

NOTES:

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 1/2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS THAT EXIST PER THE WEBER VIEW SUBDIVISION PLAT, LOTS 13 THROUGH 15 AND 24 THROUGH 46 WILL BE VACATED BY A SEPARATE CITY PROCESS.
- TITLE EXCEPTIONS 15 THROUGH 19 REMAIN AS LABELED ON THIS MAP.
- A SITE SPECIFIC GEOLOGIC HAZARD ASSESSMENT HAS BEEN CONDUCTED FOR THIS PROJECT BY IGES. IT IS IDENTIFIED BY PROJECT NUMBER 02058-133 AND IS DATED 08/31/2020. THIS REPORT IS ON FILE AT PLEASANT VIEW CITY. THE RECOMMENDATIONS IN THIS REPORT MUST BE FOLLOWED.
- PER PLEASANT VIEW CITY ORDINANCE 17-18-050 THIS PROJECT INCLUDES SLOPE SPECIAL REQUIREMENTS. THE REQUIREMENTS OF THIS SECTION MUST BE FOLLOWED.
- EACH LOT OWNER SHALL CONTROL WATER RUNNING OFF OF LOT ONTO ADJACENT PROPERTIES.
- PER IGES GEOLOGIC HAZARDS ASSESSMENT, LOTS 207 & 212-218 HAVE LOW TO MODERATE FLOOD HAZARDS. REFER TO THEIR REPORT FOR MORE INFORMATION.
- THE SNOW STORAGE EASEMENT AREA IS TO BE USED TO STOCK PILE SNOW FROM PLOWING. NO MAILBOXES, DRIVEWAYS, OR ABOVE-GROUND STRUCTURES SHALL BE LOCATED IN EASEMENT.
- THE TEMPORARY TURNAROUND EASEMENT IS TO BE USED FOR VEHICLES TO TURN AROUND UNTIL FUTURE DEVELOPMENT CONTINUES 3175 NORTH ROAD TO THE EAST. THERE SHALL BE NO MAILBOXES, DRIVEWAYS OR ABOVE GROUND STRUCTURES SHALL BE LOCATED WITHIN SAID TEMP. TURNAROUND EASEMENT.
- FOUNDATION DRAINS ARE REQUIRED FOR HOMES CONSTRUCTED ON LOTS 211-217. HOMEOWNERS SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SUMP PUMP. SUMP PUMPS MAY NOT BE DISCHARGED TO THE SANITARY SEWER. IF CONNECTING TO THE STORM DRAIN SYSTEM, A PLEASANT VIEW CITY PERMIT IS REQUIRED.
- THE CUTOFF DRAIN EASEMENTS ARE TO THE BENEFIT OF ADJACENT LOTS AND ARE TO MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
- LOTS 212, 213 AND 214 CONTAIN UNDOCUMENTED FILL UP TO 10' DEEP. SEE GEOTECHNICAL REPORT ON FILE WITH CITY FOR FOUNDATION PREPARATION REQUIREMENTS.
- LOTS 201-R THROUGH 218-R ARE CONSIDERED TO BE IN SENSITIVE LAND AREAS. A CONDITIONAL USE PERMIT IS REQUIRED PER CH. 18.38 OF PLEASANT VIEW CITY CODE PRIOR TO BUILDING.
- LOTS 201-206 HAVE A SEWER LATERAL EASEMENT IN FAVOR OF PLEASANT VIEW CITY TO TRANSFER WASTE FROM THE LOTS NORTH OF THIS SUBDIVISION.

TITLE EXCEPTIONS

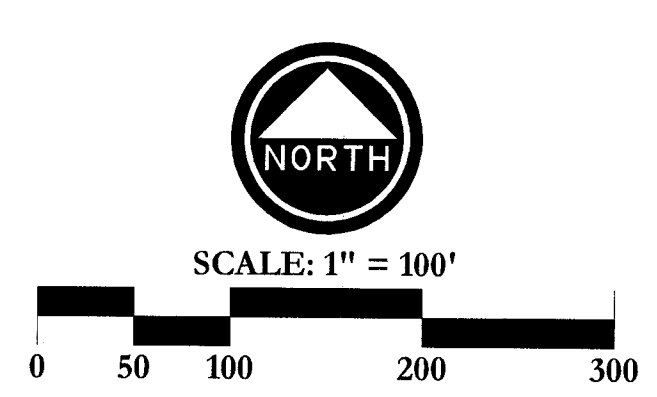
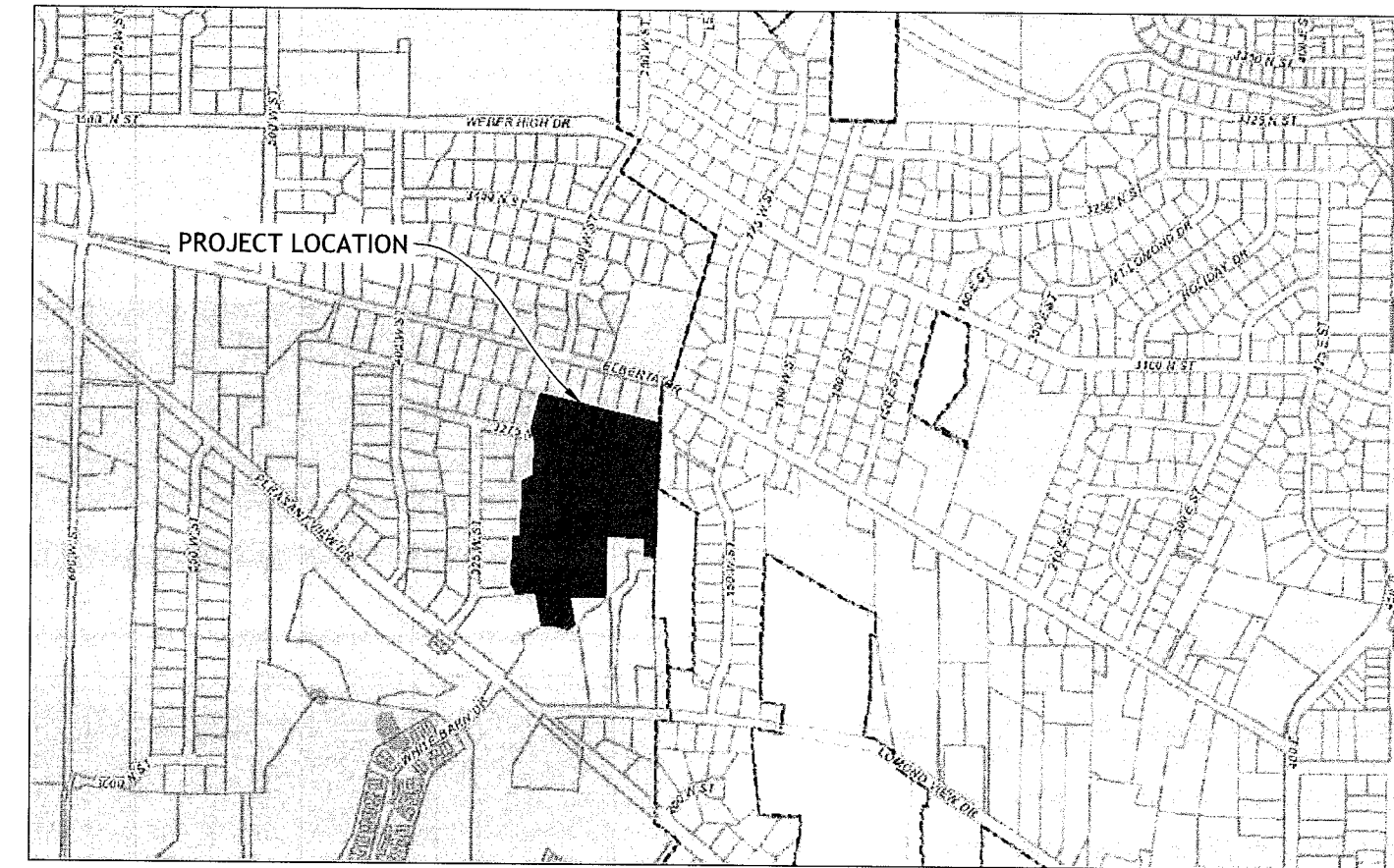
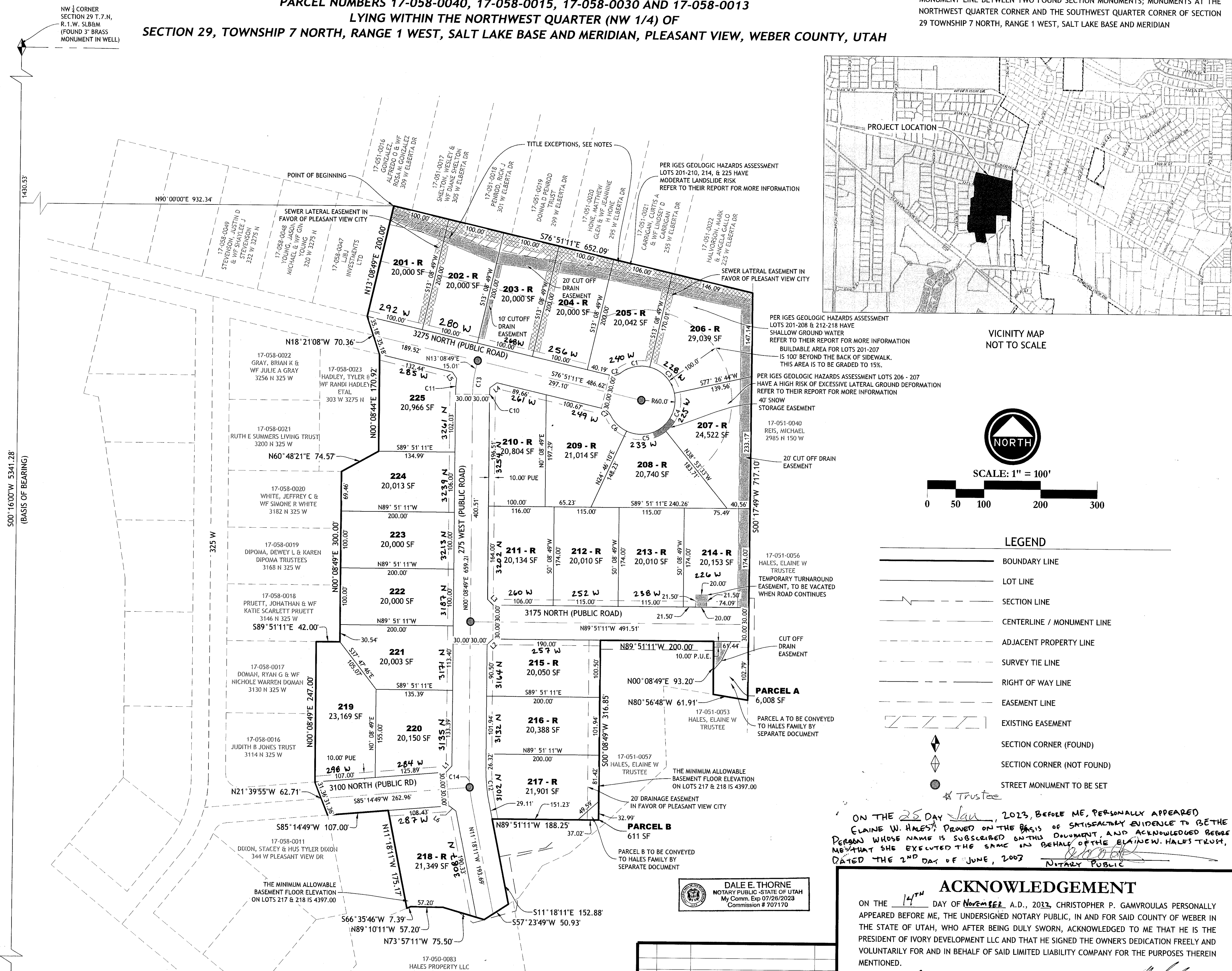
- EXCEPTION 15 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557967 IN BOOK 976 AT PAGE 351 OF OFFICIAL RECORDS.
- EXCEPTION 16 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557968 IN BOOK 976 AT PAGE 352 OF OFFICIAL RECORDS.
- EXCEPTION 17 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557969 IN BOOK 976 AT PAGE 354 OF OFFICIAL RECORDS.
- EXCEPTION 18 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557970 IN BOOK 976 AT PAGE 355 OF OFFICIAL RECORDS.
- EXCEPTION 19 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PLEASANT VIEW CITY OF WEBER COUNTY, UTAH, A MUNICIPAL CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 21, 1971 AS ENTRY NO. 557971 IN BOOK 976 AT PAGE 357 OF OFFICIAL RECORDS.

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	53.02	60.00	S78°47'04"W	51.32
C2	21.68	25.00	S78°18'25"W	21.00
C3	66.33	60.00	N44°13'35"W	63.01
C4	66.67	60.00	N19°16'36"E	63.29
C5	66.67	60.00	N82°56'19"E	63.29
C6	39.85	60.00	S46°12'07"E	39.12
C7	21.68	25.00	S52°00'47"E	21.00
C10	11.91	170.00	N2°09'15"E	11.91
C11	28.19	230.00	S3°39'31"W	28.18
C12	59.95	300.00	N5°34'41"W	59.85
C13	45.38	200.00	S6°38'49"W	45.28
C14	65.95	330.00	S5°34'41"E	65.84

LINE	LENGTH	BEARING
L1	14.73	S42°41'49"W
L2	14.14	N45°08'49"E
L3	14.14	N44°51'11"W
L4	15.21	N53°39'15"E
L5	13.39	S34°50'29"E

# WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

PARCEL NUMBERS 17-058-0040, 17-058-0015, 17-058-0030 AND 17-058-0013  
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, PLEASANT VIEW, WEBER COUNTY, UTAH



LEGEND	
---	BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
---	CENTERLINE / MONUMENT LINE
---	ADJACENT PROPERTY LINE
---	SURVEY TIE LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	EXISTING EASEMENT
---	SECTION CORNER (FOUND)
---	SECTION CORNER (NOT FOUND)
---	STREET MONUMENT TO BE SET

ON THE 25 DAY of June, 2023, BEFORE ME, PERSONALLY APPEARED ELAINE W. HALES, TRUSTEE, PRESENTED TO THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THIS DOCUMENT, AND ACKNOWLEDGED BEING NEARLY THAT SHE EXECUTED THE SAME IN BEHALF OF THE ELAINE W. HALES TRUST, DATED THE 2ND DAY OF JUNE, 2003.

DALE E. THORNE  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 07/26/2025  
Commission # 707170

ACKNOWLEDGEMENT

ON THE 14th DAY OF NOVEMBER, A.D., 2023, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

PETER STEVEN GAMVROULAS # 722444  
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01-14-2026

<p><b>PLEASANT VIEW CITY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>01/04/2023 DATE</p> <p><i>Dana A. Shuler</i> PLEASANT VIEW CITY ENGINEER</p>	<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS 2nd DAY OF September, A.D., 2024 BY THE PLEASANT VIEW CITY PLANNING COMMISSION.</p> <p><i>Shawn J. Goff</i> CHAIR, PLEASANT VIEW CITY PLANNING COMMISSION</p>	<p><b>PLEASANT VIEW CITY APPROVAL</b></p> <p>PRESENTED TO PLEASANT VIEW CITY THIS 25 DAY OF October, A.D., 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><i>Shawn Halstrom</i> ATTEST: MAYOR</p>
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**OWNER / DEVELOPER**

IVORY DEVELOPMENT, LLC  
978 EAST WOODLAK LANE  
SALT LAKE CITY, UTAH 84117



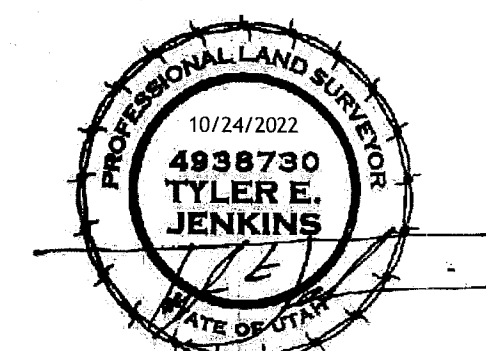
2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4938730 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 DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS, HEREAFTER TO BE KNOWN AS:

## WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; PLEASANT VIEW, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 45 AS DESCRIBED IN THE WEBER VIEW SUBDIVISION PLAT ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN BOOK 12 OF PLATS AT PAGE 95 OF THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING 500°16'00"W 1430.53 FEET AND N90°00'00"E 932.34 FEET FROM THE FOUND NORTHWEST CORNER OF SAID SECTION 29, AND RUNNING THENCE S76°51'11"E 652.09 FEET; THENCE S00°17'49"W 717.10 FEET; THENCE N80°56'48"W 61.91 FEET; THENCE N00°08'49"E 93.20 FEET; THENCE N89°51'11"W 200.00 FEET; THENCE S00°08'49"W 316.85 FEET; THENCE N89°51'11"W 188.25 FEET; THENCE S11°18'11"W 152.88 FEET; THENCE S57°23'49"W 50.93 FEET; THENCE N73°57'11"W 75.50 FEET; THENCE N89°10'11"W 57.20 FEET; THENCE S66°35'46"W 7.39 FEET; THENCE N11°18'11"W 175.17 FEET; THENCE S85°14'49"W 107.00 FEET; THENCE N21°39'55"W 62.71 FEET; THENCE N00°08'49"E 247.00 FEET; THENCE S89°51'11"E 42.00 FEET; THENCE N00°08'49"E 300.00 FEET; THENCE N60°48'21"E 74.57 FEET; THENCE N00°08'44"E 170.92 FEET; THENCE N18°21'08"W 70.36 FEET; AND THENCE N13°08'49"E 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.31 ACRES IN AREA, 25 LOTS AND 2 PARCELS

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS 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:

## WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

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 THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENT AND MUNICIPAL UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND MUNICIPAL UTILITY LINES, RESPECTIVELY, AND STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLEASANT VIEW CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. WE HEREBY DECLARE THAT THE PLAT NOTES SHOWN HEREON ARE EFFECTIVE AND BINDING. WE HEREBY DEDICATE, GRANT AND CONVEY TO PLEASANT VIEW CITY THE TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON, TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENTS SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS. REFER TO NOTES FOR DRAINAGE, CUTOFF DRAIN AND SEWER LATERAL EASEMENTS.

*Christoph P. Gamvroulas*  
NAME: CHRISTOPHER P. GAMVROULAS  
TITLE: PRESIDENT OF IVORY DEVELOPMENT

*Elaine W. Hales*  
NAME: ELAINE W. HALES, TRUSTEE  
TITLE: ELAINE W. HALES FAMILY RESTRICTION TRUST, DATED THE 2ND DAY OF JUNE, 2003

## WEBER VIEW PHASE II SUBDIVISION AMENDING WEBER VIEW SUBDIVISION

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SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
PLEASANT VIEW, WEBER COUNTY, UTAH  
OCTOBER 2022

SHEET 1 OF 1

RECORDED # 3271825

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: PLEASANT VIEW CITY

DATE: 31-JAN-23 TIME: 2:13 PM BOOK: 95 PAGE: 19

\$104.00 FEE

LEON H. KILTS  
WEBER COUNTY RECORDER