

RESOLUTION 22-37

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR BELNAP ESTATES SUBDIVISION

WHEREAS, an application to plat 0.529 acres at approximately 7894 S 2600 E into one building lot was submitted by Tyker Belnap; and

WHEREAS, both the Community Services Director and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission; and

WHEREAS, the South Weber City Planning Commission held a public hearing on the 9th of June 2022; and

WHEREAS, the Planning Commission reviewed all the supporting documents at that meeting and voted unanimously to recommend approval by the City Council; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 26th of July 2022 and after thorough consideration approves the plat and plans as presented;

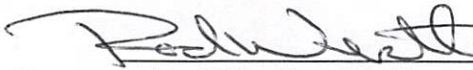
NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

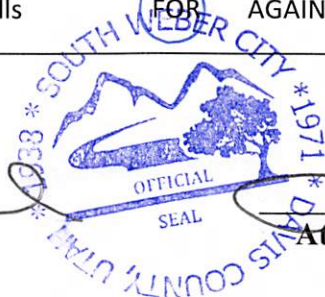
Section 1. Approval: Final Plat for Belnap Estates Subdivision at 7894 S 2600 E is hereby approved as attached in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of July 2022.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST


Rod Westbroek, Mayor




Attest: Lisa Smith, Recorder

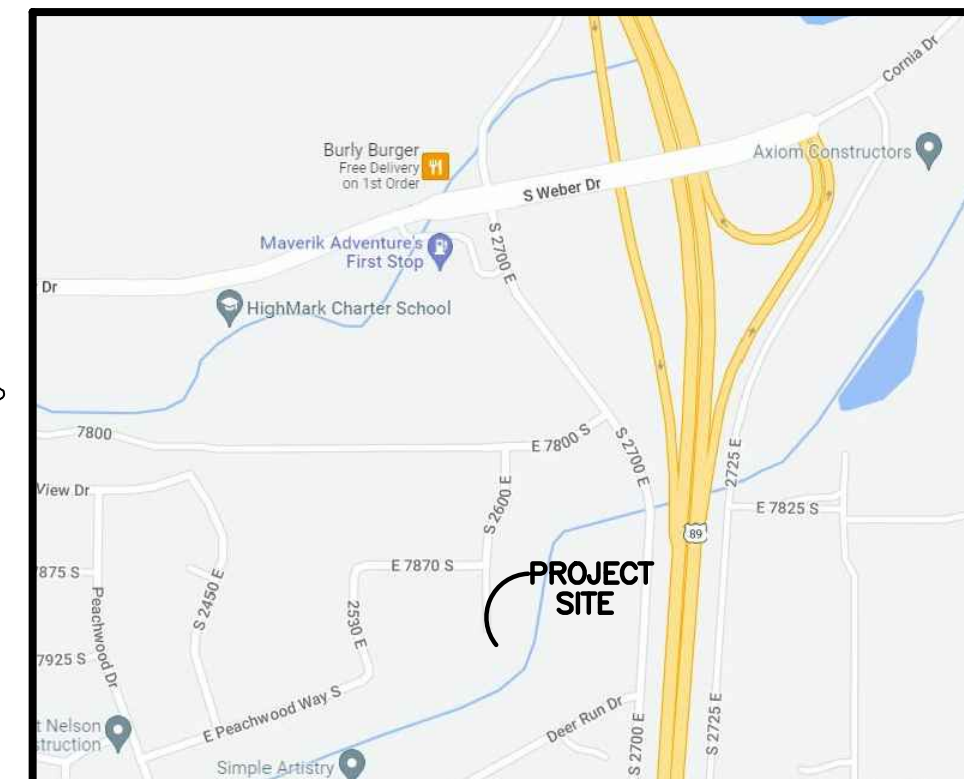
EXHIBIT 1
BELNAP ESTATES PLAT

:

SHEET 1 OF 1

BELNAP ESTATES SUBDIVISION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
APRIL, 2022



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. THE NORTH LINE WAS DETERMINED BY DEED. THE WEST LINE WAS DETERMINED BY THE MOUNTAIN VIEW SUBDIVISION. THE EAST LINE WAS DETERMINED BY THE CANAL RECORD DEED FOUND IN BOOK 1-J, PAGE 463 CALLING TO THE ORIGINAL RIGHT OF WAY 33' FROM CENTER LINE OF EXISTING CANAL AND GOING AN ADDITIONAL 25 FEET PARALLEL TO SAID CENTERLINE. COMPARING EARLY AERIAL PHOTOS OF THE SITE TO THE CURRENT SURVEY, THE CENTERLINE APPEARS TO BE IN THE SAME POSITION AFTER THE RECENT IMPROVEMENTS. THE WESTBROOK PROPERTY DEED WAS ALSO CONSIDERED IN THE LOCATION OF THE EASTERLY BOUNDARY. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°53'29"W. (NAD83 BEARING IS N89°32'25"W)

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET, SAID POINT BEING S00°06'31"W 730.55 FEET AND N89°53'29"W 15.27 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35 (SAID EAST QUARTER CORNER BEING S89°53'29"E 2647.11 FEET FROM THE CENTER OF SAID SECTION 35); THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF 2600 EAST STREET THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 101.05 FEET, A DELTA ANGLE OF 115°47'41", A CHORD BEARING OF N13°36'06"E, AND A CHORD LENGTH OF 84.71 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 15.50 FEET, A DELTA ANGLE OF 44°24'15", A CHORD BEARING OF N22°05'37"W, AND A CHORD LENGTH OF 15.11 FEET; AND (3) N00°06'31"E 105.99 FEET; THENCE S89°53'29"E 126.09 FEET TO THE WESTERLY LINE OF THE DAVIS WEBER COUNTIES CANAL PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S07°55'24"W 27.25 FEET; (2) S17°15'24"W 232.50 FEET; AND (3) S45°00'00"W 95.58 FEET TO THE EASTERLY LINE OF LOT 7 OF MOUNTAIN VIEW MEADOWS; THENCE N00°06'25"W ALONG SAID EASTERLY LINE, 114.52 FEET TO THE POINT OF BEGINNING.

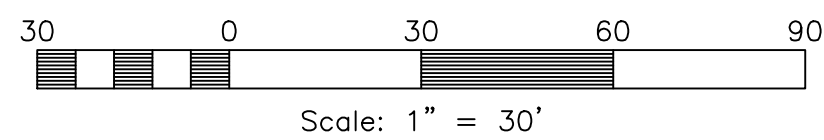
CONTAINING 24,793 SQUARE FEET OR 0.569 ACRES MORE OR LESS.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	101.05'	84.71'	79.70'	N13°36'06"E	115°47'41"
C2	20.00'	15.50'	15.11'	8.16'	N22°05'37"W	44°24'15"

LEGEND

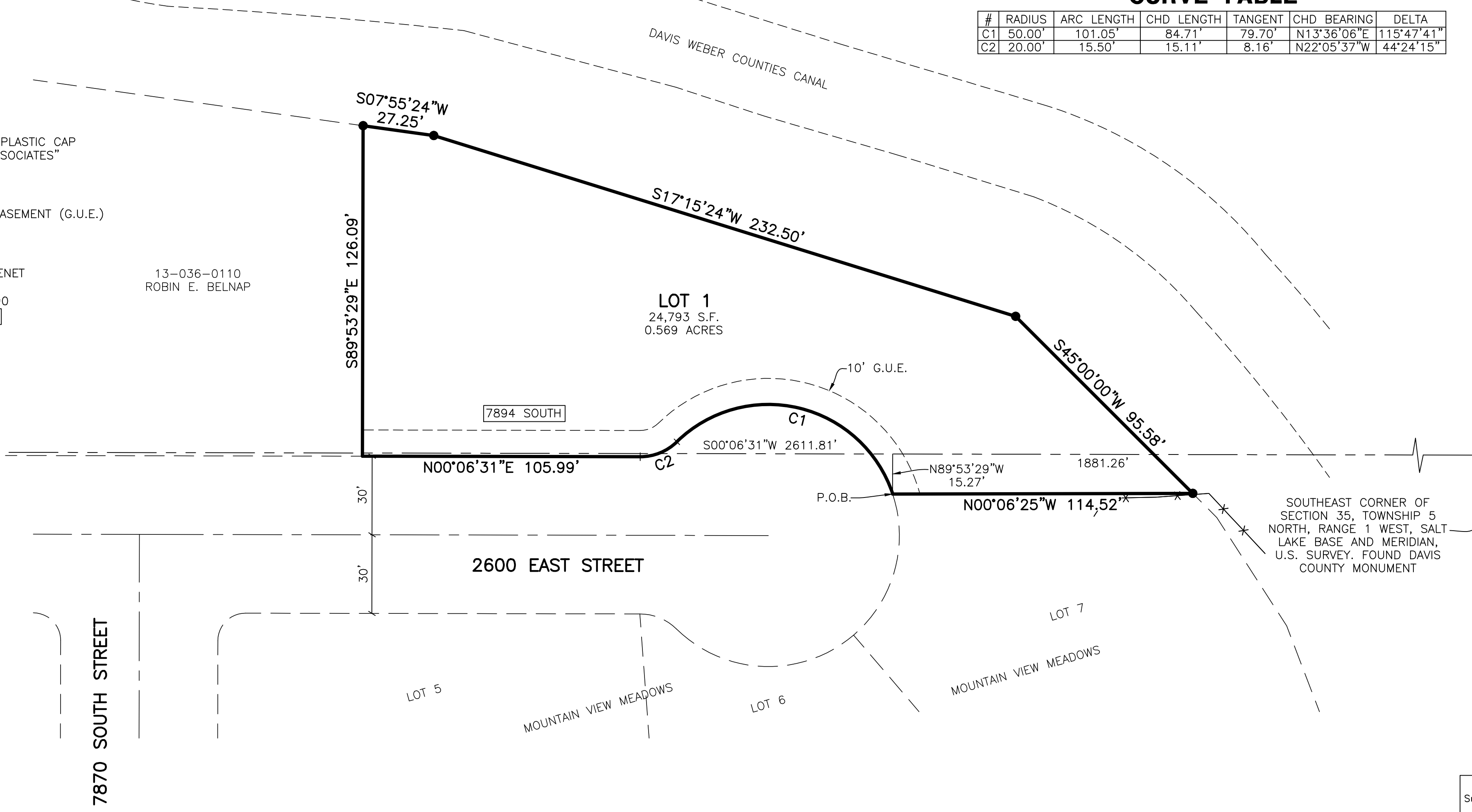
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- = EXISTING FENCE
- = SECTION TIE LINE
- = GENERAL UTILITY EASEMENT



EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT

(BASIS OF BEARINGS) N89°53'29"W 2647.11'

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY MONUMENT



SOUTH WEBER CITY PLANNING COMMISSION
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER 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.
SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

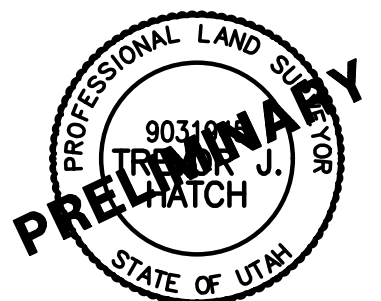
SOUTH WEBER CITY ATTORNEY
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.
SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project: BELNAP ESTATES SUBDIVISION
Designer: N. ANDERSON	Number: 5644-01
Begin Date: 3-8-2022	Scale: 1"=30'
	Revision: _____
	Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____	FEE PAID _____
AND RECORDED, _____ AT _____	IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____	
RECORDED FOR: _____	
DAVIS COUNTY RECORDER _____	DEPUTY, _____



SURVEYOR'S CERTIFICATE
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BELNAP ESTATES SUBDIVISION IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS ____ DAY OF _____, 20____.
9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT BELNAP ESTATES SUBDIVISION, AND DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.
SIGNED THIS ____ DAY OF _____, 20____.
ROBIN E. BELNAP

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____)SS.
ON THE ____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____