

**RESOLUTION 23-03**

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR PETERSEN FARMS PUD PHASES 1 AND 2**

**WHEREAS**, an application for subdividing 7.981 acres at approximately 6950 S 475 E into 20 building lots was submitted by Tim Grubb; and

**WHEREAS**, both the City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met relaying those findings to the Planning Commission; and

**WHEREAS**, the South Weber City Planning Commission held a public hearing for the entire subdivision on the 8<sup>th</sup> of December, 2022; and

**WHEREAS**, the Planning Commission reviewed all the supporting documents of phases 1 and 2 in an open public meeting on the 8<sup>th</sup> of December, 2022 and both plats along with necessary agreements were recommended for approval by the City Council at the same hearing by all four Commissioners present; and

**WHEREAS**, the City Council verified all reviews and recommendations in a public meeting on the January 10, 2023 and after thorough consideration approved the plats and agreements 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 Plats for phases 1 and 2 of Petersen Farms PUD located at approximately 6950 S 475 E are hereby approved along with the agreements for Fee in Lieu for landscaping and storm water and Boundary Line attached as Exhibits 1 through 4.

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2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

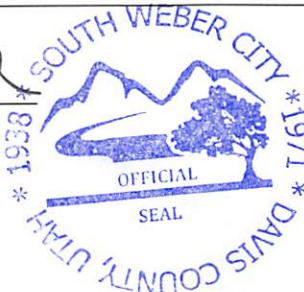
**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 10<sup>th</sup> day of January, 2023.

Roll call vote is as follows:

Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Soderquist	<input type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Alberts	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Dills	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST

*Recused*

  
Rod Westbroek, Mayor



  
Attest: Lisa Smith, Recorder

**EXHIBIT 1**  
**PETERSEN FARMS PUD PHASE 1 PLAT**



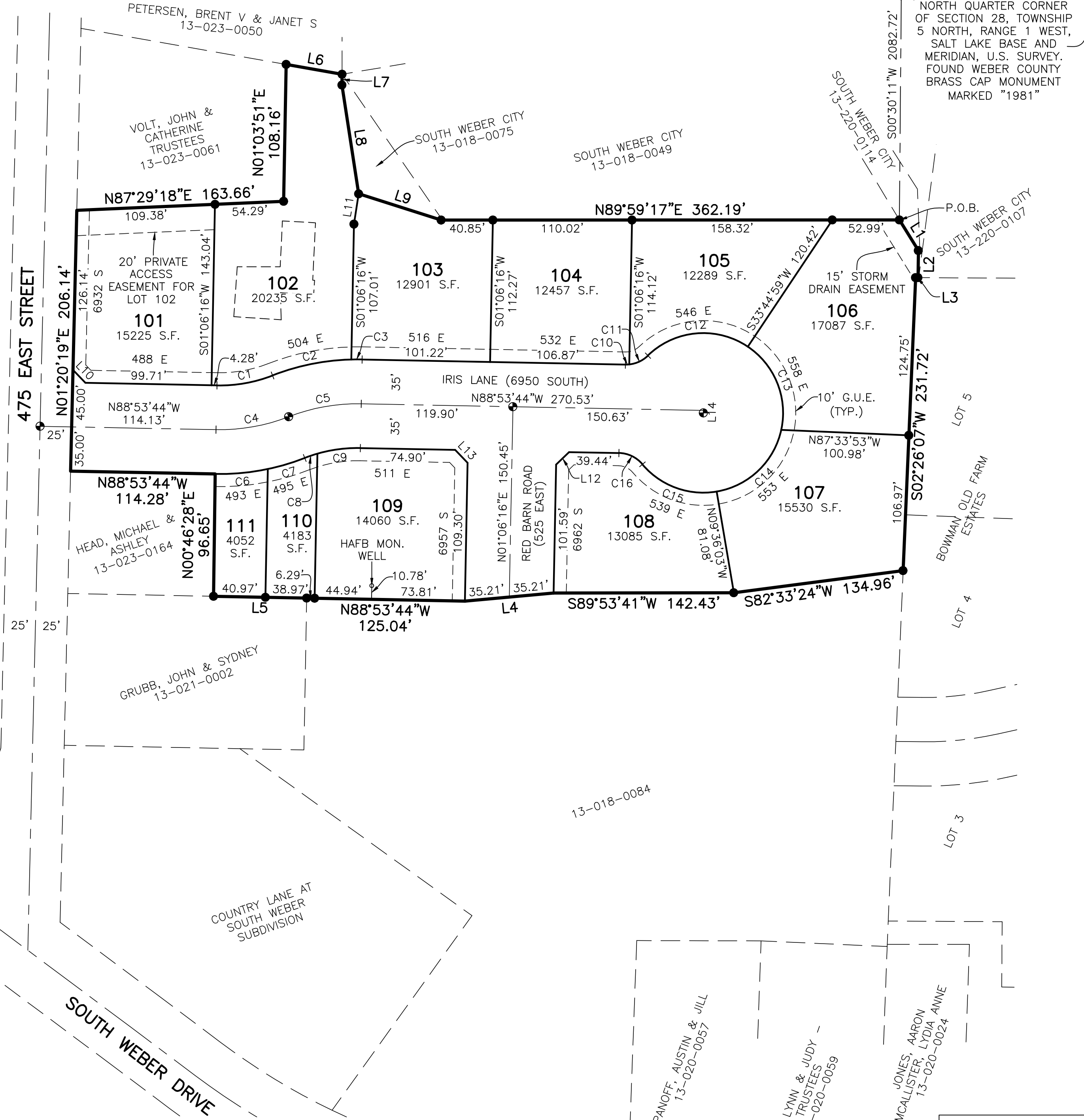
SHEET 1 OF 1

# PETERSEN FARMS PUD PHASE 1

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 CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH DECEMBER, 2022

NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

(BASIS OF BEARINGS)  
S89°29'49"E 2645.28' (NAD83 S89°29'49"E) 428.21'



## NOTES

- EXISTING HOMES TO REMAIN.
- 20' PRIVATE ACCESS EASEMENT LOCATED ON LOT 101 IS IN FAVOR OF LOT 102



## 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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°29'49" EAST 428.21 FEET AND SOUTH 00°30'11" WEST 2082.72 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE SOUTH 31°51'59" EAST 28.46 FEET; THENCE SOUTH 00°47'36" WEST 21.39 FEET; THENCE SOUTH 89°53'32" WEST 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE SOUTH 02°26'07" WEST ALONG SAID WESTERLY LINE, 231.72 FEET; THENCE SOUTH 82°33'24" WEST 134.96 FEET; THENCE SOUTH 89°53'41" WEST 142.43 FEET; THENCE SOUTH 84°49'07" WEST 70.42 FEET; THENCE NORTH 88°53'44" WEST 125.04 FEET; THENCE NORTH 88°53'44" WEST 73.65 FEET; THENCE NORTH 00°46'28" EAST 96.65 FEET; THENCE NORTH 88°53'44" WEST 114.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 475 EAST STREET; THENCE NORTH 01°20'19" EAST 206.14 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 87°29'18" EAST 163.66 FEET; THENCE NORTH 01°03'51" EAST 108.16 FEET; THENCE SOUTH 80°03'36" EAST 44.88 FEET; THENCE SOUTH 00°37'12" WEST 8.52 FEET; THENCE SOUTH 08°45'06" EAST 86.98 FEET; THENCE SOUTH 72°20'48" EAST 68.42 FEET; THENCE NORTH 89°59'17" EAST 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 192,810 SQUARE FEET OR 4.426 ACRES.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°51'59"E	28.46
L2	S00°47'36"W	21.39
L3	S89°53'32"W	1.96
L4	S84°49'07"W	70.42
L5	N88°53'44"W	73.65
L6	S00°03'36"E	44.88
L7	S00°37'12"W	8.52
L8	S08°45'06"E	86.98
L9	S72°20'48"E	68.42
L10	S43°46'42"E	14.11
L11	N08°53'25"E	24.28
L12	S46°06'16"W	14.14
L13	N43°53'44"W	14.14
L14	S01°06'16"W	2.01

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	115.00'	44.97'	44.69'	22.78'	N79°54'06"E	22°24'21"
C2	185.00'	63.84'	63.52'	32.24'	N78°35'04"E	19°46'17"
C3	185.00'	8.51'	8.50'	4.25'	N89°47'14"E	2°38'03"
C4	150.00'	58.66'	58.29'	29.71'	N79°54'06"E	22°24'21"
C5	150.00'	58.66'	58.28'	29.71'	N79°54'05"E	22°24'20"
C6	185.00'	41.88'	41.79'	21.03'	N84°37'07"E	12°58'18"
C7	185.00'	30.46'	30.43'	15.27'	N73°24'57"E	9°26'03"
C8	115.00'	10.61'	10.61'	5.31'	N71°20'30"E	5°17'09"
C9	115.00'	34.36'	34.23'	17.31'	N82°32'40"E	17°07'11"
C10	25.00'	3.14'	3.13'	1.57'	N87°30'39"E	7°11'14"
C11	25.00'	16.59'	16.28'	8.61'	N64°54'42"E	38°00'40"
C12	63.00'	85.64'	79.20'	50.91'	N84°50'59"E	77°53'15"
C13	62.87'	75.32'	70.90'	42.92'	S21°55'10"E	68°38'47"
C14	62.86'	74.86'	70.52'	42.59'	S48°19'09"W	68°14'01"
C15	63.00'	65.40'	62.51'	36.00'	N69°51'34"W	59°28'59"
C16	25.00'	21.28'	20.65'	11.33'	N64°30'24"W	48°46'40"

## SETBACKS

- LOTS 101-109:**
- FRONT SETBACK: 20'
  - SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
  - REAR SETBACK: 15'
- LOTS 110-111:**
- FRONT SETBACK: 20'
  - INTERIOR SIDE SETBACK: 0'
  - EXTERIOR SIDE SETBACK: 7'
  - REAR SETBACK: 15'

**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**  
APPROVED BY THE SOUTH WEBER CITY ENGINEER THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SOUTH WEBER CITY ENGINEER

**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

\_\_\_\_\_  
CITY RECORDER

**SOUTH WEBER CITY ATTORNEY**  
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SOUTH WEBER CITY ATTORNEY

**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 **PETERSEN FARMS PUD PHASE 1** 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 TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PETERSEN FARMS PUD PHASE 1**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER 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\_\_\_\_.

\_\_\_\_\_  
PETERSEN FARMS LLC

\_\_\_\_\_  
NAME/TITLE

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY ON THE NORTH WAS PLACED ALONG THE SOUTH LINE OF A HANSEN SURVEY WITH POINTS FOUND AS SHOWN HEREON. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF BOWMAN OLD FARM. THE RIGHT OF WAY LINE OF 475 EAST STREET WAS DETERMINED BY A HANSEN RECORD OF SURVEY DELINEATING SAID RIGHT OF WAY. 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 NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS S89°29'49"E (NAD83 S89°29'49"E).

**LEGEND**

- SECTION CORNER
- CENTERLINE MONUMENT
- 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

Scale: 1" = 60'

**PROJECT INFORMATION**

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 9-19-2022

Project Name: PETERSEN FARMS PUD PHASE 1  
Number: 6115-03  
Scale: 1"=60'  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

\_\_\_\_\_  
DAVIS COUNTY RECORDER

\_\_\_\_\_  
DEPUTY



**EXHIBIT 2**  
**PETERSEN FARMS PUD PHASE 2 PLAT**



# PETERSEN FARMS PUD PHASE 2

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 CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH DECEMBER, 2022

NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

(BASIS OF BEARINGS)  
S89°29'49"E 2645.28' (NAD83 S89°29'49"E)  
433.56'

NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED "1981"



VICINITY MAP  
SCALE: NONE

## NOTES

1. THE OWNERS OF THE PRIVATE STORM DRAIN/SEWER EASEMENTS ON LOTS 208, 209, AND 205 ARE THE OWNERS OF LOT 208, LOT 209, AND LOT 1 OF THE COUNTRY LANE AT SOUTH WEBER SUBDIVISION.
2. THE OWNERS OF THE SHARED ACCESS AND TURNAROUND EASEMENTS ON LOT 208 AND 209 ARE THE OWNERS OF LOTS 208, 209, AND LOT 1 OF THE COUNTRY LANE AT SOUTH WEBER SUBDIVISION.
3. THE OWNER OF THE PRIVATE IRRIGATION EASEMENTS IS PETERSEN FARMS LLC.
4. EXISTING HOMES TO REMAIN

**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 **PETERSEN FARMS PUD PHASE 2** 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 TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PETERSEN FARMS PUD PHASE 2**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER 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 ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PETERSEN FARMS LLC  
NAME/TITLE

## 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, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°29'49" EAST 433.56 FEET AND SOUTH 00°30'11" WEST 2359.76 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S02°26'07"W ALONG THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES, 297.30 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) 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; (2) 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; AND (3) 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 TO THE EAST LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N35°42'51"E ALONG SAID EAST LINE, 189.41 FEET TO THE NORTH LINE OF COUNTRY LANE AT SOUTH WEBER SUBDIVISION; THENCE N54°17'16"W ALONG SAID NORTH LINE, 226.00 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.68 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET TO THE SOUTHERLY LINE OF PETERSEN FARMS PUD PHASE 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) S88°53'44"E 125.04 FEET; (2) N84°49'07"E 70.42 FEET; (3) N89°53'41"E 142.43 FEET; AND (4) N82°33'24"E 134.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 154,840 SQUARE FEET OR 3.555 ACRES MORE OR LESS.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S35°42'51"W	21.59
L1	S78°04'11"E	10.93
L2	S54°17'09"E	31.81
L3	N72°55'02"E	16.67
L4	S00°13'59"W	34.06
L5	S31°18'15"W	103.62
L6	N18°41'31"E	108.23
L7	N00°13'59"E	54.54
L8	N87°59'22"E	48.43
L9	N00°38'01"E	8.80
L10	N03°12'08"E	12.57
L11	N12°10'56"W	16.35
L12	N24°25'12"W	1.59
L13	N35°42'51"E	2.48
L14	S76°23'00"E	24.28
L15	N35°42'51"E	50.34
L16	N01°12'07"W	29.14
L17	S88°18'19"E	63.85
L18	S88°18'19"E	21.85
L19	S89°21'58"E	5.52
L20	N01°06'16"E	68.86
L21	N35°42'51"E	21.58
L22	S68°54'59"E	47.74
L23	S88°53'44"E	50.68

## CURVE TABLE

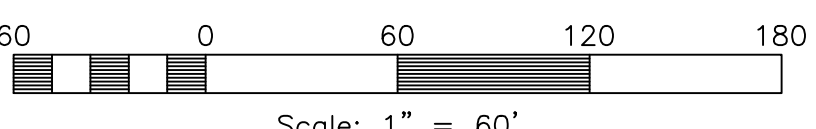
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1489.70'	103.60'	103.58'	51.82'	N79°24'54"W	3°59'04"
C2	1350.90'	61.24'	61.24'	30.63'	N75°54'20"W	2°35'51"
C3	421.45'	77.60'	77.49'	38.91'	N69°19'31"W	10°33'00"
C4	98.00'	23.09'	23.03'	11.60'	S05°38'40"E	13°29'51"
C5	98.00'	68.08'	66.71'	35.48'	S32°17'36"E	39°48'01"
C6	98.00'	64.85'	63.67'	33.66'	S71°08'58"E	37°54'43"
C7	63.00'	100.29'	90.03'	64.34'	S44°30'02"E	91°12'35"
C8	28.00'	44.57'	40.01'	28.60'	S44°30'02"E	91°12'35"
C9	115.01'	42.54'	42.30'	21.52'	N79°17'51"E	21°11'40"
C10	160.00'	61.25'	60.88'	31.00'	N79°40'02"E	21°56'01"
C11	150.01'	55.49'	55.18'	28.07'	N79°17'51"E	21°11'40"
C12	125.00'	47.85'	47.56'	24.22'	N79°40'02"E	21°56'01"
C13	185.01'	68.44'	68.05'	34.61'	N79°17'51"E	21°11'40"
C14	90.00'	34.45'	34.24'	17.44'	N79°40'02"E	21°56'01"
C15	1350.90'	29.72'	29.72'	14.86'	S75°14'13"E	1°15'39"
C16	1350.90'	31.52'	31.52'	15.76'	S76°32'09"E	1°20'13"

## SETBACKS

- LOT 208:** 10' SETBACK MIN.  
**LOTS 201-207 & 209:**
- FRONT SETBACK: 20'
  - SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
  - REAR SETBACK: 15'

## LEGEND

- SECTION CORNER
- CENTERLINE MONUMENT
- 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



**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**  
APPROVED BY THE SOUTH WEBER CITY ENGINEER THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SOUTH WEBER CITY ENGINEER

**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.

ATTEST: \_\_\_\_\_  
SOUTH WEBER CITY MAYOR 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  
Designer: N. ANDERSON  
Begin Date: 9-19-2022  
Project Name: PETERSEN FARMS PUD PHASE 2  
Number: 6115-03  
Scale: 1"=60'  
Revision: \_\_\_\_\_  
Checked: \_\_\_\_\_

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_

**Reeve & Associates, Inc.**  
3180 S 1500 W, DRAPER, UT 84040  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

\_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY



**EXHIBIT 3  
PETERSEN FARMS PUD FEE IN LIEU  
AGREEMENT**

# **AGREEMENT FOR A FEE IN LIEU OF REQUIRED IMPROVMENTS**

## **(REGARDING STORM DRAIN DETENTION & LANDSCAPING)**

This AGREEMENT is made and entered into on the date referenced below by and among Carrie P. Grubb, Timothy C. Grubb, and Elijah L. Grubb, as individuals, and Timothy C. Grubb and Carrie Grubb as authorized representatives of Petersen Farms LLC (hereinafter collectively referred to as the “Owner”); and South Weber City, a municipal corporation (hereinafter “South Weber City” or the “City”), after having received approval by the South Weber City Council in its regular meeting on the day referenced below.

### **RECITALS**

**WHEREAS**, Owner owns the real property described in **Exhibit A** (Property Boundary Description), located at approximately 6950 South 525 East, South Weber, Utah, and consisting of approximately 7.981 acres (referred to hereafter as the “Property”); and

**WHEREAS**, Owner has applied to subdivide the Property, with the required public hearing held by the Planning Commission on April 14, 2022, and with other public meetings also being held; and

**WHEREAS**, South Weber City desires to enter into this Agreement because the area being developed was master planned to flow to a regional detention basin, and the City’s Code requires that all developments provide storm water detention for flood control purposes. Therefore, an equivalent financial contribution towards the excess capacity of the regional storm drain basin would satisfy this requirement; and

**WHEREAS**, the City’s Resolution 17-28 contains documentation of the donation of property from the Owner to the City and allows the donated property to be used for the required Open Space by the Owner when the Owner develops; and

**WHEREAS**, the donated property from the Owner is located outside the boundary of the property being developed, and is developed by the City as a public park; and

**WHEREAS**, City Code requires that fifteen percent (15%) of the property with a zone designation of R-7 must be thoroughly landscaped; and


**WHEREAS**, an equivalent financial contribution towards a portion of the landscaping of the public park located on the donated property would satisfy the landscaping requirement;


**NOW THEREFORE**, for and in consideration of the promises, covenants, terms, and conditions hereinafter set forth, the adequacy of which is hereby acknowledged, Owner and City agree as follows:

1. Approval of a Fee in lieu of Detention (of Storm Water). As a condition of subdivision approval, the Owner shall make a “one-time payment” of THIRTY-FOUR THOUSAND NINE HUNDRED SIXTY-ONE DOLLARS AND TWELVE CENTS (\$34,961.12) as a fee in lieu of detaining storm water on site, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit B**.
2. Approval of a Fee in lieu of Landscaping. As a condition of subdivision approval, the Owner shall make a “one-time payment” of TWENTY-SEVEN THOUSAND EIGHT HUNDRED TEN DOLLARS AND THIRTY-THREE CENTS (\$27,810.33) as a fee in lieu of the required on-site landscaping, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit C**.
3. Payment. Owner must pay the fees referenced in Exhibit B and Exhibit C to the City in full before the subdivision plat may be recorded.
4. Duration. This Agreement shall continue until the parties (the Owner and the City) have completed all their responsibilities referenced herein.
5. Reservation of Rights. South Weber City reserves all rights, including the right to collect its costs and attorney fees as may be necessary to enforce this Agreement.
6. Subsequent Landowners. This Agreement shall inure to the benefit or detriment of any subsequent landowner(s) and shall bind and require performance by any subsequent landowner(s); even though certain actions by the Owner may release him of certain responsibilities pursuant to this Agreement, this does not automatically release any subsequent landowner of the same responsibilities (or other City requirements).
7. Recording. This Agreement shall be recorded in the Davis County Recorder’s Office following final plat approval by the City Council.

**IN WITNESS WHEREOF**, the parties execute this Agreement, as follows, to be effective on approval by the South Weber City Council in its regular meeting on the 10th day of January, 2023.

**SOUTH WEBER CITY APPROVAL**

  
\_\_\_\_\_  
DAVID LARSON  
City Manager, South Weber City

ATTEST:  
  
\_\_\_\_\_  
LISA SMITH  
City Recorder, South Weber City



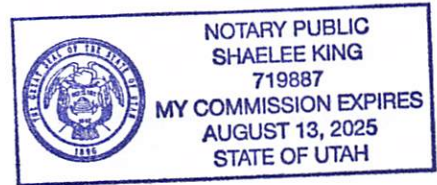


Elijah Grubb (Signature)  
By: **Elijah X Grubb**, as an individual property owner

STATE OF UTAH )  
 ) §  
COUNTY OF DAVIS )

On this 11 day of JULY, 2023, personally appeared before me **Elijah X Grubb**, who signed this document as an individual partial property owner of ground identified in Exhibit A.

Shelby King  
Notary Public  
My Commission Expires: August 13, 2025

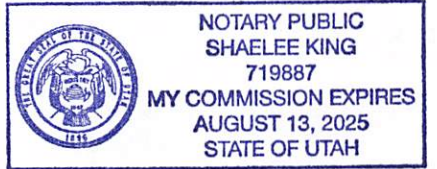


Carrie Grubb (Signature)  
By: **Carrie Grubb**, as a manager and as an authorized representative of Petersen Farms, LLC.

STATE OF UTAH )  
 ) §  
COUNTY OF DAVIS )

On this 11 day of JULY, 2023, personally appeared before me **Carrie Grubb**, who signed this document as a manager and as an authorized representative of Petersen Farms, LLC.

Shelby King  
Notary Public  
Residing in: Utah  
My Commission Expires: August 13, 2025



Timothy C. Grubb

(Signature)

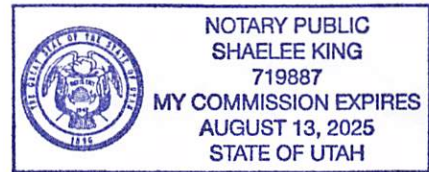
By: **Timothy C. Grubb**, as ~~an individual property owner~~ AS A Manager and  
as an authorized representative of Petersen Farms, LLC.

STATE OF UTAH       )  
                                  §  
COUNTY OF DAVIS    )

On this 11 day of July, 2023, personally appeared before me  
**Timothy C Grubb**, who signed this document as a manager and as an authorized  
representative of Petersen Farms, LLC.

Shaelee King  
Notary Public

My Commission Expires: August 13, 2025





# EXHIBIT A

## PROPERTY 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, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 420.40 FEET AND S00°17'18"W 2082.74 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 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 WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE S02°26'07"W ALONG SAID WESTERLY LINE, 529.02 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) 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; (2) 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; AND (3) 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 ALONG AN EXISTING FENCE, 50.66 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET; THENCE N88°53'44"W ALONG AN EXISTING FENCE, 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 475 EAST STREET; THENCE N01°20'19"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E ALONG AN EXISTING FENCE, 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W ALONG AN EXISTING FENCE, 8.52 FEET; THENCE S08°45'06"E ALONG AN EXISTING FENCE, 86.98 FEET; THENCE S72°20'48"E ALONG AN EXISTING FENCE, 68.42 FEET; THENCE N89°59'17"E ALONG AN EXISTING FENCE, 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.981 ACRES MORE OR LESS.

**EXHIBIT B**  
**Petersen Farms PUD - Detention Basin**  
**~ FEE ANALYSIS ~**

<b>Region Detention Basin - Fee in lieu of actual construction</b>		
1	Old Maple Farms Regional Detention Basin "Up-sized" Volume (AF)	4.7
2	Development Agreement → City Cost for "Up-sized" portion of basin	\$410,793.19
3	Cost per AF	\$87,402.81
4	Petersen Farms Detention Basin Volume Required (AF)	<b>0.4</b>
<b>Detention Basin Fee in lieu</b>		<b>\$34,961.12</b>

*\* 0.4 AF volume calculated with storm water modeling software using SSA. Modeled the 100-yr storm event with a 0.1 cfs/acre outlet rate (0.8 cfs for 8.0 acre development).*

*\*\* TOTAL to be paid in full to South Weber City prior to recording of the plat.*

**EXHIBIT C**  
**Petersen Farms PUD - Landscaping**  
**~ FEE ANALYSIS ~**

<b>Park Landscaping - Fee in lieu of actual construction</b>		
1	Canyon Meadows Park (West) Landscaping Area (sf)	52,005
2	Canyon Meadows Park (West) Landscaping Cost	\$116,080.56
3	Cost per Square Foot (\$/sf)	<b>\$2.23</b>
4	Petersen Farms - R-7 Zone Area - 3.12 Ac (sf)	135,907
5	Petersen Farms - 15% Landscaping Requirement (sf)	20,386
6	Petersen Farms - Landscaping Provided (sf)	7,915
7	Petersen Farms - Additional Landscaping Required (sf)	<b>12,471</b>
<b>Landscaping Fee in lieu</b>		<b>\$27,810.33</b>

*\* TOTAL to be paid in full to South Weber City prior to recording of the plat.*



**EXHIBIT 4**  
**PETERSEN FARMS PUD CITY**  
**BOUNDARY LINE AGREEMENT**

:

**WHEN RECORDED RETURN TO:  
Petersen Farms, LLC  
6926 S. 475 East  
South Weber, Utah 84405**

## **BOUNDARY LINE AGREEMENT**

This Boundary Line Agreement is entered into the 10th day of January, 2023, by and between Petersen Farms, LLC, Timothy C. Grubb, Carrie P. Grubb, Elijah L. Grubb (at times referred to herein as “Petersen”), and South Weber City (at times referred to herein as “City”).

Whereas, Petersen is the owner of certain real property located in Davis County, Utah described as follows:

**Parcels A – Petersen Property** attached

Whereas, City is the owner of certain real property located in Davis County, Utah described as follows:

**Parcels B – City Property** attached

Whereas, Petersen and City desire hereby to agree upon the location of the boundaries of the above-described properties (collectively, the “Properties”);

Now, therefore, Petersen and City hereby agree as follows:

The boundary line between the Properties shall be the line described as follows along that existing chain link fence line:

**Exhibit “A”** attached

City hereby conveys and quit claims to Petersen any and all rights, titles, and interests in the property described as Parcels A and B, lying South and westerly of the boundary line described in Exhibit “A,” and subject to any liens, encumbrances, and restrictions of record.

Petersen hereby conveys and quit claims to City any and all rights, titles, and interests in the property described as Parcels A and B, lying North and easterly of the boundary line described in Exhibit “A,” subject to any liens, encumbrances, and restrictions of record:

The boundary lines between the Properties are hereby changed, modified, and adjusted, and the affected property is hereby transferred, conveyed, and allocated among the Properties, subject to any liens, encumbrances, and restrictions of record.

This agreement is made for the purpose of establishing new boundary lines between the Properties and legal descriptions for the Properties, is intended for those purposes, and shall be binding on the heirs, assignees, and transferees of each of Petersen and City.

Petersen Farms, LLC

Carrie Grubb  
Carrie Grubb, manager/member

Petersen Farms, LLC

Timothy C. Grubb  
Timothy C. Grubb, manager/member

Carrie P. Grubb  
Carrie P. Grubb, individually

Timothy C. Grubb  
Timothy C. Grubb, individually

Elijah Grubb  
Elijah Grubb, individually

South Weber City

David Larson  
David Larson, City Manager

Lisa Smith  
Attest: Lisa Smith, City Recorder

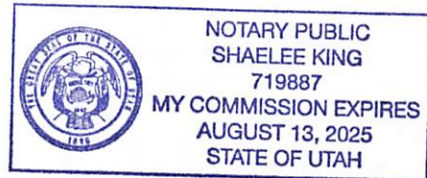




STATE OF UTAH )  
 :SS  
COUNTY OF DAVIS )


The foregoing instrument was acknowledged before me the 11 day of July, 2023 by Carrie Grubb, manager/member of Petersen Farms, LLC. and Carrie P. Grubb, individually.

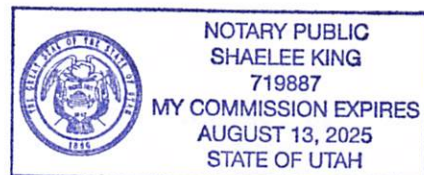
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: August 13, 2025



STATE OF UTAH )  
 :SS  
COUNTY OF DAVIS )

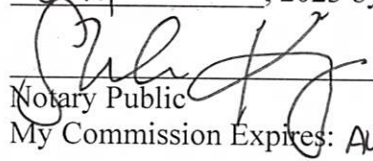
The foregoing instrument was acknowledged before me the 11 day of July, 2023 by Timothy C. Grubb, manager/member of Petersen Farms, LLC, And Timothy C. Grubb, individually.

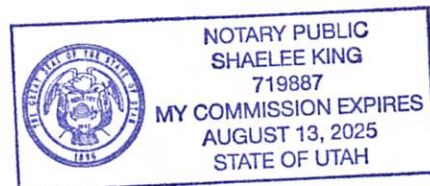
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: August 13, 2025



STATE OF UTAH )  
 :SS  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me the 11 day of July, 2023 by Elijah Grubb.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: August 13, 2025



# Parcels A

## --- Petersen Property --- Boundary Line Agreement

Parcel I.D.  
13-161-0002

ALL OF LOT 1, GRUBB MEADOW. CONT. 0.535 ACRES. ALSO, A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW SUB, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE, S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SEC 29-T5N-R1W, SLB&M; RUN TH S 87°08'37" W 56.30 FT, M/L, ALG THE N LINE OF GRUBB MEADOW TO THE SE COR OF PARCEL 13-023-0061; TH ALG THE E LINE OF SD PARCEL N 0°09'00" E 110.00 FT TO A PT ON THE S LINE OF PARCEL 13-023-0050; TH ALG THE S'LY LINE OF SD PARCEL S 80°03'36" E 51.12 FT, M/L, TO A PT ON THE W'LY LINE OF CANYON MEADOWS PUD, SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH SE'LY S 3°15'08" E 98.53 FT, M/L TO THE POB. CONT. 0.127 ACRES. TOTAL ACREAGE 0.662 ACRES. (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.  
13-018-0084

BEG AT THE SW COR OF NW 1/4 SD SEC 28-T5N-R1W, SLB&M, N 87.48 FT TO THE N'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB & THE TRUE POB; RUN TH N 0°36'39" E 379.99 FT; TH S 89°14'23" E 7.88 FT; TH N 0°45'37" E 116.30 FT TO A PT WH IS THE NE COR OF GRUBB MEADOW; TH SE'LY TO A PT OF A RAILROAD FENCE COR POST AT THE SW COR OF PARCEL OWNED BY SOUTH WEBER CITY; TH E 365.00 FT, M/L, TO THE W'LY LINE OF CANYON MEADOWS PUD; TH ALG SD LINE S 0°26'57" W 21.87 FT; TH S 2°05'28" W 486.96 FT, M/L; TH N 88°13'30" W 99.60 FT; TH S 89°33' W 200.00 FT; TH S 1°46'30" W 209.58 FT TO THE N LINE OF SOUTH WEBER DR; TH N 83°06'41" W 137.10 FT, M/L, TO SEC LINE; TH ALG SD LINE N 0°17'48" W 18.78 FT TO THE SE'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB; TH N 35°22'05" E 200.18 FT; TH N 54°37'55" W 141.46 FT TO THE POB. CONT. 10.23 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

**Parcels B**  
--- City Property ---  
Boundary Line Agreement

Parcel I.D.  
13-018-0075

A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE & S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SD SEC 29; & RUN TH N 3°15'08" W 98.53 FT TO THE NE COR OF PPTY CONV IN CORRECTIVE QC DEED RECORDED 07/25/2017 AS E# 3034399 BK 6813 PG 1171; SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH ALG SD PARCEL S 36°42'26" E 128 FT, M/L, TO A RAILROAD FENCE COR POST AT THE SW COR OF SD PARCEL 13-018-0049; TH NW'LY 72 FT, M/L, TO THE POB. CONT. 0.083 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel I.D.  
13-018-0049

A PART OF THE NW 1/4 SEC 28-T5N-R1W, SLM; BEG AT A PT 1630.87 FT S 0°36'39" W ALG THE SEC LINE, S 89°23'21" E 124.61 FT, S 0°36'39" W 156.03 FT, S 89°23'21" E 320.00 FT & S 0°36'39" W 291.64 FT TO THE CENTER OF AN EXIST CANAL FR THE NW COR OF SD SEC 28, SD PT BEING 444.61 FT E FR THE W LINE OF SD SEC; & RUN TH EIGHT COURSES ALG THE CENTER OF SD CANAL AS FOLLOWS: N 32°14'42" W 118.38 FT; N 9°12'50" W 115.64 FT; N 39°17'12" W 16.24 FT; S 87°38'44" W 27.39 FT; S 71°02'10" W 69.28 FT; S 66°59'09" W 66.21 FT; S 60°08'08" W 86.38 FT & S 75°35'54" W 125.16 FT; TH S 36°42'26" E 128 FT, M/L, TO A RR TIE FENCE COR POST; TH E 365 FT, M/L, TO THE POB. CONT. 1.43 ACRES

Parcel I.D.  
13-220-0114

PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 3.32 ACRES LESS & EXCEPT THAT PART OF PUBLIC OPEN SPACE CONV IN SPECIAL WARRANTY DEED RECORDED 01/15/2021 AS E# 3337300 BK 7677 PG 3352 DESC AS FOLLOWS: A PART OF THE PUBLIC OPEN SPACE OF CANYON MEADOWS PUD; BEG AT A PT WH IS THE MOST S'LY COR OF LOT 75, CANYON MEADOWS PUD & RUN TH NE'LY 84.2193 FT ALG A 310 (FT) RADIUS CURVE TO THE LEFT WH CHORD BEARS N 27°11'46" E 83.961 FT TO THE MOST S'LY COR OF LOT 70, CANYON MEADOWS PUD; TH N 58°49'39" E 59.07 FT ALG SD LOT 70 TO THE MOST W'LY COR OF LOT 69, CANYON MEADOWS PUD; TH S 36°01'42" W 137.237 FT; TH N 55°01'14" W 10 FT TO THE POB. CONT. 0.042 ACRES TOTAL ACREAGE 3.278 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.  
13-220-0107

WETLANDS PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 9.48 ACRES



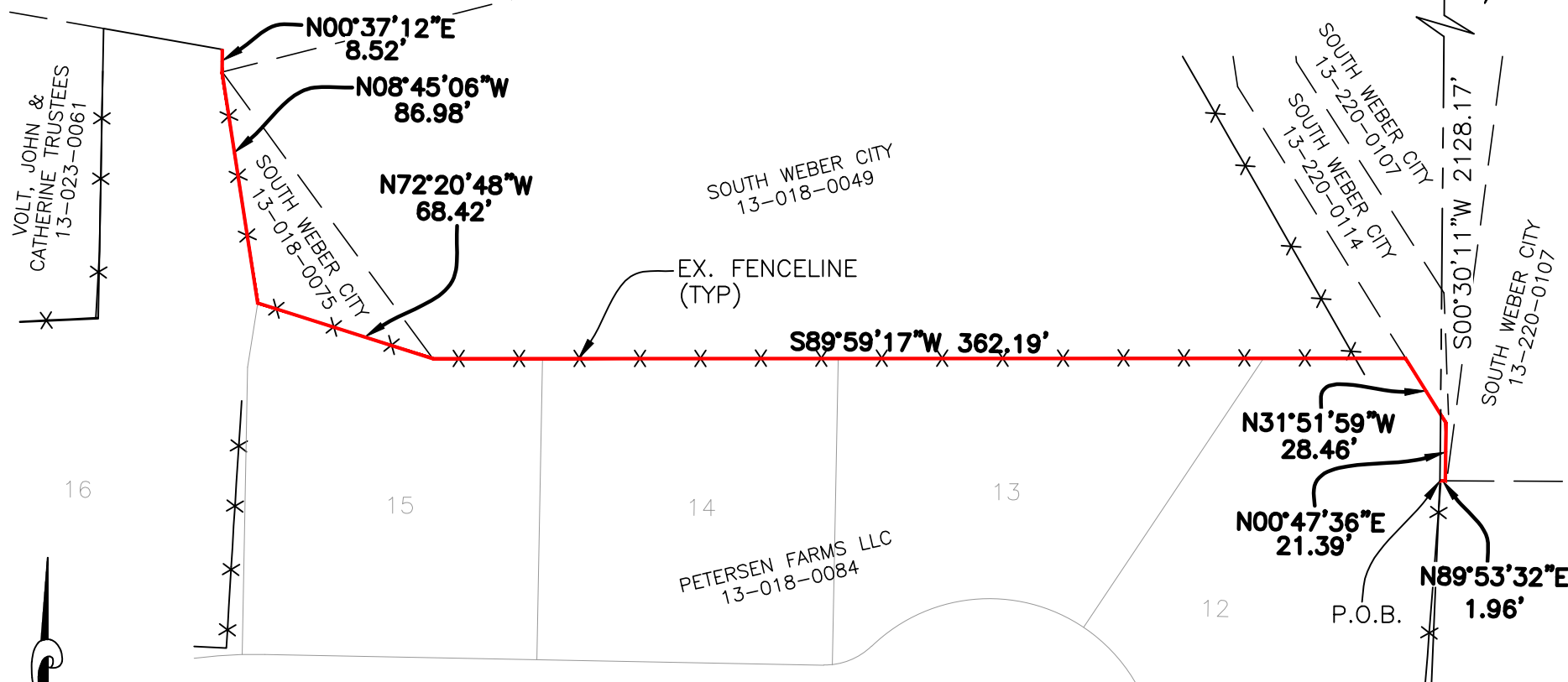
# EXHIBIT "A"

NW CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

S89°29'49"E 2645.28'  
(BASIS OF BEARINGS)

N 1/4 CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

441.37'



1"=60'



## Reeve & Associates, Inc.

5160 SOUTH 1900 WEST, RIVERDALE UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
 LAND PLANNERS \* CIVIL ENGINEERS \* LAND SURVEYORS  
 TRAFFIC ENGINEERS \* STRUCTURAL ENGINEERS \* LANDSCAPE ARCHITECTS

### Project Info.

Designer: E. ROCHE  
 Date: 5-24-22  
 Name: EXHIBIT A  
 Number: 6115-03  
 Scale: 1"=60'