reflect record information, all others are measured or a result of measurements made on the ground on the subject property.

SURVEYOR'S NOTES:

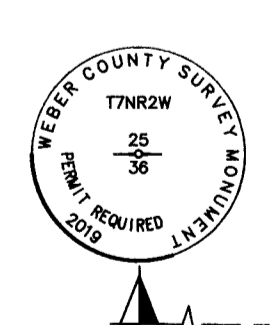
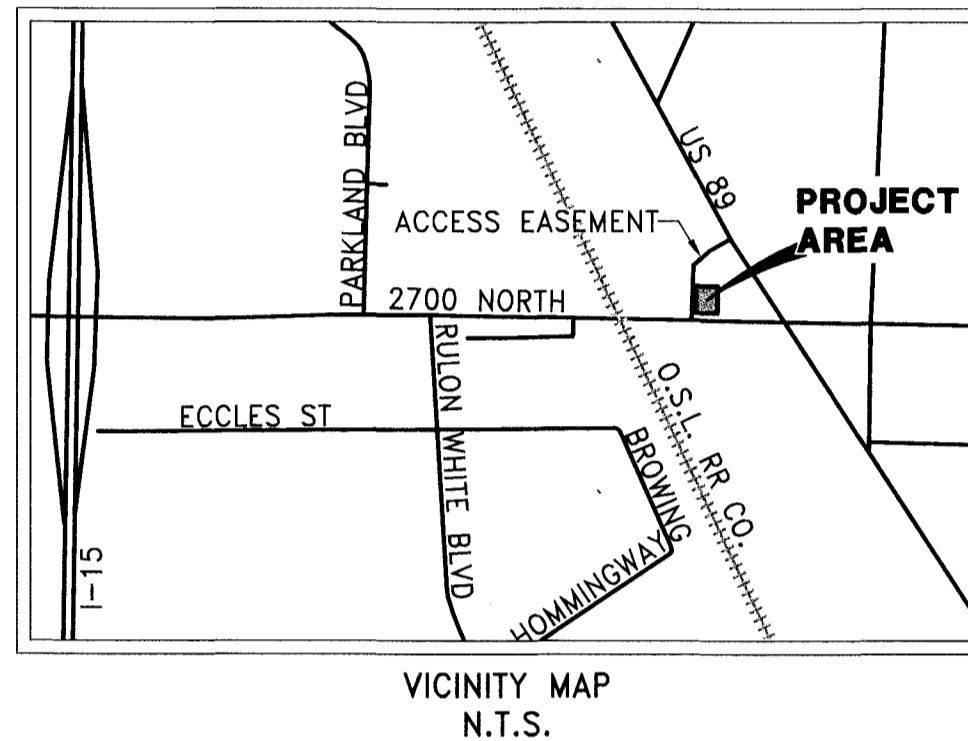
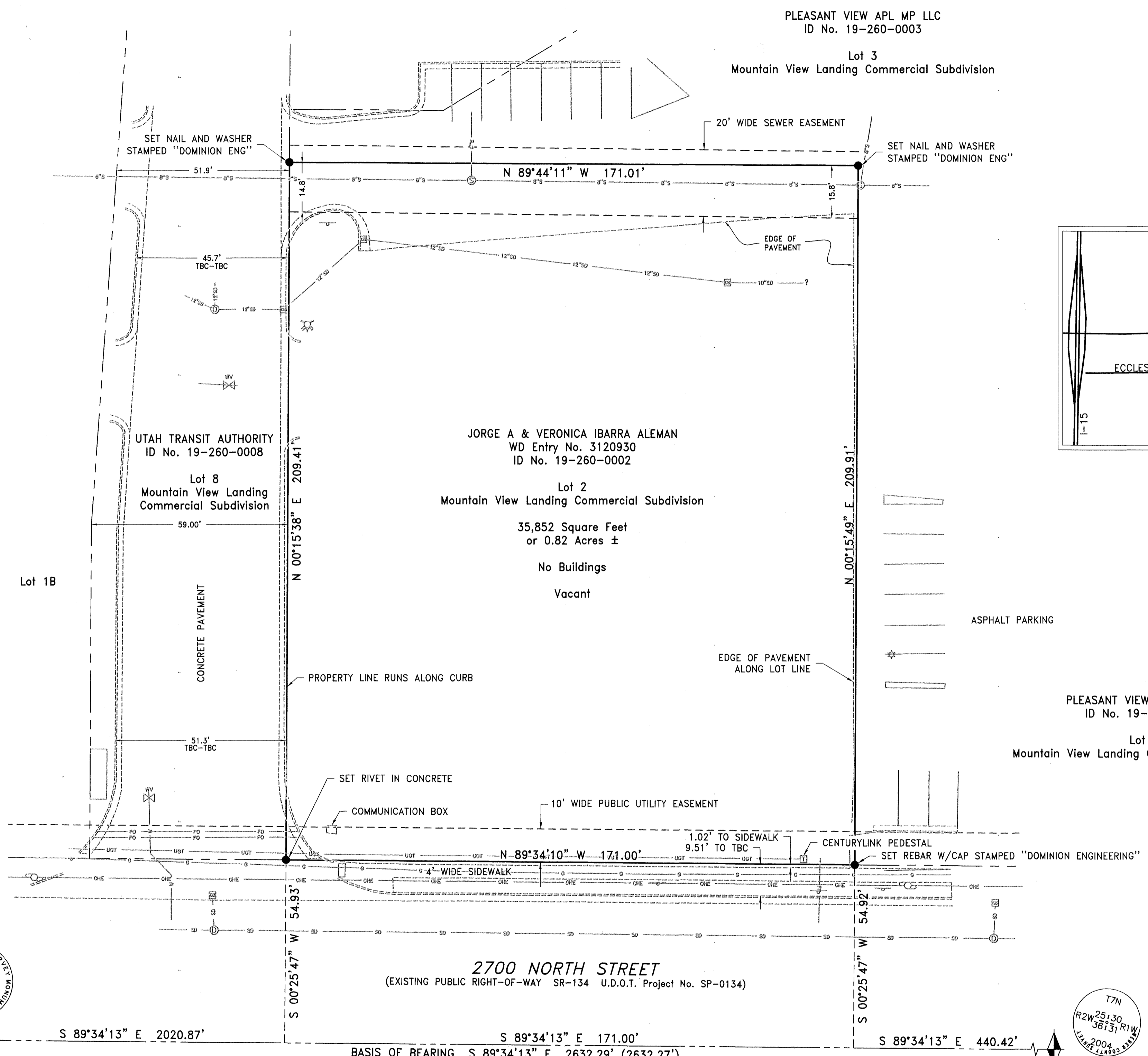
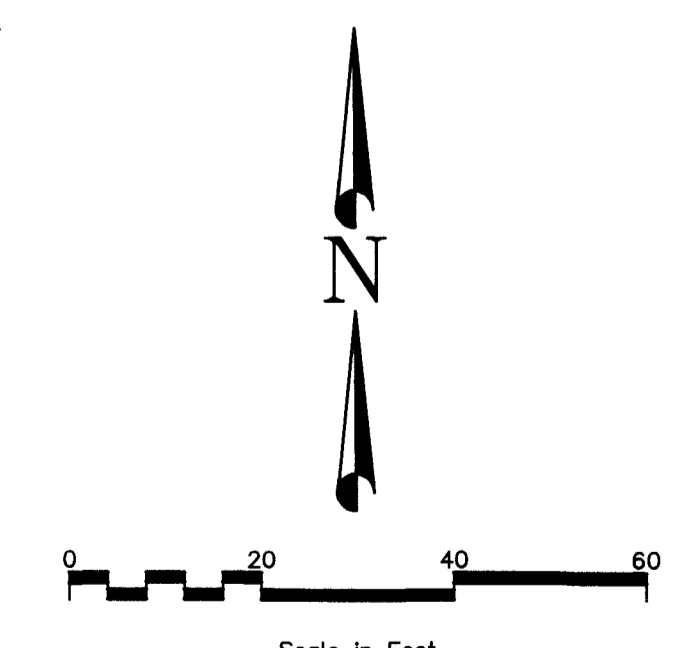
The property address is 1120 West 2700 North, Pleasant View, UT 84414. The subject property has access to 2700 North Street and U.S. Highway 89 by way of the Access Easement shown on the recorded plat. The utilities shown have been located from visible indications surveyed on the project site. The surveyor makes no guarantees that the utilities shown hereon comprise all such utilities in the area either in service or abandoned.

REFERENCES:

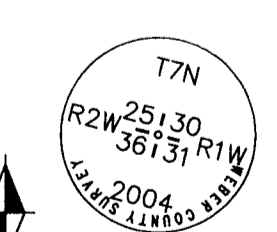
- 1) Record Of Survey File No. 6244
- 2) Mountain View Landing Commercial Subdivision
- 3) Record Of Survey File No. 507
- 4) Weber County Monument Positions T7N, R2W, M3E

LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINES
	CENTER LINE (APPROXIMATE)
	EASEMENT LINES (LINE TYPES VARIES)
	FOUND CORNERS (AS NOTED)
	SET REBAR W/CAP STAMPED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
	SECTION CORNER MONUMENTS FOUND OR REFERENCED AS NOTED
	EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
	WATER LINES ±
	UNDERGROUND FIBER OPTIC LINES ±
	UNDERGROUND TELEPHONE LINES ±
	OVERHEAD POWER & COMMUNICATION LINES ±
	GAS LINES ±
	SEWER MANHOLE
	EXISTING ELECTRIC BOX, UTILITY POLE, GUY
	EXISTING WATER MAN HOLE, VALVE, FIRE HYDRANT
	EXISTING STORM DRAIN MAN HOLE, CATCH BASIN
	EXISTING LIGHT POLE
	EXISTING TELEPHONE BOX
	EXISTING SIGN POST (AS NOTED)



South 1/4 corner Section 25, T7N, R2W S.L.B.&M.
Found Weber County 3" Brass Cap Monument, In Good Condition, In Ring & Lid, Located 0.5' Below Road Surface Mon No. 7N2W36N



Southeast corner Section 25 T7N, R2W S.L.B.&M.
Found Weber County 3" Brass Cap Monument, In Good Condition, In Ring & Lid, Located 0.5' Below Road Surface Mon No. 7N2W36NE

Path: P:\BETOS - PLEASANT VIEW\3394\SURVEY\DRAWINGS\Betas ROS 05-04-2021.dwg | plot date: May 04, 2021 | plotted by: dkr

DRAWN <u>DKR 5/4/21</u> DATE CHECKED <u>JDP 5/4/21</u> DATE DESIGNED _____ DATE PROJECT ENGINEER APPROVED _____ DATE PROJECT MANAGER	JORGE ALEMAN PLEASANT VIEW CITY, WEBER COUNTY, UTAH	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	RECORD OF SURVEY 1120 WEST 2700 NORTH LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN	PROJECT NO. 3394 SHEET NO. 1 of 1 1 MINOR TEXT CORRECTIONS NO. REVISIONS BY DATE	FILE NAME: BETOS ROS SCALE: 1"=20'
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