GRAND LEGACY SUBDIVISION
PHASE-1

PART OF THE NW 1/4 OF SEC 20, T. 7N., R. 1W., S.L.B. & M., U.S. SURVEY
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
JULY, 1996

BOUNDARY DESCRIPTION

A PART OF THE NW 1/4 OF SEC. 20, T. 7N., R. 1W., S.L.B. & M. DESCRIBED AS FOLLOWS:

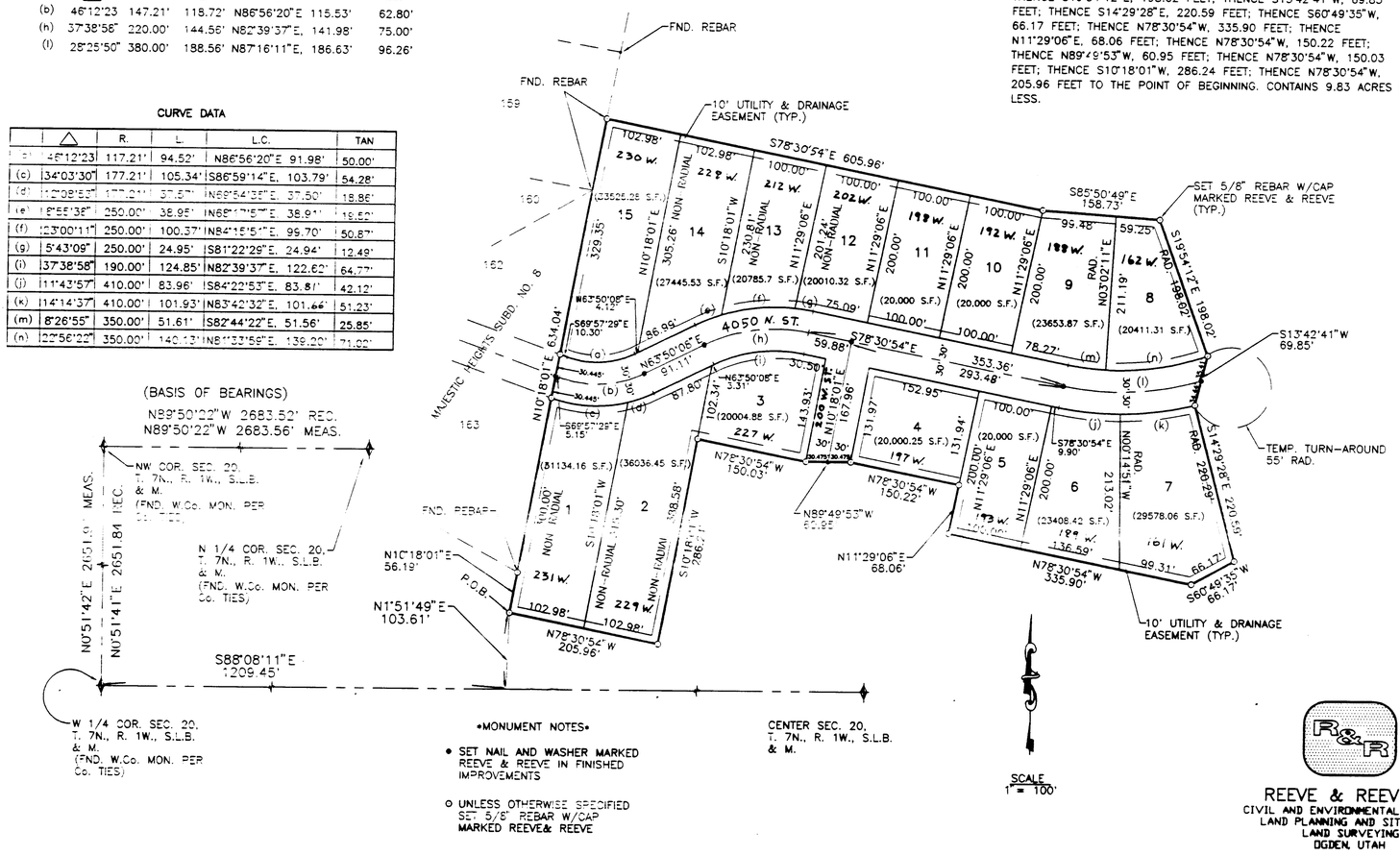
BEGINNING AT A POINT S85°08'11"E ALONG THE SOUTH LINE OF SAID NW 1/4, 1209.45 FEET AND N1°51'49"E 103.61 FEET FROM THE W 1/4 COR. OF SAID SECTION 20 (BASIS OF BEARINGS BEING THE SECTION LINE RUNNING N89°50'22"W BETWEEN THE N 1/4 COR. AND THE NW COR. OF SAID SECTION 20) AND RUNNING THENCE N1°18'01"E, 56.19 FEET TO THE SE COR. OF MAJESTIC HEIGHTS SUBD. NO. 8; THENCE N1°18'01"E 634.04 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE S78°30'54"E, 605.96 FEET; THENCE S85°50'45"E, 158.73 FEET; THENCE S19°54'12"E, 198.02 FEET; THENCE S13°42'41"W, 69.85 FEET; THENCE S14°29'28"E, 220.59 FEET; THENCE S60°49'35"W, 66.17 FEET; THENCE N78°30'54"W, 335.90 FEET; THENCE N11°29'06"E, 68.06 FEET; THENCE N78°30'54"W, 150.22 FEET; THENCE N89°49'53"W, 60.95 FEET; THENCE N78°30'54"W, 150.03 FEET; THENCE S10°18'01"W, 286.24 FEET; THENCE N78°30'54"W, 205.96 FEET TO THE POINT OF BEGINNING. CONTAINS 9.83 ACRES MORE OR LESS.

CENTERLINE RD. DATA

	△	R.	L.	L.C.	TAN
(b)	46°12'23	147.21'	118.72'	N86°56'20"E	115.53'	62.80'
(h)	37°38'58"	220.00'	144.56'	N82°39'37"E,	141.98'	75.00'
(i)	28°25'50"	380.00'	188.56'	N87°16'11"E,	186.63'	96.26'

CURVE DATA

	△	R.	L.	L.C.	TAN
(a)	46°12'23	117.21'	94.52'	N86°56'20"E	91.98'	50.00'
(c)	34°03'30"	177.21'	105.34'	S86°59'14"E,	103.79'	54.28'
(d)	12°08'53"	177.21'	37.57'	N69°54'32"E,	37.50'	18.86'
(e)	8°55'38"	250.00'	38.95'	N68°17'15"E,	38.91'	19.50'
(f)	23°00'11"	250.00'	100.37'	N84°15'5"E,	99.70'	50.87'
(g)	5°43'09"	250.00'	24.95'	S81°22'29"E,	24.94'	12.49'
(i)	37°38'58"	190.00'	124.85'	N82°39'37"E,	122.62'	64.77'
(j)	11°43'57"	410.00'	83.96'	S84°22'53"E,	83.81'	42.12'
(k)	14°14'37"	410.00'	101.93'	N83°42'32"E,	101.66'	51.23'
(m)	8°26'55"	350.00'	51.61'	S82°44'22"E,	51.56'	25.85'
(n)	22°56'22"	350.00'	140.13'	N81°33'56"E,	139.20'	71.00'



MONUMENT NOTES

- SET NAIL AND WASHER MARKED REEVE & REEVE IN FINISHED IMPROVEMENTS

O UNLESS OTHERWISE SPECIFIED SET 5/8" REBAR W/CAP MARKED REEVE& REEVE

R&R
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 GRAND LEGACY SUBD. PHASE-1 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 9 DAY OF MAY, 19 96

22-146666-2201 — UTAH LICENSE NUMBER
SIGNATURE

22-146666-2201 JOHN P. REEVE — STATE OF UTAH — LICENSED LAND SURVEYOR

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 GRAND LEGACY SUBDIVISION PHASE-1, AND HEREBY DEDICATE, GRANT, AND CONVEY TO PLEASANT VIEW CITY, UTAH, ALL THOSE PARTS OR 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 ORDINANCES.

SIGNED THIS 6th DAY OF June, 19 96

ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF WEBER }

ON THE 6th DAY OF JUNE, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FLOYD J. WOODFIELD, (AND) ____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

4-23-99 — COMMISSION EXPIRES
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF ____ }

ON THE ____ DAY OF ____, 19__, PERSONALLY APPEARED BEFORE ME ____ AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY 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

PLEASANT VIEW CITY PLANNING COMMISSION

APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION ON THE 5 DAY OF MAY, 19 96.

VICE CHAIRMAN

PLEASANT VIEW CITY ENGINEER

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 IN COMPLIANCE WITH THE REQUIREMENTS OF PLEASANT VIEW CITY ORDINANCES SIGNED THIS 20th DAY OF June, 1996.

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 CITY, UTAH, THIS 24 DAY OF MAY 1996.

ATTEST: City Recorder
TITLE: Mayor

PLEASANT VIEW CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS ____ DAY OF ____, 19__.

WEBER COUNTY RECORDER

ENTRY NO. 1203858 FEE PAID $45.00
FILED FOR RECORD AND RECORDED, JULY 22, 1996 AT 3:37PM
IN BOOK 28 OF THE OFFICIAL RECORDS, PAGE 44.
RECORDED FOR: FLOYD J. WOODFIELD
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Julie Brunker DEPUTY.

RECEIVED
FEB 12 1997
Weber County Surveyor

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 PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

RECEIVED
FEB 12 1997
Weber County Surveyor

DRAWING NUMBER 001549
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017549
Reduced size of plan on this sheet

DRAWING NUMBER 001549
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017549
DRAWING NUMBER 001549
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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