

RESOLUTION 23-43

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR KASTLECOVE PHASE 2 SUBDIVISION

WHEREAS, an application for subdividing 8.852 acres at approximately 7550 S 1160 E into 13 building lots was submitted by Layne Kap; and

WHEREAS, both the City Planner 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 for the subdivision on the 11th of May, 2023; and

WHEREAS, the Planning Commission reviewed all the supporting documents in an open public meeting on the 16th of August, 2023 and gave a unanimous recommendation for approval by the City Council at the same hearing; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 26th of September, 2023 and after thorough consideration approved the plat 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 Kastlecove Phase 2 Subdivision located at approximately 7550 S 1160 E is hereby approved as included in **Exhibit 1**.

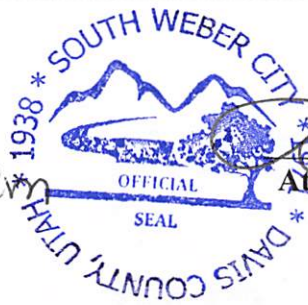
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 26th day of September, 2023.

Roll call vote is as follows:		
Council Member Halverson	<input checked="" type="radio"/>	AGAINST
Council Member Petty	<input checked="" type="radio"/>	AGAINST
Council Member Soderquist	<input checked="" type="radio"/>	AGAINST
Council Member Alberts	<input checked="" type="radio"/>	AGAINST
Council Member Dills	<input checked="" type="radio"/>	AGAINST

Quin Soderquist
Rod Westbrock, Mayor
Quin Soderquist

Protem

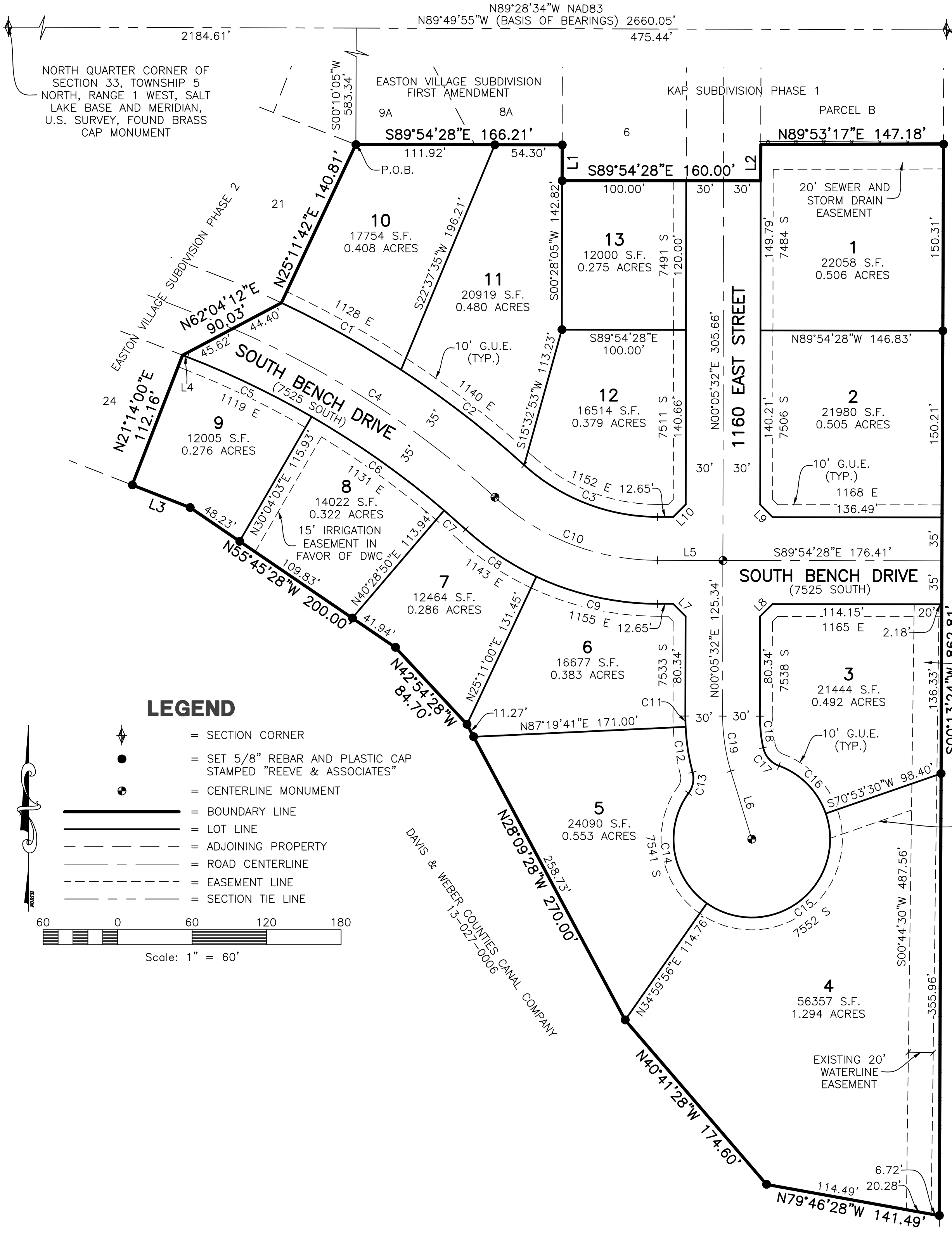


[Signature]
Attest: Lisa Smith, Recorder

KASTLECOVE 2 SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023

Reeve & Associates, Inc. - Solutions You Can Build On



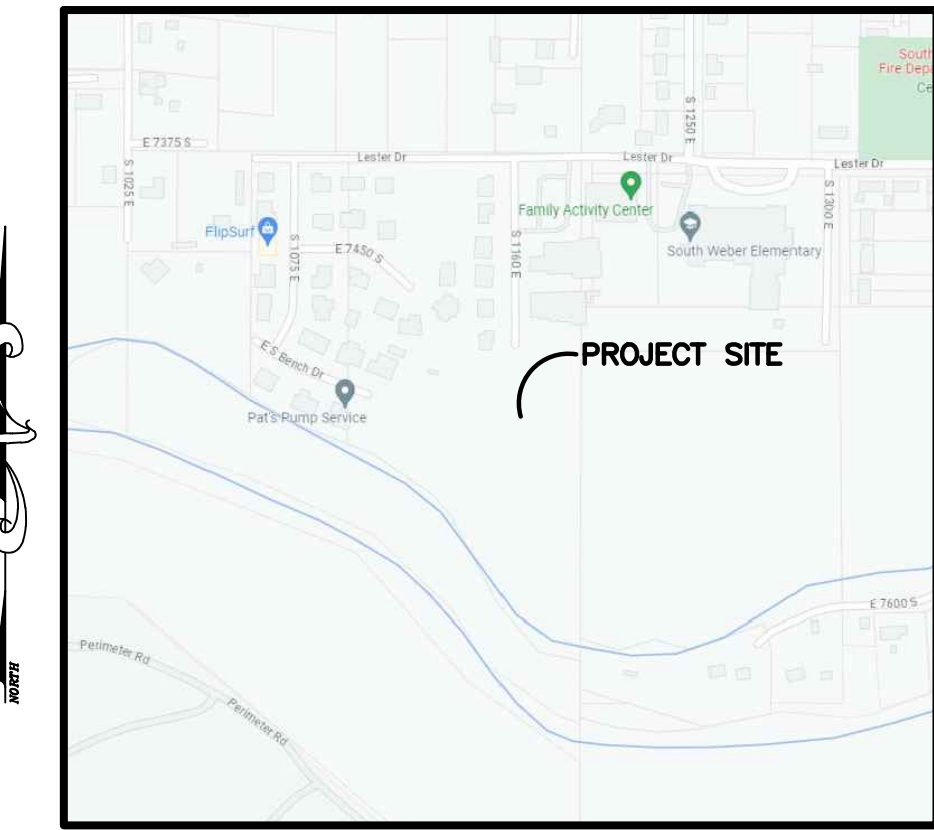
LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- EASEMENT LINE
- SECTION TIE LINE

Scale: 1" = 60'

NORTHEAST CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

NOTE
POTENTIAL LOW PRESSURES ON THE SECONDARY WATER SYSTEMS MAY BE FOUND. HOME OWNER'S RESPONSIBILITY TO INSTALL BOOSTER PUMP AS NECESSARY.



VICINITY MAP
NOT TO SCALE

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE A THIRTEEN LOT SUBDIVISION AS SHOWN. THE BOUNDARY WAS DETERMINED BY OCCUPATION AND DEED AND BY RETRACING EXISTING SUBDIVISIONS TO THE NORTH AND WEST. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: NORTH 89°49'55" WEST (NORTH 89°28'34" WEST NAD83)

BOUNDARY DESCRIPTION
PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF EASTON VILLAGE SUBDIVISION PHASE 2, SAID POINT BEING NORTH 89°49'55" WEST 475.44 FEET AND SOUTH 00°10'05" WEST 583.34 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33 (NORTHEAST CORNER BEING SOUTH 89°49'55" EAST 2660.05 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33); THENCE SOUTH 89°54'28" EAST 166.21 FEET ALONG THE SOUTH LINE OF LOTS 8A AND 9A OF EASTON VILLAGE SUBDIVISION FIRST AMENDMENT TO THE WEST LINE OF LOT 6 OF KAP SUBDIVISION PHASE 1; THENCE SOUTH 00°05'32" WEST 28.76 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF KAP SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°54'28" EAST 160.00 FEET; (2) NORTH 00°05'32" EAST 29.34 FEET; AND (3) NORTH 89°53'17" EAST 147.18 FEET TO A POINT ON AN EXISTING FENCE; THENCE SOUTH 00°13'24" WEST 862.81 FEET ALONG SAID EXISTING FENCE; THENCE NORTH 79°46'28" WEST 141.49 FEET; THENCE NORTH 40°41'28" WEST 174.60 FEET; THENCE NORTH 28°09'28" WEST 270.00 FEET; THENCE NORTH 42°54'28" WEST 84.70 FEET; THENCE NORTH 55°45'28" WEST 200.00 FEET; THENCE NORTH 68°40'28" WEST 50.07 FEET TO THE EAST LINE OF LOT 24 OF EASTON VILLAGE SUBDIVISION PHASE 2; THENCE NORTH 21°14'00" EAST 112.16 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH BENCH DRIVE; THENCE NORTH 62°04'12" EAST 90.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH BENCH DRIVE AND THE EAST LINE OF LOT 21 OF EASTON VILLAGE SUBDIVISION PHASE 2; THENCE NORTH 25°11'42" EAST 140.81 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 348,913 SQUARE FEET OR 8.010 ACRES.

POLL ENTERPRISES LLC
13-029-0054

PORTION OF 20' WATERLINE EASEMENT LOCATED ON LOT 3 TO BE VACATED BY THIS PLAT

20' WATERLINE EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°05'32"W	28.76'
L2	N00°05'32"E	29.34'
L3	N68°40'28"W	50.07'
L4	N68°40'00"W	4.29'
L5	S89°54'28"E	52.65'
L6	N17°03'39"W	57.38'
L7	S44°54'28"E	14.14'
L8	N45°05'32"E	14.14'
L9	N44°54'28"W	14.14'
L10	N45°05'32"E	14.14'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	790.00'	110.50'	110.41'	55.34'	S60°47'53"E	8°00'51"
C2	790.00'	125.60'	125.47'	62.93'	S52°14'10"E	9°06'34"
C3	160.00'	117.92'	115.27'	61.78'	S68°47'41"E	42°13'34"
C4	755.00'	252.36'	251.18'	127.37'	S57°15'25"E	19°09'03"
C5	720.00'	111.01'	110.90'	55.62'	S64°20'58"E	8°50'03"
C6	720.00'	130.85'	130.67'	65.61'	S54°43'33"E	10°24'47"
C7	720.00'	23.09'	23.09'	11.55'	S48°36'02"E	1°50'16"
C8	230.00'	68.79'	68.53'	34.65'	S56°14'57"E	17°08'07"
C9	230.00'	100.72'	99.92'	51.18'	S77°21'44"E	25°05'28"
C10	195.00'	143.71'	140.48'	75.30'	S68°47'41"E	42°13'34"
C11	180.00'	8.68'	8.68'	4.34'	S01°17'24"E	2°45'51"
C12	180.00'	37.08'	37.01'	18.60'	S08°34'24"E	11°48'09"
C13	20.00'	17.64'	17.08'	9.44'	S10°47'56"W	50°32'49"
C14	63.00'	100.14'	89.93'	64.19'	S09°27'52"E	91°04'25"
C15	63.00'	158.45'	119.87'	194.51'	N52°56'43"E	144°06'26"
C16	63.00'	55.63'	53.84'	29.77'	N44°24'11"W	50°35'22"
C17	20.00'	20.09'	19.26'	10.99'	N40°54'54"W	57°33'56"
C18	120.00'	25.60'	25.55'	12.85'	N06°01'12"W	12°13'28"
C19	150.00'	44.91'	44.74'	22.62'	S08°29'04"E	17°09'11"

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: J. FELT
Designer: N. ANDERSON
Begin Date: 5-18-2023
Project Name: KASTLECOVE 2 SUBDIVISION
Number: 5918-19
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

SURVEYOR'S CERTIFICATE
I, JASON T. FELT, 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 KASTLECOVE 2 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____.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO THIRTEEN LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT KASTLECOVE 2 SUBDIVISION, 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 ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

KASTLE ROCK EXCAVATION & DEVELOPMENT LLC
NAME/TITLE
KEITH T. KAP

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, _____

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____)
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, _____