

RESOLUTION 23-48

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPROVING THE AMENDED SOUTH WEBER GATEWAY PLAT**

WHEREAS, South Weber Gateway plat was approved with rental units as there no other options at that time; and

WHEREAS, South Weber has changed zoning to allow zero lot lines which permits individual unit sales; and

WHEREAS, Council encouraged the developers to return with condominiums when possible; and

WHEREAS, the Planning Commission reviewed the amended plat on September 14, 2023 and recommends approval;

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

Section 1. Approval: the amended plat for South Weber Gateway is hereby approved as displayed 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Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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 10th day of October, 2023.

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: Kimberli Guill, Deputy Recorder

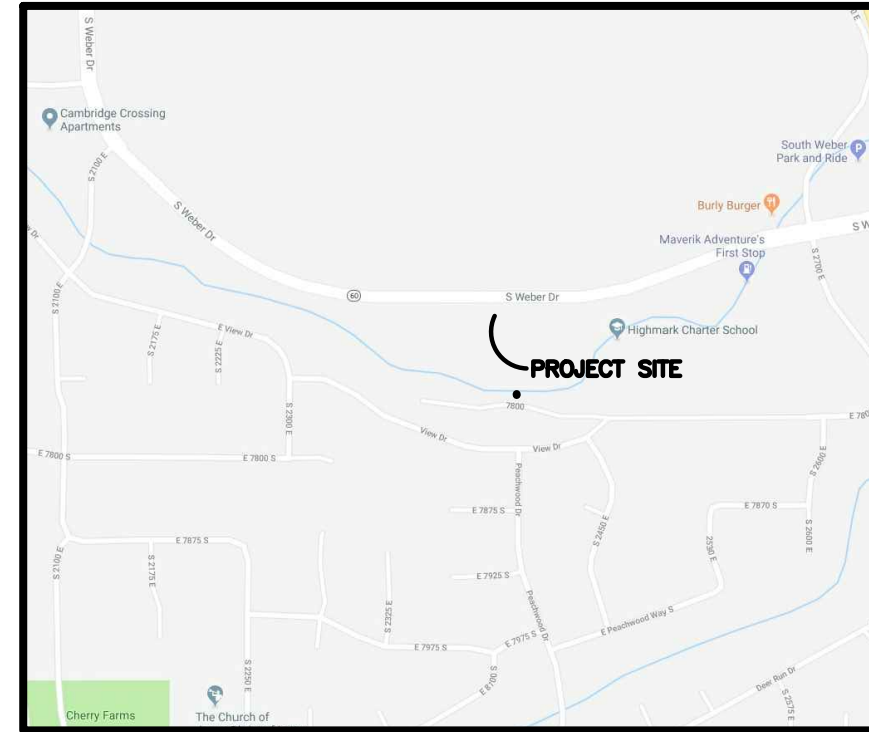
The seal is circular with a blue border. The outer ring contains the text "SOUTH WEBER CITY" at the top, "1971" on the left, "1938" on the right, and "DAVIS COUNTY, UTAH" at the bottom. The inner circle features a stylized mountain range and the word "OFFICIAL" at the bottom.

EXHIBIT 1
SOUTH WEBER GATEWAY
AMENDED PLAT

SHEET 1 OF 1

SOUTH WEBER GATEWAY COMMERCIAL SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E (S89°32'25"E NAD83)

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

NOTE

- 1. FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.

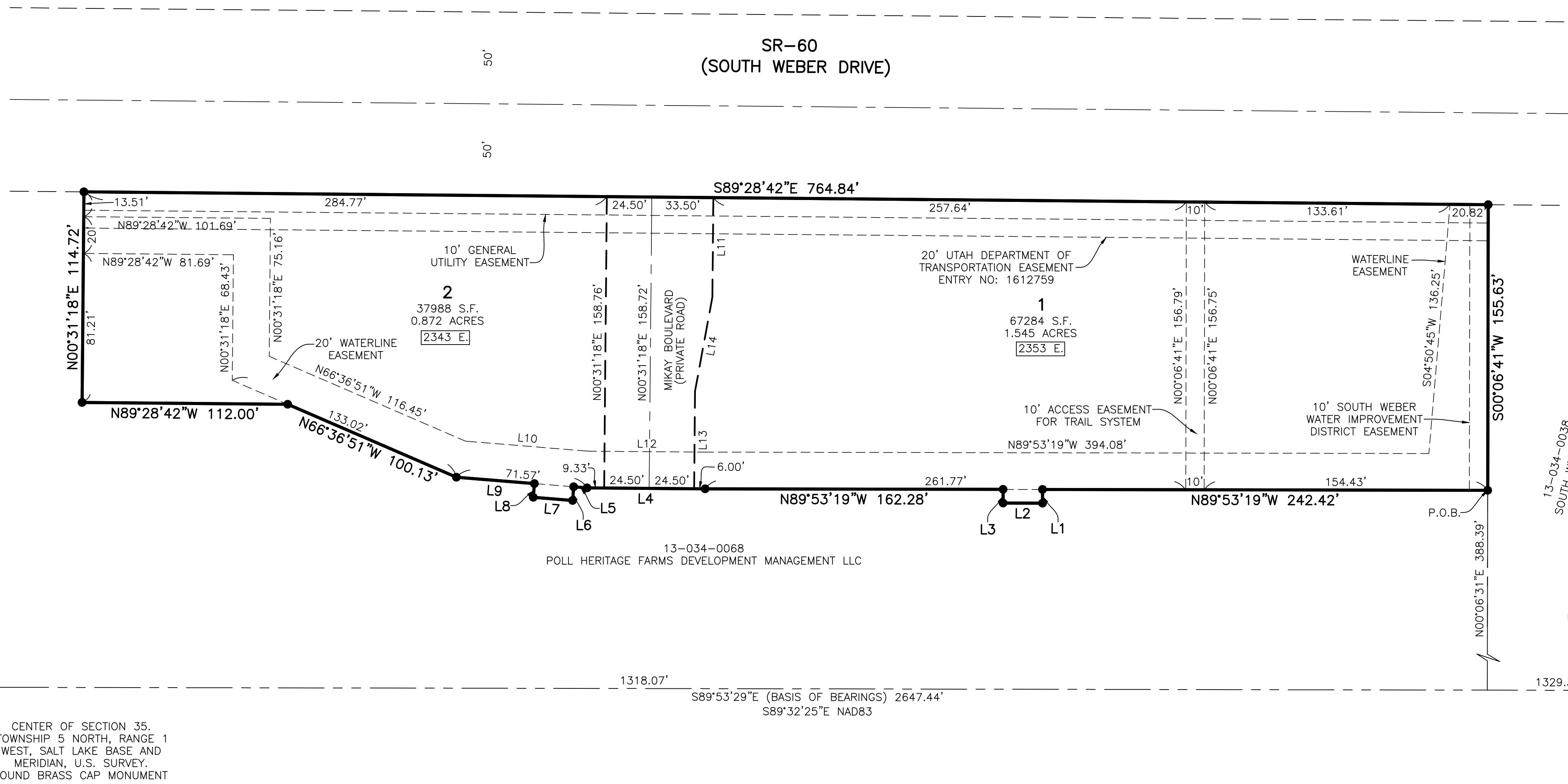
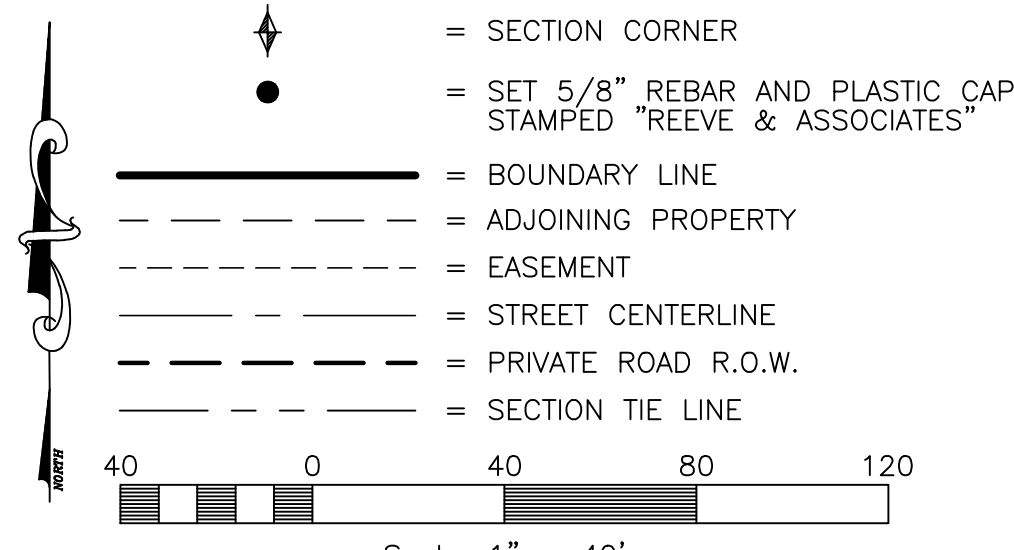
BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING 1318.07 FEET SOUTH 89°53'29" EAST AND 388.39 FEET N00°06'31"E FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 89°53'19" WEST 242.42 FEET; THENCE SOUTH 00°02'18" WEST 7.44 FEET; THENCE NORTH 89°57'42" WEST 21.50 FEET; THENCE NORTH 00°02'18" EAST 7.47 FEET; THENCE NORTH 89°53'19" WEST 162.28 FEET; THENCE NORTH 89°33'34" WEST 64.33 FEET; THENCE NORTH 85°20'45" WEST 7.28 FEET; THENCE SOUTH 04°39'15" WEST 7.47 FEET; THENCE NORTH 85°20'45" WEST 21.50 FEET; THENCE NORTH 04°39'15" EAST 7.47 FEET; THENCE NORTH 85°20'45" WEST 42.60 FEET; THENCE NORTH 66°36'51" WEST 100.13 FEET; THENCE NORTH 89°28'42" WEST 112.00 FEET; THENCE NORTH 00°31'18" EAST 114.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°28'42" EAST 764.84 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°06'41" WEST 155.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 113,768 SQUARE FEET OR 2.612 ACRES.

LEGEND

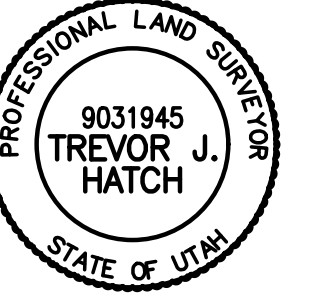


SURVEYOR'S CERTIFICATE

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 **SOUTH WEBER GATEWAY COMMERCIAL 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 TWO LOTS AND A PRIVATE ROAD AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY COMMERCIAL SUBDIVISION**, AND 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 AND DO HEREBY DEDICATE A 10' EASEMENT SHOWN HEREON TO SOUTH WEBER IMPROVEMENT DISTRICT AND DO HEREBY DEDICATE A 10' ACCESS EASEMENT FOR A TRAIL SYSTEM SHOWN HEREON TO SOUTH WEBER CITY AND DO HEREBY DEDICATE A PRIVATE ROAD TO THE HOA AND DO HEREBY DEDICATE A 20' WATERLINE EASEMENT AS SHOWN HEREON TO THE LOTS OWNERS, THEIR HEIRS AND ASSIGNS, TO BE OWNED AND MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE DATE

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, _____

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S00°02'18"W | 7.44' |
| L2 | N89°57'42"W | 21.50' |
| L3 | N00°02'18"E | 7.47' |
| L4 | N89°33'34"W | 64.33' |
| L5 | N85°20'45"W | 7.47' |
| L6 | S04°39'15"W | 7.47' |
| L7 | N85°20'45"W | 21.50' |
| L8 | N04°39'15"E | 7.47' |
| L9 | N85°20'45"W | 42.60' |
| L10 | N85°20'45"W | 67.34' |
| L11 | N00°31'18"E | 54.13' |
| L12 | N89°33'34"W | 63.53' |
| L13 | N00°31'18"E | 53.13' |
| L14 | N10°26'52"E | 52.21' |

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

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

Project Name: **S. WEBER GATEWAY COM. SUBD.**
Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **7-5-2023**
Number: **7152-05**
Scale: **1"=40'**
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,



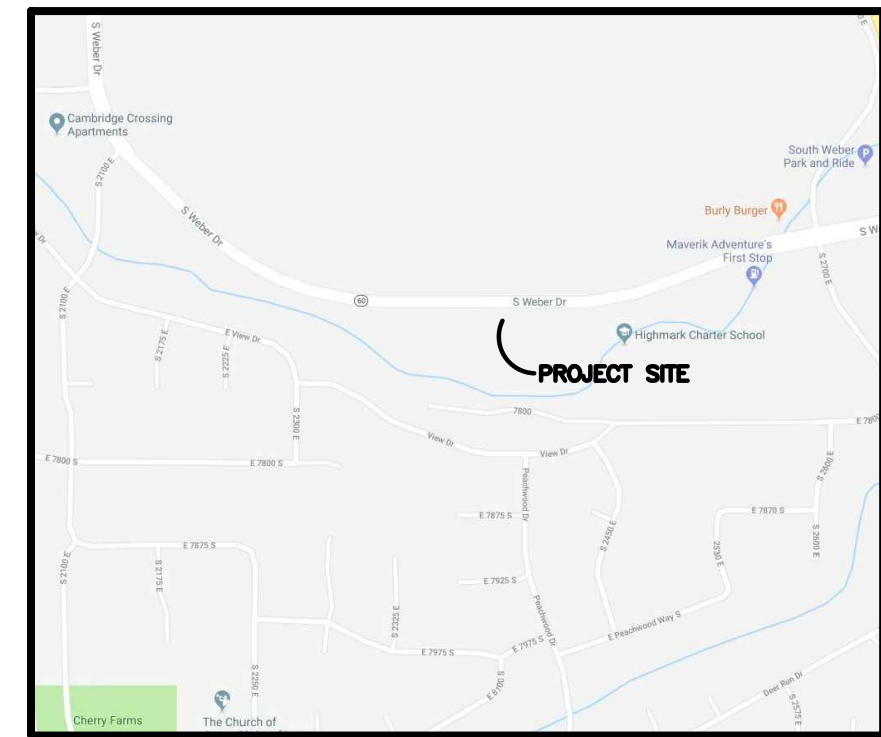
SHEET 1 OF 1 SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023

SR-60
(SOUTH WEBER DRIVE)

LINE TABLE

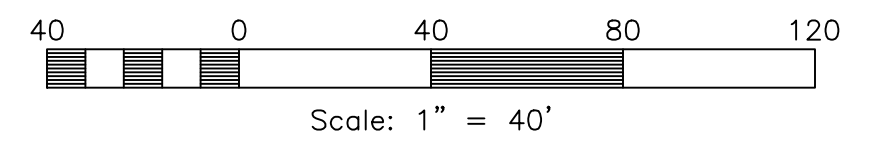
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N85°20'45"W | 14.16 |
| L2 | S00°02'18"W | 7.47 |
| L3 | S89°57'42"E | 21.50 |
| L4 | N00°02'18"E | 7.44 |
| L5 | S00°06'41"W | 36.55 |
| L6 | S00°06'41"W | 44.47 |
| L7 | S00°06'41"W | 44.01 |
| L8 | S00°06'41"W | 49.95 |
| L9 | N89°53'19"W | 49.50 |
| L10 | N89°53'19"W | 49.50 |
| L11 | S00°06'41"W | 21.31 |
| L12 | S00°06'41"W | 21.31 |
| L13 | N89°53'19"W | 21.90 |
| L14 | N89°53'19"W | 21.90 |
| L15 | N89°53'19"W | 21.89 |
| L16 | N89°53'19"W | 21.89 |
| L17 | S00°06'41"W | 44.50 |
| L18 | S00°06'41"W | 44.50 |
| L19 | S04°39'15"W | 49.50 |
| L20 | S04°39'15"W | 49.50 |
| L21 | S04°39'15"W | 49.50 |
| L22 | S04°39'15"W | 49.50 |
| L23 | S04°39'15"W | 42.00 |
| L24 | S04°39'15"W | 42.00 |
| L25 | S89°53'19"E | 42.00 |
| L26 | N89°53'19"W | 42.00 |
| L27 | N89°53'19"W | 42.00 |
| L28 | S89°53'19"E | 42.00 |
| L29 | N04°39'15"E | 42.00 |
| L30 | N04°39'15"E | 42.00 |
| L31 | S85°20'45"E | 24.56 |
| L32 | S00°06'41"W | 1.81 |
| L33 | N89°53'19"W | 44.98 |
| L34 | S00°06'41"W | 112.14 |
| L35 | S19°35'56"W | 39.25 |
| L36 | S00°06'41"W | 123.96 |
| L37 | S82°52'39"E | 113.60 |
| L38 | S77°25'57"W | 26.08 |
| L39 | S81°23'58"E | 57.75 |
| L40 | N86°46'38"E | 7.52 |
| L41 | S79°54'46"E | 14.41 |
| L42 | S00°06'41"W | 1.81 |
| L43 | N89°53'19"W | 34.93 |
| L44 | S00°06'41"W | 103.88 |
| L45 | S19°35'56"W | 39.25 |
| L46 | S00°06'41"W | 122.25 |
| L47 | S82°52'39"E | 113.60 |
| L48 | S77°25'57"W | 26.08 |
| L49 | S81°23'58"E | 57.75 |
| L50 | N86°46'38"E | 7.52 |
| L51 | S79°54'46"E | 12.65 |
| L52 | N00°06'41"E | 75.00 |



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENT
- STREET CENTERLINE
- PRIVATE ROAD R.O.W.
- SECTION TIE LINE
- PRIVATE UNITS
- LIMITED COMMON AREA
17124 S.F. OR 0.393 ACRES
- COMMON AREA
134518 S.F. OR 3.088 ACRES



BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 861.74 FEET SOUTH 89°53'29" EAST FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 20°47'47" EAST 70.49 FEET; THENCE NORTH 84°30'00" WEST 52.19 FEET; THENCE NORTH 04°39'15" EAST 194.48 FEET; THENCE NORTH 85°20'45" WEST 14.16 FEET; THENCE NORTH 00°31'18" EAST 122.89 FEET THENCE SOUTH 89°33'34" EAST 55.00 FEET; THENCE SOUTH 89°53'19" EAST 162.28 FEET; THENCE SOUTH 00°02'18" WEST 7.47 FEET; THENCE SOUTH 89°57'42" EAST 21.50 FEET; THENCE SOUTH 00°02'18" EAST 7.44 FEET; THENCE SOUTH 89°53'19" EAST 242.42 FEET; THENCE SOUTH 00°06'41" WEST 388.39 FEET TO THE SECTION LINE; THENCE NORTH 89°53'29" WEST 456.31 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 183,142 SQUARE FEET OR 4.204 ACRES.

NOTES

- FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.
- ALL AREA NOT LABELED AS LIMITED COMMON OR PRIVATE UNITS IS CONSIDERED COMMON AREA.
- ALL COMMON AREA IS CONSIDERED PUBLIC UTILITY EASEMENT.

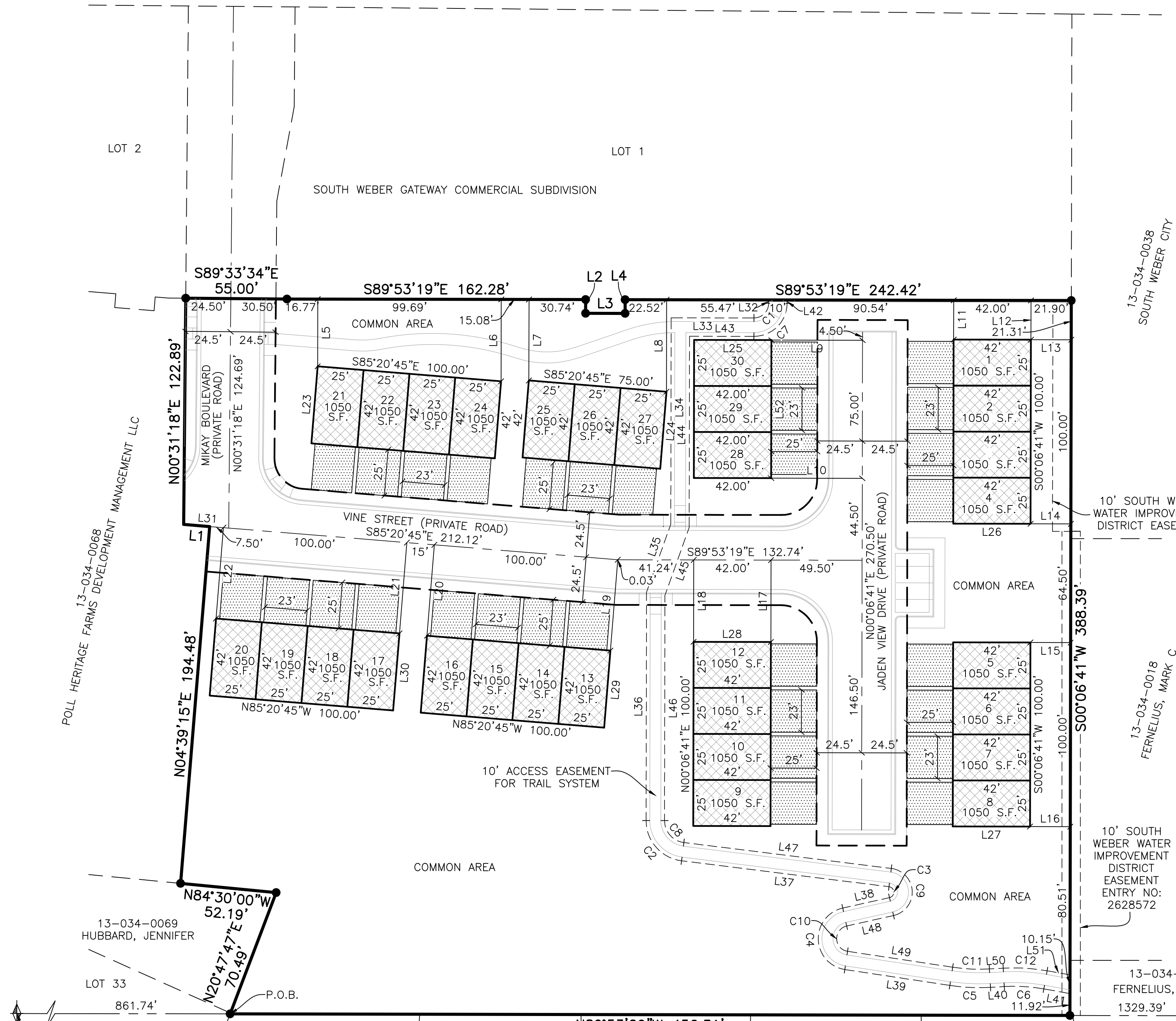
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E (S89°32'25"E NAD83)

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

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



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 **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION 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 INTO UNITS AND PRIVATE ROADS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1**, AND 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 AND DO HEREBY DEDICATE A 10' EASEMENT SHOWN HEREON TO SOUTH WEBER IMPROVEMENT DISTRICT AND DO HEREBY DEDICATE A 10' ACCESS EASEMENT FOR A TRAIL SYSTEM SHOWN HEREON TO SOUTH WEBER CITY AND DO HEREBY DEDICATE ALL PRIVATE ROADS AND COMMON AREA AS PUBLIC UTILITY EASEMENT.

SIGNED THIS ____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE _____ DATE _____

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, _____

CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|-----|---------|------------|------------|---------|-------------|------------|
| C1 | 8.00' | 12.57' | 11.31' | 8.00' | S45°06'41"W | 90°00'00" |
| C2 | 22.00' | 31.87' | 29.15' | 19.46' | S41°22'59"E | 82°59'21" |
| C3 | 3.00' | 8.39' | 5.91' | 17.29' | S02°43'21"E | 160°18'36" |
| C4 | 17.00' | 47.13' | 33.42' | 90.98' | S01°59'00"E | 158°49'55" |
| C5 | 107.00' | 22.08' | 22.04' | 11.08' | S87°18'40"E | 11°49'25" |
| C6 | 93.00' | 21.60' | 21.56' | 10.85' | S86°34'04"E | 13°18'36" |
| C7 | 18.00' | 28.27' | 25.46' | 18.00' | S45°06'41"W | 90°00'00" |
| C8 | 12.00' | 17.38' | 15.90' | 10.61' | S41°22'59"E | 82°59'21" |
| C9 | 13.00' | 36.37' | 25.82' | 74.91' | S02°43'21"E | 160°18'36" |
| C10 | 7.00' | 19.40' | 13.76' | 37.46' | S01°59'00"E | 158°49'55" |
| C11 | 97.00' | 20.02' | 19.98' | 10.04' | S87°18'40"E | 11°49'25" |
| C12 | 103.00' | 23.93' | 23.87' | 12.02' | S86°34'04"E | 13°18'36" |

13-034-0069 HUBBARD, JENNIFER
LOT 33
861.74'
P.O.B.
CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP 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
Designer: N. ANDERSON
Begin Date: 7-6-2023

Project Name: S.W. GATEWAY P.U.D. SUBD. PH. 1
Number: 7152-05
Scale: 1"=40'
Revision:
Checked:

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

RECORDED FOR: _____

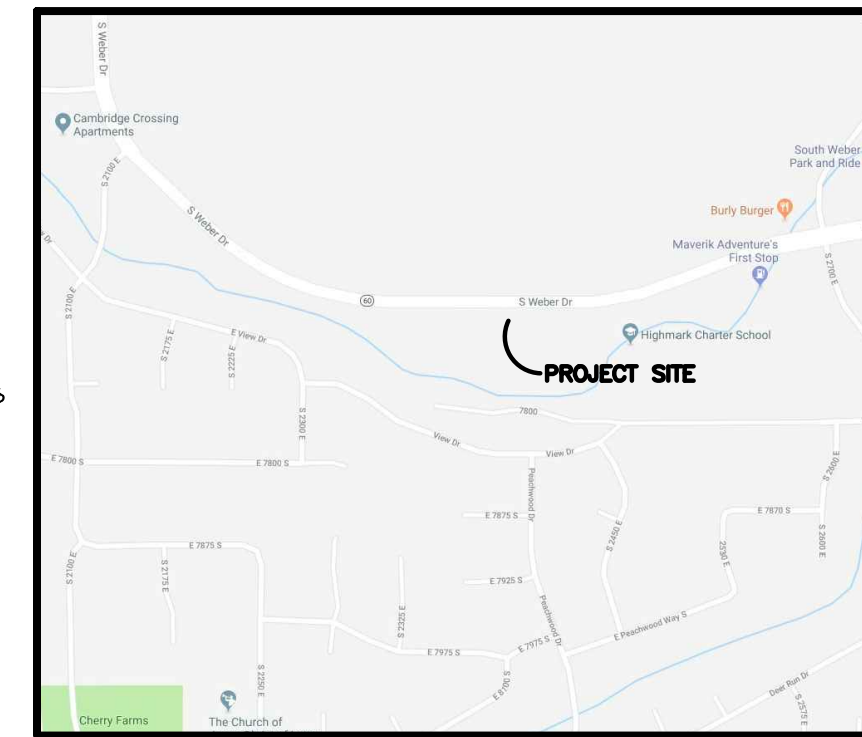
DAVIS COUNTY RECORDER _____ DEPUTY, _____



SHEET 1 OF 2

SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



VICINITY MAP
NOT TO SCALE

NOTES

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BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E (S89°32'25"E NAD83)

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING 834.68 FEET SOUTH 89°53'29" EAST AND 70.85 FEET NORTH 00°06'31" EAST FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 84°30'00" WEST 56.96 FEET; THENCE NORTH 82°15'00" WEST 102.46 FEET; THENCE SOUTH 20°47'47" WEST 6.00 FEET; THENCE NORTH 65°50'02" WEST 176.78 FEET; THENCE NORTH 53°09'46" WEST 82.36 FEET; THENCE NORTH 52°25'32" WEST 101.91 FEET; THENCE NORTH 46°43'51" WEST 137.58 FEET; THENCE NORTH 47°12'09" WEST 328.07 FEET; THENCE NORTH 00°09'16" EAST 34.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF SOUTH 80°31'31" EAST, AND A CHORD LENGTH OF 421.84 FEET; AND (2) SOUTH 89°28'42" EAST 112.53 FEET; THENCE SOUTH 00°31'18" WEST 114.72 FEET; THENCE SOUTH 89°28'42" EAST 112.00 FEET; THENCE SOUTH 66°36'51" EAST 100.13 FEET; THENCE SOUTH 85°20'45" EAST 42.60 FEET; THENCE SOUTH 04°39'15" WEST 7.47 FEET; THENCE SOUTH 85°20'45" EAST 21.50 FEET; THENCE NORTH 04°39'15" EAST 7.47 FEET; THENCE SOUTH 85°20'45" EAST 7.28 FEET; THENCE SOUTH 89°33'34" EAST 9.33 FEET TO THE WESTERLY LINE OF SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°31'18" WEST 122.89 FEET; (2) SOUTH 85°20'45" EAST 14.16 FEET; AND (3) SOUTH 04°39'15" WEST 194.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 210,272 SQUARE FEET OR 4.827 ACRES.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S20°47'47"W | 6.00' |
| L2 | N00°09'16"E | 34.93' |
| L3 | S85°20'45"E | 42.60' |
| L4 | S04°39'15"W | 7.47' |
| L5 | S85°20'45"E | 21.50' |
| L6 | N04°39'15"E | 7.47' |
| L7 | S85°20'45"E | 7.28' |
| L8 | S89°33'34"E | 9.33' |
| L9 | S85°20'45"E | 14.16' |
| L10 | N00°31'18"E | 50.00' |
| L11 | S89°28'42"E | 42.00' |
| L12 | N48°29'20"E | 42.00' |
| L13 | N26°09'36"E | 42.00' |
| L14 | N23°23'09"E | 42.00' |
| L15 | N23°23'09"E | 42.00' |
| L16 | N04°39'15"E | 42.00' |
| L17 | N23°23'09"E | 42.00' |
| L18 | N07°40'54"E | 42.00' |
| L19 | S04°35'52"W | 38.43' |
| L20 | S02°52'21"W | 36.07' |
| L21 | S23°23'09"W | 28.00' |
| L22 | N89°28'42"W | 20.00' |
| L23 | N89°28'42"W | 25.23' |
| L24 | N85°20'45"W | 7.50' |
| L25 | N00°31'18"E | 30.18' |
| L26 | N00°31'18"E | 30.18' |
| L27 | S89°28'42"E | 42.00' |
| L28 | S00°31'18"W | 28.60' |

CURVE TABLE

| # | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA |
|----|----------|------------|------------|---------|-------------|-----------|
| C1 | 1355.32' | 423.56' | 421.84' | 213.52' | S80°31'31"E | 17°54'21" |
| C2 | 1355.32' | 327.14' | 326.35' | 164.37' | S78°29'14"E | 13°49'47" |
| C3 | 1355.32' | 40.81' | 40.81' | 20.41' | S86°15'53"E | 1°43'31" |
| C4 | 1355.32' | 7.57' | 7.57' | 3.79' | S89°19'06"E | 0°19'12" |
| C5 | 200.00' | 65.39' | 65.09' | 32.99' | N75°58'48"W | 18°43'54" |
| C6 | 100.00' | 117.17' | 110.59' | 66.36' | N33°02'46"W | 67°08'09" |
| C7 | 1355.32' | 23.53' | 23.53' | 11.77' | S87°37'30"E | 0°59'41" |
| C8 | 1355.32' | 24.50' | 24.50' | 12.25' | S88°38'25"E | 1°02'09" |

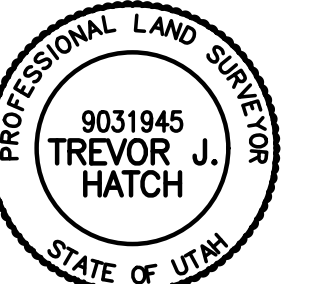
SURVEYOR'S CERTIFICATE

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 **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION 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 INTO UNITS AND PRIVATE ROADS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2**, AND 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 AND DO HEREBY DEDICATE ALL PRIVATE ROADS AND COMMON AREA AS PUBLIC UTILITY EASEMENT.

SIGNED THIS _____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE _____ DATE _____

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, _____

PROJECT INFORMATION

Surveyor: T. HATCH
Project Name: S.W. GATEWAY P.U.D. SUBD. PH. 2
Designer: N. ANDERSON
Number: 7152-05
Scale: 1"=40'
Begin Date: 7-6-2023
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, _____

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 _____ CITY RECORDER _____

SOUTH WEBER CITY ATTORNEY

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

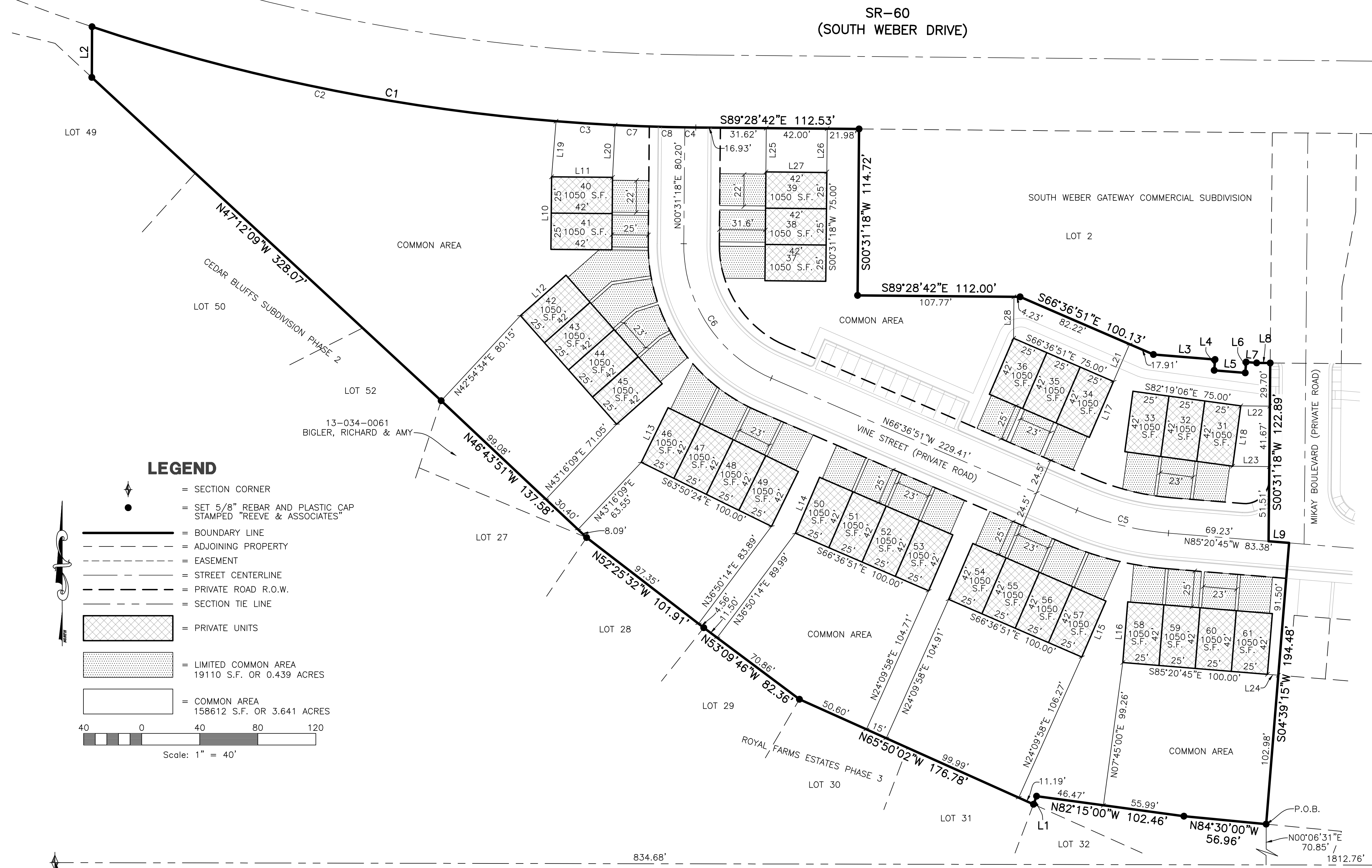
SOUTH WEBER CITY ATTORNEY



SHEET 2 OF 2

SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35. TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = ADJOINING PROPERTY
 - = EASEMENT
 - = STREET CENTERLINE
 - = PRIVATE ROAD R.O.W.
 - = SECTION TIE LINE
 - = PRIVATE UNITS
 - = LIMITED COMMON AREA
19110 S.F. OR 0.439 ACRES
 - = COMMON AREA
158612 S.F. OR 3.641 ACRES
- Scale: 1" = 40'

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

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

| PROJECT INFORMATION | |
|---------------------|---------------------------------|
| Surveyor: | T. HATCH |
| Designer: | N. ANDERSON |
| Begin Date: | 7-6-2023 |
| Project Name: | S.W. GATEWAY P.U.D. SUBD. PH. 2 |
| Number: | 7152-05 |
| Scale: | 1"=40' |
| 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, | |

Reeve & Associates, Inc.
 510 S 1500 W, ORSKOLE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS