

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00				
Sketch	\$ 400.00	\$ 700.00	700.00	6/21/21	5001369/5001217	6/21/2021
2nd Sketch	\$ 300.00	\$ 350.00				
Prelim	\$ 600.00	\$ 900.00	900.00	7/22/21	5001445	PC 10/20/2021
Final	\$ 700.00	\$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: (Ray Property) Riverwood
 Approx. Location: S Weber Drive, just north of La Roca Soccer Complex
 Parcel Number(s): S Weber: 130050036 Total Acres: 31.078
Weber Co: 070790056, 070790007, 070790034 small sliver
 Current Zone: R-LM If Rezoning, to what zone: A to R-LM Bordering Zones: C-R, A
 Surrounding Land Uses: Soccer Complex (just South), Agriculture (just north), Medium Density Residential (South)
 Number of Lots: ~~XX~~ 56 # of Lots Per Acre: 1.83 PUD: Yes No

Developer or Agent

Name: Jacob Jones
 Company: Nilson Land Development, LLC
 Address: 1493 E Ridgeline Dr, Suite 520
 City/State/Zip: South Ogden, UT 84405
 Phone: 801-643-0101
 Email: jake.jones@nilsonhomes.com

Developer's Engineer

Name: Cam Preston
 Company: Ensign Engineering
 Address: 979 N 400 W
 City/State/Zip: Layton, UT 74041
 Phone: 801-547-1100
 Email: cpreston@ensignutah.com
 State License # 5049309

Property Owner, if not Developer

Name: Lynn Wood - Trustee
 Company: Larry D. Ray Revocable Trust
 Address: 2490 Wall Ave
 City/State/Zip: Ogden UT 84401
 Phone: 801-621-0440
 Email: Lynn@childrichards.com

Surveyor, if not Engineer

Name: _____
 Company: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

Applicant Certification

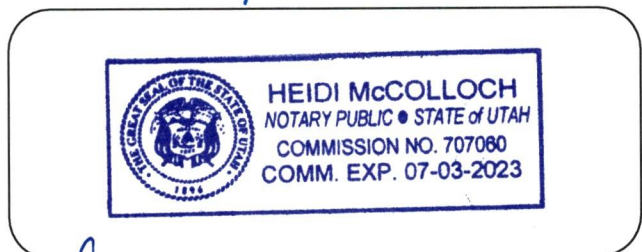
I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: Jacob Jones Date: 4/19/2021

State of Utah, County of Davis
Subscribed and sworn to before me on this 19th day of April, 2021

By Heidi McCulloch
JACOB JONES

Notary Heidi McCulloch

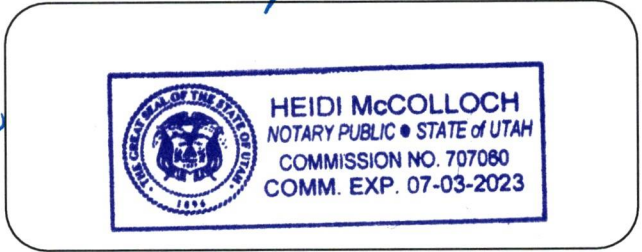


Property Owner's Signature: Jynn Wood Date: 4/19/2021

State of Utah, County of Davis
Subscribed and sworn to before me on this 19th day of April, 2021

By Jynn Wood

Notary Heidi McCulloch



Seal

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

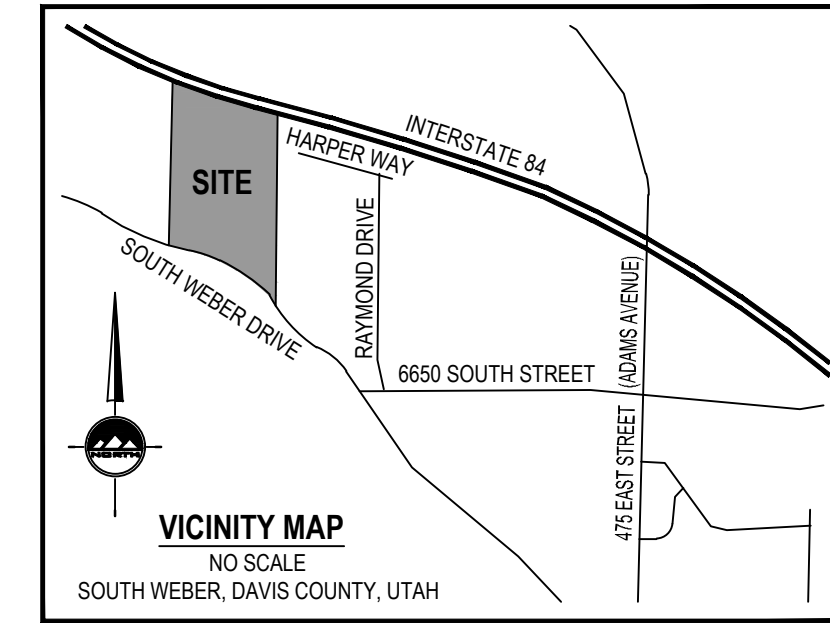
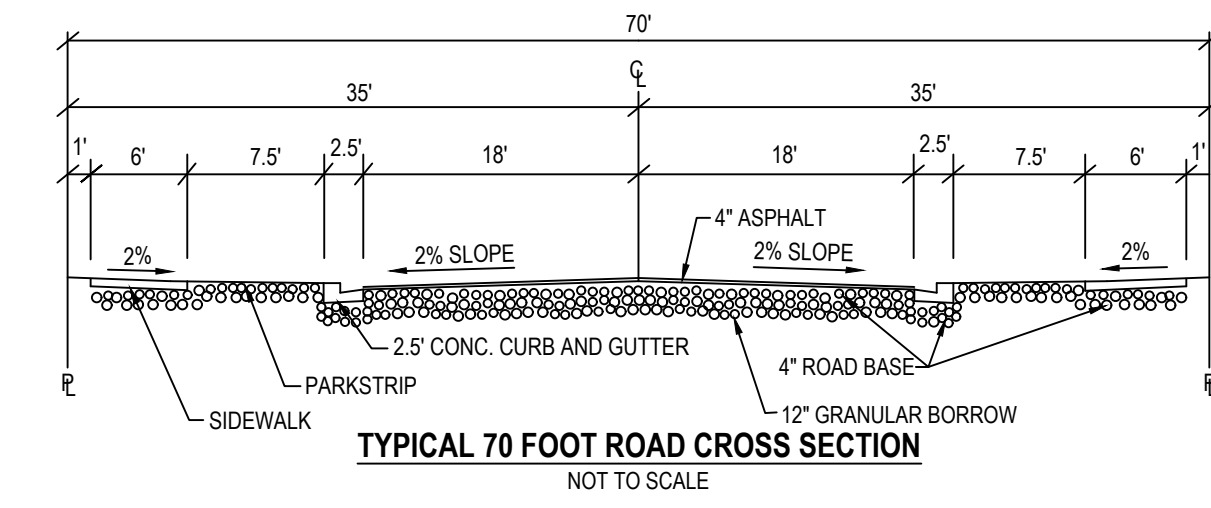
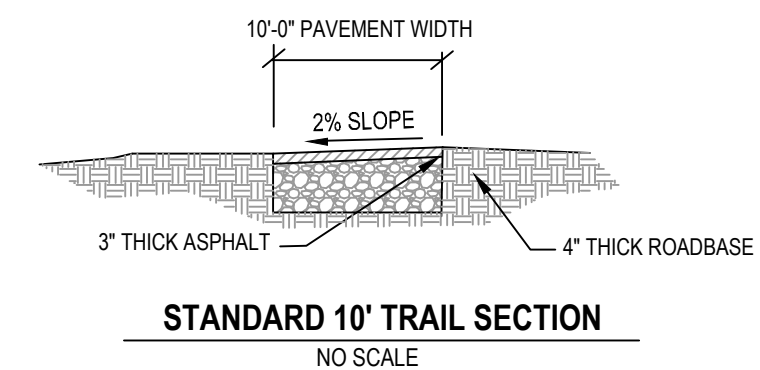
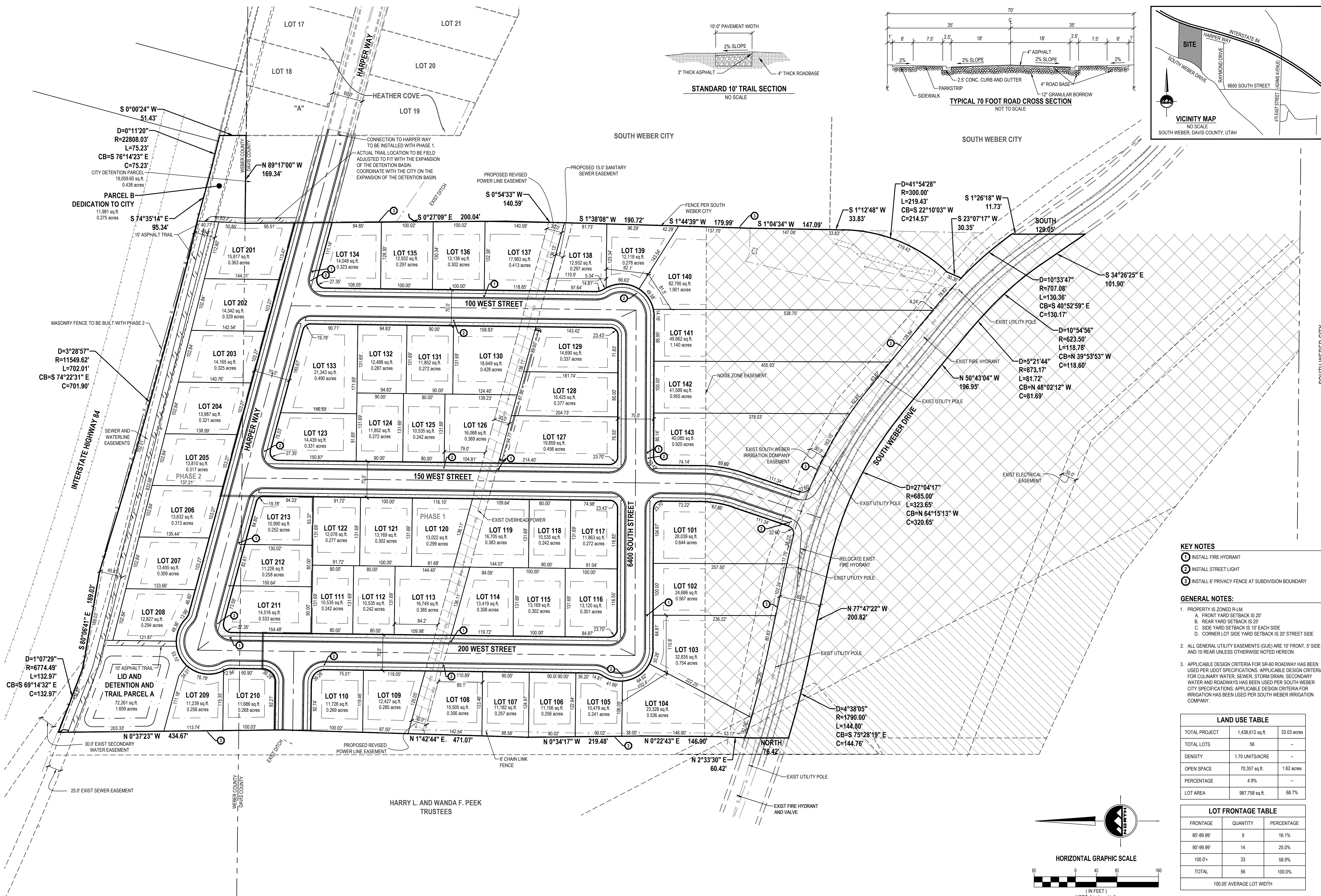
FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
CONTRACT:
PHONE:

RIVERWOOD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH



PRELIMINARY SITE PLAN

PROJECT NUMBER: 7992A
PRINT DATE: 5/11/21
DRAWN BY: M. ELMER
CHECKED BY: C. PRESTON
PROJECT MANAGER: C. PRESTON



- KEY NOTES**
- INSTALL FIRE HYDRANT
 - INSTALL STREET LIGHT
 - INSTALL 6' PRIVACY FENCE AT SUBDIVISION BOUNDARY

- GENERAL NOTES:**
- PROPERTY IS ZONED R-LM
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 25'
C. SIDE YARD SETBACK IS 10' EACH SIDE
D. CORNER LOT SIDE YARD SETBACK IS 20' STREET SIDE
 - ALL GENERAL UTILITY EASEMENTS (GUE) ARE 10' FRONT, 5' SIDE AND 10 REAR UNLESS OTHERWISE NOTED HEREON.
 - APPLICABLE DESIGN CRITERIA FOR SR-60 ROADWAY HAS BEEN USED PER UDOT SPECIFICATIONS. APPLICABLE DESIGN CRITERIA FOR CULINARY WATER, SEWER, STORM DRAIN, SECONDARY WATER AND ROADWAYS HAS BEEN USED PER SOUTH WEBER CITY SPECIFICATIONS. APPLICABLE DESIGN CRITERIA FOR IRRIGATION HAS BEEN USED PER SOUTH WEBER IRRIGATION COMPANY.

LAND USE TABLE

ITEM	AMOUNT	PERCENTAGE
TOTAL PROJECT	1,438,612 sq. ft.	33.03 acres
TOTAL LOTS	56	-
DENSITY	1.70 UNITS/ACRE	-
OPEN SPACE	70,357 sq. ft.	1.62 acres
PERCENTAGE	4.9%	-
LOT AREA	987,758 sq. ft.	68.7%

LOT FRONTAGE TABLE

FRONTAGE	QUANTITY	PERCENTAGE
80'-89.99'	9	16.1%
90'-99.99'	14	25.0%
100.0'+	33	58.9%
TOTAL	56	100.0%

100.05' AVERAGE LOT WIDTH

811
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

HILL AIR FORCE BASE NOISE ZONE 75 LINE (RESTRICTED ZONE SOUTH WITH HIGHER NOISE ZONE LEVELS)

HILL AIR FORCE BASE CRASH AREA CLEAR ZONE (RESTRICTION AREA TO THE WEST)

**RIVERWOOD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH**



**PRELIMINARY GRADING/
DRAINAGE PLAN**

PROJECT NUMBER: 7992A
PRINT DATE: 5/11/21
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

Basin 'A' - Detention Calculations (100-year storm)

Basin Tributary Area: 1,334,867 SF
Runoff coefficient C: 0.350
Release Rate: 0.20 cfs/acre
Peak Release: 6,129 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.00	22,524	1,839	20,685
10	5.33	34,300	3,677	30,623
15	4.40	42,473	5,516	36,957
30	2.96	57,146	11,032	46,114
60	1.83	70,660	22,064	48,596
120	1.03	79,540	44,128	35,413
180	0.71	81,664	66,192	15,472
360	0.39	90,583	132,384	(41,800)
720	0.24	111,202	264,767	(153,565)
1440	0.13	123,249	529,534	(406,285)
Required Detention:				48,596
Provided Detention:				52,500

Water Quality Capture Volume
Reuse Method

$$V_{goal} = R_v * d * A$$

$$R_v = 0.91 * i - 0.0204$$

i = project imperviousness
d = 80th Percentile Storm Depth, ft
A = Project Area, sf
V_{goal} = Required Water Quality Capture Volume
R_v = Volumetric Runoff Coefficient

Basin 'A' 80th Percentile

d =	0.20
d =	0.49 in
d =	0.04 ft
R _v =	0.16
A =	1,334,867 sf
V _{goal} =	8,808 cf

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.22 in/hr
Manning's N: 0.013

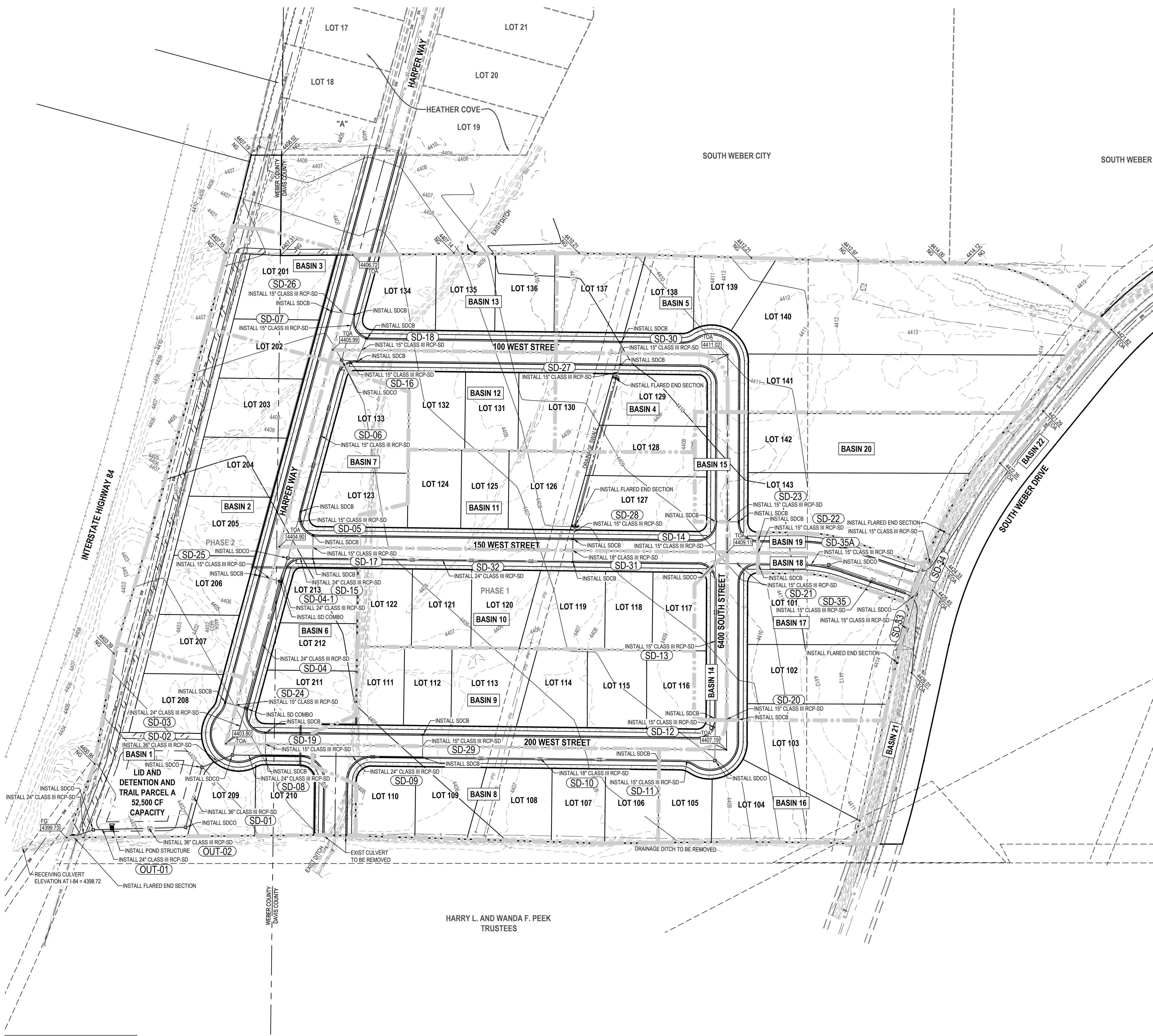
Catchment	Area (SF)	C	Flow (CFS)	Destination
BASIN-1	98,644	0.350	1,774	SD-2
BASIN-2	119,643	0.350	2,152	SD-25
BASIN-3	39,302	0.350	0,718	SD-26
BASIN-4	43,966	0.350	0,791	SD-27
BASIN-5	190,019	0.350	3,418	SD-30
BASIN-6	56,374	0.350	1,014	SD-03
BASIN-7	46,026	0.350	0,828	SD-17
BASIN-8	83,727	0.350	1,506	SD-09
BASIN-9	99,745	0.350	1,794	SD-29
BASIN-10	95,866	0.350	1,724	SD-32
BASIN-11	88,889	0.350	1,599	SD-31
BASIN-12	47,195	0.350	0,849	SD-16
BASIN-13	58,219	0.350	1,047	SD-18
BASIN-14	13,998	0.350	0,252	SD-12
BASIN-15	10,181	0.350	0,183	SD-14
BASIN-16	68,248	0.350	1,228	SD-10
BASIN-17	69,993	0.350	1,259	SD-20
BASIN-18	9,178	0.350	0,165	SD-21
BASIN-19	9,580	0.350	0,172	SD-22
BASIN-20	91,778	0.350	1,651	SD-23
BASIN-21	17,758	0.350	0,319	SD-33
BASIN-22	21,645	0.350	0,399	SD-34

Pipe Design (10-year storm)

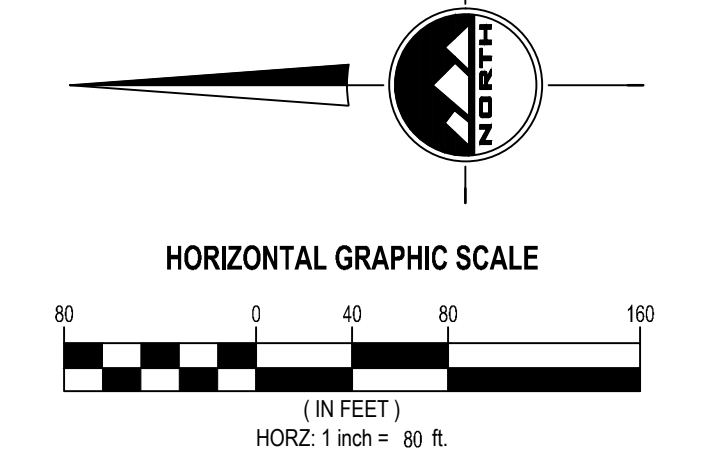
Manning's N (ADS): 0.011
Manning's N (RCP): 0.013

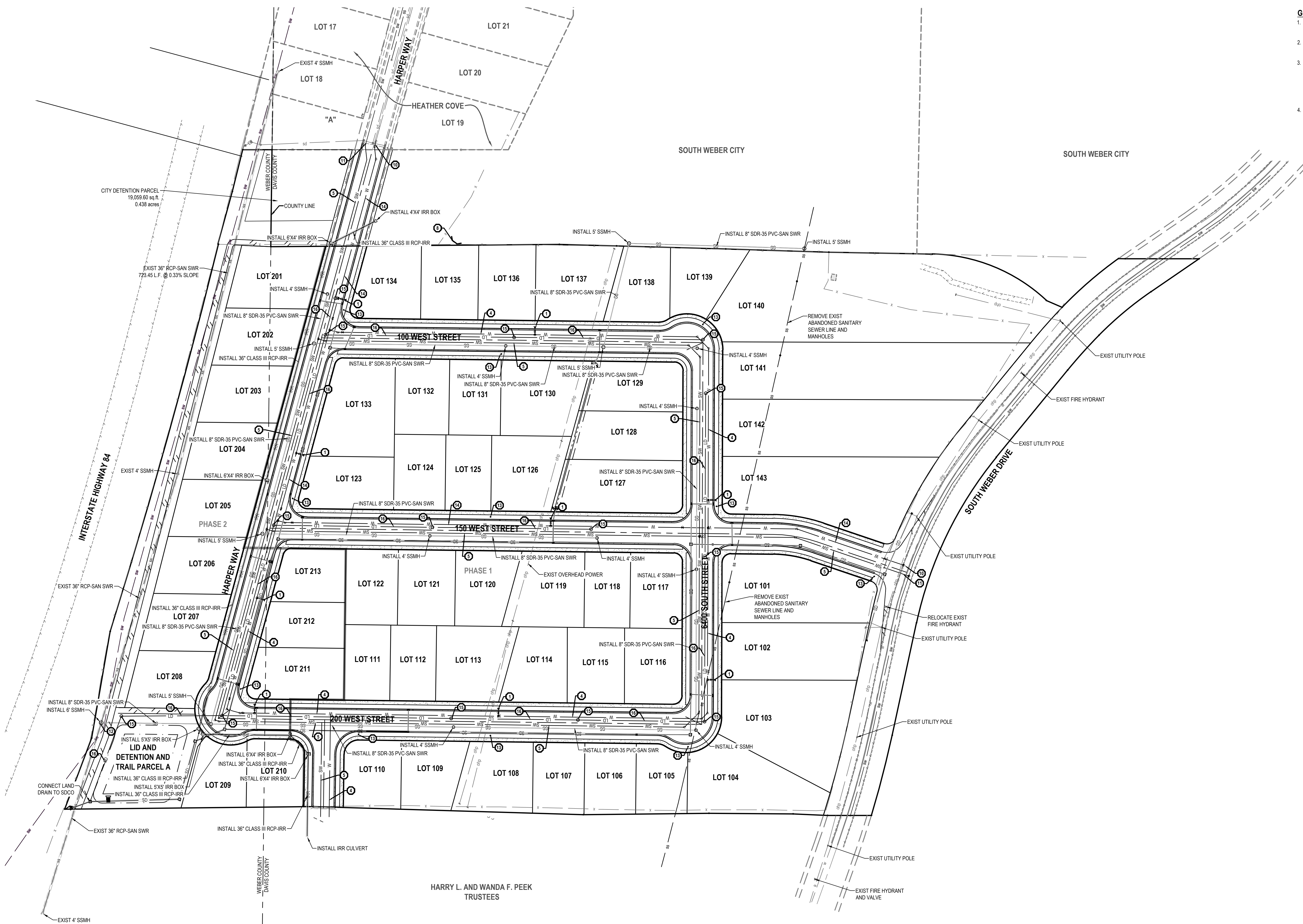
Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
OUT-1*	none	0.000	DET	6,129	6,129	0.15%	24	RCP	8,785	69.8%
OUT-2	none	0.000	SD-01	24,831	24,831	0.15%	36	RCP	25,902	95.9%
SD-01	none	0.000	SD-02	24,831	24,831	0.15%	36	RCP	25,902	95.9%
SD-02	BASIN 1	1,774	SD-03&08	23,057	24,831	0.15%	36	RCP	25,902	95.9%
SD-03	BASIN 6	1,014	SD-04&24	13,125	14,139	0.40%	24	RCP	14,346	98.6%
SD-04	none	0.000	SD-05-05-15&22	13,125	13,125	0.40%	24	RCP	14,346	91.5%
SD-05	none	0.000	SD-06	2,614	2,614	0.50%	15	RCP	4,580	57.1%
SD-06	none	0.000	SD-07&16	2,614	2,614	0.30%	15	RCP	3,548	73.7%
SD-07	none	0.000	SD-25	0,718	0,718	0.50%	15	RCP	4,580	15.7%
SD-08	none	0.000	SD-08&19	8,918	8,918	0.18%	24	RCP	9,624	92.7%
SD-09	BASIN 8	1,506	SD-10&29	7,412	8,918	0.16%	24	RCP	9,073	98.3%
SD-10	BASIN 16	1,228	SD-11	4,391	5,618	0.50%	18	RCP	7,448	75.4%
SD-11	none	0.000	SD-12	4,391	4,391	0.50%	15	RCP	4,580	95.9%
SD-12	BASIN 14	0,252	SD-13&20	4,139	4,391	0.50%	15	RCP	4,580	95.9%
SD-13	none	0.000	SD-14&21	2,860	2,860	0.50%	15	RCP	4,580	62.9%
SD-14	BASIN 15	0,183	SD-23	1,651	1,834	0.50%	15	RCP	4,580	40.0%
SD-15	none	0.000	SD-17&32	8,359	8,359	0.40%	24	RCP	14,346	58.3%
SD-16	BASIN 12	0,849	SD-18	1,047	1,896	0.50%	15	RCP	4,580	41.4%
SD-17	BASIN 7	0,828	none	0,000	0,828	0.50%	15	RCP	4,580	18.1%
SD-18	BASIN 13	1,047	none	0,000	1,047	0.50%	15	RCP	4,580	22.9%
SD-19	none	0.000	none	0,000	0,000	0.50%	15	RCP	4,580	0.0%
SD-20	BASIN 17	1,259	none	0,000	1,259	0.50%	15	RCP	4,580	27.5%
SD-21	BASIN 18	0,165	SD-22&35	0,881	1,046	0.50%	15	RCP	4,580	22.8%
SD-22	BASIN 19	0,172	none	0,000	0,172	0.50%	15	RCP	4,580	3.8%
SD-23	BASIN 20	1,651	none	0,000	1,651	0.50%	15	RCP	4,580	36.0%
SD-24	none	0.000	none	0,000	0,000	0.50%	15	RCP	4,580	0.0%
SD-25	BASIN 2	2,152	none	0,000	2,152	0.50%	15	RCP	4,580	47.0%
SD-26	BASIN 3	0,718	none	0,000	0,718	0.50%	15	RCP	4,580	15.7%
SD-27	BASIN 4	0,791	SD-30	3,418	4,209	0.50%	15	RCP	4,580	91.9%
SD-28	none	0.000	SD-27	4,209	4,209	0.50%	15	RCP	4,580	91.9%
SD-29	BASIN 9	1,794	none	0,000	1,794	0.50%	15	RCP	4,580	39.2%
SD-30	BASIN 5	3,418	none	0,000	3,418	0.50%	15	RCP	4,580	74.6%
SD-31	BASIN 11	1,599	SD-28	4,209	5,807	0.50%	18	RCP	7,448	78.0%
SD-32	BASIN 10	1,724	SD-31	5,807	7,532	0.30%	24	RCP	12,424	60.6%
SD-33	BASIN 21	0,319	none	0,000	0,319	0.50%	15	RCP	4,580	7.0%
SD-34	BASIN 22	0,399	none	0,000	0,399	0.50%	15	RCP	4,580	8.5%
SD-35	none	0.000	SD-33&34	0,709	0,709	0.50%	15	RCP	4,580	15.5%

*detained flow, 0.20 cfs/acre



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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.





GENERAL NOTES

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS.
- ALL HYDRANTS SHALL BE PLACED WITH THE 4-1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
- PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF SOUTH WEBER CITY FIRE SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
- ON SITE MATERIAL CAN ONLY BE USED FOR UTILITY TRENCH BACKFILL IF IT MEETS A TYPE A-1a OR A-1b AASHTO SOIL CLASSIFICATION.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

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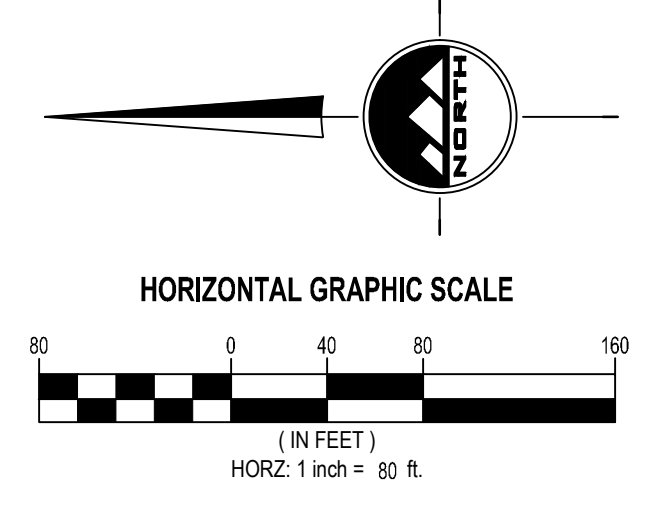
WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5917 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403

CONTACT:
PHONE:

RIVERWOOD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH

- KEY NOTES**
- INSTALL FIRE HYDRANT
 - NOT USED
 - NOT USED
 - INSTALL 8" CULINARY WATERLINE
 - INSTALL 8" SECONDARY WATERLINE
 - NOT USED
 - NOT USED
 - INSTALL CONCRETE HEADWALL AT EXIST CHANNEL
 - INSTALL IRRIGATION FLARED END SECTION TO EXIST DITCH
 - FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
 - FIELD LOCATE AND CONNECT TO EXIST SECONDARY WATERLINE
 - FIELD LOCATE AND CONNECT TO EXIST SAN SWR LINE
 - INSTALL STREET LIGHT
 - INSTALL 10" CULINARY WATERLINE
 - INSTALL LDMH
 - INSTALL LAND DRAIN



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PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 7992A
PRINT DATE: 5/11/21
DRAWN BY: M. ELMER
CHECKED BY: C. PRESTON
PROJECT MANAGER: C. PRESTON

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

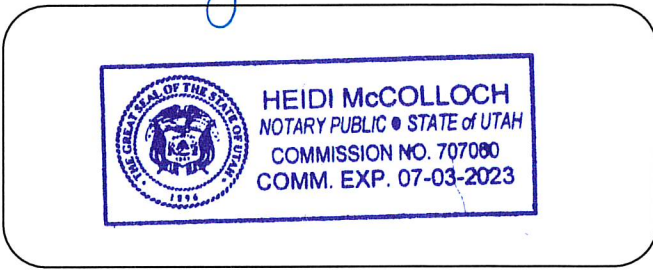
Applicant's Signature: [Signature] Date: 6/14/2021

State of Utah, County of Davis

Subscribed and sworn to before me on this 14th day of June, 2021

Printed Name Heidi McCulloch

Notary Signature [Signature]



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint _____ as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

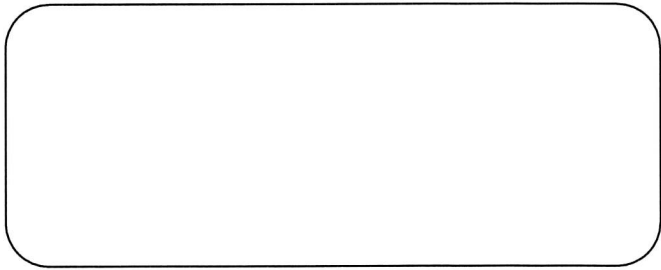
Property Owner's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this 14th day of _____, 201

Printed Name _____

Notary Signature _____



Seal

PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLM, DESC AS FOLLOWS: COM AT A PT WH BEARS S 1479.25 FT & E 759 FT FR THE NW COR OF SD SW 1/4 OF SEC 20; TH S 27°09'51" E 94.40 FT; TH N 85°16'20" E 390.76 FT; TH N 86°27'31" E 307.59 FT; TH S 89°03'39" E 102.02 FT; TH S 457.74 FT, M/L, TO THE NE'LY LINE OF SOUTH WEBER DR; TH SE'LY ALG SD NE'LY LINE OF SOUTH WEBER DR, 210 FT, M/L; TH S 773 FT; TH W 171.6 FT; TH N 51°40' W 458.86 FT; TH N 27°28' W 722.95 FT; TH S 62°30' W 164.17 FT; TH N 378.18 FT TO THE POB. CONT. 14.68 ACRES ALSO, BEG AT THE PT OF INTERSECTION OF THE NE'LY EXIST R/W LINE OF SOUTH WEBER DR (A 66.00 FT WIDE RD) & THE EXTENSION OF A N TO S FENCE, WH PT IS 978.05 FT N 89°28'27" W ALG THE SEC LINE & 656.47 FT, N FR THE S 1/4 COR OF THE SEC 20-T5N-R1W, SLM; & RUN TH N 13°02'28" E 178.43 FT; TH N 18°32'03" W 94.94 FT; TH N 9°18'06" E 13.27 FT; TH N 13°50'12" E 208.90 FT; TH N 90°00'00" E 50.28 FT TO AN EXIST FENCE (FENCE LINE BNDRY AGMT); TH ALG SD FENCE THE FOLLOWING THREE COURSES: N 1°38'49" E 393.92 FT, N 0°09'25" E 143.77 FT, N 0°34'05" E 339.61 FT (CALCULATED DIST) TO THE N LINE OF DAVIS CO; TH N 89°17'00" W 175.00 FT; TH S 1°03'21" W 1304.03 FT TO SD NE'LY LINE OF SOUTH WEBER DR; TH S 52°16'49" E 90.35 FT ALG SD LINE TO THE POB. CONT. 4.59 ACRES ALSO, PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLM, DESC AS FOLLOWS: COM AT A PT ON THE N LINE OF DAVIS CO, WH BEARS S 660 FT & E 759 FT FR THE NW COR OF SD SW 1/4 OF SEC 20; TH E 815 FT; TH S 1115 FT, M/L, TO THE NE'LY LINE OF SOUTH WEBER DR; TH SE'LY ALG SD NE'LY LINE OF SOUTH WEBER DR, 210 FT, M/L; TH S 773 FT; TH W 171.6 FT; TH N 51°40' W 458.86 FT; TH N 27°28' W 722.95 FT; TH S 62°30' W 164.17 FT; TH N 1216.91 FT TO THE POB. CONT. 28.83 ACRES EXCEPT THEREFR THE FOLLOWING: BEG AT A PT E 759.00 FT & N 796.09 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH N 392.50 FT; TH S 27°09'51" E 301.20 FT; TH S 47°50'13" W 185.51 FT TO THE POB. CONT. 0.62 ACRES ALSO EXCEPT THEREFR: BEG AT A PT E 759.00 FT & N 796.09 FT & N 47°50'13" E 185.51 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH N 27°09'51" W 206.80 FT; TH N 85°16'20" E 390.76 FT; TH N 86°27'31" E 307.59 FT; TH S 89°03'39" E 250.51 FT; TH S 1083.48 FT; TH N 74°59'09" W 125.77 FT; TH N 86°45'37" W 191.62 FT; TH N 51°40'00" W 267.26 FT TO A PT ON THE E'LY LINE OF PPTY SO CONVEY TO USA; TH N 27°09'51" W 722.95 FT ALG SD E'LY LINE TO THE POB. CONT. 16.36 ACRES ALSO, EXCEPT THEREFR: BEG AT A PT E 759.00 FT & N 796.09 FT & N 47°50'13" E 185.51 FT & N 27°09'51" W 206.80 FT & N 85°16'20" E 390.76 FT & N 86°27'31" E 307.59 FT & S 89°03'39" E 250.51 FT & S 1083.48 FT FR THE SW COR OF SEC 20-T5N-R1W, SLM; TH S 68.23 FT; TH W 171.60 FT; TH N 51°40'00" W 180.00 FT; TH S 86°45'37" E 191.62 FT; TH S 74°59'09" E 125.77 FT TO THE POB. CONT. 0.52 ACRES ALSO, BEG AT A PT 1752.37 FT E & 869.07 FT N FR SW COR OF SEC 20-T5N-R1W, SLM; SD PT ALSO BEING ON FENCE LINE BNDRY AGMT 2169-228; TH ALG SD AGMT 2 COURSES AS FOLLOWS: N (1)°05'23" E 199.29 FT & N 1°38'48" E 75.53 FT; TH W 50.28 FT; TH S 13°50'12" W 208.90 FT; TH S 9°18'06" W 13.27 FT; TH S 18°32'03" E 47.47 FT; TH E 85.96 FT TO POB. CONT 0.46 ACRES ALSO, BEG AT A PT 1752.37 FT E & 549.07 FT N FR THE SW COR OF SEC 20-T5N-R1W, SLM; SD PT BEING N'LY LINE OF SOUTH WEBER DR & RUN TH N 320.00 FT; TH W 175 FT; TH S 320.00 FT, M/L, TO SD LINE OF SOUTH WEBER DR; TH SE'LY 210.00 FT, M/L, TO POB. LESS & EXCEPT THAT PORTION DISCLOSED BY PARTIAL RECON RECORDED 02/02/2001, BK 2744 PG 1090 E # 1637453 DESC AS FOLLOWS: BEG AT THE PT OF INTERSECTION OF THE NE'LY EXIST R/W LINE OF SOUTH WEBER DR (A 66.00 FT WIDE RD) & THE EXTENSION OF A N TO S FENCE, WH PT IS 978.05 FT N 89°28'27" W ALG THE SEC LINE & 656.47 FT, N FR THE S 1/4 COR OF SEC 20-T5N-R1W, SLM; & RUN TH N 13°02'28" E 178.43 FT; TH N 18°32'03" W 94.94 FT; TH N 9°18'06" E 13.27 FT; TH N 13°50'12" E 208.90 FT; TH N 90°00'00" E 50.28 FT TO AN EXIST FENCE (FENCE LINE BNDRY AGMT); TH ALG SD FENCE THE FOLLOWING THREE COURSES: N 1°38'49" E 393.92 FT, N 0°09'25" E 143.77 FT, N 0°34'05" E 339.61 FT (CALCULATED DIST) TO THE N LINE OF DAVIS COUNTY; TH N 89°17'00" W 175.00 FT; TH S 1°03'21" W 1304.03 FT TO SD NE'LY LINE OF SOUTH WEBER DR; TH S 52°16'49" E 90.35 FT ALG SD LINE TO THE POB. CONT 0.56 ACRES LESS & EXCEPT: A PART OF THE SW 1/4 OF SEC 20-T5N-R1W, SLB&M. THE BASIS OF BEARING BEING THE S LINE OF THE SW 1/4 OF SD SEC WH BEARS N 89°07'28" W, UTAH NORTH, STATE PLANE, CALCULATED NAD83 BEARING, (N 89°28'27" W, DAVIS COUNTY BEARING). BEG AT THE SW COR OF LOT 1, SMITH & EDWARDS SUB, BEING A PT ON THE NE'LY R/W LINE OF SOUTH WEBER DRIVE LOC 875.31 FT N 89°07'28" W (N 89°28'27" W BY RECORD) ALG SD S LINE & 566.98 FT N 00°00'00" E FR THE SE COR OF SD SW 1/4; RUN TH S 01°47'17" W 22.33 FT TO THE SE COR OF THE LARRY D. RAY PPTY, TAX ID. NO. 13-005-0036, SD PT DESC OF RECORD AS BEING ON THE N'LY LINE OF SOUTH WEBER DRIVE; TH N 40°50'48" W 143.84 FT ALG SD N'LY LINE; TH N 43°28'16" E 31.61 FT; TH NE'LY TO THE LEFT ALG THE ARC OF A 300.00 FT RADIUS CURVE, A DIST OF 219.43 FT, CHORD BEARS N 22°31'02" E 214.57 FT, HAVING A CENTRAL ANGLE OF 41°54'29"; TH S 01°42'09" W (SOUTH BY RECORD) 307.78 FT TO THE POB. CONT. 0.275 ACRES TOTAL ACREAGE 34.165 ACRES

CGR
Ray Property
Job # 7992A
September 15, 2021

Rezone Description

A parcel of land, situate in the Southeast Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. A portion of said parcel of land also located in Weber County. Being more particularly described as follows:

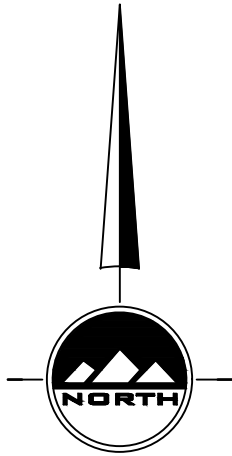
Beginning at a point which is North 89°28'27" West 972.90 feet and North 00°31'33" East 644.49 feet from the South Quarter Corner of said Section 20 and running thence:

North 89°28'27" West 972.90 feet;
thence North 00°31'33" East 644.49 feet; to the POINT OF BEGINNING
thence North 12°59'40" East 175.36 feet;
thence North 17°55'26" West 93.94 feet;
thence North 13°52'06" East 219.32 feet;
thence South 86°59'26" East 36.28 feet;
thence South 01°15'04" West 242.00 feet;

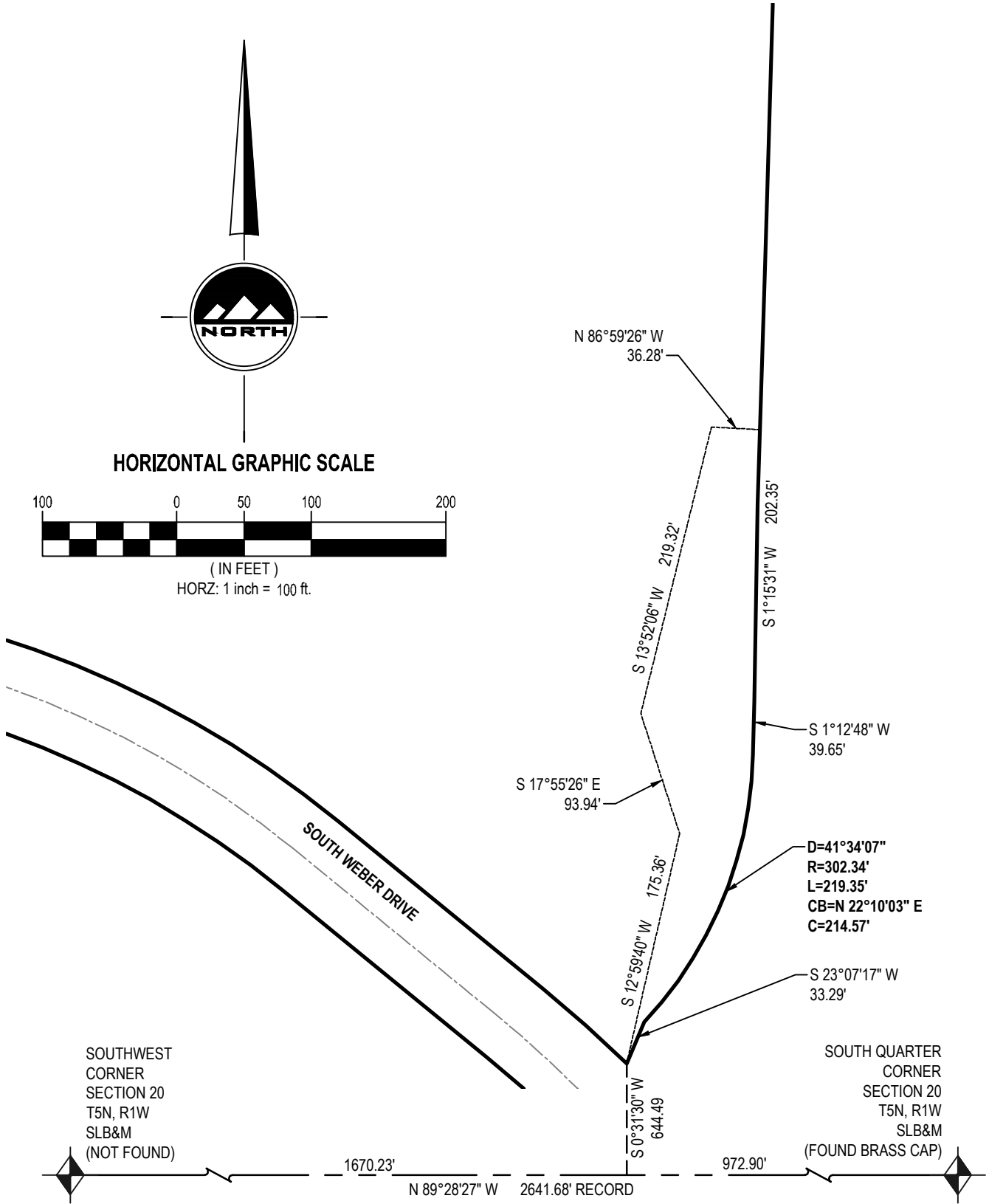
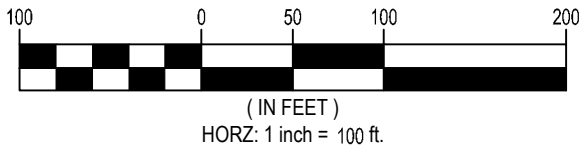
thence Southerly 219.43 feet along the arc of a 300.00 feet-foot radius non-tangent curve to the right (center bears North 88°47'12" West and the long chord bears South 22°10'03" West 214.57 feet with a central angle of 41°54'30");

thence South 23°07'17" West 33.29 feet; to the point of beginning.

Contains: 23805 square feet or 0.546 acres.



HORIZONTAL GRAPHIC SCALE



PROJECT # DATE
7992 9/15/21

C1.0

FILE:

RAY PROPERTY

50 WEST SOUTH WEBER DRIVE
SOUTH OGDEN, UTAH
REZONE EXHIBIT

FOR:
NEILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
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