

PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Planning Commission
From: Trevor Cahoon, Community Services Director; Brandon Jones, City Engineer
Re: Petersen Farms PUD Site Plan and Conditional Use Application

Project Information	
Project Name	Petersen Farms PUD
Site Location	Approx. 6950 S 475 E
Tax ID Number	130230209, 130180084, 130800060,131610002
Applicant	Timothy Grubb
Owner	Timothy Grubb
Proposed Actions	Preliminary Subdivision and Approval with Planned Unit Development (PUD) Conditional Use
Current Zoning	A, R-L, R-LM, R-7
General Plan Land Use Classification	R-LM & R-7
Gross Site	13.06 Acres

ACTION

Administrative Action: Consider approval of Petersen Farms PUD Site Plan and Conditional Use Application.

STAFF REVIEW SUMMARY

After a review of the preliminary application Petersen Farms PUD Site Plan and Conditional Use Application, the following items should be noted for the Planning Commission's consideration:

- 1) An agreement exists between the city and the Developer to allow the use of the donated portion of Canyon Meadows West Park to be used as open space for the project and be counted in the density calculation.
- 2) Developer can spread density and uses throughout the project. PUD's purpose is to provide greater open space opportunities while clustering the development of the residential uses. The allowed density for this project in combining uses is 35, the developer is proposing 25.
- 3) The Planning Commission has the purview within the PUD to approve appropriate setbacks for the development. The setbacks indicated on the drawings do represent reduced spacing from the underlying zones. The Commission should examine the setbacks illustrated and determine if the distance shown is sufficient in the eyes of the Commission.
- 4) The development indicates a twin-home use within the project. This is a permitted use in the R-7 zone and is allowed to be utilized in the project. The lot orientation complies with code.
- 5) The entire development is being done all together as one subdivision. No phasing is proposed.
- 6) There is an existing home on 475 East that will be removed in order to connect the proposed Iris Lane with 475 East.

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- 7) 475 East will have some additional patching required to install the storm drain and secondary water lines.
 - 8) The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The remaining amount is being provided on property that was donated to the City for a public park. This is being done by paying for their proportionate share of the landscaping going into Canyon Meadows Park (West). This will be documented by Agreement.
 - 9) All developments are required to control the storm water generated by their development. A portion of this control is done by detaining the peak flows in a storm event. The Old Maple Farms regional detention basin was master planned to include this development area. The developer is meeting their detention requirement by paying for their proportionate share of the cost to construct this detention basin. This will be documented by Agreement.
 - 10) Lot 1 is using an existing access that is shared by the Assisted Living Facility and the residential home to the east. There is a shared used cross access agreement already in place and this shared use has been approved by UDOT.
 - 11) There are some discrepancies with the property lines on the north end of the development along the park property. In order to clear up any issues, a Boundary Line Agreement will be recorded that establishes a common line that both property owners agree upon. The newly installed fence along the park property is the line that is being followed.
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VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 428.21 FEET AND S00°37'11"W 2082.72 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 28 (SAID QUARTER CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°15'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET; THENCE S02°26'07"W 529.02 FEET; THENCE N87°25'22"W 99.76 FEET; THENCE N89°52'18"W 98.28 FEET; THENCE S02°04'13"W 195.51 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W AND A CHORD LENGTH OF 103.58 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E 50.66 FEET; THENCE N01°03'14"E 120.00 FEET; THENCE N88°53'44"W 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET; THENCE N01°20'19"E 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W 8.52 FEET; THENCE S89°29'49"E 428.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.98 ACRES MORE OR LESS.

DESIGN DATA

TOTAL PROJECT AREA.....13.06 ACRES
TOTAL PROJECT OPENSAPCE.....5.27 ACRES (40.4%)
ONSITE OPENSAPCE.....0.18 ACRES
OPEN SPACE FROM PARCELS.....5.09 ACRES
13-020-0054
13-018-0049
13-018-0075

DENSITY CALCULATION:

RLM ZONE.....4.29 ACRES @ 1.85/AC = 7.94 UNITS
R7 ZONE.....3.12 ACRES @ 7.00/AC = 21.84 UNITS
RL ZONE.....0.56 ACRES @ 1.45/AC = 0.81 UNITS
A ZONE*.....4.73 ACRES @ 0.90/AC = 4.26 UNITS
NUMBER OF UNITS POSSIBLE.....35
NUMBER OF UNITS PROPOSED.....25
* PARCELS DONATED TO SOUTH WEBER CITY

NOTES

- PROJECT IS NOT IN WETLAND AREA
- PROJECT IS IN ZONE X PER FEMA FLOOD MAPS 49011C0089E AND 49011C0088E EFFECTIVE 6-18-2007
- PROJECT IS IN HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREA - AREA OF POTENTIAL INDOOR AIR SAMPLING

ZONING DATA

R-7 ZONE
MIN. LOT AREA: 12,000 S.F.
FRONT SETBACK: 30'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 30'

R-LM ZONE
MIN. LOT AREA: 10,000 S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 25'

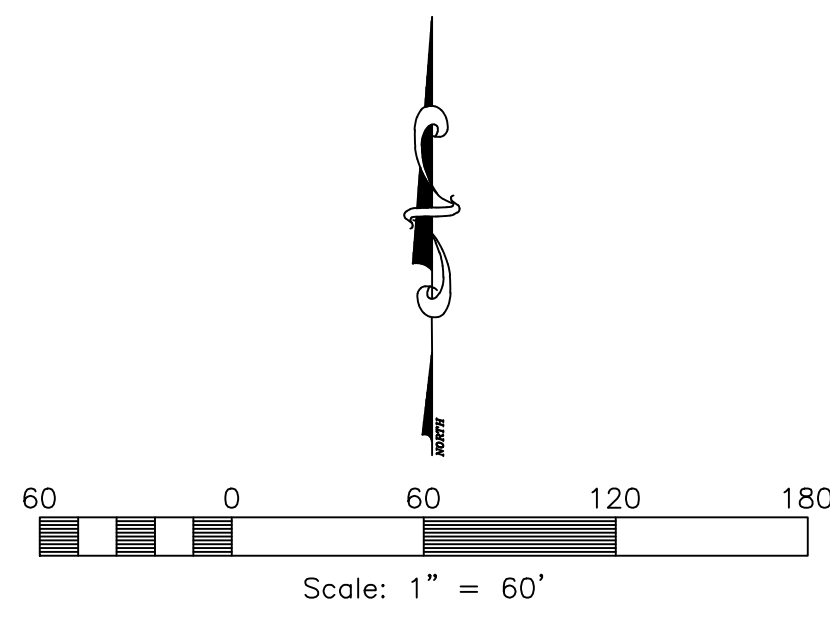
R-L ZONE
MIN. LOT AREA: 12,000 S.F.
FRONT SETBACK: 25'
SIDE SETBACK: 10' MIN EACH SIDE/20' MIN FRONTING STREET
REAR SETBACK: 30'

PROPOSED SETBACKS

FRONT SETBACK: 15'
SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
REAR SETBACK: 20'

PARKING TABLE

LOT 1
TOTAL UNITS.....6
TOTAL PARKING.....17
(2 CAR PARKING GARAGE.....12 STALLS)
(ON SITE PARKING.....5)
TOTAL PARKING NEEDED: (6 UNITS X 2.33 = 14 STALLS)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°06'16"W	2.01'
L2	S89°21'58"E	6.62'
L3	S89°21'58"E	5.52'
L4	S89°21'58"E	4.42'
L5	S01°12'07"E	29.34'
L6	S89°42'51"W	50.34'
L7	N76°23'W	24.28'
L8	S35°42'51"W	2.48'
L9	S24°29'12"E	1.59'
L10	S12°10'56"E	16.35'
L11	S03°12'08"W	12.57'
L12	N89°59'17"E	17.66'
L13	S115°15'09"E	28.46'
L14	S02°26'07"W	3.18'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	LTH	CHD BEARING	DELTA
C1	1489.70	103.60	103.58	N79°24'54"W	3°59'04"	
C2	1350.90	61.24	61.24	N75°54'20"W	2°35'51"	
C3	421.45	77.60	77.49	N69°19'31"W	10°33'00"	
C4	115.00	44.97	44.69	N79°54'06"E	22°24'21"	
C5	150.00	58.66	58.29	N79°54'06"E	22°24'21"	
C6	185.00	41.88	41.79	N84°37'07"E	12°58'18"	
C7	185.00	30.46	30.43	N73°24'57"E	9°26'03"	
C8	115.00	10.61	10.61	N71°20'30"E	3°17'09"	
C9	115.00	34.36	34.23	N82°30'40"E	17°07'11"	
C10	150.00	58.66	58.28	N79°54'05"E	22°24'20"	
C11	185.00	63.84	63.52	N78°35'04"E	19°46'17"	
C12	185.00	8.51	8.50	N89°47'14"E	2°38'03"	
C13	45.00	3.14	3.13	N87°30'39"E	7°11'14"	
C14	25.00	16.59	16.28	N64°54'42"E	38°00'40"	
C15	63.00	85.59	79.16	N84°49'40"E	7°50'37"	
C16	63.00	75.13	70.75	S22°03'13"E	68°19'29"	
C17	63.00	75.13	70.75	S46°14'12"W	68°19'29"	
C18	63.00	65.40	62.51	N69°51'34"W	59°28'59"	
C19	25.00	21.28	20.65	N64°30'24"W	48°48'00"	
C20	28.00	44.57	40.01	S44°30'02"E	91°12'35"	
C21	63.00	100.29	90.03	S44°30'02"E	91°12'35"	
C22	98.00	23.09	23.03	S05°38'40"E	13°29'51"	
C23	98.00	68.08	66.71	S32°17'36"E	39°48'01"	
C24	98.00	64.85	63.67	S71°08'58"E	37°54'43"	
C25	185.00	68.44	68.05	N79°17'51"E	21°11'40"	
C26	150.00	55.49	55.18	N79°17'51"E	21°11'40"	
C27	115.00	42.54	42.30	N79°17'51"E	21°11'40"	
C28	160.00	61.25	60.88	N79°40'02"E	21°56'01"	
C29	125.00	47.85	47.56	N79°40'02"E	21°56'01"	
C30	90.00	14.45	14.24	N79°40'02"E	21°56'01"	
C31	1350.90	31.52	31.52	N76°32'09"W	1°20'13"	
C32	1350.90	29.72	29.72	N75°14'13"W	1°15'39"	

LEGEND

- SECTION CORNER
- SECTION TIE LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- PROPOSED ZONE SEPARATION SCREENING FENCE
- G.U.E. = GENERAL UTILITY EASEMENT
- EXISTING STRUCTURE
- ZONE R-LM (RESIDENTIAL LOW-MODERATE DENSITY)
- ZONE R-R (RESIDENTIAL MULTI-FAMILY)
- ZONE R-L (RESIDENTIAL LOW DENSITY)
- BUILDABLE AREA

Petersen Farms PUD
"Preliminary Plat - Not to be Recorded"

South Weber, Davis County, Utah

Revised 3-30-22

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

Petersen Farms PUD
PART OF THE W 1/2 OF SECTION 28 AND THE EAST 1/2 OF SECTION 29, T.5N., R.1W., S.L.B & M., U.S. SURVEY
SOUTH WEBER, DAVIS COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 2-8-22
Name: PETERSEN FARMS PUD
Number: 6115-03



Storm Runoff Calculations Petersen Farms Phase 1 6115-03 3/30/2022 JRL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City area taken from the NOAA Atlas 14 database. Detention for the project is provided for in the Regional Detention Basin.

The calculations are as follows:

Total Drainage Area:			
Total Area =	8.00 acre or	348,496 ft ²	
Runoff Coefficients			
25% Paved Area	86,496	C = 0.9	
11% Roof	40,000	C = 0.9	
64% Landscaped Area	221,999	C = 0.2	
Weighted Runoff Coefficient		C = 0.45	

LID Retention			
80 th Percentile Rainfall Event	0.43	in	
Is the site Feasible for LID?	Yes		
Site Imperviousness	0.36		
NRCS Soil Group	A		
Rv Equation	0.84*1.302		
R _v	0.22		
V _{pond}	2,804	c.f.	

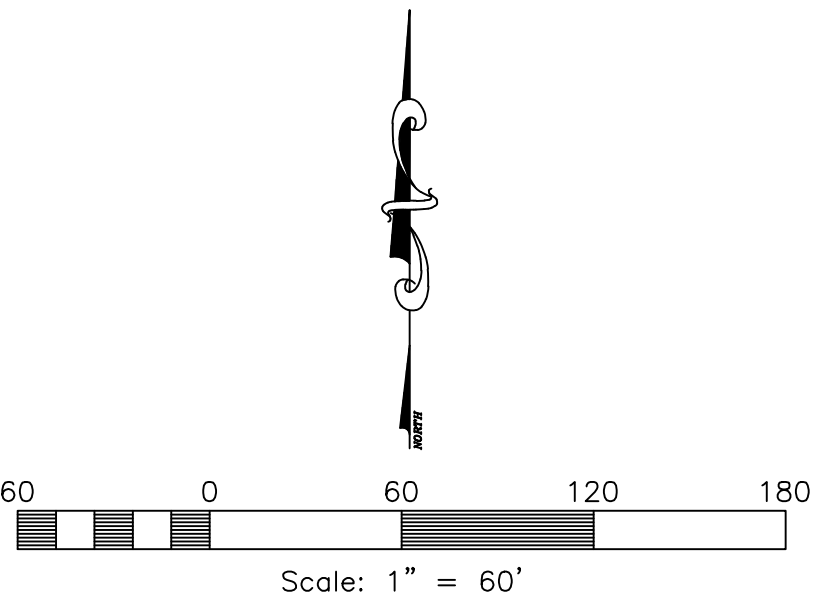
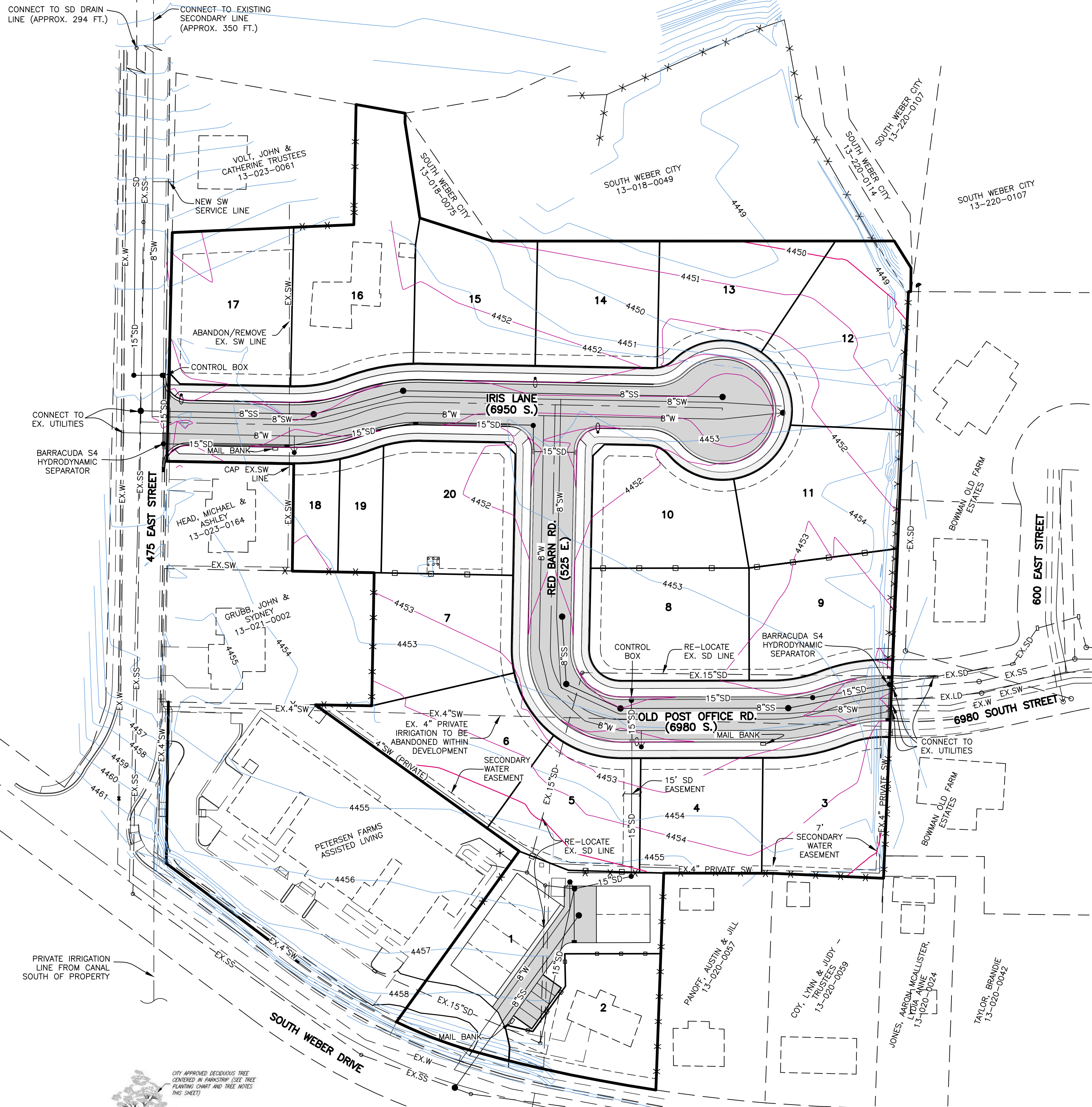
Volume of Run-off for 100-year Storm Event:						
C =	0.45					
I =	See Below in/hr					
A =	348,496.50 ft ²					
Q(gut) =	0.80 ft ³ /s	(0.1 cfs per acre)				
time	time	Q	Vol. in	Vol. out	Difference	
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	
0	0	0.00	0	0	0	
5	300	7.21	26.41	7923	240	7683
10	600	5.48	20.07	12044	480	11564
15	900	4.53	16.59	14935	720	14214
30	1800	3.05	11.17	20110	1440	18670
60	3600	1.89	6.92	24924	2880	22044
120	7200	1.08	3.96	28484	5760	22724
180	10800	0.74	2.71	29236	8640	20596
360	21600	0.41	1.50	32361	17280	15081
720	43200	0.25	0.92	39720	34560	5158
1440	86400	0.14	0.51	44309	69120	-24814

100-yr Detention Volume = 22,724 cf

Northern Drainage Area	
Area:	192,876 ft ²
Rainfall Intensities:	
10-yr intensity for a 10 minute TOC - Pipe Capacity	2.75 in/hr
Peak Run-off:	
Runoff Coefficient	C = 0.45
Rainfall Intensity	I = 2.75 IN./HR.
Acresage	A = 4.43 ACRES
Q	Q = 5.53 cfs



Southern Drainage Area	
Area:	155,709 ft ²
Rainfall Intensities:	
10-yr intensity for a 10 minute TOC - Pipe Capacity	2.75 in/hr
Peak Run-off:	
Runoff Coefficient	C = 0.45
Rainfall Intensity	I = 2.75 IN./HR.
Acresage	A = 3.57 ACRES
Q	Q = 4.46 cfs

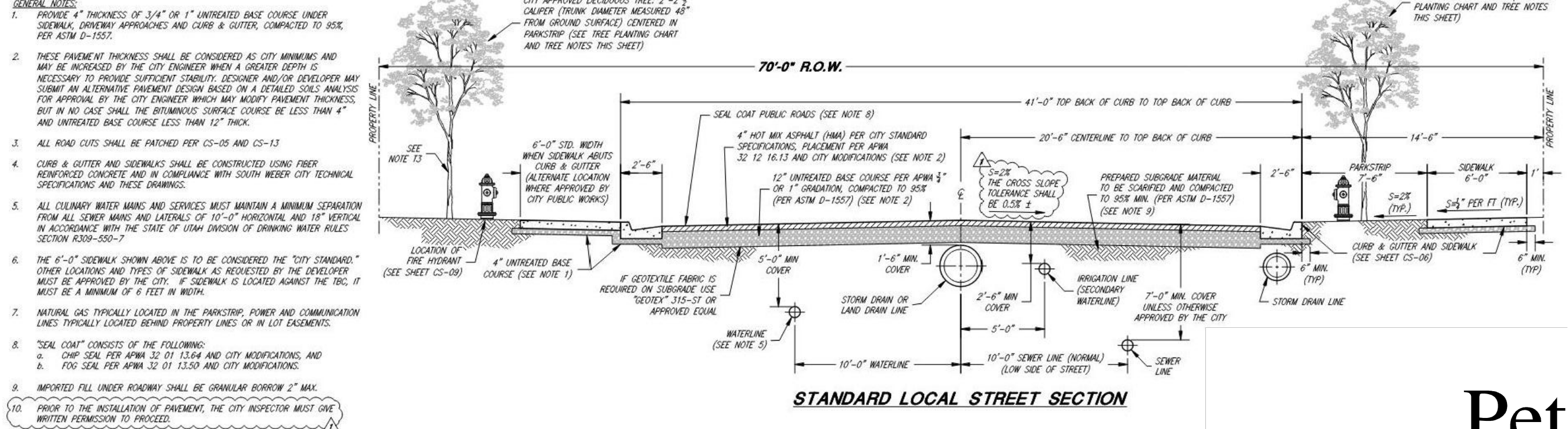


LEGEND

- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- EX.LD = EXISTING LAND DRAIN
- X X X = EXISTING FENCE LINE
- □ = PROPOSED ZONE SEPARATION FENCE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- = AIR-VAC ASSEMBLY
- = PROPOSED STREET LIGHT
- = POWER POLE
- = EXISTING STRUCTURE

NOTES

- PROJECT IS NOT IN WETLAND AREA
- PROJECT IS IN ZONE X PER FEMA FLOOD MAPS 49011C0089E AND 49011C0088E EFFECTIVE 6-18-2007
- PROJECT IS IN HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREA - AREA OF POTENTIAL INDOOR AIR SAMPLING
- NO ONSITE DETENTION. FEE IN LIEU OF TO GO TOWARD REGIONAL BASIN.
- THE EXISTING IRRIGATION SYSTEM WILL REMAIN IN PLACE. THE EXISTING LINE WILL TIE INTO SOUTH WEBER IRRIGATION.



Petersen Farms PUD

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Preliminary Plan

Revised 3-30-22

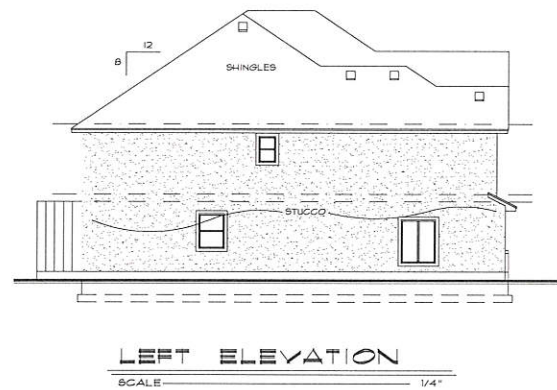
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Sheet	2
2	Sheets

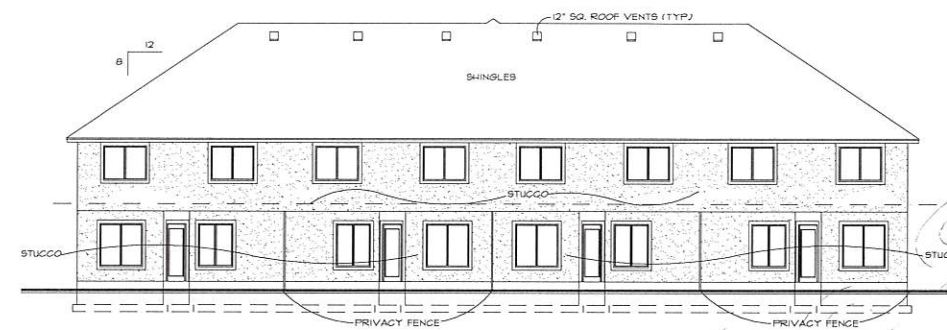
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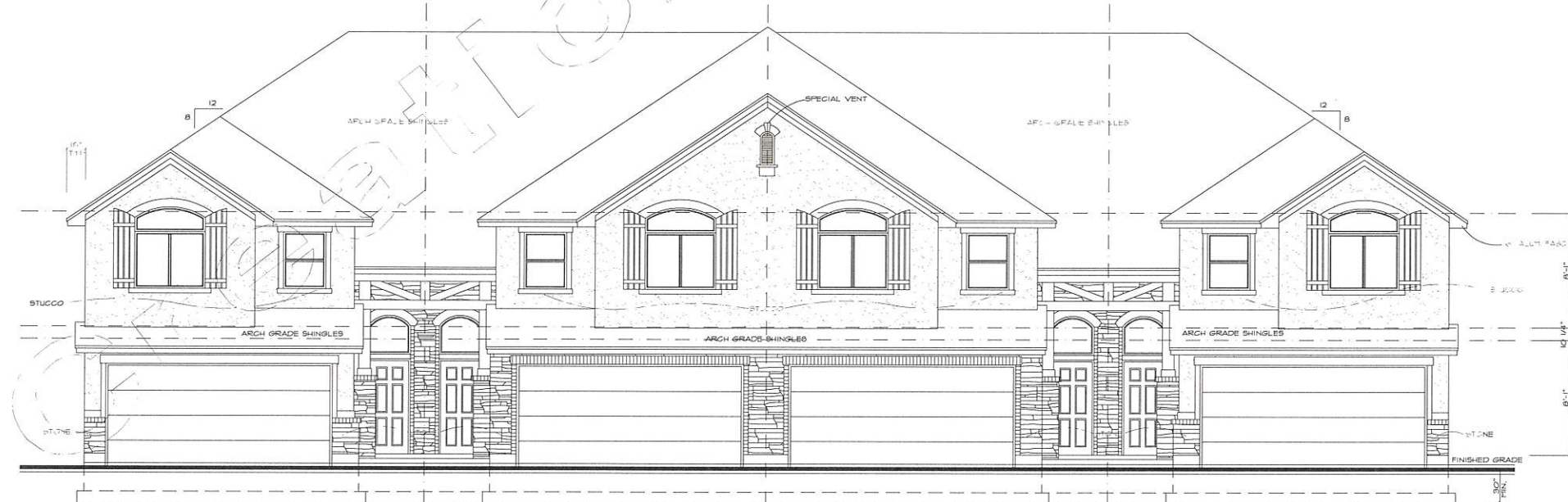
LEFT ELEVATION
SCALE 1/4"



REAR ELEVATION
SCALE 1/4"



RIGHT ELEVATION
SCALE 1/4"



FRONT ELEVATION
SCALE 1/4"

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)
Finish grading shall be done so as to provide positive drainage away from all building foundations a minimum slope of 2% shall be maintained for first 10'-0" with 1% slope thereafter to approved drainage area.

GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Notes not all written dimensions take precedence over notes.
Manufacturer's specifications for materials of materials shall be followed.
Manufacturer's specifications shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

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DATE:
JAN. 18, 06
SHEET:
1

4 PLEX-1642-06CE

ATTIC VENTILATION NOTES:
The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

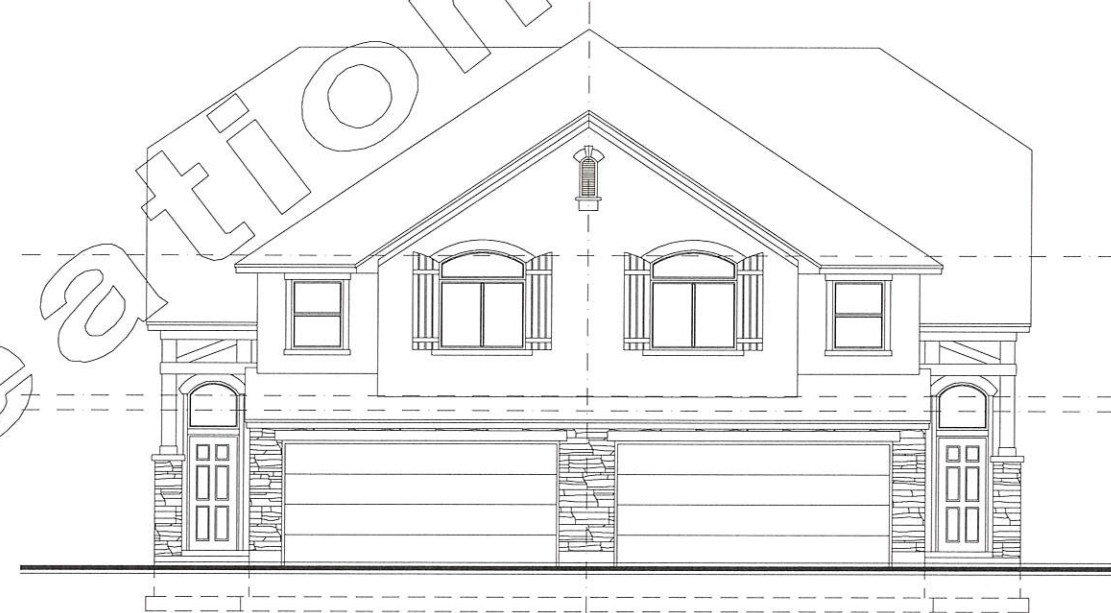
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 The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.

Creations West



FRONT ELEVATION
 SCALE _____ 1/4"

PLANNED FOR
 THE REAL MCCOY

1664 N. 1000 W.
 Layton, Utah 84040
 p. 801.525.6700
 plans@creationswest.com

CREATIONS WEST
 AFFLUENT ARCHITECTURE
 WWW.CREATIONSWEST.COM



DATE:
 APR. 21, 00
 SHEET:
 1

PLAN NUMBER
 2-2006-06CE



**PARCEL A
OVERALL DESCRIPTION**

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 428.21 FEET AND S00°30'11"W 2082.72 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 28 (SAID QUARTER CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET; THENCE S02°26'07"W 529.02 FEET; THENCE N87°25'22"W 99.76 FEET; THENCE N89°52'18"W 98.28 FEET; THENCE S02°04'13"W 195.51 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E 50.66 FEET; THENCE N01°03'14"E 120.00 FEET; THENCE N88°53'44"W 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET; THENCE N01°20'19"E 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W 8.52 FEET; THENCE S08°45'06"E 86.98 FEET; THENCE S72°20'48"E 68.42 FEET TO A FOUND REBAR MARKED "HAI" WHICH REPLACED RAIL ROAD TIE FENCE POST PER DEED REFERENCES; THENCE N89°59'17"E 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.98 ACRES MORE OR LESS.

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SOUTH WEBER, DAVIS COUNTY, UTAH
JOB NO. 6115-03
3-30-2022

**PARCEL C
BOUNDARY LINE AGREEMENT**

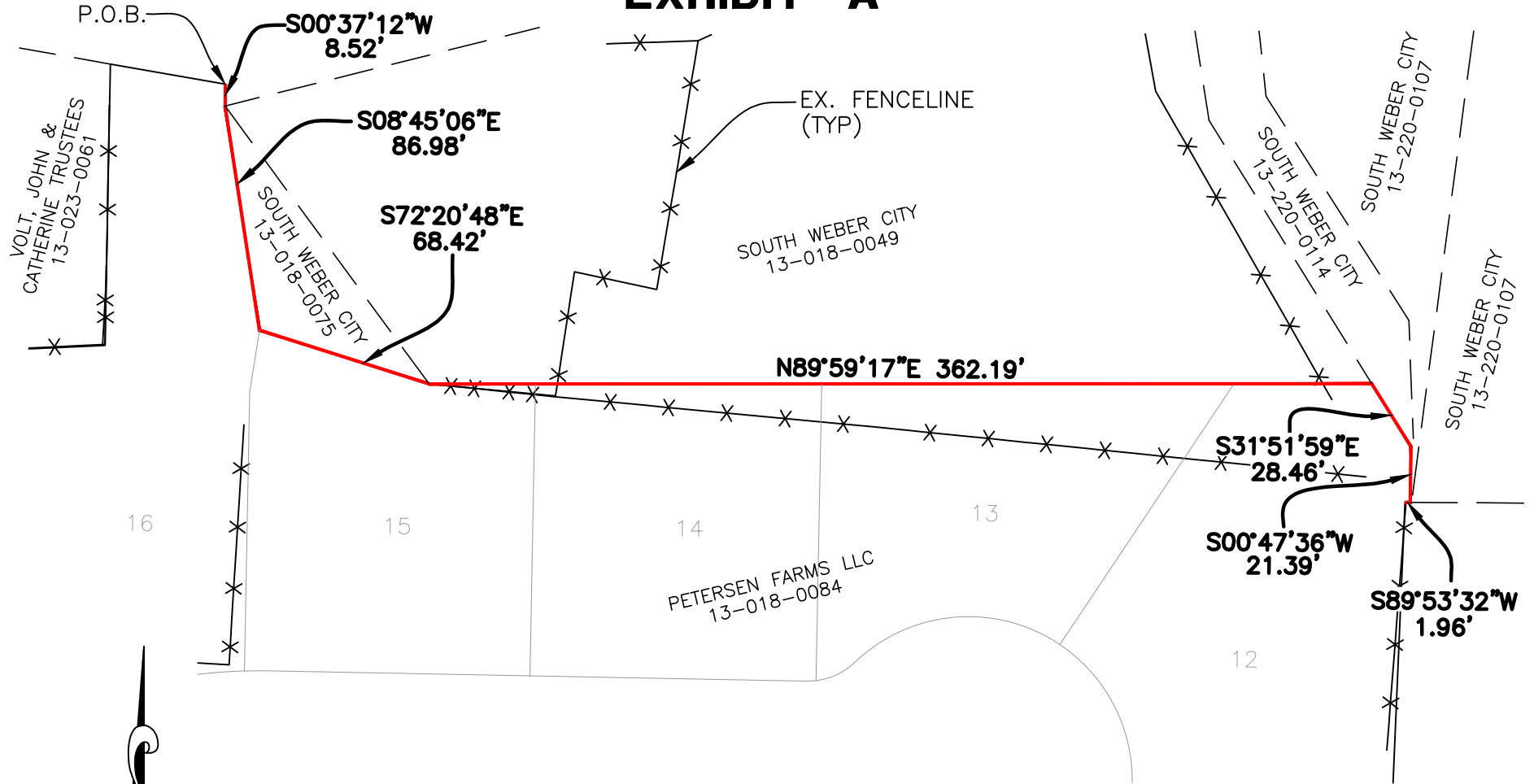
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°57'18"W 1971.49 FEET AND S89°02'42"E 2.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S00°37'12"W 8.52 FEET; THENCE S08°45'06"E 86.98 FEET; THENCE S72°20'48"E 68.42 FEET; THENCE N89°59'17"E 362.19 FEET; THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE POINT OF TERMINUS.

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EXHIBIT "A"



1"=60'



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 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: E. ROCHE
 Date: 3-30-22
 Name: PARCEL C
 Number: 6115-03
 Scale: 1"=60'