

**RESOLUTION 23-42**

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

**WHEREAS**, an application for subdividing 5.462 acres at approximately 1050 E Lester Drive into 11 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 11<sup>th</sup> of May, 2023; and

**WHEREAS**, the Planning Commission reviewed all the supporting documents in an open public meeting on the 16<sup>th</sup> of August, 2023 and gave a favorable 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 26<sup>th</sup> 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 Subdivision located at approximately 1050 E Lester Drive 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2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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 26<sup>th</sup> 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 Westbroek, Mayor~~  
Quin Soderquist

Pro Tem



*Lisa Smith*  
Attest: Lisa Smith, Recorder

**EXHIBIT 1**  
**KASTLECOVE PLAT**

# KASTLECOVE SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, T.5N., R.1W., S.L.B.&M., U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH  
AUGUST, 2023

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	235.00'	73.97'	73.66'	37.29'	S60°40'55"E	18°02'04"
C2	10.50'	16.49'	14.85'	10.50'	N44°49'39"W	90°00'00"
C3	165.00'	76.29'	75.61'	38.84'	N76°34'55"W	26°29'27"
C4	165.00'	33.61'	33.55'	16.86'	N57°30'03"W	11°40'19"
C5	200.00'	22.25'	22.24'	11.14'	N54°51'07"W	6°22'27"
C6	50.00'	39.49'	38.47'	20.84'	N15°42'42"E	45°14'49"
C7	50.00'	69.28'	63.87'	41.50'	N46°36'23"W	79°23'20"
C8	50.00'	71.86'	65.83'	43.73'	S52°31'39"W	82°20'37"
C9	50.00'	28.82'	28.42'	14.82'	S05°09'17"E	33°01'14"
C10	10.00'	10.47'	10.00'	5.77'	S08°20'06"W	60°00'00"
C11	235.00'	56.76'	56.62'	28.52'	N58°35'02"W	13°50'17"
C12	235.00'	90.00'	89.45'	45.56'	N76°28'28"W	21°56'35"
C13	235.00'	9.77'	9.77'	4.88'	N88°38'12"W	2°22'53"
C14	200.00'	133.21'	130.76'	69.18'	N70°44'46"W	38°09'44"
C15	165.00'	82.19'	81.34'	41.96'	N65°56'04"W	28°32'21"
C16	165.00'	27.71'	27.68'	13.89'	N85°00'56"W	9°37'24"

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN ELEVEN LOT SUBDIVISION AS SHOWN. THE BOUNDARY WAS DETERMINED BY OCCUPATION AND DEED. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## NOTES

- ALL OF LOT 108 IS COVERED BY A DRAINAGE EASEMENT AND WILL BE USED AS A RETENTION BASIN UNTIL SUCH TIME THAT DOWNSTREAM INFRASTRUCTURE ALLOWS FOR THE RETENTION BASIN TO BE ABANDONED, THE EASEMENT VACATED, AND A HOME TO BE BUILT, AS APPROVED BY THE CITY. THIS LOT WILL BE MAINTAINED BY THE OWNER OF THE LOT UNTIL THE RETENTION BASIN IS ALLOWED TO BE ABANDONED.
- PARCEL A TO BE MAINTAINED BY THE OWNERS OF PARCELS 13-027-0002, 13-027-0019, AND 13-296-0020.
- PARCEL B TO BE MAINTAINED BY KASTLE ROCK EXCAVATION & DEVELOPMENT.
- ALL OF PARCEL B IS A GENERAL UTILITY EASEMENT.
- ENTRY NO. 975297 AND 975298 TO BE VACATED WITH THE RECORDATION OF THIS PLAT.

# PRELIMINARY PLAT NOT FOR RECORDATION

## BOUNDARY DESCRIPTION

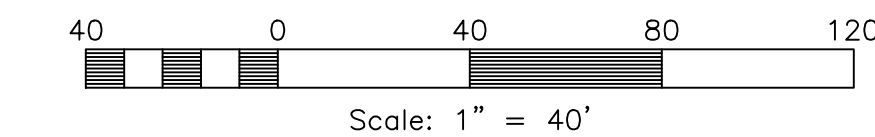
PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LESTER STREET, SAID POINT BEING NORTH 89°49'39" WEST 701.39 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28 (SOUTHEAST CORNER BEING SOUTH 89°49'39" EAST 2660.05 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28); THENCE NORTH 89°49'39" WEST 232.90 FEET; THENCE SOUTH 51°39'54" EAST 15.81 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 80.71 FEET, A DELTA ANGLE OF 19°40'41", A CHORD BEARING OF SOUTH 61°30'14" EAST, AND A CHORD LENGTH OF 80.31 FEET; THENCE SOUTH 00°10'21" WEST 22.62 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 10.50 FEET, AN ARC LENGTH OF 16.49 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 44°49'39" WEST, AND A CHORD LENGTH OF 14.85 FEET; THENCE NORTH 89°49'39" WEST 95.52 FEET; THENCE NORTH 00°28'30" EAST 60.00 FEET; THENCE NORTH 89°49'40" WEST 371.20 FEET; THENCE NORTH 00°10'22" EAST 415.23 FEET; THENCE SOUTH 89°49'38" EAST 24.75 FEET; THENCE SOUTH 83°21'41" EAST 571.80 FEET; THENCE SOUTH 05°19'22" EAST 352.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 237,915 SQUARE FEET OR 5.462 ACRES.

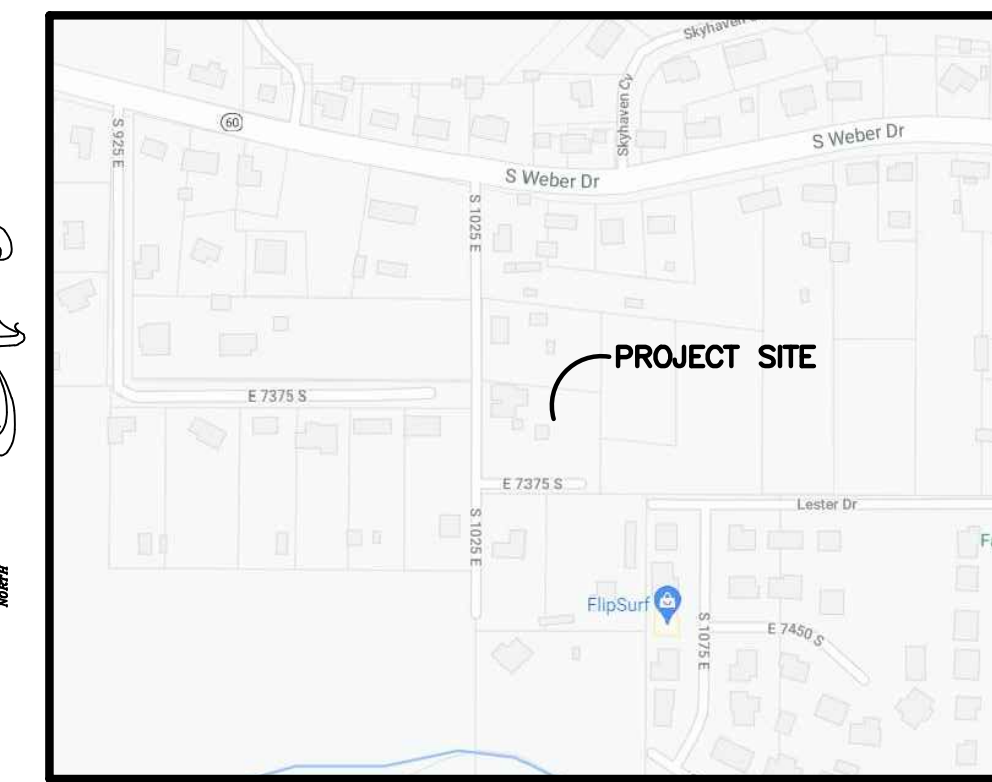
## LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET NAIL
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = 10' GENERAL UTILITY EASEMENT (G.U.E.)
- = SECTION TIE LINE
- = EXISTING HOUSE



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S51°39'54"E	23.91'
L2	S00°10'21"W	19.85'
L3	N51°39'54"W	30.89'
L4	S83°20'06"W	14.14'
L5	S38°20'06"W	22.13'
L6	N06°39'54"W	14.14'
L7	S83°20'06"W	14.14'
L8	N06°39'54"W	14.14'
L9	N51°39'54"W	15.00'

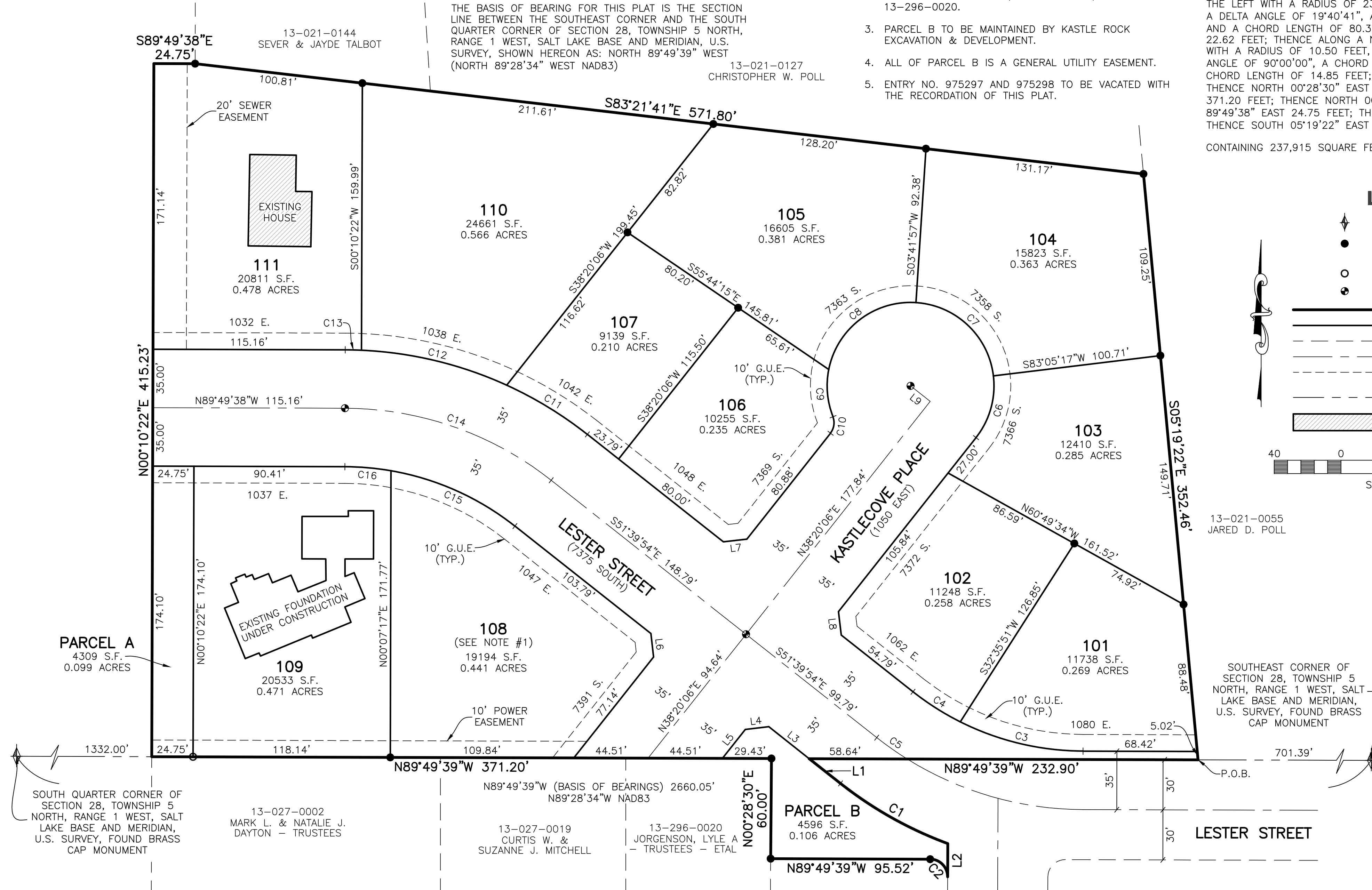


VICINITY MAP  
NOT TO SCALE

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: NORTH 89°49'39" WEST (NORTH 89°28'34" WEST NAD83)

13-021-0127  
CHRISTOPHER W. POLL



13-021-0055  
JARED D. POLL

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

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

13-027-0002  
MARK L. & NATALIE J. DAYTON - TRUSTEES

13-027-0019  
CURTIS W. & SUZANNE J. MITCHELL

13-296-0020  
JORGENSEN, LYLE A - TRUSTEES - ETAL

**ROCKY MOUNTAIN POWER**  
APPROVED BY ROCKY MOUNTAIN POWER THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**SOUTH WEBER CITY PLANNING COMMISSION**  
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ROCKY MOUNTAIN POWER

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

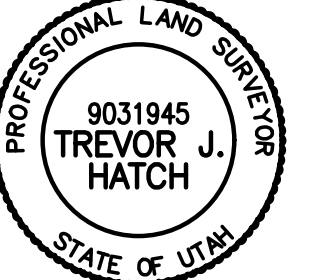
SOUTH WEBER CITY ATTORNEY

## 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 **KASTLECOVE 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 ELEVEN LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **KASTLECOVE 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 ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON AND ALSO DEDICATE PARCEL A AS A WATER AND SEWER EASEMENT AND ALSO DEDICATE PARCEL B TO KASTLE ROCK EXCAVATION & DEVELOPMENT AS A GENERAL UTILITY EASEMENT AND A POWER EASEMENT AND ALSO DEDICATE THE 20' SEWER EASEMENT TO SOUTH WEBER CITY.

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

KASTLE ROCK EXCAVATION & DEVELOPMENT LLC

NAME/TITLE

SOUTH WEBER CITY

NAME/TITLE

## ACKNOWLEDGMENT

STATE OF UTAH )SS.  
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 )SS.  
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 \_\_\_\_\_ SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

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

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

## PROJECT INFORMATION

Surveyor: **T. HATCH**  
Project Name: **KASTLECOVE SUBDIVISION**  
Designer: **N. ANDERSON**  
Begin Date: **3-8-2023**  
Number: **5918-18**  
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,

