

RESOLUTION 23-21

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR PEAK VIEW SUBDIVISION

WHEREAS, an application for subdividing 0.79 acres at approximately 1885 E 7600 S into 2 building lots was submitted by Lincoln and Debbie Dygert; 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 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 same night and gave a favorable recommendation for approval by the City Council; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 13th of June 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:

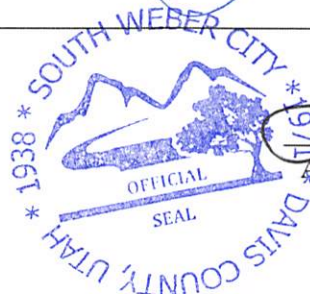
Section 1. Approval: Final Plat for Peak View Subdivision located at approximately 1885 E 7600 S is hereby approved as attached in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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 13th day of June 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: Ljsa Smith, Recorder

EXHIBIT 1
PEAK VIEW PLAT

PEAK VIEW SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH
 APRIL 2023

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST RIGHT-OF-WAY LINE OF 1900 EAST STREET BEING LOCATED NORTH 0°21'02" EAST 1124.65 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 28.56 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°36'52" WEST 230.00 FEET; THENCE NORTH 0°23'07" WEST 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7600 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°36'53" EAST 230.48 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY SOUTH 0°12'02" EAST 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.536 SQUARE FEET OR 0.79 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PEAK VIEW SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PEAK VIEW SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2023.

BY: LINCOLN DYGERT

BY: DEBBIE DYGERT

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

On this ____ day of _____, 2023, before me _____, A Notary Public, personally appeared LINCOLN DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

On this ____ day of _____, 2023, before me _____, A Notary Public, personally appeared DEBBIE DYGERT, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

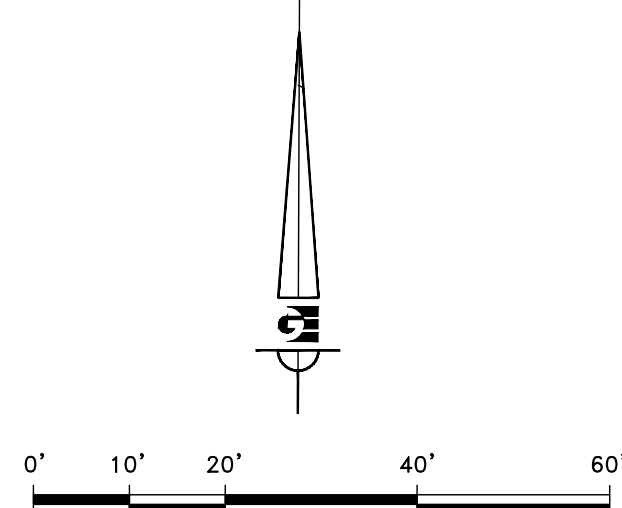
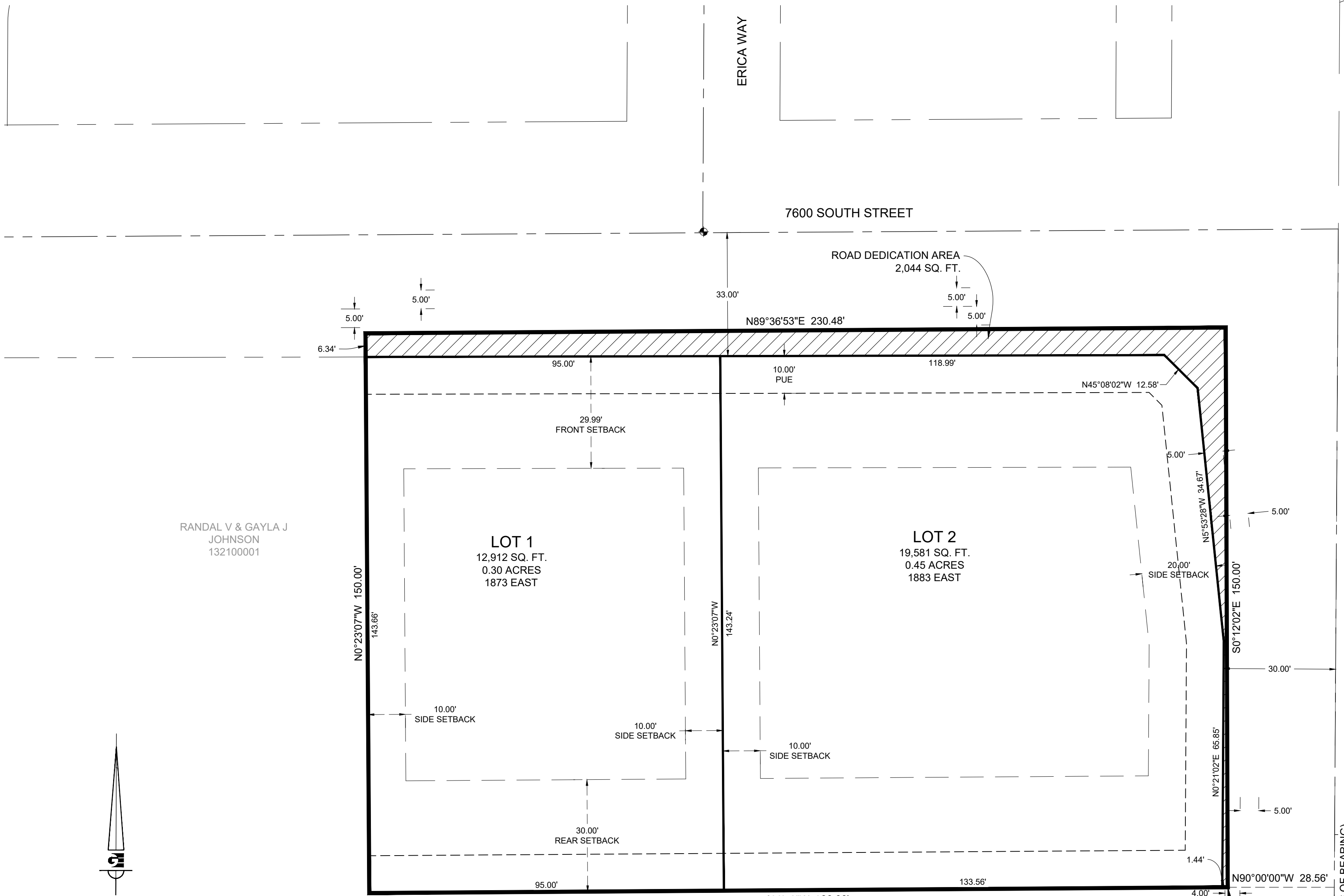
STAMP _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LINCOLN DYGERT, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°21'02" EAST DAVIS COUNTY BEARING.

DAVIS COUNTY RECORDER

BOOK NUMBER _____
 PAGE NUMBER _____
 ENTRY NUMBER _____
 TIME RECORDED _____
 DATE RECORDED _____
 FEE PAID _____
 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY RECORDER



Scale in Feet
1" = 20'

LEGEND

	DAVIS COUNTY MONUMENT AS NOTED
	SET 24" REBAR & CAP
	GARDNER ENGINEERING
	STREET CENTER LINE MONUMENT
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EASEMENT
	EXISTING FENCE LINE
	ROAD DEDICATION TO SOUTH WEBER CITY
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE

NOTES

1. ZONE (RL) CURRENT YARD SETBACKS: FRONT: 30 FEET; SIDE: 10 FEET AND 20 FEET ON CORNER LOTS; REAR: 30 FEET.
 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0093F WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2022.

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

CHAIRMAN _____ MAYOR _____

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

ATTEST: _____
 TITLE: _____

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

CITY ENGINEER _____

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

CITY ATTORNEY _____

EAST QUARTER CORNER SEC. 34
 T5N, R1W, SLB&M

CITY ENGINEER _____ CITY ATTORNEY _____