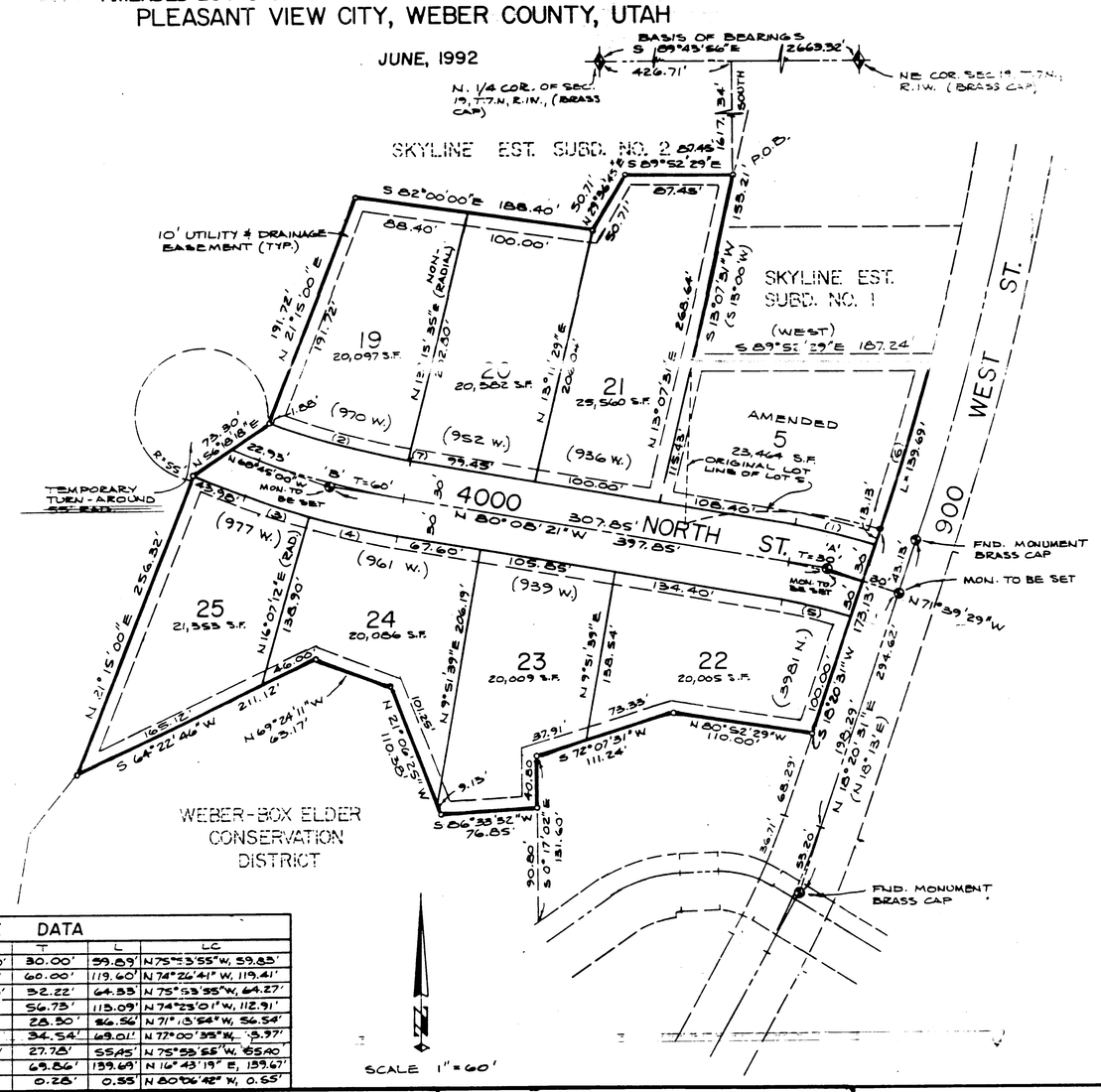
DRAWING NUMBER 001522
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER FOR SAM

34 - 40

SKYLINE ESTATES SUBDIVISION NO. 3

PART OF THE NE 1/4 OF SEC. 19, T. 7N., R.1W., S.L.B.&M. &
AMENDED LOT 5 OF SKYLINE ESTATES SUBD. NO. 1
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JUNE, 1992



BOUNDARY DESCRIPTION

A PART OF THE NORTH 1/2 SECTION 19, T.7N, R.1W, S.L.B.& M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 89°43'56"E, 426.71 FEET AND SOUTH 1617.34 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 19, AND RUNNING THENCE S 13°07'31"W ALONG THE WEST BOUNDARY OF SKYLINE ESTATE SUBDIVISION NO. 1, 153.21 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE S 89° 52'29"E ALONG THE NORTH LINE OF SAID LOT 5, 187.24 FEET TO THE WEST R.O.W. OF 900 WEST STREET (BEING A POINT ON A CURVE TO THE RIGHT); THENCE SOUTHWESTERLY 139.69 FEET ALONG THE ARC OF A 2470.00 FOOT RADIUS CURVE (LC = S 16°43'19"W, 139.67); THENCE S 18°20'31"W ALONG SAID R.O.W., 173.13 FEET; THENCE N 80°52'29"W, 110.00 FEET; THENCE S 72°07'31"W, 111.24 FEET; THENCE S 0°17'02"E, 40.80 FEET TO THE NORTH BOUNDARY OF WEBER-BOX ELDER CONSERVATION DISTRICT PROPERTY; THENCE ALONG A SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: S 86°33'32"W, 76.85 FEET, N 21° 06'25"W, 110.38 FEET, N 69°24'11"W, 63.17 FEET, AND S 64°22'46"W, 211.12 FEET; THENCE N 21° 15'00"E, 256.32 FEET THENCE N 56°18'18"E, 73.30 FEET; THENCE N 21° 15'00"E, 191.72 FEET; THENCE S 82°00'00"E, 188.40 FEET; THENCE N 29°36'45"E, 50.71 FEET; THENCE S 89°52'29"E, 87.45 FEET TO THE POINT OF BEGINNING. CONTAINS 4.61 ACRES.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS FERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

NOTE: BEARING IN PARENTHESIS ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.

CURVE DATA

NO.	Δ	R	T	L	LC
A	8°28'32"	404.60'	30.00'	59.89'	N75°53'55"W, 59.83'
B	11°33'21"	601.70'	60.00'	119.60'	N74°26'41"W, 119.41'
1	8°28'32"	484.60'	32.22'	64.33	N75°53'55"W, 64.27'
2	11°20'02"	571.70'	56.75'	113.09'	N74°23'01"W, 112.91'
3	8°07'48"	691.70'	28.50'	56.56'	N71°13'54"W, 56.54'
4	6°15'33"	671.70'	34.54'	69.01'	N77°00'35"W, 5.37'
5	8°28'32"	374.60'	27.75'	55.35'	N75°53'55"W, 55.20'
6	3°14'25"	2470.0'	69.86'	139.69'	N16°43'19"E, 139.67'
7	0°05'19"	571.70'	0.28'	0.55'	N80°06'42"W, 0.55'

REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SKYLINE ESTATES NO. 3 SUBDIVISION IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF PLEASANT VIEW CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 21 DAY OF MARCH, 1992.

3492
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 3492 JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT SKYLINE ESTATES SUBDIVISION NO.3, AND HEREBY DEDICATE, GRANT, AND CONVEY TO PLEASANT VIEW CITY, UTAH, ALL THOSE PARTS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PLEASANT VIEW CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES.

SIGNED THIS 24 DAY OF June, 1992.

GEORGE C. ALFORD — VERNA ALFORD

PAUL BCRAGUN INVESTMENT CO.
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE 24th DAY OF June, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, George Alford (AND/OR) Verna Alford SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME _____, AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THE ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. 1185575 FEE PAID $23.50 FILED FOR RECORD AND RECORDED JULY 15, 1992 AT 2:06 PM IN BOOK 34 OF OFFICIAL RECORDS, PAGE 40 FOR: PLEASANT VIEW CITY

DOUG CROFTS
COUNTY RECORDER

BY: LeAnn Hills
DEPUTY

34 - 40

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 5th DAY OF June, 1992.

President Jensen
CHAIRMAN

PLEASANT VIEW CITY ENGINEER AND SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES.

SIGNED THIS 6TH DAY OF June, 1992.

Val Smith P.E.

PLEASANT VIEW CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF PLEASANT VIEW, UTAH, THIS 6TH DAY OF July, 1992.

ATTEST: Jerry Cragun
TITLE: City Treasurer

A. Grant Hales
Mayor

PLEASANT VIEW CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 6TH DAY OF JULY, 1992.

RECEIVED
FEB 12 1997
Weber County Surveyor

001522