

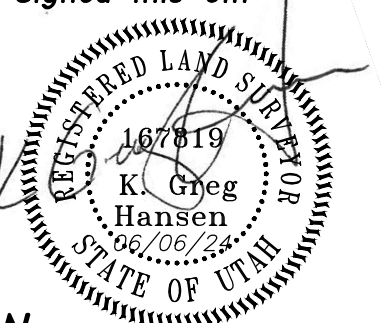
Matthew Meadows

Pleasant View, Weber County, Utah
 A Part of the Southwest Quarter of Section 24,
 Township 7 North, Range 2 West, Salt Lake Base & Meridian
 July 2022

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 fourteen (14) lots and a parcel, known hereafter as Matthew Meadows 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 6th day of June, 2024.

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



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF HIDDEN SPRING SUBDIVISION RECORDED AS ENTRY NO. 2296912 IN THE FILES OF THE WEBER COUNTY RECORDER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91 LOCATED 834.06 FEET SOUTH 89°19'29" EAST (SOUTH 89°53'42" EAST 833.73 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 24. (THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 00°50'01" EAST);

RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID HIDDEN SPRING SUBDIVISION AND THEN THE SOUTH BOUNDARY LINE OF THE SUSAN CALETTE HIMELRIGHT FAMILY LIVING TRUST, TAX ID. NO. 19-015-0072 SOUTH 89°17'42" EAST 485.49 FEET TO THE NORTHWEST CORNER OF THE ZACHARY T. KRABILL PROPERTY, TAX ID. NO. 19-014-0051; THENCE ALONG THE BOUNDARY LINE OF SAID KRABILL PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 02°40'45" WEST 130.55 FEET (130.12 FEET BY RECORD); AND (2) SOUTH 89°17'42" EAST (EAST BY RECORD) 370.52 FEET TO AN ANGLE POINT ON THE WEST BOUNDARY LINE OF THE RW CUSTOM INC. PROPERTY, TAX ID. NO. 19-014-0041; THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 33°17'17" EAST (SOUTH 33°53'17" EAST BY RECORD) 45.55 FEET; AND (2) SOUTH 49°28'14" EAST (SOUTH 50°04'14" EAST BY RECORD) 54.68 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF THE LINDA H. BUDGE TRUST PROPERTY, TAX ID. NO. 19-014-0047; THENCE ALONG THE BOUNDARY LINE OF SAID LINDA H. BUDGE TRUST PROPERTY AND THEN THE DIANE H. BUDGE, TRUSTEE PROPERTY, TAX ID. NO. 19-014-0047 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 36°30'08" WEST 60.76 FEET; AND (2) SOUTH 30°16'49" WEST 164.60 FEET TO THE NORTHEAST CORNER OF THE CARMENA DICKEMORE TRUST PROPERTY, TAX ID. NO. 19-014-0030; THENCE SOUTH 63°03'19" WEST 498.66 FEET TO THE NORTHWEST CORNER OF SAID DICKEMORE PROPERTY BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE NORTH 29°11'13" WEST 723.33 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 7.20 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIXON HOMES, LLC., AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF THE MATTHEW MEADOWS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW CITY, WEBER COUNTY, UTAH SURVEY, THE PLAT AS SHOWN HEREON. I HEREBY DEDICATE TO PLEASANT VIEW CITY THE STREETS, PUBLIC UTILITY EASEMENTS AND STORM DRAIN AND ACCESS EASEMENTS AS SHOWN HEREON - SAID UTILITY EASEMENTS ALSO ENCOMPASS PROVISION FOR DRAINAGE AND IRRIGATION PURPOSES. I ALSO DEDICATE PARCEL 'A' AS A STORM WATER DETENTION POND, TO BE OWNED AND MAINTAINED BY PLEASANT VIEW CITY. I ALSO DEDICATE THE SNOW STORAGE EASEMENT AREAS, AS SHOWN HEREON, TO PLEASANT VIEW CITY. IN WITNESS WHEREOF, DIXON HOMES, LLC., AS OWNER, HAS HERETO CAUSED HIS NAME TO BE SIGNED AND ATTESTED FOR THE AFOREMENTIONED PURPOSES.

SCOTT DIXON, PRESIDENT - DIXON HOMES, LLC.

Date:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2024, personally appeared before me, SCOTT DIXON, who being by me duly sworn did say and acknowledge that he/she is an officer of DIXON HOMES, LLC., a Utah Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws.

Notary Public



COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____, AT
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____
 COUNTY RECORDER
 BY _____ DEPUTY

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this Plat and all conditions for approval by this office have been satisfied. The approval of this Plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2024.

Weber County Surveyor

Record of Survey #

NARRATIVE

The Purpose of this survey was to establish and set the property corners of the 14 lot subdivision as shown and described hereon. This Survey was ordered by Fred Bollingbroke. The control used to establish the property corners was the Hidden Spring Subdivision to the north, the previous HAL surveys on this property and the property to the south along with the existing Weber County Surveyor Monumentation surrounding Section 24, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the Southwest Quarter of said Section which bears North 00°50'01" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 _____, 2024.

City Engineer

PLEASANT VIEW PLANNING COMMISSION APPROVAL

This is to certify that this subdivision was duly approved by the Pleasant View City Planning Commission.
 Signed this _____ day of _____, 2024.

Planning Commission Chair

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this site, including all streets and easements and public improvements guarantee were duly approved and accepted by the City.
 Signed this _____ day of _____, 2024.

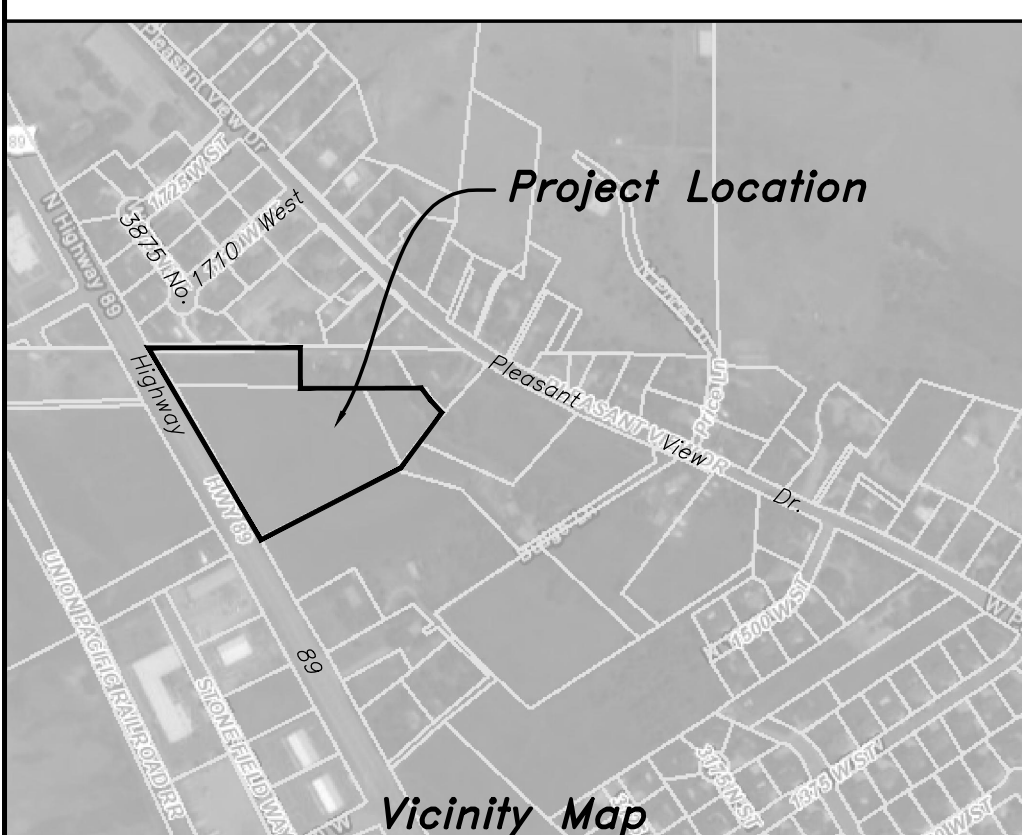
Mayor

Attest:
 City Recorder

NOTES:

- Municipal Utility Easements / Public Utility Easements (PUE/MUE) and Storm Drain and Access are shown and noted accordingly. No permanent structures shall be built in easement.
- 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.
- Property Owner shall control storm water runoff from property.
- No driveways, fire hydrants or mail boxes are permitted within the snow storage area.
- The Geotechnical Engineering study for this site was performed by CMT Engineering Laboratories, Project No. 16173 dated April 7, 2021. The Geotechnical Report is on file with City. Groundwater was encountered on this site and is relatively shallow. If basements are to be constructed, the home owner/builder should consult with CMT about the allowed depth of the structure. No land drain lines exist in this development so foundation subdrains will not be approved.
- Any Home over 6,200 square feet will be required to have a Residential Fire Sprinkler System.

Project Location



Developer:
 DIXON HOMES LLC
 3769 PACIFIC AVE.
 OGDEN, UTAH 84405
 (801-621-6210)



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
 Brigham City Ogden Logan
 (435) 723-3491 (801) 399-4905 (435) 752-8272
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LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Building Setback Line
- Centerline
- Public Utility Easement (PUE)
- Municipal Utility Easement (MUE)
- Fence Line (Wire)
- Snow Storage Easement
- Existing Street Monument
- Street Monument to be set
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

West quarter corner of Section 24,
 T. 7 N., R. 2 W., S.L.B.&M.
 Found Weber County 3" Brass
 Cap Monument dated 1990.

(C1) Δ = 64°53'14" R = 60.00' L = 67.95' LC = 64.38' S 37°36'56" W	(C2) Δ = 67°44'34" R = 60.00' L = 70.94' LC = 66.88' S 28°41'58" E	(C3) Δ = 16°19'07" R = 60.00' L = 17.09' LC = 17.03' S 70°43'48" E
(C4) Δ = 49°42'16" R = 25.00' L = 21.69' LC = 21.01' N 54°02'14" W	(C5) Δ = 55°26'24" R = 60.00' L = 58.06' LC = 55.82' N 7°15'00" W	(C6) Δ = 74°58'15" R = 60.00' L = 78.51' LC = 73.03' N 72°27'19" W
(C7) Δ = 49°40'47" R = 25.00' L = 21.68' LC = 21.00' S 85°39'18" W	(C8) Δ = 63°36'33" R = 60.00' L = 66.61' LC = 63.24' N 78°41'25" E	(C9) Δ = 63°39'43" R = 60.00' L = 66.67' LC = 63.29' N 15°03'17" E
(C10) Δ = 63°39'43" R = 60.00' L = 66.67' LC = 63.29' N 48°36'26" W	(C11) Δ = 72°10'59" R = 60.00' L = 75.59' LC = 70.69' S 63°28'13" W	(C12) Δ = 16°14'36" R = 60.00' L = 17.01' LC = 16.95' S 19°15'25" W
(C13) Δ = 49°40'47" R = 25.00' L = 21.68' LC = 21.00' N 35°58'31" E	(C14) Δ = 49°39'18" R = 25.00' L = 21.67' LC = 20.99' S 4°21'27" E	

Line #	Bearing	Distance
L1	S 27°25'45" W	30.00'
L2	N 16°08'29" E	14.06'
L3	N 74°11'06" W	14.14'
L4	N 43°06'51" W	30.00'
L5	S 73°13'26" W	30.00'
L6	S 9°33'43" W	30.00'
L7	S 14°59'28" W	13.94'
L8	N 74°40'59" W	14.42'
L9	S 16°08'26" W	14.06'
L10	N 73°51'34" W	14.22'