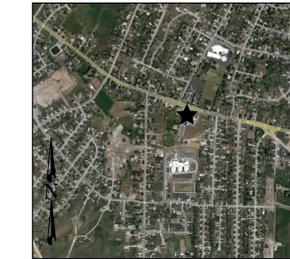


SODA SHOP SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
APRIL 2023

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE BEING LOCATED SOUTH 89°34'55" EAST 1594.96 FEET ALONG THE NORTH LINE OF SAID SECTION 30 AND SOUTH 00°00'00" EAST 130.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 71°36'29" EAST 125.29 FEET; THENCE SOUTH 13°33'45" WEST 119.47 FEET; THENCE NORTH 73°01'58" WEST 125.04 FEET; THENCE NORTH 13°33'02" EAST 122.59 FEET TO THE POINT OF BEGINNING, CONTAINING 15,108 SQUARE FEET.

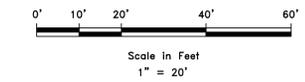
SURVEYOR'S CERTIFICATE

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 SODA SHOP SUBDIVISION 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 _____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- SETBACK LINE
- X — EXISTING FENCE LINE
- ▨ CROSS ACCESS & UTILITY EASEMENT
- ▨ SEWER EASEMENT
- ▨ STORM DRAIN EASEMENT
- ▨ OVERHEAD POWER EASEMENT
- ▨ PARK ACCESS DEDICATION AREA

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON 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:

SODA SHOP SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARK ACCESS AREA. ALSO THE UNDERSIGNED GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENT, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY, UTAH. ALSO THE UNDERSIGNED HEREBY GRANT AND CONVEY TO SUGAR DOGS PROPERTIES LLC AND THEIR SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS WITHIN THE SUBDIVISION BOUNDARIES DESIGNATED ON THE PLAT AS STORM DRAIN EASEMENT TO BE USED FOR STORM DRAIN RUNOFF AND FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS. ALSO THE UNDERSIGNED HEREBY GRANT AND CONVEY TO ROCKY MOUNTAIN POWER AN EASEMENT FOR A RIGHT-OF-WAY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, CABINETS, AND VAULTS ON, ACROSS, OR UNDER THE SURFACE OF THE PROPERTY HEREON DESCRIBED AS POWER EASEMENT.

EIGHT EIGHT THREE LLC

SIGNED THIS _____ DAY OF _____, 2023.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, personally appeared before me _____, 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 _____ of EIGHT EIGHT THREE 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 _____ acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC



HUNT PROPERTIES
170620019

SUGAR DOG PROPERTIES LLC
170620073

HUNT PROPERTIES
170620064

PLEASANT VIEW CITY
170620021

PLEASANT VIEW CITY
170620018

PLEASANT VIEW CITY
170620023

LOT 1
15,108 SQUARE FEET
883 WEST

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT COPE. 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 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°34'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF PLEASANT VIEW DRIVE WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY RECORDED SURVEY NUMBERS 7293, AND 3255 PREPARED BY HANSEN AND ASSOCIATES.

NOTES

- ZONE (CP-1) CURRENT YARD SETBACKS:
Front, twenty feet for all buildings and walls or fences over three feet in height.
Side, none except ten feet adjacent to residential boundary.
Side facing street on corner lot twenty feet.
Rear, none except ten feet where building rear on a residential zone.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057G200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- POWER LINES FOR MUST HAVE A 3.5' CLEARANCE BOTH VERTICALLY AND HORIZONTALLY FROM ANY STRUCTURE PER ROCKY MOUNTAIN POWER.

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 _____, 2023.

WEBER COUNTY SURVEYOR

PLEASANT VIEW CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF PLEASANT VIEW CITY

SIGNED THIS _____ DAY OF _____, 2023.

LEONARD CALL, MAYOR

ATTEST: _____ CITY RECORDER

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

DATE _____, 2023 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 _____, 2023.

PLANNING COMMISSION CHAIR

R:\USGAT_COPE_SCOTT\2021_PLEASANT VIEW SODA SHOP SURVEY\DWG\SODA SHOP SUBDIVISION.DWG