

CHRISTOFFERSON RANCH
SUBDIVISION

PLEASANT VIEW CITY, WEBER COUNTY, UTAH
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18
AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
MARCH, 2026

SURVEYOR'S CERTIFICATE

I, PHILLIP J. RICHTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 12947818, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-73-504. RECORD OF THOSE SURVEYS PERFORMED AS PREREQUISITE TO THIS SUBDIVISION HAVE BEEN FILED WITH THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE AS FILING NUMBER 8158 AND 8120. SAID PROPERTY IS TO BE SUBDIVIDED INTO LOTS AND PARCELS HEREFTER TO BE KNOWN AS:

CHRISTOFFERSON RANCH SUBDIVISION



OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, TOGETHER WITH RIGHTS-OF-WAY AND EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

CHRISTOFFERSON RANCH SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY GRANT AND CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES AND PLEASANT VIEW CITY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON AS PUBLIC ROADWAYS TO PLEASANT VIEW CITY. THE OWNERS GRANT AND CONVEY PARCEL C TO PLEASANT VIEW CITY FOR USE AS OPEN SPACE AND FOR A DETENTION POND. THE OWNERS RETAIN THEIR RESPECTIVE POSSESSION OF PARCELS A AND B. THE OWNERS FURTHER GRANT A DRAINAGE EASEMENT OVER LOTS 6, 7, AND 8 FOR THE BENEFIT OF PARCEL B. THE OWNERS FURTHER GRANT A 20 FOOT WIDE SECONDARY WATER EASEMENT ACROSS PARCEL A TO PINEVIEW WATER SYSTEMS.

Val 2. P. Poll
MATTHEW M. MONTANO
CHRISTA L. MONTANO

6/24/26
DATE
6/24/26
DATE
6/24/26
DATE

OWNER'S ACKNOWLEDGEMENT

COUNTY OF WEBER } S.S.
STATE OF UTAH

ON THIS 24th DAY OF June A.D., 2026, MATTHEW M. MONTANO AND CHRISTA L. MONTANO 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 THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FULL NAME: Emma Heaps

COMMISSION NUMBER: 740119

MY COMMISSION EXPIRES: 11-15-2028

A NOTARY PUBLIC COMMISSIONED IN UTAH



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

COUNTY OF WEBER } S.S.
STATE OF UTAH

ON THE 24th DAY OF June A.D., 2026, VAL POLL 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 REPRESENTATIVE FOR PAPA'S PLACE LLC, A LIMITED LIABILITY COMPANY, 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.

NOTARY PUBLIC FULL NAME: Emma Heaps

COMMISSION NUMBER: 740119

MY COMMISSION EXPIRES: 11-15-2028

A NOTARY PUBLIC COMMISSIONED IN UTAH



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 24th DAY OF June 2026, A.D.

Jeremy Mustard
WEBER COUNTY SURVEYOR

WEBER COUNTY RECORDER

ENTRY NO. 3424891 FEE PAID \$142.00

FILED FOR RECORD AND RECORDED THIS 09 DAY OF July 2026, A.D.
AT 9:47 AM IN BOOK 102 OF OFFICIAL RECORDS PAGE 52453.

B. Robinson
WEBER COUNTY RECORDER

BY: DEPUTY RECORDER

BOUNDARY DESCRIPTION

COMMENCING AT A 3.5" BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING NORTH 89°50'22" WEST 2683.52 FEET ALONG THE SECTION LINE AND BASIS OF BEARING FROM A 3.0" BRASS CAP MONUMENT SET IN 1975 AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 00°11'12" EAST 734.25 FEET (RECORD = NORTH 738.08 FEET) ALONG THE SECTION LINE TO AN EXISTING FENCE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE DEPARTING SAID SECTION LINE ALONG SAID FENCE AND COINCIDENT WITH THE WEST LINE OF PARCEL A OF THE WADMAN NATURE PARK SUBDIVISION SOUTH 28°28'27" WEST 765.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 4300 NORTH STREET AS SHOWN ON THAT RECORD OF SURVEY KNOWN AS FILE NUMBER 4388 AT THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°44'25" WEST 120.71 FEET; (2) SOUTH 00°56'48" WEST 18.21 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AS DESCRIBED PER THAT CERTAIN WARRANTY DEED KNOWN AS ENTRY NUMBER 3361429 RECORDED MARCH 17, 2025, ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°37'04" WEST 65.53 FEET (RECORD = SOUTH 89°36'54" EAST 65.67") TO THE BEGINNING OF A 4960.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 146.63' FEET (RECORD = 146.67') THROUGH A CENTRAL ANGLE OF 01°41'38" (RECORD = 01°41'39"), CHORD BEARING NORTH 88°46'15" WEST 146.63 FEET (RECORD = SOUTH 88°46'04" EAST 146.66 FEET) TO AN EXISTING FENCE ON THE EAST LINE OF THE JONES PROPERTY AS SHOWN ON ALTA SURVEY KNOWN AS FILE NUMBER 7626 AT THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE; THENCE ALONG SAID FENCE LINE NORTH 19°01'04" EAST 1106.10 FEET; THENCE DEPARTING SAID FENCE LINE AND ALONG THE NORTH LINE OF THE JONES PROPERTY THE FOLLOWING THREE COURSES; 1) SOUTH 87°30'23" WEST 198.53 FEET; 2) NORTH 19°10'35" EAST 7.15 FEET; 3) SOUTH 89°55'35" WEST 94.24 FEET; THENCE TO AND ALONG THE EAST PROPERTY LINE AS SURVEYED AND SHOWN ON THAT RECORD OF SURVEY KNOWN AS FILE NUMBER 519 AT THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE NORTH 18°56'43" EAST 812.29 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4575 NORTH STREET; THENCE DEPARTING SAID EAST PROPERTY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°53'50" EAST 367.67 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 3374526, RECORDED JUNE 26, 2025 AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY NORTH 89°53'50" EAST 603.82 FEET TO AN EXISTING FENCE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 527193 IN BOOK 928 AT PAGE 144 ON FILE AT SAID RECORDER'S OFFICE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 22°35'04" WEST 86.11 FEET; (2) SOUTH 24°45'04" WEST 125.92 FEET TO A POINT ON THE WEST LINE OF THE AMENDED MT. MAJESTIC SUBDIVISION; THENCE CONTINUING ALONG SAID FENCE LINE, COINCIDENT WITH SAID AMENDED MT. MAJESTIC SUBDIVISION THE FOLLOWING SIX (6) COURSES; (1) SOUTH 24°51'04" WEST 44.51 FEET; (2) SOUTH 18°57'04" WEST 125.49 FEET; (3) SOUTH 46°06'43" WEST 69.38 FEET; (4) SOUTH 33°34'48" WEST 102.06 FEET; (5) SOUTH 29°39'11" WEST 347.00 FEET; (6) SOUTH 28°28'27" WEST 386.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,146,825 SQUARE FEET OR 26.33 ACRES

BASIS OF BEARING

SOUTH 89°50'22" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (S.L.B.M.) BETWEEN FOUND MONUMENTS.

DEVELOPER:

VAL POLL
3823 EVERGREEN DRIVE
PLEASANT VIEW, UT 84414

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 10-20-803 AND § 17-79-703 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS 24 DAY OF June 2026.

ROCKY MOUNTAIN POWER COMPANY

BY: Doug A. Hansen
TITLE: Estimator

ENBRIDGE GAS UTAH

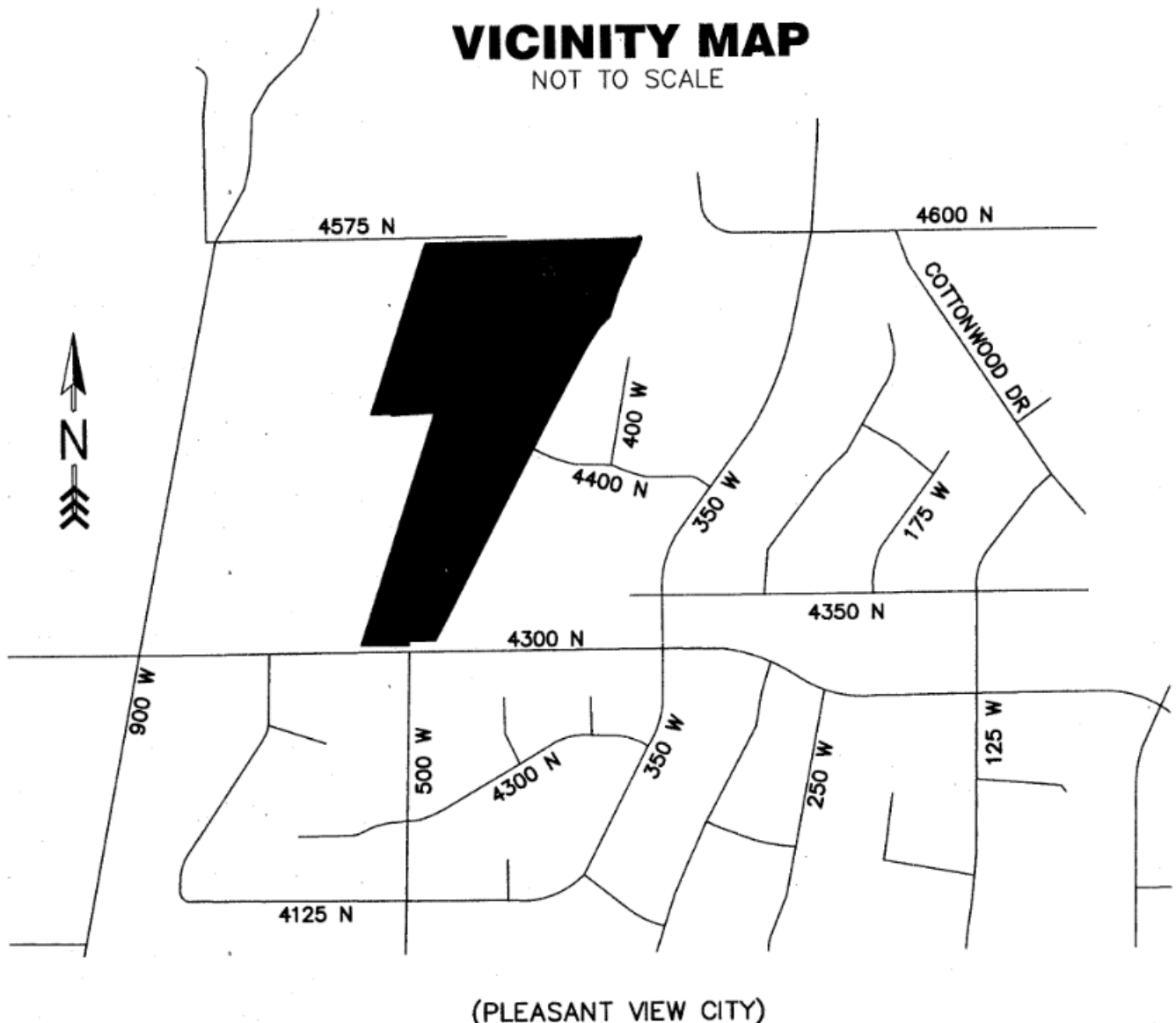
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS 24 DAY OF June 2026, A.D.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

BY: Cory Johnson
TITLE: Pro-Con Rep.

16-415
(16-009-0080,
16-012-0101, 0027,
0015, 0016)
TU:11&63



DRAINAGE & GRADING RESPONSIBILITY

EACH LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE GRADING AND DRAINAGE OF THEIR RESPECTIVE LOT. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED SO AS NOT TO ADVERSELY IMPACT ADJACENT PROPERTIES.

NO LOT OWNER SHALL ALTER THE NATURAL OR EXISTING DRAINAGE PATTERNS IN A MANNER THAT CONCENTRATES, INCREASES, OR REDIRECTS STORMWATER FLOW ONTO NEIGHBORING PROPERTIES OR CREATES A NUISANCE, HAZARD, OR DAMAGE TO DOWNSTREAM PROPERTIES, STRUCTURES, OR IMPROVEMENTS.

EACH LOT SHALL BE GRADED TO ENSURE THAT STORMWATER RUNOFF IS CONVEYED IN A SAFE AND NON-DAMAGING MANNER, CONSISTENT WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND APPLICABLE LOCAL REGULATIONS.

THE DEVELOPER, ENGINEER OF RECORD, AND MUNICIPALITY ASSUME NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF LOT-SPECIFIC GRADING OR DRAINAGE IMPROVEMENTS. ANY DAMAGE RESULTING FROM IMPROPER GRADING OR DRAINAGE SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 2026, A.D.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

CONNECT. REVIEWED UNDER WBERA

APPROVED THIS 24 DAY OF June 2026, A.D.

JHA
CONNECT. REVIEWED UNDER WBERA

CITY PLANNING COMMISSION

THIS SUBDIVISION WAS APPROVED BY THE PLEASANT VIEW CITY PLANNING COMMISSION THIS 7 DAY OF May 2026, A.D.

Planning Commission Chair

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Dona Q. Shuler
PLEASANT VIEW CITY ENGINEER

CITY COUNCIL

PRESENTED TO THE PLEASANT VIEW CITY COUNCIL THIS 24 DAY OF June 2026, A.D. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

City Recorder
City Mayor

WEBER COUNTY RECORDER

ENTRY NO. 3424891 FEE PAID \$142.00

FILED FOR RECORD AND RECORDED THIS 09 DAY OF July 2026, A.D.
AT 9:47 AM IN BOOK 102 OF OFFICIAL RECORDS PAGE 52453.

B. Robinson
WEBER COUNTY RECORDER

BY: DEPUTY RECORDER

SCALE (H):	1" = 80'
DRAWN BY:	P. RICHTER
CHECKED BY:	P. RICHTER
TAX ID NO.	
NO.	
DESCRIPTION	
DATE	
CRANN BY	APPROVAL
UTAH	
WEBER COUNTY	
PLEASANT VIEW	
CHRISTOFFERSON RANCH SUBDIVISION	
LYING WITHIN THE	
SE 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 17,	
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M.	
UTAH LINE WORKS, LLC	
LAND SURVEYING	
1400 N 600 W	
WEST BOUNTIFUL, UT 84087	
(801) 845-6118	
UTAH-LINEWORKS.COM	
240020	
06/23/2026	
1 OF 2	

102-52

CHRISTOFFERSON RANCH SUBDIVISION

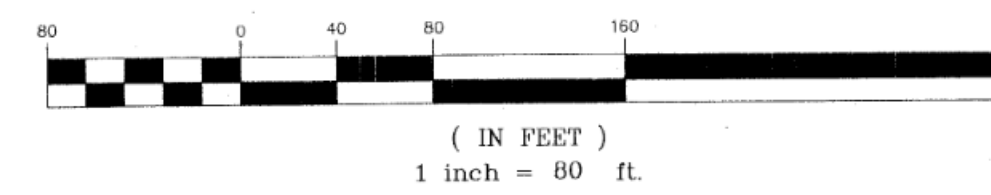
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18
AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
MARCH, 2026

LEGEND

SUBDIVISION BOUNDARY LINE
LOT LINE
STREET CENTERLINE
RIGHT-OF-WAY LINE
TIE LINE
SECTION LINE
PUBLIC UTILITY EASEMENT (P.U.E.) LINE
ADJOINING PROPERTY LINE
RECORD DEED DIMENSION
SURVEY MARKER AS DESCRIBED
SURVEY MONUMENT AS DESCRIBED
CENTERLINE STREET MONUMENT TO BE INSTALLED



GRAPHIC SCALE



TABULATIONS

TOTAL AREA: 1,146,825 SQUARE FEET OR 26.33 ACRES
ROADWAY: 129,209 SQUARE FEET OR 2.97 ACRES
OPEN SPACE/COMMON AREA: 408,262 SQUARE FEET OR 9.37 ACRES
PRIVATE: 609,354 SQUARE FEET OR 13.99 ACRES

IMPERVIOUS AREA RESTRICTIONS

FINAL IMPROVEMENTS CANNOT EXCEED THE MAXIMUM
IMPERVIOUS AREAS LISTED FOR EACH LOT AS FOLLOWS:

LOT 1 - 9,000 SQ. FT.
LOT 2 - 15,000 SQ. FT.
LOT 3 - 15,000 SQ. FT.
LOT 4 - 15,000 SQ. FT.
LOT 5 - 15,000 SQ. FT.
LOT 6 - 15,000 SQ. FT.
LOT 7 - 15,000 SQ. FT.
LOT 8 - 15,000 SQ. FT.
LOT 9 - 17,500 SQ. FT.
LOT 10 - 15,000 SQ. FT.
LOT 11 - 18,500 SQ. FT.
LOT 12 - 15,000 SQ. FT.
LOT 13 - 15,000 SQ. FT.

FOUND 1975 3.0" BRASS
CAP W.C.S. MONUMENT AT
THE SOUTH QUARTER OF
SEC. 17, T7N, R1W, S1B&M.

16-415
(16-009-0080,
16-012-0101, 0027,
0015, 0016)
TU:11&63

FOUND 3.5" BRASS CAP
W.C.S. MONUMENT AT THE
SOUTHWEST CORNER OF
SEC. 17, T7N, R1W, S1B&M.
PROJECT BENCHMARK:
N.A.V.D.88 ELEV: 4983.36'

WADMAN NATURE PARK SUBDIVISION

PLEASANT VIEW CITY
16-312-0003
520 W ELBERTA DR

RIGHT-OF-WAY LINE
PER RECORD OF
SURVEY FILE NO. 4388

FOUND R/C
"HANSEN &
ASSOC."

SEE MAJESTIC
HEIGHTS SUBD NO.
2 AMENDED PLAT
ENTRY NO. 397223
BK 13/PG 25

SEE OMAN'S ACRES
SUB. PLAT
ENTRY NO. 2919345
BK 83/PG 27

SEE ENTRY NO.
3361429 RECORDED
MARCH 17, 2025

FOUND 2" ROUND MONUMENT ON
THE SOUTH LINE OF THE
SOUTHEAST QUARTER OF
SECTION 18, T7N, R1W, S1B&M.
AT THE INTERSECTIONS OF 4300
NORTH AND 900 WEST STREETS.

WEBER COUNTY RECORDER
E# 3424391
DATED 09-JUL-2026
BOOK 102 PAGE 52453

FOUND 1982 3" BRASS
CAP W.C.S. MONUMENT
AT THE CENTER OF SEC.
17, T7N, R1W, S1B&M.

D. SCOTT &
STEPHANIE STEINER
16-009-0022
4527 N 350 W

PAPA'S PLACE, LLC
16-009-0081
ENTRY NO. 3374526,
RECORDED
JUNE 26, 2025

MATTHEW M. & CHRISTA
MONTANO FAMILY TRUST
16-009-0023

FOUND 1982 3" BRASS
CAP W.C.S. MONUMENT
AT THE WEST QUARTER
OF SEC. 17, T7N, R1W,
S1B&M.

DIAMOND ESTATES SUBDIVISION

LINE #	BEARING	DIST
L14	S13° 16' 53"W	150.55'
L15	S22° 03' 57"W	58.77'
L16	S26° 02' 05"W	71.35'
L17	S25° 03' 35"W	131.28'

* THIS 10 FOOT WIDE DRAINAGE &
IRRIGATION EASEMENT IS GRANTED
ACROSS LOTS 6, 7, & 8 TO BENEFIT
PARCEL B AND THE PONDS THEREON TO
PROTECT THE EXISTING CHANNEL THAT
COLLECTS SURFACE WATER AND WATER
RELEASED AS NECESSARY FROM SAID
PONDS. THE OWNERS OF LOT 6, 7, & 8 CAN NOT OBSTRUCT THE
DRAINAGE OR ERECT ANY PERMANENT STRUCTURE IN THE EASEMENT
AREA. MAINTENANCE, REPAIR, AND SERVICE OF THE EXISTING DRAINAGE
CHANNEL IS THE RESPONSIBILITY OF THE LOT OWNER(S). THE LOT
OWNER(S) MAY PIPE THE DRAINAGE UNDERGROUND WITH THE APPROVAL
AND GUIDANCE OF PLEASANT VIEW CITY'S ENGINEERING DEPARTMENT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHRD BRG	CHRD DIST
C1	146.63'	4960.00	1°41'38"	N88°46'15"W	146.63
C2	52.84'	363.00	8°20'23"	N04°21'15"E	52.79
C3	66.48'	363.00	10°29'37"	N13°46'16"E	66.39
C4	119.32'	363.00	18°50'00"	S09°36'04"W	118.78
C5	56.05'	330.00	9°43'52"	N66°07'00"W	55.98
C6	46.14'	270.00	9°47'31"	N66°05'10"W	46.09
C7	71.56'	300.00	13°40'00"	S12°11'04"W	71.39
C8	109.35'	360.00	17°24'13"	S10°18'58"W	108.93
C9	92.53'	303.00	17°29'49"	N11°19'52"E	92.17
C10	12.83'	303.00	2°25'35"	N01°22'10"E	12.83
C11	105.36'	303.00	19°55'24"	N10°07'05"E	104.83
C12	115.22'	333.00	19°49'30"	N10°04'17"E	114.65
C13	51.10'	300.00	9°45'31"	N66°06'11"W	51.03
C14	101.36'	330.00	17°36'10"	S10°12'59"W	100.99

LINE TABLE

LINE #	BEARING	DIST
L1	S24° 45' 04"W	125.92'
L2	S24° 51' 04"W	44.51'
L3	S18° 57' 04"W	125.49'
L4	S46° 06' 43"W	69.38'
L5	S33° 34' 48"W	102.06'
L6	N89° 44' 25"W	120.71'
L7	S00° 56' 48"W	18.21'
L8	S45° 41' 58"W	28.44'
L9	S43° 08' 59"E	27.49'
L10	N64° 01' 04"E	14.14'
L11	S25° 58' 56"E	14.14'
L12	N45° 02' 31"E	14.18'
L13	N44° 57' 30"W	14.11'

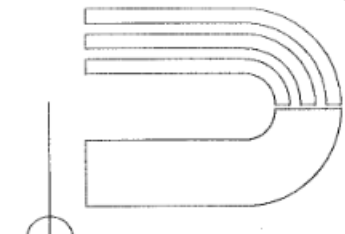
NOTES

- THIS SUBDIVISION WAS PREPARED IN REFERENCE TO THOSE ALTA/NSPS SURVEYS KNOWN AS FILE NUMBER 8158 AND 8210, ON FILE AT THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE. THE EXTERIOR PROPERTY CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PER SAID SURVEYS.
- 5/8" REBAR AND CAP (STAMPED "ULW PLS 12947818") TO BE SET AT ALL LOT CORNERS. COPPER PLUGS TO BE SET IN THE TOP OF THE CURB AT LOT SIDELINE EXTENSIONS IN LIEU OF REBAR & CAPS AT FRONT LOT CORNERS.
- ALL LOTS ARE SUBJECT TO THE RE-20 ZONE USE REGULATIONS, BUILDING RESTRICTIONS, AND BUILDING SETBACK STANDARDS DEFINED IN CHAPTER 18.10 OF THE PLEASANT VIEW CITY MUNICIPAL CODE.
- SEE DEVELOPMENT AGREEMENT KNOWN AS ENTRY NUMBER 3410012, RECORDED MARCH 19, 2026 AT THE WEBER COUNTY RECORDER'S OFFICE.
- OPEN SPACE RESTRICTIONS: OPEN SPACE TO REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, AGRICULTURAL, AND WILDLIFE PRESERVATION PURPOSES. ALL ANIMALS ALLOWED IN THE A-2 ZONE WILL BE ALLOWED ON PARCEL A AND B (PERPETUAL OPEN SPACE). PERPETUAL OPEN SPACE MAINTENANCE WILL BE PROVIDED BY THE DEVELOPER. MAINTENANCE OF OPEN SPACE WILL SEEK TO PRESERVE THE HISTORIC NATURE SCAPE AND WILL INCLUDE BUT IS NOT LIMITED TO FERTILIZATION, MOWING, AND FENCE MAINTENANCE. AT NO TIME, AND UNDER NO CIRCUMSTANCE SHALL THE OVERALL SIZE OF PARCEL A OR B BE REDUCED OR DEVELOPED INTO ANYTHING OUTSIDE OF THE ABOVE PURPOSES.
- FOUNDATIONS AND BASEMENTS: THE DEPTH OF THE TOP OF FLOOR SLABS ARE LIMITED TO 3 FEET ABOVE THE ELEVATION OF GROUNDWATER. FOUNDATION SUBDRAINS FOR BASEMENTS ARE NEEDED FOR BASEMENTS DEEPER THAN 4 FEET BELOW EXISTING GRADES.
- FIRE SPRINKLERS REQUIRED FOR BUILDINGS OVER 6200 SQUARE FEET.

CHRISTOFFERSON RANCH SUBDIVISION
LYING WITHIN THE

SE 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.M.

UTAH LINE WORKS, LLC
LAND SURVEYING
1400 N 600 W
WEST BOUNTIFUL, UT 84087
(801) 845-618
UTAHLINEWORKS.COM



240020

06/23/2026

SHEET:

2 OF 2