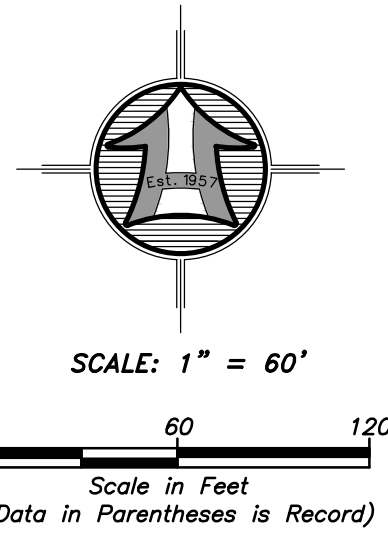


NEW MOUNTAIN SUBDIVISION
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
MAY 2025



LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINING SUBDIVISION
	ADJOINING PROPERTY LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT (PUE) OR MUNICIPALITY UTILITY EASEMENT (MUE)
	FENCE LINE
	R/W MONUMENT
	FOUND REBAR SET BY OTHERS
	SET 5/8"x24" REBAR WITH CAP
	SECTION CORNER

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE SUBDIVIDED THE PROPERTY LINES INTO ONE LOT AS SHOWN HEREON AND NAME SAID TRACT NEW MOUNTAIN SUBDIVISION, AND HEREBY DEDICATE TO PLEASANT VIEW CITY ALL PUBLIC UTILITY / MUNICIPAL UTILITY EASEMENTS TO PLEASANT VIEW CITY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SAID PUBLIC UTILITIES / MUNICIPAL UTILITIES AS AUTHORIZED BY PLEASANT VIEW CITY.

SIGNED THIS _____ DAY OF _____, 20____.

NM RISE, LLC
BY: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025,

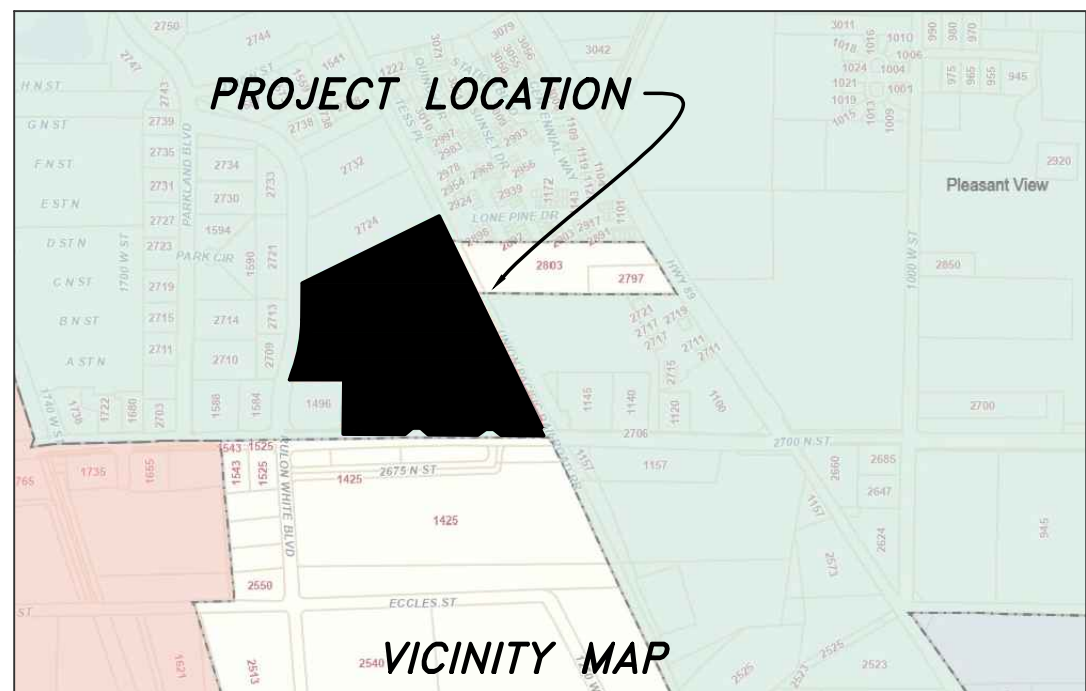
PERSONALLY APPEARED BEFORE ME, , WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF NM RISE, LLC, DOING BUSINESS IN UTAH AS NM RISE, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR IN INTEREST TO AGNL PASTRY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

STATE OF NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____



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DEVELOPER:
NM RISE, LLC

PLEASANT VIEW DEVELOPMENT REVIEW COMMITTEE

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED
BY THE PLEASANT VIEW CITY DEVELOPMENT REVIEW COMMITTEE.
SIGNED THIS _____ DAY OF _____, 20____.

DEVELOPMENT REVIEW CHAIR

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 _____, 20____.

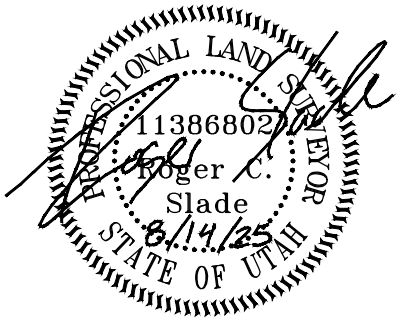
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN HEREAFTER AS NEW MOUNTAIN 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 14TH DAY OF AUGUST, 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF QUESTAR SUBDIVISION FIRST AMENDMENT, RECORDED AS ENTRY NO. 2532375 IN THE WEBER COUNTY RECORDER'S OFFICE AND THE NORTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET LOCATED 2332.27 FEET NORTH 89°34'13" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND 55.05 FEET NORTH 00°39'40" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 25;

RUNNING THENCE NORTH 00°39'40" EAST 282.01 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 2, PV CSTORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359; THENCE NORTH 89°53'58" WEST 282.79 FEET (282.92 FEET BY RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF RULON WHITE BOULEVARD, BEING A POINT ON THE BOUNDARY OF RULON WHITE BUSINESS PARK SUBDIVISION, RECORDED AS ENTRY NO. 3158815; THENCE ALONG THE BOUNDARY OF SAID RULON WHITE BUSINESS PARK SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS NORTH 17°52'51" EAST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04°09'25" ALONG SAID EASTERLY RIGHT-OF-WAY LINE; (2) NORTHERLY ON A REVERSE TANGENT CURVE TO THE LEFT OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS NORTH 10°18'41" EAST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19°17'45" ALONG SAID EASTERLY RIGHT-OF-WAY LINE; (3) NORTH 00°39'48" EAST 190.29 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; AND (4) NORTH 63°53'15" EAST 793.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25°54'13" EAST 1223.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF UDOT PROPERTY, TAX ID NO. 19-016-0124; THENCE ALONG THE BOUNDARY OF SAID UDOT PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 64°06'18" WEST 10.00 FEET; AND (2) SOUTH 25°54'13" EAST 42.21 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°34'05" WEST 220.35 FEET; (2) NORTH 52°41'47" WEST 50.00 FEET; (3) NORTH 89°34'05" WEST 40.95 FEET; (4) SOUTH 53°53'50" WEST 50.39 FEET; (5) NORTH 89°34'05" WEST 258.75 FEET; (6) NORTH 48°45'15" WEST 53.34 FEET; (7) NORTH 89°42'31" WEST 40.49 FEET; (8) SOUTH 49°20'28" WEST 52.89 FEET; AND (9) NORTH 89°34'05" WEST 321.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.64 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY NATHAN LINDSTROM OF VAA, LLC FOR RISE BAKING COMPANY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°34'13" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SOUTHEAST CORNER OF SEC. 25,
T. 7 N., R. 2 W., SLB&M.
FOUND WEBER CO. 3" BRASS CAP
MONUMENT DATED 2004. GOOD COND.

COUNTY RECORDER

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

RECEIVED
DEC 23 2025
FILE # 8242