



North View Holdings LLC Subdivision

A part of the Southeast 1/4 of Section 25, T7N, R2W, SLB&M., U.S. Survey

Weber County, Utah

May 2013

LEGEND



CAP DETAIL

A 5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.

● Set 5/8" Rebar (24" long) & Cap w/Fencepost

◆ Found Section corner

◇ Not found Section corner

③ HOW WAS THE R.O.W ESTABLISHED?
① LOCATE & SHOW STATE R.O.W MARKERS. (SEE ATTACHMENT)

OWNER'S DEDICATION
We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract North View Holdings LLC Subdivision and do hereby, and do also dedicate, to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and also grant and dedicate an easement over, upon and under the lands designated hereon as a 10' wide storm drainage easement to the owners, assigns and heirs of the M&M Storage LLC Property, the same to be used for the installation, maintenance and operation of storm drainage facilities, as may be authorized by said owners, assigns and heirs.
Signed this _____ day of _____, 2013.

North View Holdings LLC

Paul Mackley, Trustee

SURVEYOR'S CERTIFICATE

I, Mark Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that the North View Holdings LLC Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as shown on this drawing.

I also certify that all the lots within the North View Holdings LLC Subdivision meet all applicable statutes and ordinance requirements of Weber County Zoning regarding measurements.
Signed this _____ day of _____, 2013.

166484

License No.

Mark Babbitt

BOUNDARY DESCRIPTION

A part of the Southeast quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on the North Boundary Line of Mountain View Landing Commercial Subdivision which is 1002.13 feet North 89°34'13" West and 797.04 feet Due North from the Southeast corner of said Section 25 and running thence North 0°25'47" East 156.38 feet; thence North 89°54'29" East 398.63 feet to the West right of way line of U.S. Highway 89, 91 & 30; thence along said West right of way line the following two (2) courses: Southeasterly along the arc of a 11519.20 foot radius curve to the left a distance of 48.30 feet (Central Angle equals 0°14'25" and Long Cord bears South 30°32'19" East 48.30 feet), South 33°53'37" East 138.07 feet to the North Boundary Line of Mountain View Landing Commercial Center PUD in Weber County Utah; thence South 89°54'29" West 501.34 feet along said North Boundary and the north boundary of said Mountain View Landing Commercial Subdivision to the point of beginning.
Contains 1.611 Acres

ACKNOWLEDGMENT

State of Utah } ss
County of _____ }

On the _____ day of _____, 2013, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, three, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: _____

A Notary Public commissioned in Utah

Commission Expires: _____

Print Name

NARRATIVE:

This plat was requested by Mr. Paul Mackley for the purpose of subdividing this property into (1) lot.

Brass Cap Monuments were found at the East 1/4 corner, the Southeast corner and the South 1/4 corner of Section 25, T7N, R2W, SLB&M, U.S. Survey.

A rebar with no cap was found at the P.C. along the East property line. Its location was checked and used as the P.C. of the property line.

A line bearing N 89°34'13" W between the Southeast corner and the South 1/4 corner was used as the basis of bearings. Property corners were set as shown on this subdivision plat.

Developer: Paul Mackley
Mailing Address:
1650 North Mountain Road
North Ogden, UT 84404

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2013.

Signature

GREAT BASIN ENGINEERING NORTH

CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2013.

Attest

Chair, Weber County Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2013.

Signature

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the County offices. 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 _____, 2013.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 2013.

Signature

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
Signed this _____ day of _____, 2013.

Signature

NRN22252