

Northeast Corner of Sec. 25,
T. 7 N., R. 2 W., S.L.B.&M.
Found Weber County Brass Cap Monument
dated 1962 set in conc. 4" above ground

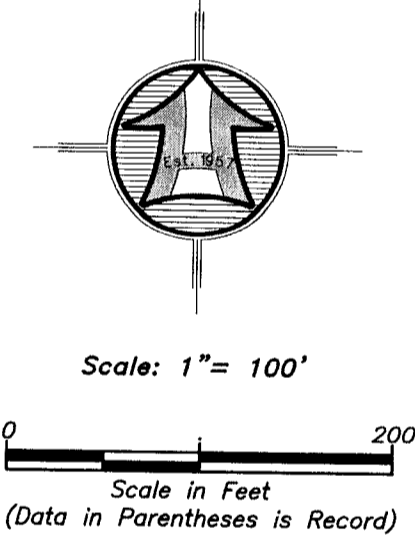


Parcel No. 1
As Surveyed Boundary Description

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST AND PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF CASEY SUBDIVISION AMENDED RECORDED AS ENTRY NO. 2236473 IN THE FILES OF THE WEBER COUNTY RECORDER LOCATED 513.30 FEET NORTH 00°42'39" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 14.24 FEET NORTH 70°48'51" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 70°48'51" EAST 187.10 FEET; AND (2) SOUTH 71°16'59" EAST 70.77 FEET TO THE SOUTHWEST CORNER OF SAID CASEY SUBDIVISION AMENDED BEING A POINT ON THE WEST BOUNDARY LINE OF THE ORCHARDS PHASE NO. 1 FILED AS ENTRY NO. 2066641 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID THE ORCHARDS PHASE NO. 1 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 19°08'34" WEST 207.34 FEET; AND (2) SOUTH 88°27'21" EAST 0.75 FEET TO A POINT ON THE PROJECTION OF THE WEST BOUNDARY LINE OF BRENTWOOD SUBDIVISION PHASE NO. 1 FILED AS ENTRY NO. 1423120 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF SAID BRENTWOOD SUBDIVISION PHASE NO. 1 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 19°03'21" WEST 532.79 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; AND (2) SOUTH 00°58'07" WEST 1064.66 FEET ALONG SAID WEST LINE AND THE WEST BOUNDARY LINE OF THE PLEASANT VIEW CITY PROPERTY TAX ID. NO. 19-061-0043 AND THE WEST BOUNDARY LINE OF THE PLEASANT VIEW 7TH & 9TH WARD SUBDIVISION FILED AS ENTRY NO. 1587386 IN THE FILES OF THE WEBER COUNTY RECORDER TO THE NORTHEAST CORNER OF THE KING LONG YU PROPERTY FILED AS TAX ID. NO. 19-016-0020, SAID POINT DESCRIBED OF RECORD AS BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°55'25" WEST 691.38 FEET (691.33 FEET BY RECORD) ALONG THE NORTH BOUNDARY LINE OF SAID KING LONG YU PROPERTY AND SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE NORTH 29°14'43" WEST 829.67 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH BOUNDARY LINE OF THE PROPIEDAD DEL FUTURO LLC PROPERTY FILED AS TAX ID. NO. 19-016-0085; THENCE ALONG THE BOUNDARY LINE OF SAID PROPIEDAD DEL FUTURO LLC PROPERTY THE FOLLOWING THREE (3) COURSES; (1) NORTH 84°12'02" EAST (NORTH 83°57'08" EAST BY RECORD) 277.59 FEET; (2) NORTH 23°50'00" EAST 141.34 FEET (NORTH 24°07'17" EAST 142.10 FEET BY RECORD); AND (3) SOUTH 84°12'02" WEST (SOUTH 83°57'08" WEST BY RECORD) 30.21 FEET TO THE SOUTHWEST CORNER OF THE OWNER HOLDINGS LLC PROPERTY FILED AS TAX ID. NO. 19-016-0031; THENCE NORTH 23°50'00" EAST 495.21 FEET (491.62 FEET BY RECORD); THENCE NORTH 89°57'22" EAST (NORTH 89°52'28" EAST BY RECORD) 427.19 FEET TO THE SOUTHWEST CORNER OF DONALD C. CASEY PROPERTY FILED AS TAX ID. NO. 19-016-0080; THENCE NORTH 19°20'19" EAST 548.56 FEET (NORTH 19°15'25" EAST 544.93 FEET BY RECORD) ALONG THE EAST LINE OF SAID DONALD C. CASEY PROPERTY TO THE POINT OF BEGINNING. CONTAINING 28.58 ACRES.



- LEGEND**
- Subject Property Line
 - - - - - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - - - - - Ditch
 - - - - - Field Separation Line
 - - - - - Fence Line (Wire)
 - - - - - Fence Line (wood or Vinyl)
 - Street Monument
 - Found rebar set by others
 - Set 5/8"x24" Rebar With Cap
 - Section Corner

Narrative

The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Jones and Associates for Pleasant View City. The control used to establish the property corners was surrounding subdivisions, Casey Subdivision to the north, The Orchards Phase No. 1 to the north and east, Brentwood Subdivision, Park Springs PRUD and Pleasant View 7th & 9th Ward Subdivisions to the east and the Hurford Subdivision to the west along with the existing Weber County Survey Monument surrounding Section 25, 17N, R2W, and Section 30, 17N, R1W, SLB&M. The basis of bearing is the West line of said Section which bears North 0°42'39" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or Placed on the ground as represented on the plat hereon.

Signed this 30th day of April, 2021.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167819



Property Survey for
Pleasant View City
3000 North & 1500 West
Pleasant View City, Weber County, Utah
A Part of the NE & SE Quarters of Section 25, 17N, R2W, SLB&M
A Part of the NW & SW Quarters of Section 30, 17N, R1W, SLB&M

Drawn By: kgh Date: 04/27/21
Designed By: js
Checked By: js
Approved By: js
Scale: 1" = 100'
Drawing File: 21-3-163.v19
JOB NUMBER: 21-3-163

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hai.com
Logan
(435) 732-3481 (801) 399-4905 (435) 732-8272
Celebrating over 60 Years of Business

Sheet
1
of
1
Sheets