

RESOLUTION 23-60

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING
PUBLIC WORKS SUBDIVISION 1ST AMENDMENT PLAT**

WHEREAS, City Council approved the sale of a portion of the Public Works Subdivision to General RV; and

WHEREAS, the parcel will need to be subdivided with a third lot to allow that sale; and

WHEREAS, the South Weber City Planning Commission held a public hearing for the amendment on November 9, 2023 at which time the Commission recommended approval;

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


Section 1. Approval: Public Works Subdivision 1st Amendment plat is hereby approved as included in **Exhibit 1**.

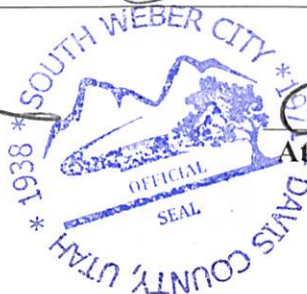
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 12th day of December, 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: Lisa Smith, Recorder

EXHIBIT 1
PUBLIC WORKS SUBDIVISION 1ST
AMENDMENT PLAT

PUBLIC WORKS SUBDIVISION 1ST AMENDMENT

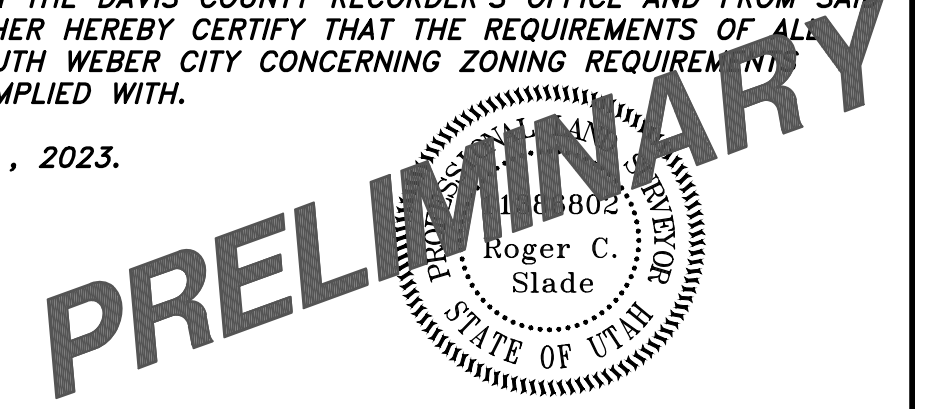
AMENDING LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OCTOBER 2023

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT AND 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 HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO THREE (3) LOTS AND A PARCEL A, KNOWN HEREAFTER AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2023.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION, SOUTH WEBER, DAVIS COUNTY, UTAH RECORDED AS ENTRY NO. 3372571 IN THE DAVIS COUNTY RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER LOCATED 112.03 FEET NORTH 89°07'28" WEST (NORTH 89°28'27" WEST BY RECORD) ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

RUNNING THENCE NORTH 89°07'28" WEST 206.23 FEET ALONG SAID SOUTH LINE, ASLO BEING THE SOUTH BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE (STATE ROAD 60); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) NORTH 45°50'41" WEST 69.57 FEET; (2) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 891.50 FOOT RADIUS CURVE, A DISTANCE OF 57.77 FEET, CHORD BEARS NORTH 47°42'04" WEST 57.76 FEET, HAVING A CENTRAL ANGLE OF 03°42'46"; (3) NORTH 49°33'27" WEST 298.71 FEET; (4) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 853.00 FOOT RADIUS CURVE, A DISTANCE OF 230.27 FEET, CHORD BEARS NORTH 41°49'27" WEST 229.57 FEET, HAVING A CENTRAL ANGLE OF 15°28'01"; (5) NORTH 34°05'26" WEST 125.79 FEET; AND (6) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 710.50 FOOT RADIUS CURVE, A DISTANCE OF 152.40 FEET, CHORD BEARS NORTH 40°14'08" WEST 152.11 FEET, HAVING A CENTRAL ANGLE OF 12°17'24" TO THE WEST BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION THE FOLLOWING EIGHTEEN COURSES (18): (1) NORTH 43°28'16" EAST 17.16 FEET; (2) NORTHEASTERLY TO THE LEFT ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, A DISTANCE OF 219.43 FEET, CHORD BEARS NORTH 22°31'02" EAST 214.57 FEET, HAVING A CENTRAL ANGLE OF 41°54'29"; (3) NORTH 01°33'47" EAST 32.99 FEET; (4) NORTH 01°33'47" EAST 6.66 FEET; (5) NORTH 01°25'33" EAST 147.09 FEET; (6) NORTH 02°05'38" EAST 179.99 FEET; (7) NORTH 01°59'07" EAST 190.72 FEET; (8) NORTH 01°48'36" EAST 100.08 FEET; (9) NORTH 00°06'20" WEST 503.61 FEET; (10) SOUTH 88°56'01" EAST 169.35 FEET; (11) SOUTH 00°21'23" WEST 412.52 FEET; (12) SOUTH 63°48'03" EAST 260.28 FEET; (13) SOUTH 89°37'19" EAST 219.31 FEET; (14) NORTH 67°30'54" EAST 64.32 FEET; (15) SOUTH 02°34'03" EAST 639.19 FEET; (16) SOUTH 01°44'25" EAST 490.70 FEET; (17) SOUTH 01°01'09" EAST 258.87 FEET; AND (18) SOUTH 02°30'46" EAST 152.02 FEET TO THE POINT OF BEGINNING. CONTAINING 24.65 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE AMENDED AND SUBDIVIDED INTO LOTS, AS SHOWN ON THIS PLAT, TO BE HEREAFTER KNOWN AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. WE ALSO DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE CERTAIN STRIPS DESIGNATED AS GENERAL UTILITY 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. WE ALSO DEDICATE, GRANT, AND CONVEY A 30" SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID SEWER AND DRAINAGE EASEMENT. WE ALSO DEDICATE, GRANT, AND CONVEY A 20" DRAINAGE EASEMENT TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID DRAINAGE. WE ALSO DEDICATE, GRANT AND CONVEY A 20" CANAL EASEMENT TO RIVERDALE BENCH CANAL. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID CANAL. WE ALSO DEDICATE, GRANT AND CONVEY A 30" POWER EASEMENT TO ROCKY MOUNTAIN POWER. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF POWER LINES. WE ALSO DEDICATE, GRANT AND CONVEY ACCESS EASEMENTS AS SHOWN HEREON TO THE OWNERS OF LOT 3 FOR INGRESS AND EGRESS.

THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

SIGNED THIS _____ DAY OF _____, A.D., 2023.

BY: ROD WESTBROEK, MAYOR OF SOUTH WEBER CITY

BY: RYAN ROGERS; MANAGER OF:
PREMIERE INVESTMENT PROPERTIES, LLC; MANAGER OF PREMIER SPORTSPLEX, LLC

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, ROD WESTBROEK WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MAYOR OF SOUTH WEBER CITY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CITY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, RYAN ROGERS, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MANAGER OF PREMIER INVESTMENT PROPERTIES, LLC WHO IS THE MANGER OF PREMIER SPORTSPLEX, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES/ ADJOINING SUBDIV.
- ADJOINING PROPERTY LINE
- CENTERLINE
- GENERAL UTILITY EASEMENT (GUE)
- FENCE LINE (WIRE)
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

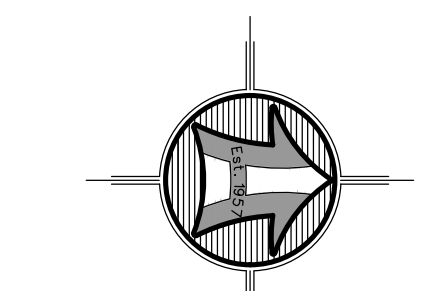
SOUTHWEST CORNER OF SECTION 20,
T. 5 N., R1 W., S.L.B.&M.
FOUND GLO BRASS CAP MONUMENT.

(C1) Δ = 3°42'46"
R = 891.50'
L = 57.77'
LC = 57.76"
N 47°42'04" W

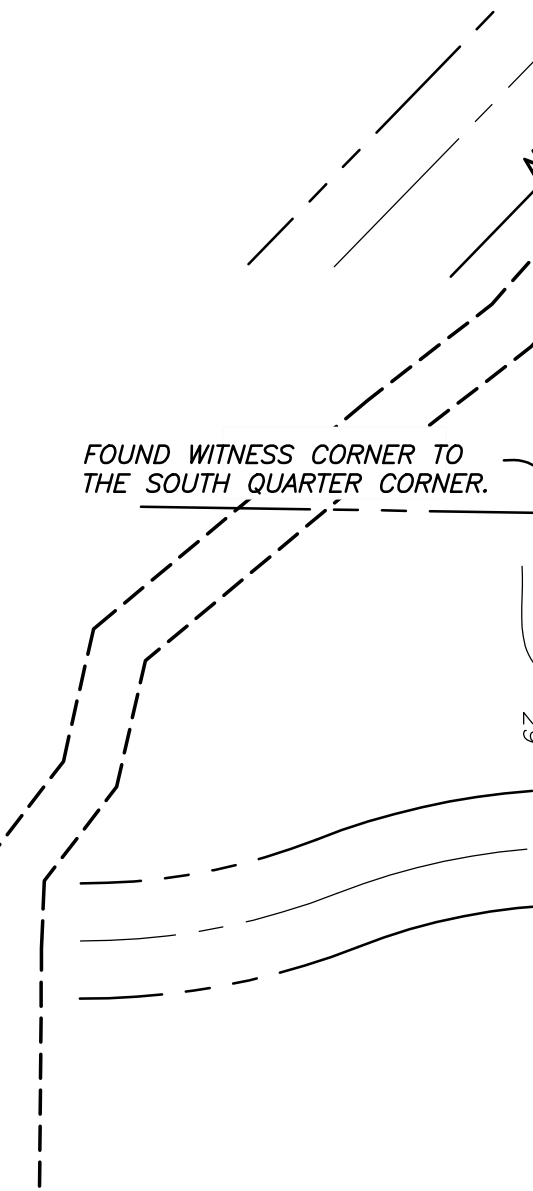
(C2) Δ = 15°28'01"
R = 853.00'
L = 230.27'
LC = 229.57"
N 41°49'27" W

(C3) Δ = 12°17'24"
R = 710.50'
L = 152.40'
LC = 152.11"
N 40°14'08" W

(C4) Δ = 41°54'29"
R = 300.00'
L = 219.43'
LC = 214.57"
N 22°31'02" E



SCALE: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)



PUBLIC WORKS SUBDIVISION
(ENTRY NO. 3372571)

LOT 1
CONT. 12.46 ACRES
128' E. SOUTH WEBER DRIVE

LOT 2
CONT. 6.14 ACRES
104' E. SOUTH WEBER DRIVE

LOT 3
CONT. 5.31 ACRES
108' E. S. WEBER DRIVE

HEATHER COVE SUBD.
(ENTRY NO. 1329957)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JONES & ASSOCIATES, ACTING AS CITY ENGINEER FOR SOUTH WEBER CITY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE PUBLIC WORKS SUBDIVISION, ALONG WITH THE EXISTING DAVIS COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°07'28" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING, (NORTH 89°28'27" WEST, DAVIS COUNTY BEARING).

SOUTH WEBER CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ATTORNEY.

SOUTH WEBER CITY ATTORNEY

NOTE:

- 1 - ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

SOUTH WEBER CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ENGINEER.

SOUTH WEBER CITY ENGINEER

SOUTH WEBER CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY COUNCIL APPROVAL

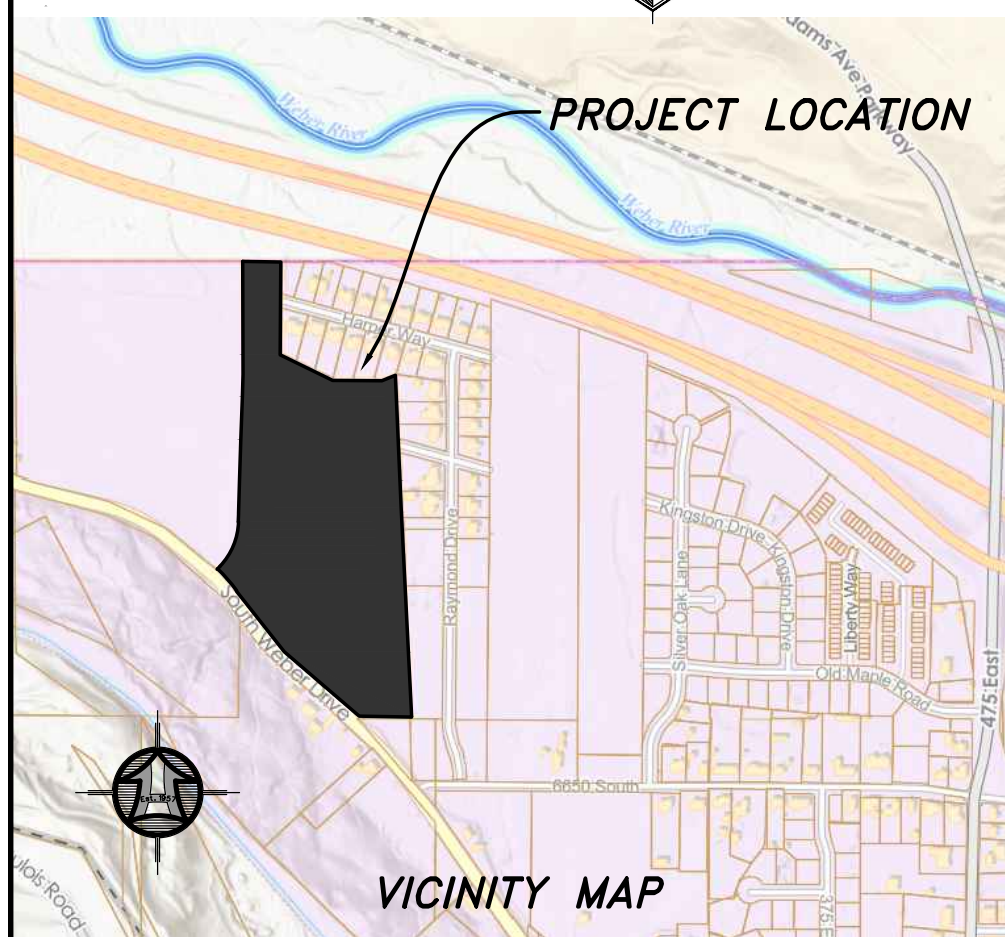
APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY COUNCIL.

ATTEST:

CITY RECORDER

MAYOR

PROJECT LOCATION



VICINITY MAP



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
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