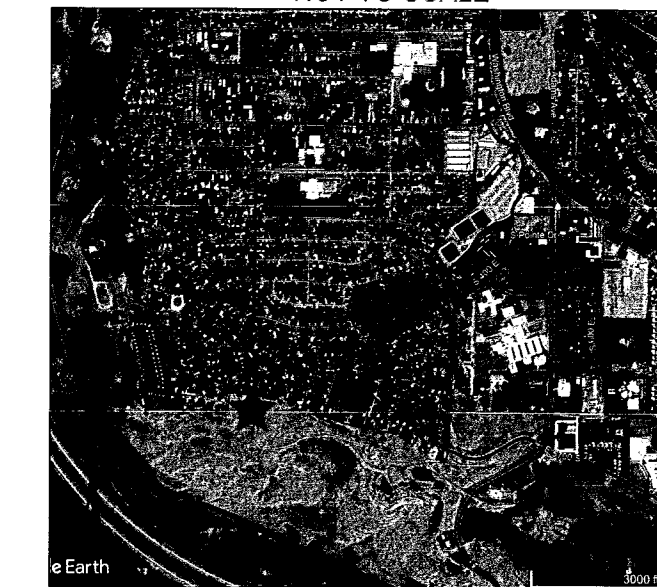


PLEASANT VALLEY WEST PHASE 5
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WASHINGTON TERRACE, WEBER COUNTY, UTAH
 FEBRUARY, 2022

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 20 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF THE RIDGELINE SUBDIVISION PHASE 10 BEING LOCATED NORTH 89°21'24" WEST 3521.23 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND NORTH 00°00'00" EAST 65.12 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20, RUNNING THENCE SOUTH 13°44'36" WEST 225.28 FEET; THENCE NORTH 76°15'24" WEST 215.53 FEET; THENCE ALONG THE ARC OF A 58.50 FOOT RADIUS CURVE TO THE RIGHT 153.42 FEET, HAVING A CENTRAL ANGLE OF 150°15'44"; CHORD BEARS NORTH 85°42'12" WEST 113.08 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE TO THE LEFT 30.38 FEET, HAVING A CENTRAL ANGLE OF 65°41'04"; CHORD BEARS NORTH 43°24'52" WEST 28.74 FEET; THENCE NORTH 76°15'24" WEST 623.78 FEET TO THE EAST LINE OF THE PLEASANT VALLEY WEST PHASE 3 SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 13°44'36" EAST 192.44 FEET TO THE SOUTH BOUNDARY LINE OF THE RIDGELINE SUBDIVISION PHASE SEVEN; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE RIDGELINE SUBDIVISION PHASE SEVEN, EIGHT, NINE, AND TEN THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 80°59'07" EAST 314.72 FEET; (2) SOUTH 79°03'31" EAST 320.00 FEET; (3) SOUTH 84°09'09" EAST 74.66 FEET; (4) SOUTH 72°47'25" EAST 268.28 FEET TO THE POINT OF BEGINNING, CONTAINING 5.086 ACRES.

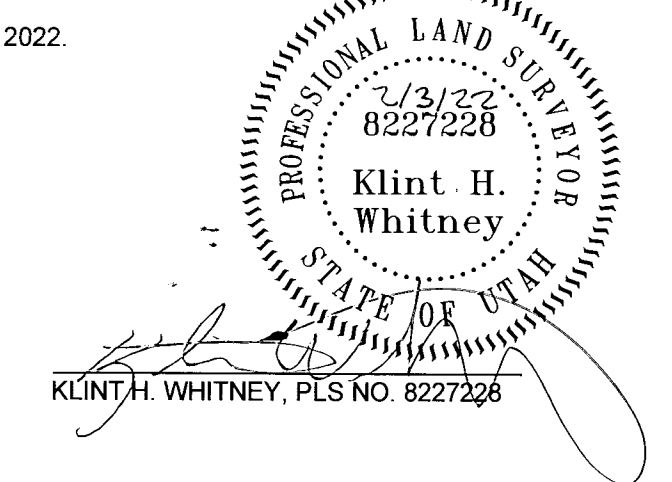
VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PLEASANT VALLEY WEST PHASE 5 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF FEBRUARY, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PLEASANT VALLEY WEST PHASE 5

AND HEREBY DEDICATE, GRANT AND CONVEY TO THE PLEASANT VALLEY WEST PHASE 5 HOME OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC UTILITY EASEMENTS FOREVER AND DEDICATE TO WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH, A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND PRIVATE STREETS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

JCEC, LLC.

BY: TYLER NIELSON, MANAGER

ACKNOWLEDGEMENT

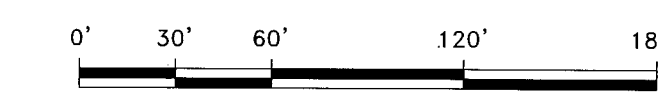
STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me TYLER NIELSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of JCEC, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said TYLER NIELSON acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- P.U.E. AND DRAINAGE EASEMENT
- EXISTING FENCE LINE
- P.U.E. AND DRAINAGE EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING POWER LINE EASEMENT



Scale in Feet
1" = 60'

UTAH DIVISION OF FACILITIES
070790080

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TYLER NIELSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°21'24" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

WEBER BASIN WATER CONSERVANCY DISTRICT NOTE

FOR LOTS LARGER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.09 ACRES AND THAT 2/3 OF THE REMAINING LANDSCAPE AREA IS PLANTED IN TURF AND 1/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND OR SECONDARY WATER SERVICE BEING SHUT OFF.

WASHINGTON TERRACE ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF PLEASANT VALLEY WEST PHASE 5 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2022.

CITY ATTORNEY

WASHINGTON TERRACE ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL

APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2022.

CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.

MAYOR, WASHINGTON TERRACE

ATTEST: _____ CITY RECORDER

R:\TYLER\PLEASANT VALLEY WEST PHASE 5\DWG\PLEASANT VALLEY WEST PHASE 5.FINAL.DWG