FARR WEST CITY COUNCIL AGENDA

August 3, 2023 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold its regular meeting at 7:00 pm on Thursday, August 3, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
   a. Pledge of Allegiance
   b. Opening Prayer
2. Comments/Reports
   a. Public Comments (*2 minutes)*
   b. Report from the Planning Commission
3. Consent Items
   a. Assignments and direction for Planning Commission
   b. Consider approval of minutes dated July 20, 2023
   c. Consider approval of bills dated August 2, 2023
4. Business Items
   a. Consider approval of a Temporary Business License – Rocky Mountain Aluminum Art – Jeab Ammar
   b. Consider approval of Ordinance No. 2023-07, amendments to Chapter 8.12 of the Farr West Municipal Code, Noise
   c. Consider approval of Ordinance No. 2023-08, amendments to Chapter 2.24 of the Farr West Municipal Code – Compensation of Elected and Statutory Officers
   d. Consideration and action on Preliminary Approval of the Farr West/Pleasant View Road Dedication Subdivision – Farr West Pointe LLC/Colmena Group
   e. Consider approval of Ordinance No. 2023-09, Deleting Chapter 2.08 of the Farr West Municipal Code, Personnel Policies and Procedures
   f. Consider approval of Resolution No. 2023-05, Establishing a Farr West City Employee Policies and Procedures Manual
   g. Discussion/Action – Fremont 5 CTC Donation
5. Mayor/Council Follow-up
   a. Report on Assignments
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 1, 2023.

Andrea Zweifel, Clerk

Application for TEMPORARY Business License

Application date: 7-25-23

Owner Name: Jeab Ammar

Owner Address: [redacted] City: Southjordan State: UT Zip: 84095

Telephone: [redacted] Fax: _____ Email: [redacted]

Business Name: Rocky Mountain Aluminum Artist DBA: Rocky Mountain Aluminum Art

Temporary Business Address: 1819 N 2000 W Current zoning: _____

***Per Farr West City Code Section 5.04.190, all temporary businesses must be located within commercial or manufacturing zones.**

Mailing Address: [redacted] City: Southjordan State: UT Zip: 84095

Business Phone Number: (801) 708-4562 Number of employees: 0

Manager Name: Jeab Ammar Contact Phone: (801) 708-4562

State Sales Tax ID # [redacted] State License # [redacted]

Businesses that require Health Department inspection and permit: ie, any business selling food, etc.

Health Department Permit # _____ or check if not applicable _____

Beginning and end dates of operation: 8-7-23 8-21-23 Hours of operation: 9am 5pm

Description of goods offered for sale: Sale of Aluminum Statues/art

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Please include with the required additional documents:

- Site Plan showing the type of building or shelter from which sales are to be made, as well as its location on the lot; location of ingress and egress to the site from the street, the location and size of all proposed signs and the number and size of off street parking stalls.
- If the business is conducted from a vehicle, its license number must be given. _____
- A letter from the property owner granting permission to the temporary business to use their lot together with any conditions for approval.

Temporary License Fee	Refundable Deposit
$100.00	$50.00

The refundable deposit shall accompany the license fee and shall be returned within fourteen days from the date of termination of the temporary business so long as the area is cleaned and placed in the pre-business conditional and order.

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

I also understand that all temporary business licenses must be approved through the City Council and I am required to attend their meeting to answer any questions prior to license approval.

Applicant signature: _____ Date: 7-25-23

Temporary business licenses are subject to review and approval of the site prior to conducting any sale or rendering any service from the following departments:

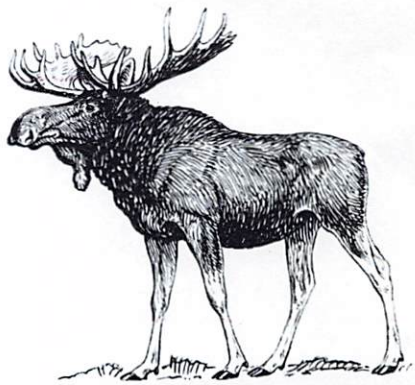
Health Department (for the purpose of ensuring adequate sanitary facilities)
Signature for approval_____ Date: _____

Building Inspector (for the purpose of examining and approving the construction of temporary shelters, electrical, plumbing and heating installation, traffic flow and potential hazards, off street parking and general site standards)
Signature for approval_____ Date: _____

For office use only:

Amount paid: 150 Date paid: 7.25.23 Receipt Number: 2.013439
City Council Date: 8.03.23 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Rocky Mountain Aluminum Art



Permission Letter

Rocky Mountain Aluminum Art LLC.
(801)708-4562

I PAUL MACKIE, as the owner / agent of the property Fair West Lot located at 1800 N. 2000 west, give permission for Rocky Mountain Aluminum Art to operate their business in my lot at the above address for 14 days.

$900.00

7-22-2023
Date

Signature of Owner / Agent

730 E. 1750 N.
N-Ogden, Utah
Address of Owner / Agent

801-644-8122
Phone number of Owner / Agent

Andrea Zweifel

From: Mousa Ammar <rockymtnalumiart@gmail.com>
Sent: Monday, July 31, 2023 10:25 AM
To: Andrea Zweifel
Subject: Re: Business License

CHAPTER 8.12
NOISE

SECTION:

8.12.010: Prohibited Acts Generally

8.12.020: Prohibited Acts Specifically

8.12.030: Exceptions

8.12.040: Application For Special Permit For Relief From Noise Level Designated

8.12.050: Penalty

8.12.060: Additional Remedy; Injunction

8.12.010: PROHIBITED ACTS GENERALLY:

It is unlawful for any person to make, continue, or cause to be made or continued any excessive, unnecessary or unusual loud noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of Farr West City. (Ord. 00-04)

8.12.020: PROHIBITED ACTS SPECIFICALLY:

The following acts, among others, are declared to be loud, disturbing or unnecessary noises in violation of this chapter, but the enumeration in this section shall not be deemed to be exclusive, namely:

A. Horns, Signaling Devices: The sounding of any horn or signaling device on any automobile, motorcycle, or other vehicle, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary or unreasonable period of time;

B. Radios, Phonographs, Musical Instruments: The using, operating, or permitting to be played, used or operated in residential areas any television, radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine or device between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. in such a manner as to be plainly audible at a distance of forty feet (40') from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this chapter;

C. Loudspeakers, Amplifiers And Other Sound Devices For Advertising: The using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building, structure

or event without or in violation of a permit issued pursuant to this chapter shall be in violation of this chapter;

D. Dogs: The keeping of any dog(s) which by causing frequent or long continued noise shall disturb the comfort or repose of any persons in the vicinity;

E. Roosters, Peacocks, Or Other Fowl: The keeping of any rooster(s), peacock(s), or other fowl which by causing frequent or long continued noise shall disturb the comfort or repose of any persons in the vicinity;

F. Construction Or Repairing Of Buildings: The erection (including excavation), demolition, alteration or repair of any building shall be prohibited between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M., local prevailing time, except in case of urgent necessity in the interest of public health and safety, and then only with permit from the city;

G. Schools, Courts, Churches, Parks: The creation of any excessive noise adjacent to any school, institution of learning, church or court while the same are in use, or which disturbs or unduly annoys individual groups in any park, school, court or church;

H. Pile Drivers, Hammers, Electric Hoist: The operation between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is usually attended by loud or unusual noise;

I. Power Lawn Mowers: The operation of any power mower, cultivator, or like or related device (except snow blowers) in an area zoned residential between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. (Ord. 00-04)

ORDINANCE NO. _____

AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING TITLE 2 OF THE FARR WEST CITY MUNICPAL CODE

WHEREAS, Title 2 Section 2.24.020 "Compensation for Statutory Officers" of the Farr West City Code of Ordinances establishes the compensation amounts to be paid to each appointed statutory officer with the exception of the City Recorder; and

WHEREAS, the Farr West City Council finds that certain statutory officers and elected officials should be fairly compensated for their time and expenses; and

WHEREAS, the Farr West City Council desires to update Title 2 Section 2.24.020 "Compensation for Statutory Officers" to reflect needed changes to the position of the Justice Court Judge as required by the Administrative Office of the Courts; and

NOW THEREFORE, the Farr West City Council ordains that Title 2 Section 2.24.020 "Compensation for Statutory Officers" shall be amended to read as follows (amended/updated language contained in red lettering):

2.24.020: COMPENSATION FOR STATUTORY OFFICERS

Compensation for the following statutory officers of the city shall be fixed as follows, with the exception of the City Recorder, starting with the beginning of the 2023-2024 budget:

Attorney	$1,800.00 per month
Justice Court Judge	~~$1,437.41~~ $1,545.00 per month
Recorder	Compensation paid according to the established payroll schedule of the city
Treasurer	$2,339.47 per month + adjustments set by the established payroll schedule of the city

[this space intentionally left blank]

This Ordinance supersedes all prior ordinances and policies of Farr West City, Utah to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect 15 days after publication or posting by the City Council of Farr West City, Utah.

Dated this _____ day of _____, 2023.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

_____
Recorder
Farr West City, Utah

Vote of City Council

Yes	No	
___	___	Council Member Leatham
___	___	Council Member Blazzard
___	___	Council Member Ferrin
___	___	Council Member Chugg
___	___	Council Member Williams

Administrative Office of the Courts

Chief Justice Matthew B. Durrant
Utah Supreme Court
Chair, Utah Judicial Council

Ronald B. Gordon, Jr.
State Court Administrator
Neira Siaperas
Deputy State Court Administrator

July 28, 2023

The Honorable Ken Phippen

Mayor of Farr West
85 S State Street
Farr West, UT 84404

URGENT: Correction to Weighted Caseload Letter sent on April 17, 2023

Dear Mr. Mayor,

A few months ago, you received a letter from me that explained how legislation from the 2023 general session would impact the salary of your justice court judge. We have since discovered an error in our data set. As a result, the salary ranges provided previously were inaccurate. Corrected ranges are as follows:

Range effective May 3, 2023: $16,853.20 - $21,668.40
Range effective July 1, 2023: $18,536.70 - $23,832.90

I sincerely apologize for this error. Please notify Dee Dee Sonntag at doriss@utcourts.gov of any necessary adjustments to Judge Olds' salary. If you have any questions in the meantime, please contact me or Jim Peters, Justice Court Administrator, at jamesp@utcourts.gov.

Respectfully,

Ronald B. Gordon, Jr.
State Court Administrator

cc: Judge Paul Olds
Jim Peters, Justice Court Administrator

Reference: Utah Constitution, Article VIII, Section 14
UCA §78A-7-206

Andrea Zweifel

From: Andrea Zweifel
Sent: Wednesday, May 17, 2023 1:39 PM
To: DeeDee Sonntag
Subject: RE: URGENT: Weighted Caseload Letter - Response Required

Dee Dee,
Judge Olds currently has a salary of $15,604.21.
If approved by the City Council, he will get an increase of 10.24% on July 1st bringing his salary to $17,008.58
Let me know if you need anything else.
Thanks,

Andrea Zweifel
City/Court Clerk
Ph. 801.731.4187
Fax 801.731.7732

CONFIDENTIALITY NOTICE
This email transmission from the City of Farr West, Utah contains information which may be confidential and/or legally privileged. The information is intended only for the use of the individual or entity named in this transmission. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email is strictly prohibited, and that the email should be deleted immediately. If you have received this email in error, please notify the sender. The unauthorized disclosure, use, or publication of confidential or privileged information inadvertently transmitted to you may result in criminal action and/or civil liability.

From: DeeDee Sonntag <doriss@utcourts.gov>
Sent: Monday, April 17, 2023 5:00 PM
[redacted]
Subject: URGENT: Weighted Caseload Letter - Response Required

Good Evening,

I have attached the weighted caseload letter for the upcoming fiscal year. In order to keep your justice court in compliance with re-certification standards, please respond to this email with your justice court judge's salary for the 2023-2024 fiscal year **no later than June 30, 2023.**

Please let me know if you have any questions, or need further assistance.

Have a beautiful day!
😊
Respectfully,

Dee Dee (Doris D) **Sonntag**
She, Her,
Administrative Assistant to:
James Peters, Justice Court Administrator

Nini Rich, ADR Program Director
Utah Administrative Office of the Courts
450 S. State Street; PO Box 140241
Salt Lake City, UT 84114 - 0241
Office: 801-578-3820 / Cell: 801-688-1882
Office Hours: HOME / M W F; OFFICE / T Th

"Justice, Sir, is the great interest of man on earth. It is the ligament which holds civilized beings and civilized nations together" ~ Daniel Webster

CONFIDENTIALITY NOTICE: This communication may contain non-public, confidential, or legally privileged information intended for the sole use of the designated recipient(s). The unlawful interception, use, or disclosure of such information is strictly prohibited. If you are not the intended recipient, or have received this communication in error, please notify the sender immediately by reply email or by telephone and delete all copies of this communication, including attachments, without reading them or saving them to disk. Thank you.

Application for Subdivision

Date Submitted 2-16-23

Developer's Name Farr West Pointe LLC (Colmena Group)

Developer's Mailing Address [redacted]

Developer's Daytime Phone [redacted] Developer's Fax / E-mail [redacted]

****

Subdivision Name Farr West/Pleasant View Road Dedication Phase

Subdivision Address 2750 North 1900 West

Is this a Re-Subdivision No Current Property Zone M-1 Is Re-Zoning Required No

Acreage of property being divided Road Dedication Plat Acreage of entire land parcel 10

Number of proposed lots in Subdivision 2 In Phase 1 Number of Phases 1

Title Search Completed (Y) N *Attach Documentation
Partial

Available Utilities and Services:

Culinary Water	(Y)	N	
Secondary Water	Y ?	N	Company:
Secondary System	Y ?	N	
Adequate Storm Sewer/Drainage	(Y)	N	
Sewer	(Y)	N	
Electric Power	(Y)	N	
Natural Gas	(Y)	N	
Telephone Service	(Y)	N	
Broadband/Fiber Internet	Y ?	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	(Y)	N	Company:

Application for Subdivision

Property is in which Flood Zone: X Panel Number: 49057C0200E

Lowest Elevation of Property: 4260

Access Road above 4,215' Elevation: Yes Source: Topo Survey

Does the property contain Wetlands: TBD Source: Wetlands Mapper / Field Investigation

Please give a brief history of the property that is being subdivided (attach additional pages if needed).
These properties are currently undeveloped. This road dedication plat will create public ROW and public infrastructure for future development of private properties

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). There is a Crossing Agreement that dictates the width of our improvements crossing over the existing gas line

****

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed _____ Date 2-16-23

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	**$100.00**
5-9 lots	**$100.00 plus $10/lot**
10-24 lots	**$150.00 plus $10/lot**
25 lots +	**$250.00 plus $10/lot**

Engineering Fee Deposit: $125.00/lot/phase

Application Fee $_____ Developer User Fee $_____ Total $_____

Receipt #_____ Date Paid_____ Received by_____

M E M O R A N D U M

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: FARR WEST INDUSTRIAL SUBDIVISION
Preliminary Plat Review

Date: July 21, 2023

Our office has completed a review of the preliminary plat for the Farr West Industrial Subdivision located at approximately 2775 North 1900 West near the city limit with Pleasant View City. The proposed subdivision will create 2 new lots in the manufacturing zone in Farr West and Pleasant View and includes the dedication of a new roadway to connect 1900 West in Farr West to 1600 West (Parkland Blvd) in Pleasant View. The Developer is coordinating the approval of the subdivision and associated improvements with both Farr West City and Pleasant View City, since it includes property in both cities. They are also coordinating with the property owners along the proposed roadway to dedicate the required right-of-way for the new collector road to serve the future industrial development.

We recommend preliminary approval of the subdivision plat at this time and offer the following comments that will need to be addressed prior to final approval:

1. Provide a geotechnical report for the site.
2. Obtain the required approvals or will serve letters from utility providers (water, secondary water, irrigation companies, sewer, power).
3. Provide a storm water report including detention calculations and a water quality report which will evaluate the feasibility of retention and LID methods.
4. Add addresses to the lots as provided by our office.
5. See the red-line comments on the plat and make sure all comments are addressed.
6. Obtain approval of the subdivision plat and improvement drawings from Pleasant View City for improvements in their city.

This review and recommendation are for the preliminary plat only. Final approval of the plat and improvement drawings will still be required once all comments are addressed. Please let me know if you have any further questions.

July 11th, 2023

Preliminary Plat and Infrastructure Review Submittal

Farr West and Pleasant View Cities

Project Statement

This project includes infrastructure improvements and subdivision plat as needed to install new road and public utilities in the area of 1900 West and 2750 North. The road on the north side of Maverik at 1900 West will be extended to the north along Interstate 15 and then will turn east on the north side of the existing large stormwater/irrigation pond and the road will connect with 1600 West. Water, sewer and storm systems will be installed in new road as well as fire hydrants and street lights.

As previously discussed with cities, this submittal only includes the infrastructure for the entire proposed road and a preliminary plat to create only the two lots that will be developed by the owner/applicant.

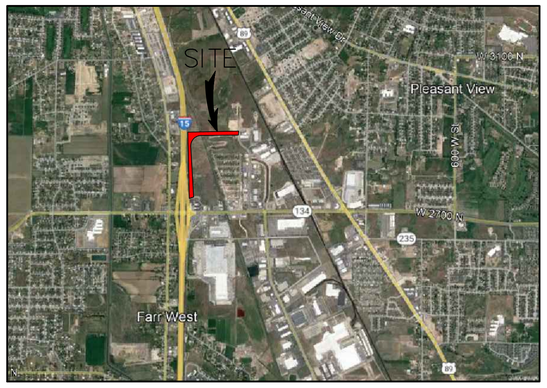
1900 WEST EXTENSION

1900 WEST
FARR WEST & PLEASANT VIEW, UTAH

MAY 18th, 2023

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0	PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT
4240.0	EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT
EXISTING CURB			PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER		WM	EXISTING WATER METER
PROPOSED CURB WALL		WV	EXISTING WATER VALVE
REVERSE PAN CURB & GUTTER		GV	EXISTING GATE VALVE
SS	EXISTING SEWER		EXISTING OVERHEAD POWER POLE
SS	PROPOSED SEWER	TBC	TOP BACK CONCRETE
W	EXISTING WATER	FF	FINISHED FLOOR
W	PROPOSED WATER	HW	HIGH WATER
F	EXISTING FIRE LINE	TOG	TOP OF GRATE
F	PROPOSED FIRE LINE	TOL	TOP OF LID
SD	EXSITING STORM DRAIN	IE	INVERT ELEVATION
SD	PROPOSED STORM DRAIN	EX	EXISTING
RD	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
G	EXISTING GAS	TA	TOP OF ASPHALT
G	PROPOSED GAS	TC	TOP OF CONCRETE
OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
T	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
PROPOSED CONCRETE		39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV COVER SHEET
C1.0 PROJECT OVERVIEW
C1.1 ROAD CROSS SECTIONS
C2.1 1900 WEST ROAD PLAN & PROFILE STA 1+00 – 9+00
C2.2 1900 WEST ROAD PLAN & PROFILE STA 9+00 – 16+50
C2.3 1900 WEST ROAD PLAN & PROFILE STA 16+50 – 21+50
C2.4 1900 WEST ROAD PLAN & PROFILE STA 21+50 – 26+00
C2.5 2775 NORTH ROAD PLAN & PROFILE STA 26+00 – 33+50
C2.6 2775 NORTH ROAD PLAN & PROFILE STA 33+50 – 40+96
C3.0 UTILITY OVERVIEW
C3.1 1900 WEST ROAD PLAN & PROFILE STA 1+00 – 9+00
C3.2 1900 WEST ROAD PLAN & PROFILE STA 9+00 – 16+50
C3.3 1900 WEST ROAD PLAN & PROFILE STA 16+50 – 21+50
C3.4 1900 WEST ROAD PLAN & PROFILE STA 21+50 – 26+00
C3.5 2775 NORTH ROAD PLAN & PROFILE STA 26+00 – 33+50
C3.6 2775 NORTH ROAD PLAN & PROFILE STA 33+50 – 40+96
C4.1 ROAD DETAIL SHEET
C4.2 WATER DETAIL SHEET
C4.3 SEWER/STORM DRAIN DETAIL SHEET
C4.4 STORM DRAIN/STREETLIGHT DETAIL SHEET
C5.0 EROSION CONTROL SHEET (SWPPP)

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1–800–662–4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
8. INSTALL ALL SIDEWALKS PER CITY STANDARDS
9. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
10. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
11. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON–SHRINK GROUT.
12. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
13. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
14. THRUST BLOCKS TO BE INSTALLED PER BONA VISTA STANDARDS.
15. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
16. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
17. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
18. WATER LINE AND WATER SYSTEM FEATURES TO BE INSTALLED PER BONA VISTA WATER STANDARDS AND SPECIFICATIONS.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
COVER SHEET

SHEET NO.
CV

PROJECT ID: E22–124 DATE: 05/17/23
FILE NAME: PRJ–FRW SCALE:

C:\

Blue Stakes of UTAH 811
Bluestakes.org

0 100 200 300
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

I–15

1900 WEST

2700 NORTH

1850 WEST

1600 WEST

EXISTING REGIONAL POND (WEBER COUNTY)

LOT 4(R) MAVERICK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PH 2 E#:419390, B:42, P:62

LOT 5(R) MAVERICK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PH 2 E#:419390, B:42, P:62

LOT 6(R) MAVERICK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PHASE 2 E#:419390, B:42, P:62

RB MCFARLAND SUBDIVISION E#:71838, B:52, P:49

"Parcel 8" BACT LIMITED PARTNERSHIP 19016G062

"Parcel 9" BACT LIMITED PARTNERSHIP 19016G106

"Parcel 7" BACT LIMITED PARTNERSHIP 19016G062

"Parcel 6" BACT LIMITED PARTNERSHIP 19016G061

"Parcel 4" HARBOUR VILLAGE LC 19016G103

"Parcel 5" HARBOUR VILLAGE LC 19016G091

KBP OFFICE GROUP LC 19-016-0090

KBP OFFICE GROUP LC 19-016-0100

FARR WEST POINTE LLC 19016G059

"Parcel 2" FARR WEST POINTE LLC 19016G158

"Parcel 1" FARR WEST POINTE LLC 19017G034

BOYER PLEASANT VIEW LAND LC

GOE PHARMACEUTICAL CO

2775 NORTH

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

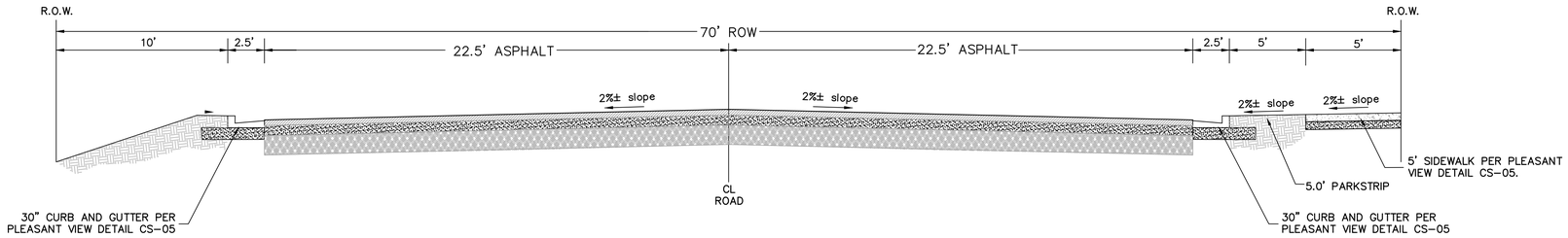
1900 WEST EXTENSION

1900 WEST FARR WEST & PLEASANT VIEW, UTAH

PROJECT OVERVIEW

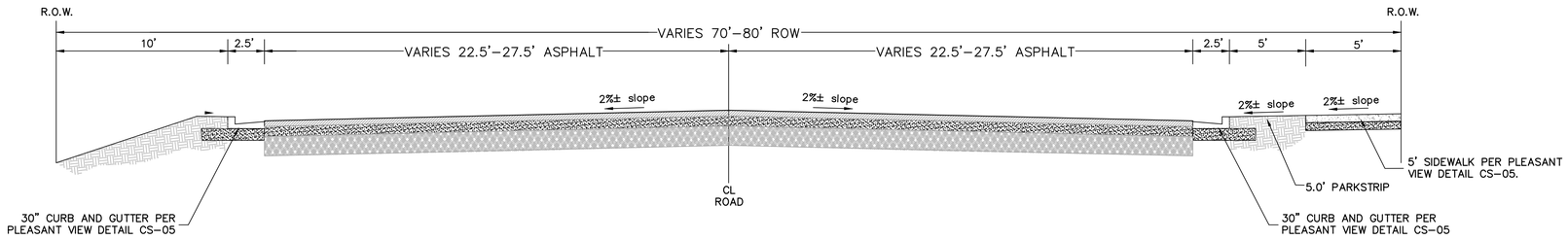
SHEET NO.
C1.0

PROJECT ID	DATE:
E22–124	05/17/23
FILE NAME: PRJ–FRW	SCALE: 1"=100'



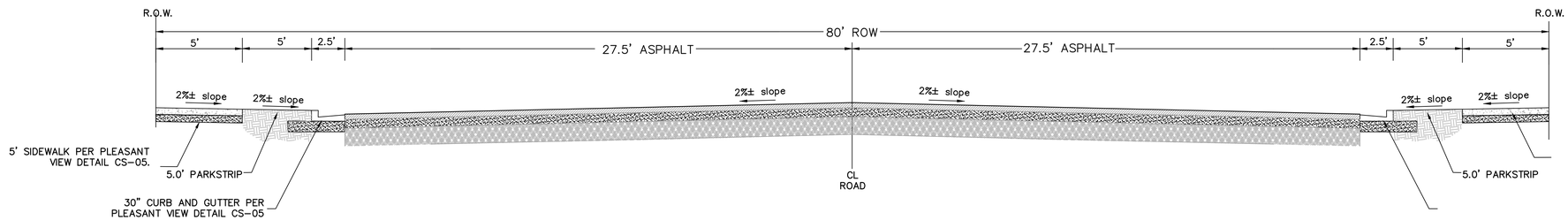
PROPOSED 70' FARR WEST R.O.W. CROSS-SECTION (LOOKING NORTH)

STA 2+72 - 23+00



PROPOSED TRANSITION R.O.W. CROSS-SECTION (LOOKING NORTH/EAST)

STA 23+00 - 24+00



PROPOSED 80' PLEASANT VIEW R.O.W. CROSS-SECTION (LOOKING EAST)

STA 24+00 - 40+27

CIVIL ENGINEERING
+SURVEYING
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South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

1900 WEST EXTENSION

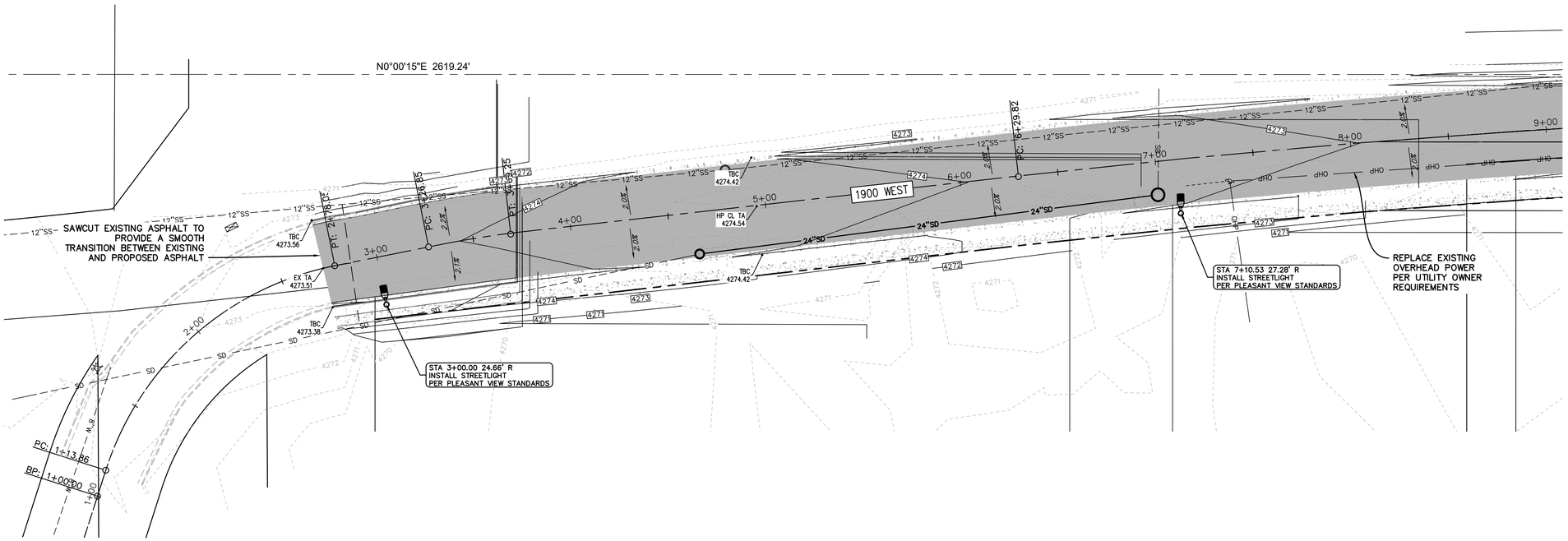
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

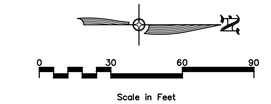
ROAD CROSS SECTIONS

Blue Stakes of UTAH 811

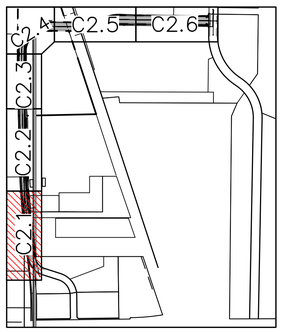
SHEET NO.
C1.1

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=100'

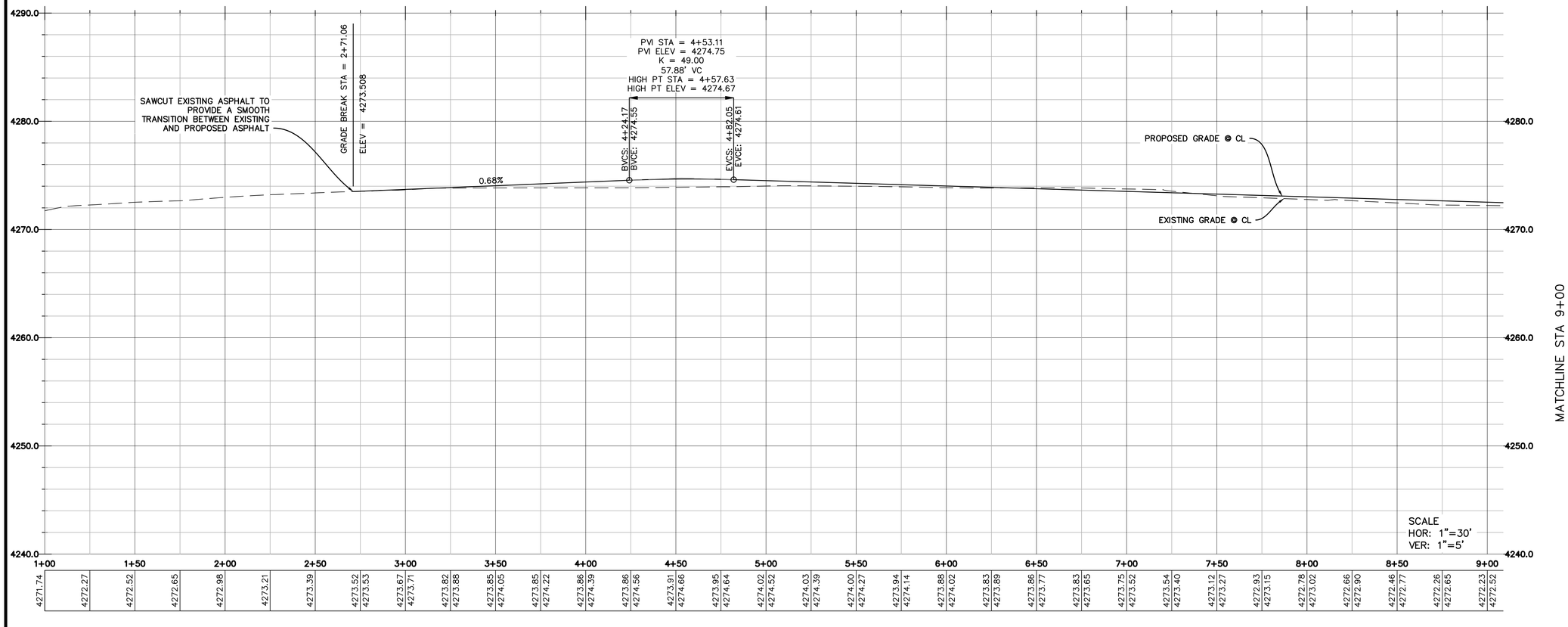




SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE



NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING +SURVEYING
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South Jordan, Utah - 801-949-6296

1900 WEST EXTENSION

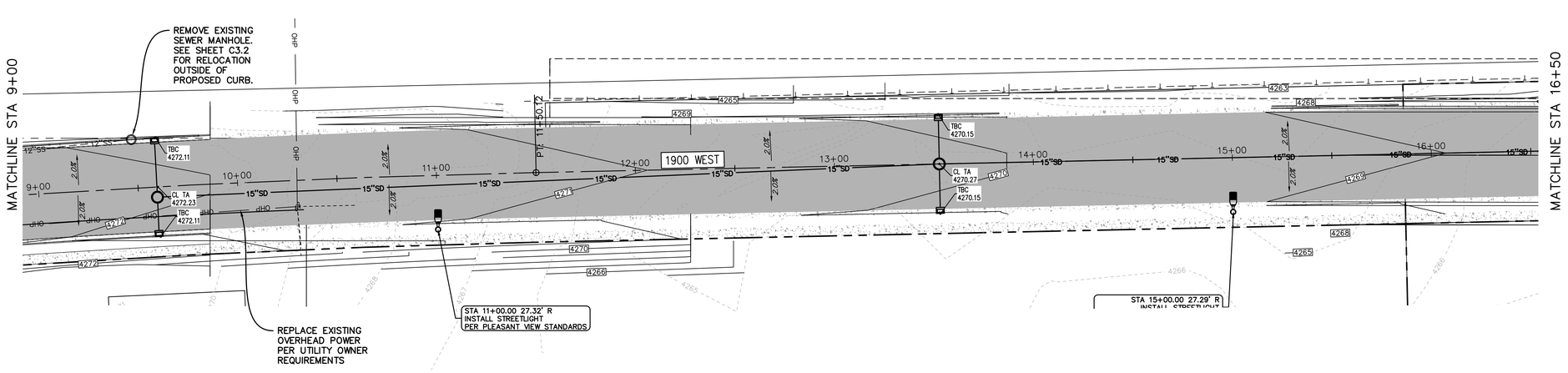
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

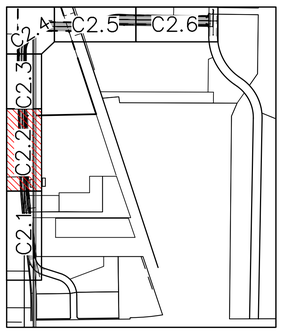
1900 WEST ROAD PLAN & PROFILE

STA 1+00 – 9+00

Blue Stakes of UTAH 811 Bluestakes.org

SHEET NO.	
C2.1	
PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'

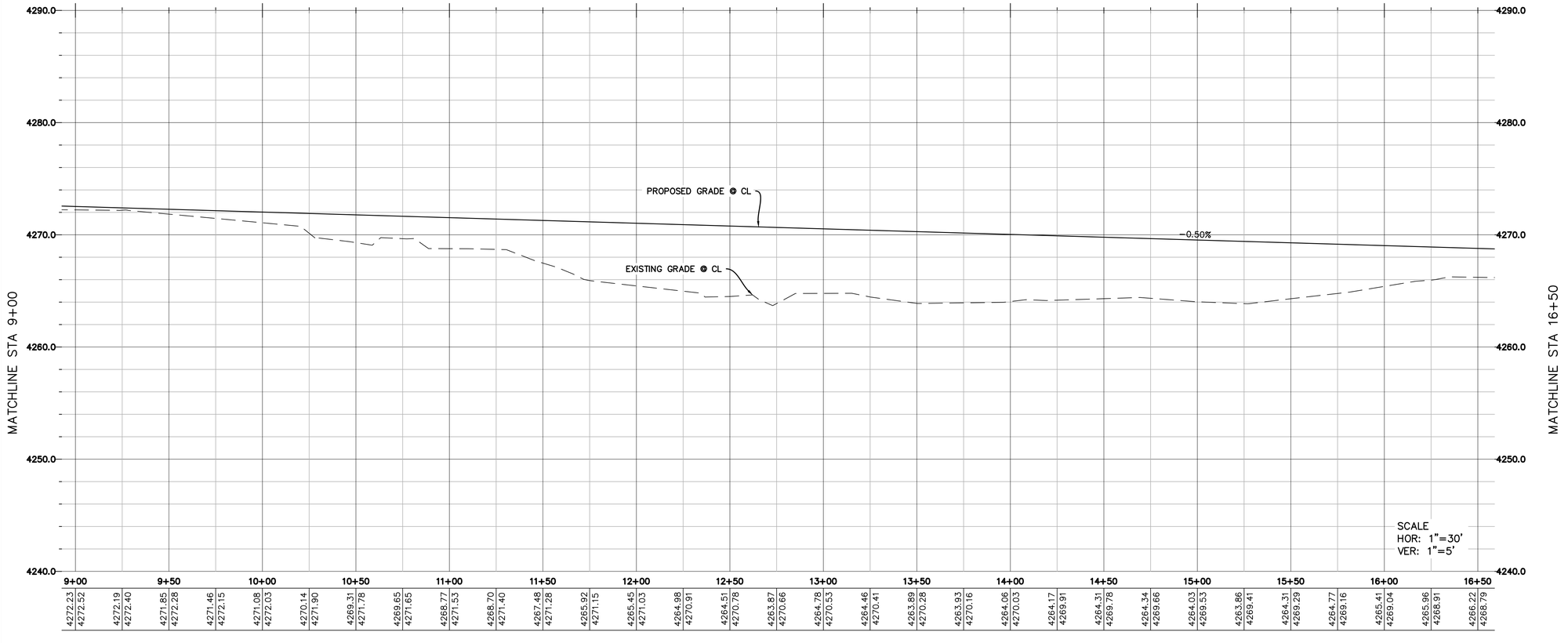




KEY MAP
NOT TO SCALE

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND



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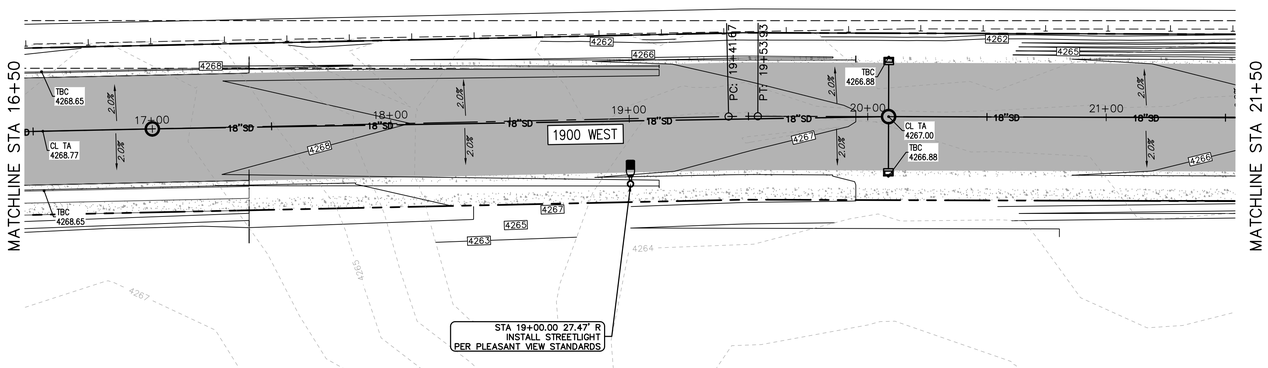
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

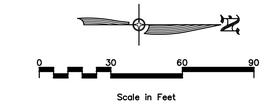
NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
1900 WEST ROAD PLAN & PROFILE
STA 9+00 – 16+50

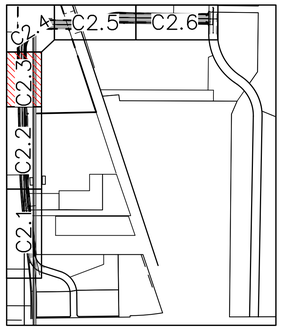
SHEET NO.
C2.2

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'





SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
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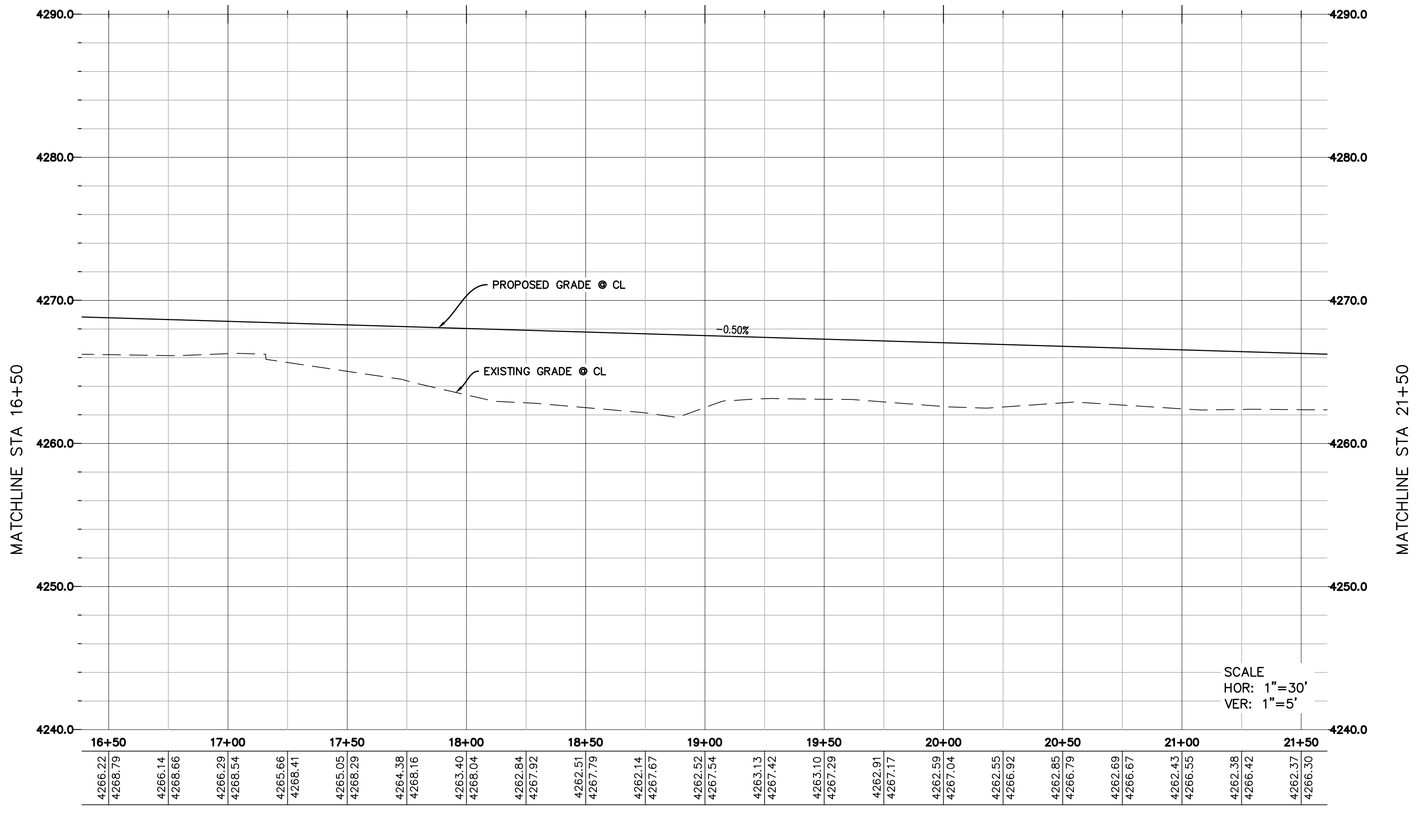

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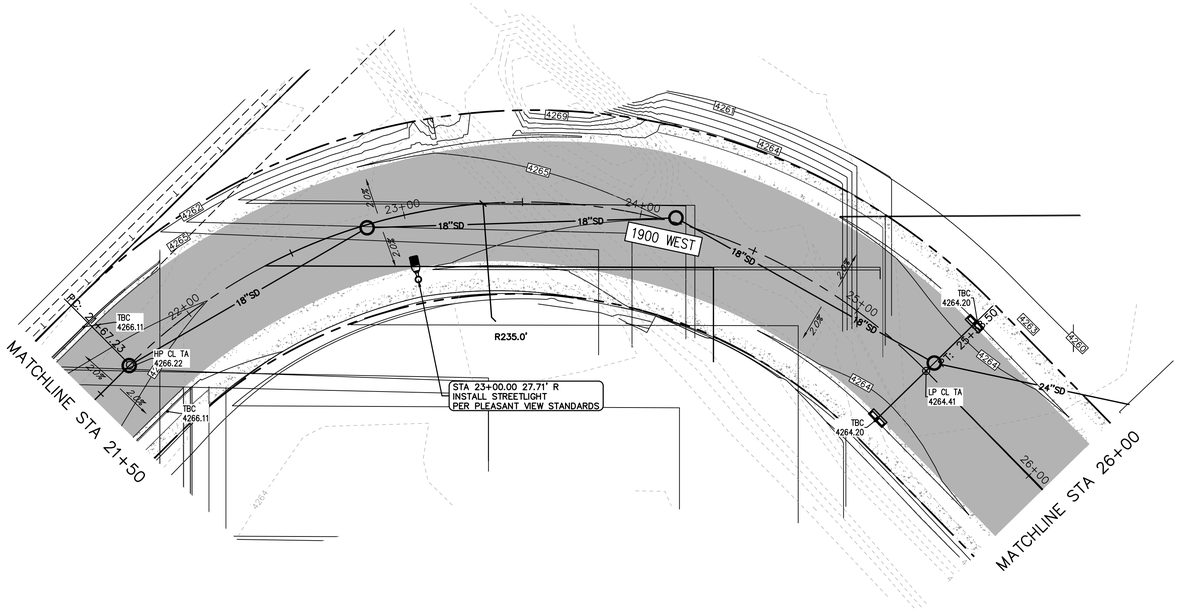
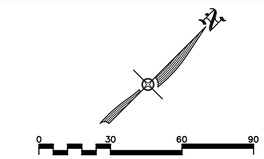
NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
1900 WEST ROAD PLAN & PROFILE
STA 16+50 – 21+50

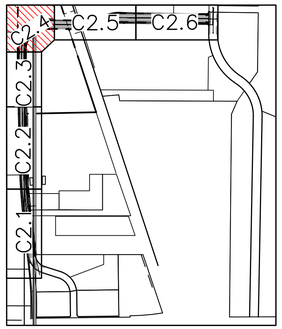
SHEET NO.
C2.3

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'

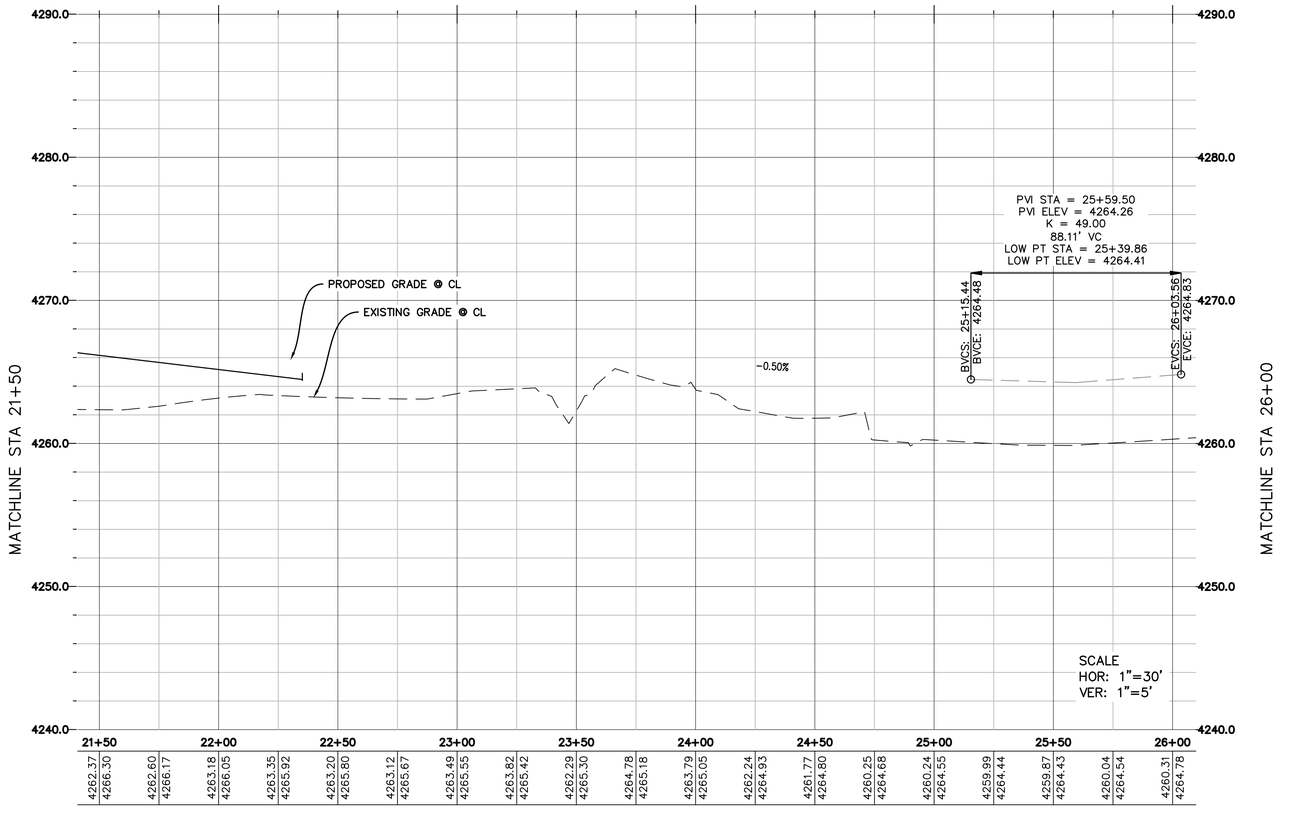




SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE



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NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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South Jordan, Utah - 801-949-6296

1900 WEST EXTENSION

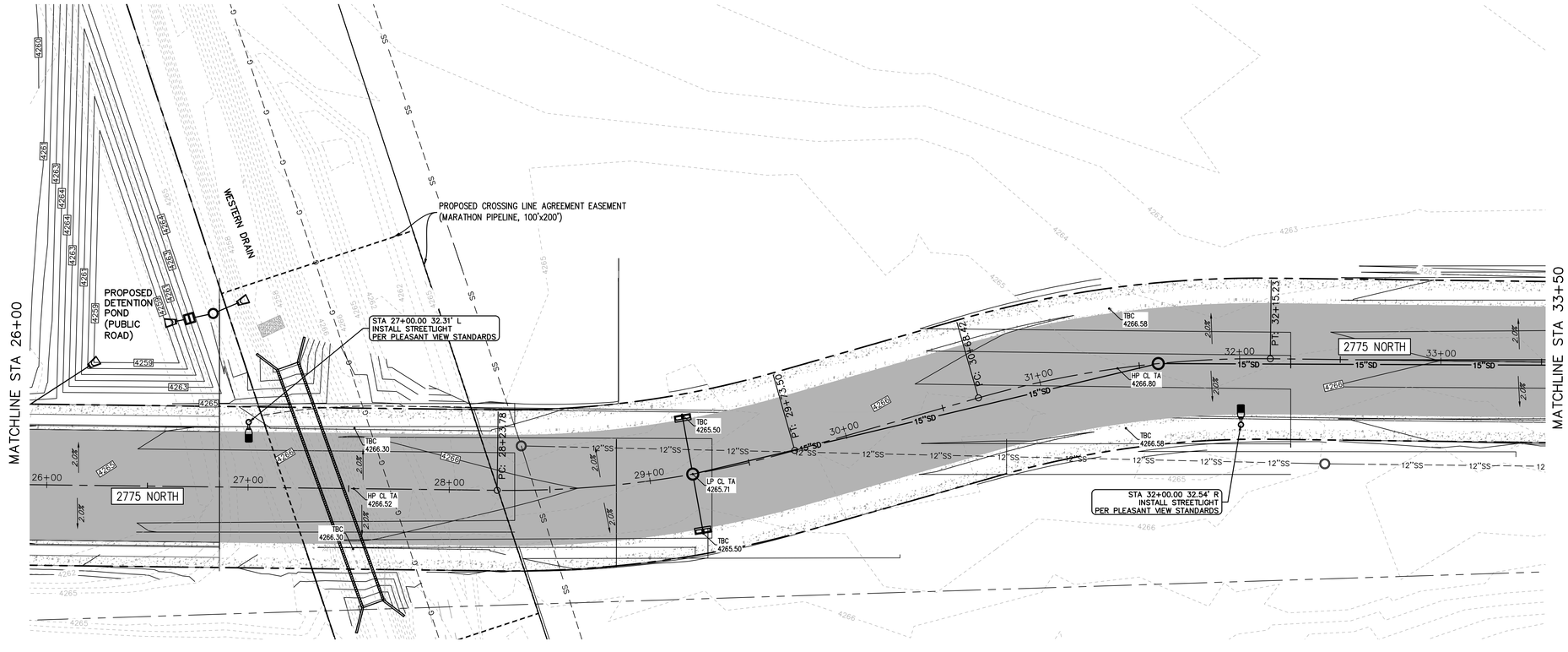
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

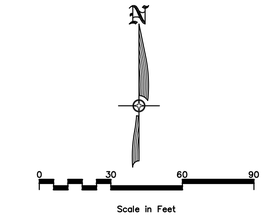
1900 WEST ROAD PLAN & PROFILE

STA 21+50 – 26+00

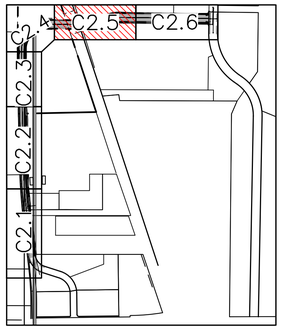
SHEET NO.
C2.4

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'





SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
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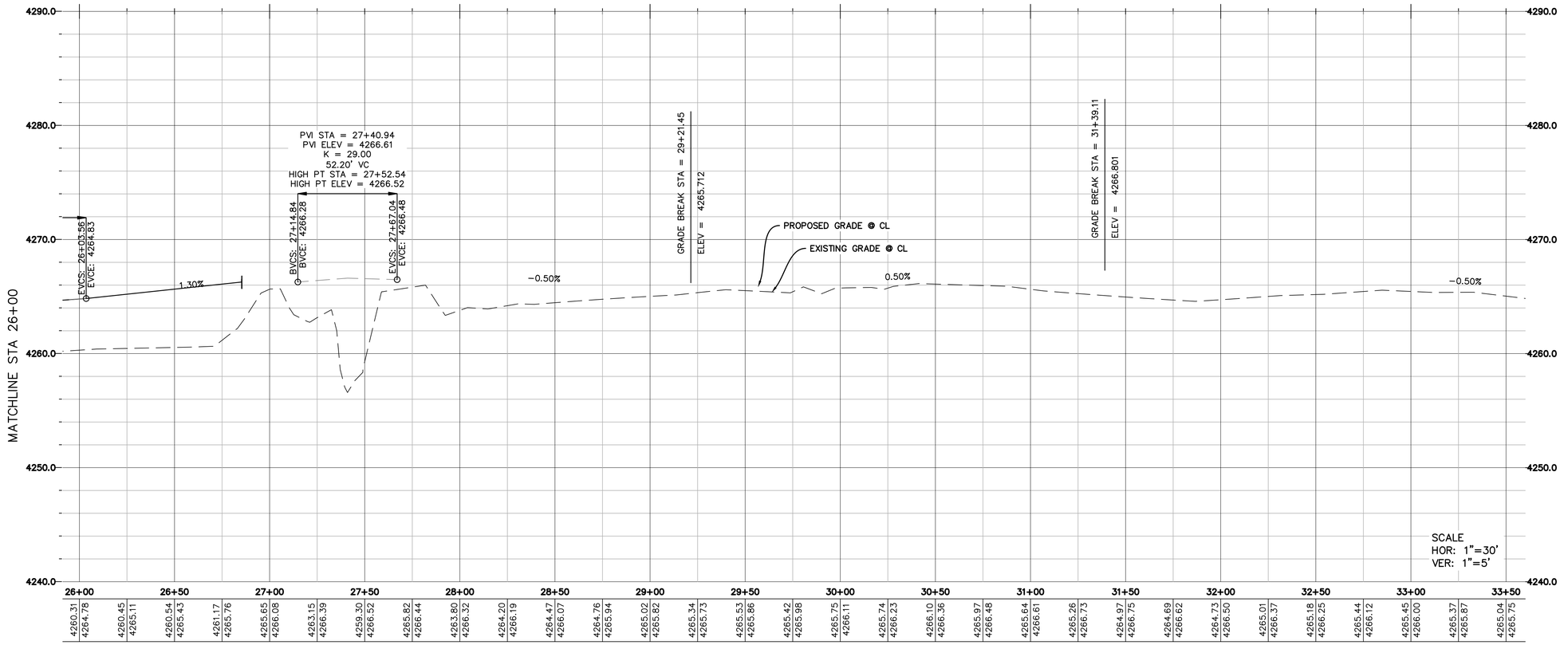


26+00	26+50	27+00	27+50	28+00	28+50	29+00	29+50	30+00	30+50	31+00	31+50	32+00	32+50	33+00	33+50
4260.31	4260.45	4260.54	4261.17	4265.65	4263.15	4259.30	4265.82	4263.80	4264.20	4264.47	4264.76	4265.02	4265.34	4265.53	4265.42
4264.78	4265.11	4265.43	4265.76	4266.08	4266.39	4266.52	4266.44	4266.32	4266.19	4266.07	4265.94	4265.82	4265.73	4265.86	4265.98
4265.75	4266.11	4265.74	4266.10	4265.97	4265.64	4265.26	4264.97	4264.69	4264.73	4265.01	4265.18	4265.44	4265.45	4265.37	4265.04
4266.23	4266.36	4266.48	4266.61	4266.73	4266.75	4266.62	4266.50	4266.37	4266.25	4266.12	4266.00	4265.87	4265.75		

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

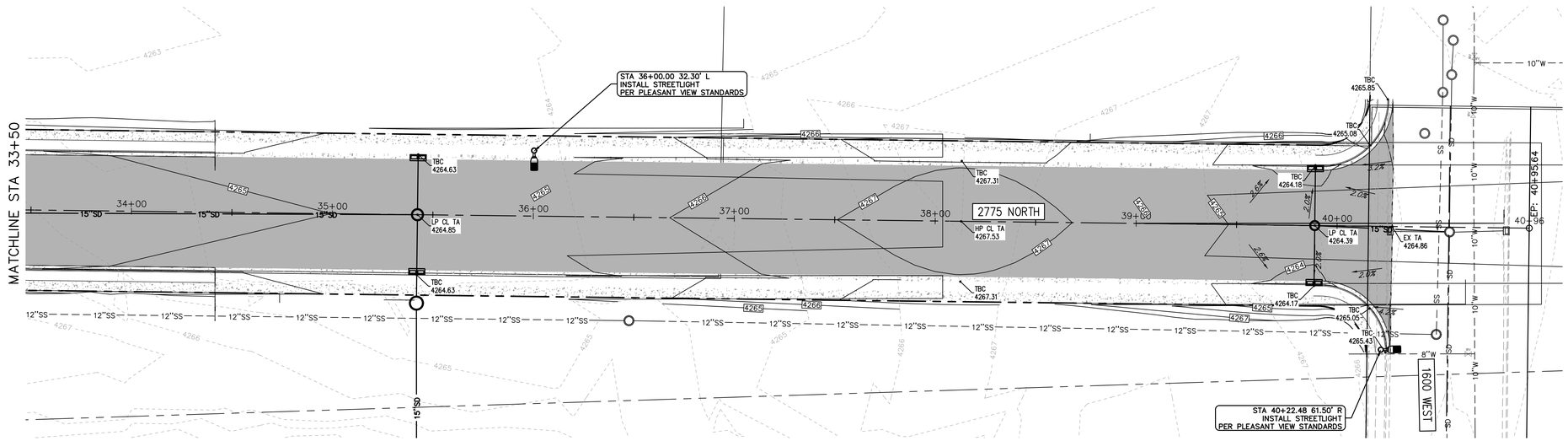
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
2775 NORTH ROAD PLAN & PROFILE
STA 26+00 - 33+50

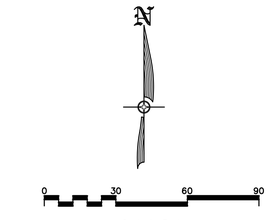
Blue Stakes of UTAH 811
Bluestakes.org

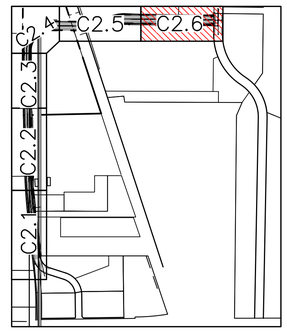
SHEET NO.
C2.5

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'

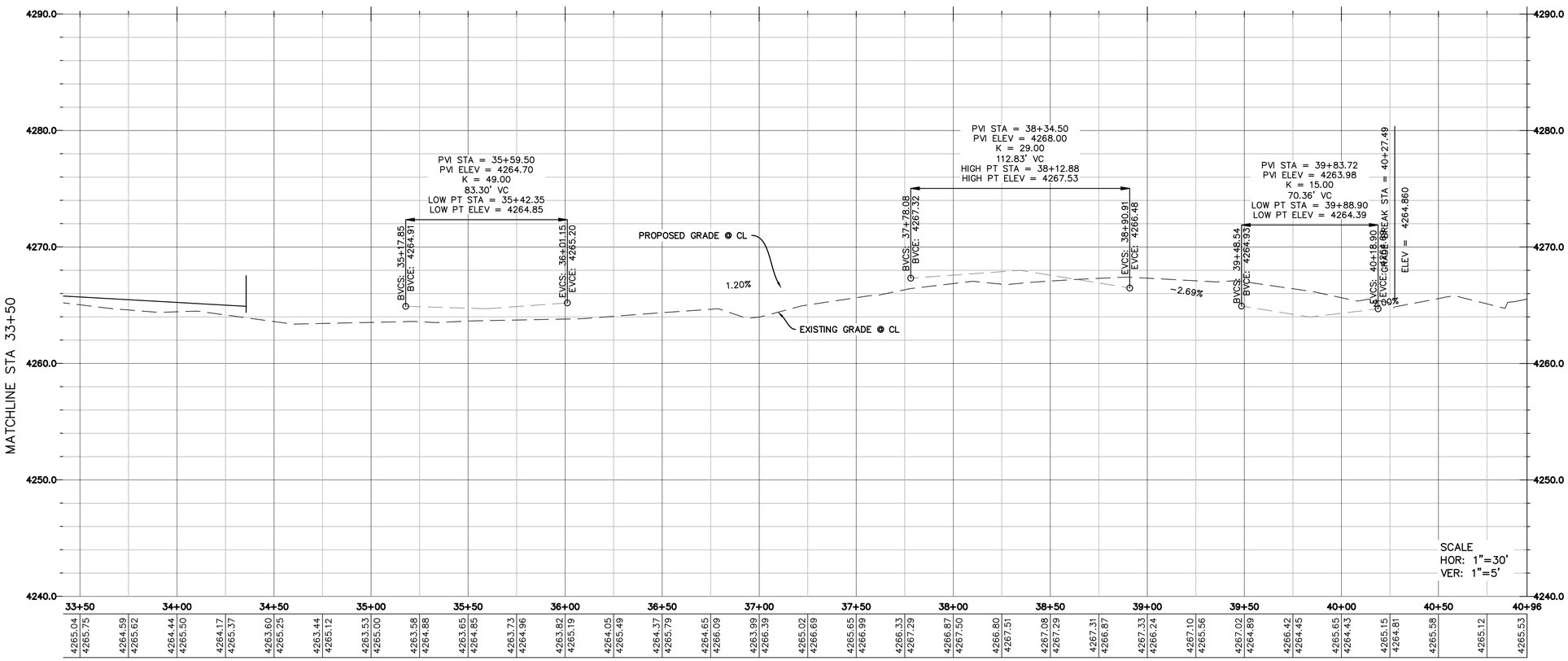
C:\







KEY MAP
NOT TO SCALE



| | | |

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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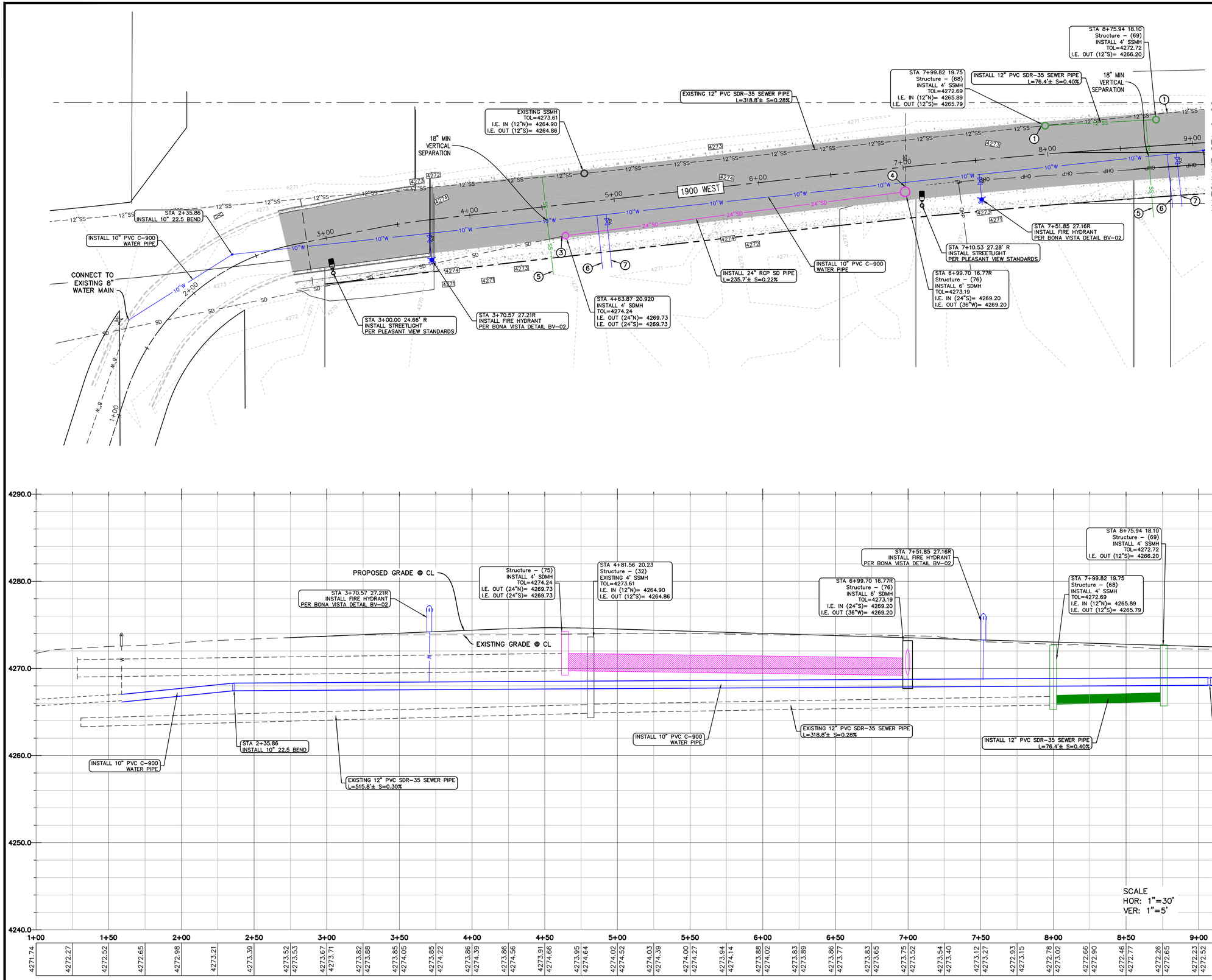
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

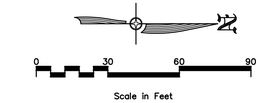
1900 WEST EXTENSION

1900 WEST FARR WEST & PLEASANT VIEW, UTAH

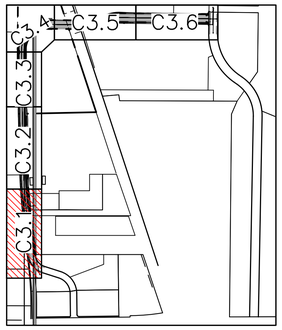
UTILITY OVERVIEW

SHEET NO.	
C3.0	
PROJECT ID: E22-124	DATE: 05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=100'





SEE COVER SHEET FOR PROJECT LEGEND



UTILITY PLAN KEYNOTES:

1. CUT EXISTING 12" SEWER MAIN PIPE AND INSTALL 4' SEWER MANHOLE PER PLEASANT VIEW CITY STANDARDS.
2. REMOVE EXISTING 12" SEWER PIPE.
3. REMOVE EXISTING HEADGATE STRUCTURE, INSTALL 4' IRRIGATION MANHOLE, AND CONNECT TO EXISTING 24" IRRIGATION PIPE.
4. REMOVE EXISTING HEADGATE STRUCTURE, INSTALL 6' IRRIGATION MANHOLE, AND CONNECT TO EXISTING 36" IRRIGATION PIPE.
5. INSTALL 6" SEWER LATERAL PER PLEASANT VIEW STANDARD DETAIL CS-1.3. S=1.0% CAP AND MARK SEWER LATERAL 10' PAST PROPERTY LINE.
6. INSTALL 2" POLY CTS SDR9 CULINARY WATER LATERAL PER BONA VISTA STANDARDS DETAIL BV-01. MARK AND CAP END 10' PAST PROPERTY LINE. SEE DETAIL ON SHEET C4.2.
7. INSTALL 8" FIRE LATERAL & 8" GATE VALVE PER BONA VISTA STANDARDS. MARK AND CAP END 10' PAST PROPERTY LINE.

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

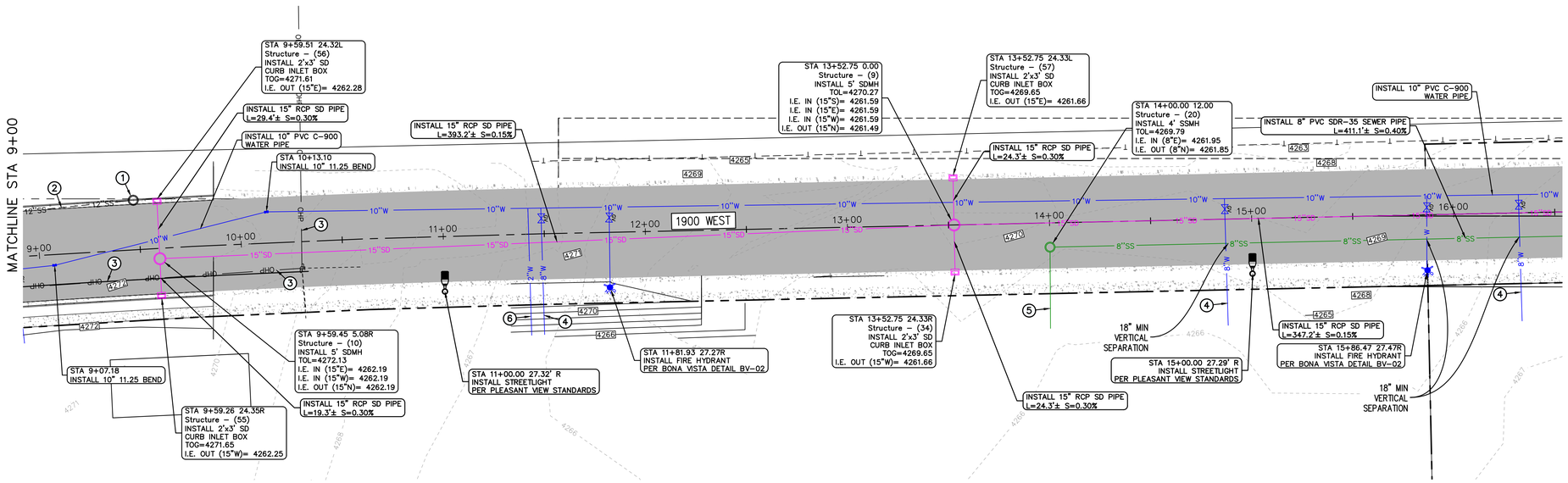
DESIGNER: SDT
PROJECT ENGINEER: SDT

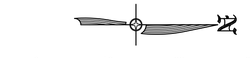
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
1900 WEST UTILITY PLAN & PROFILE
STA 1+00 - 9+00

Blue Stakes of UTAH 811 BlueStakes.org

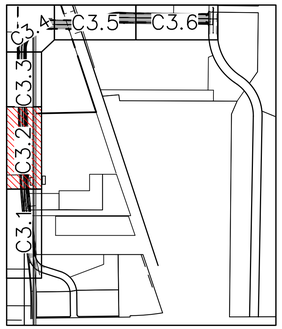
SHEET NO.
C3.1

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'





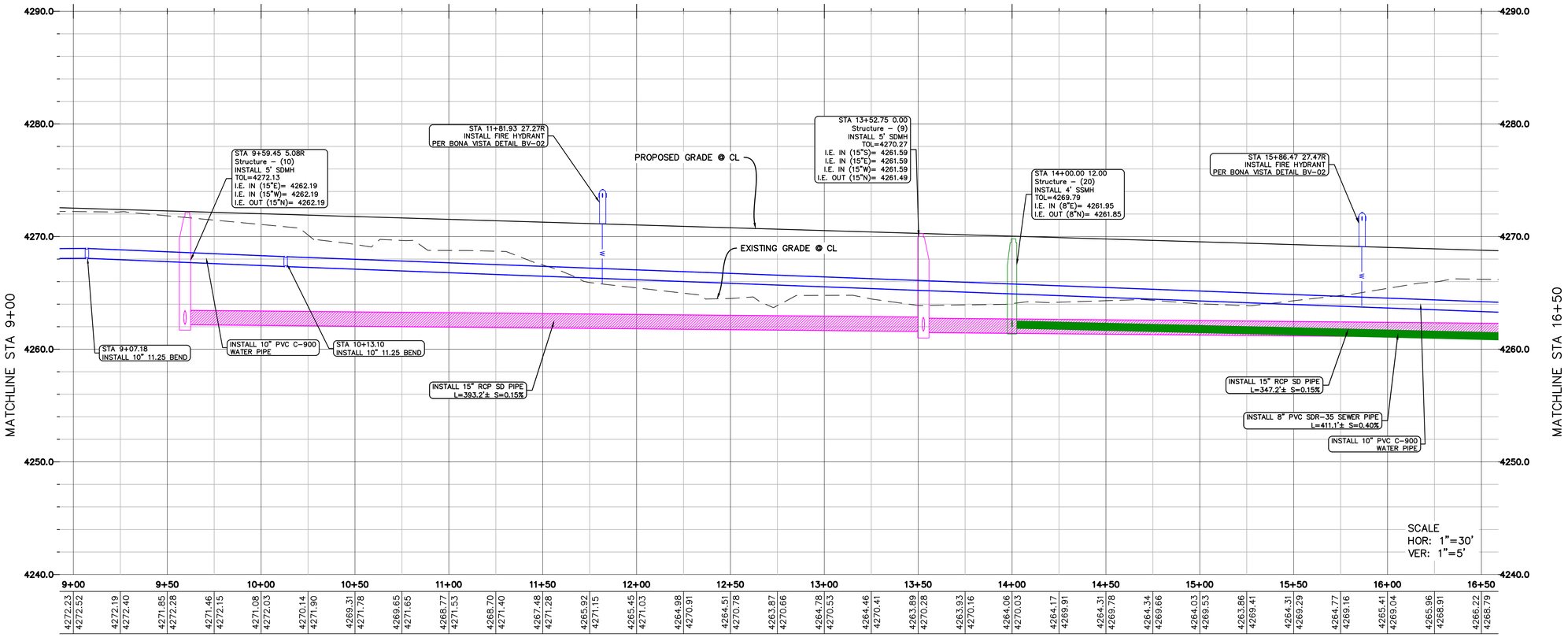
SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

UTILITY PLAN KEYNOTES:

1. REMOVE EXISTING SEWER MANHOLE.
2. REMOVE EXISTING 12" SEWER PIPE.
3. OVERHEAD POWER TO BE REPLACED WITH UNDERGROUND POWER.
4. INSTALL 8" FIRE LATERAL & 8" GATE VALVE PER PLEASANT VIEW STANDARDS. MARK AND CAP END 10' PAST PROPERTY LINE.
5. INSTALL 8" SEWER LATERAL PER PLEASANT VIEW STANDARDS. S=0.4% CAP AND MARK SEWER LATERAL 10' PAST PROPERTY LINE.
6. INSTALL 2" POLY CTS SDR9 CULINARY WATER LATERAL PER BONA VISTA STANDARDS DETAIL BV-01. MARK AND CAP END 10' PAST PROPERTY LINE. SEE DETAIL ON SHEET C4.2.



Blue Stakes of UTAH 811
Bluestakes.org

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

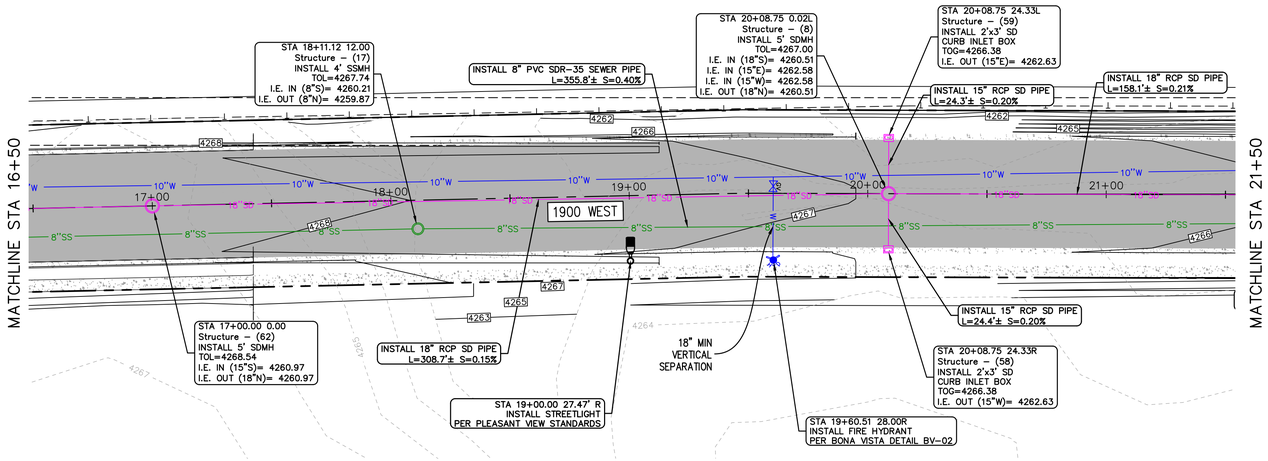
NO.	REVISIONS	BY	DATE

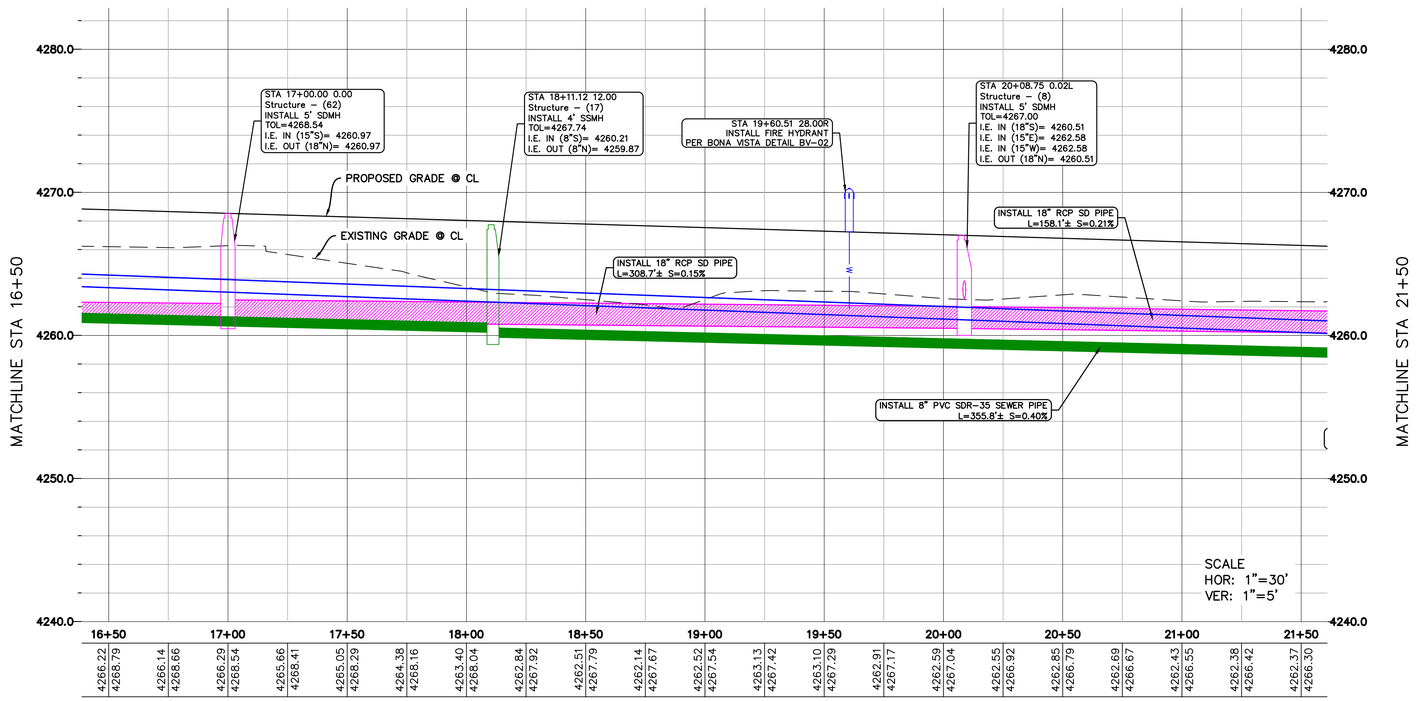
DESIGNER: SDT
PROJECT ENGINEER: SDT

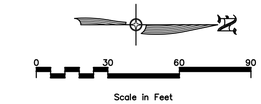
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
1900 WEST UTILITY PLAN & PROFILE
STA 9+00 – 16+50

SHEET NO.
C3.2

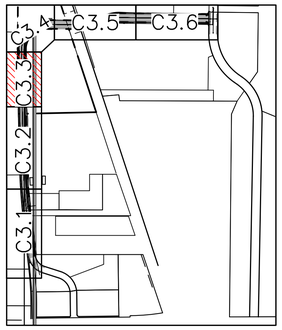
PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'







SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

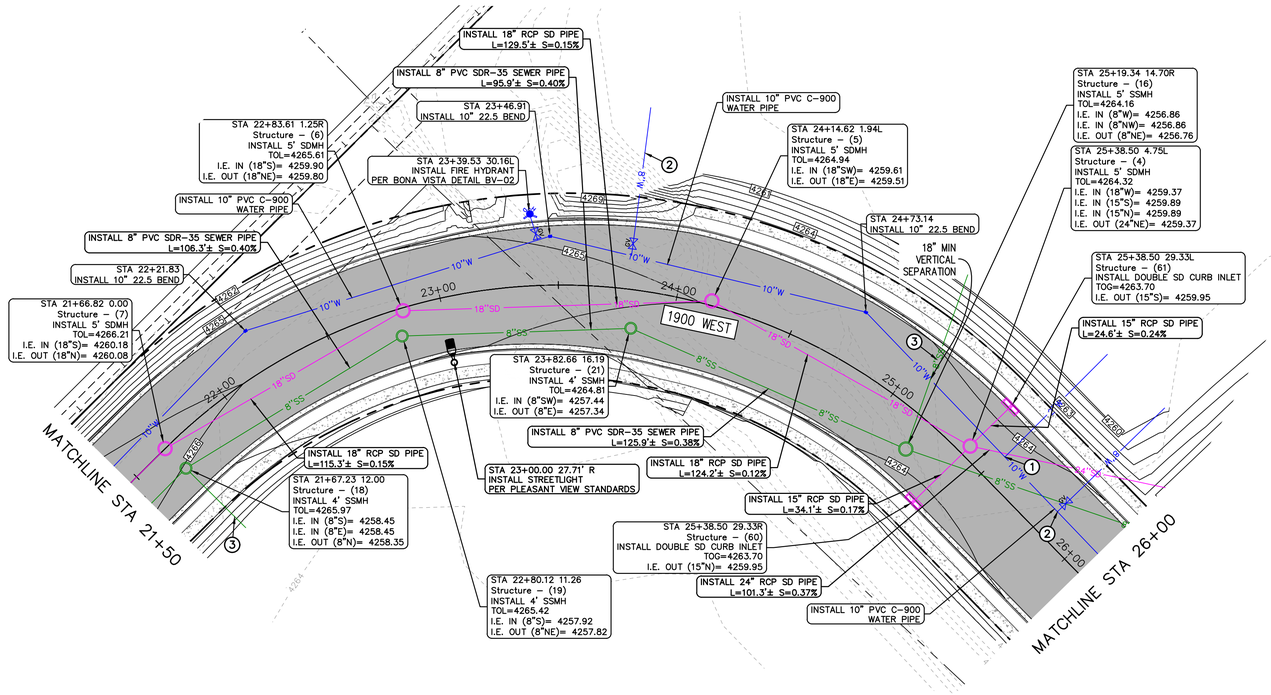
NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

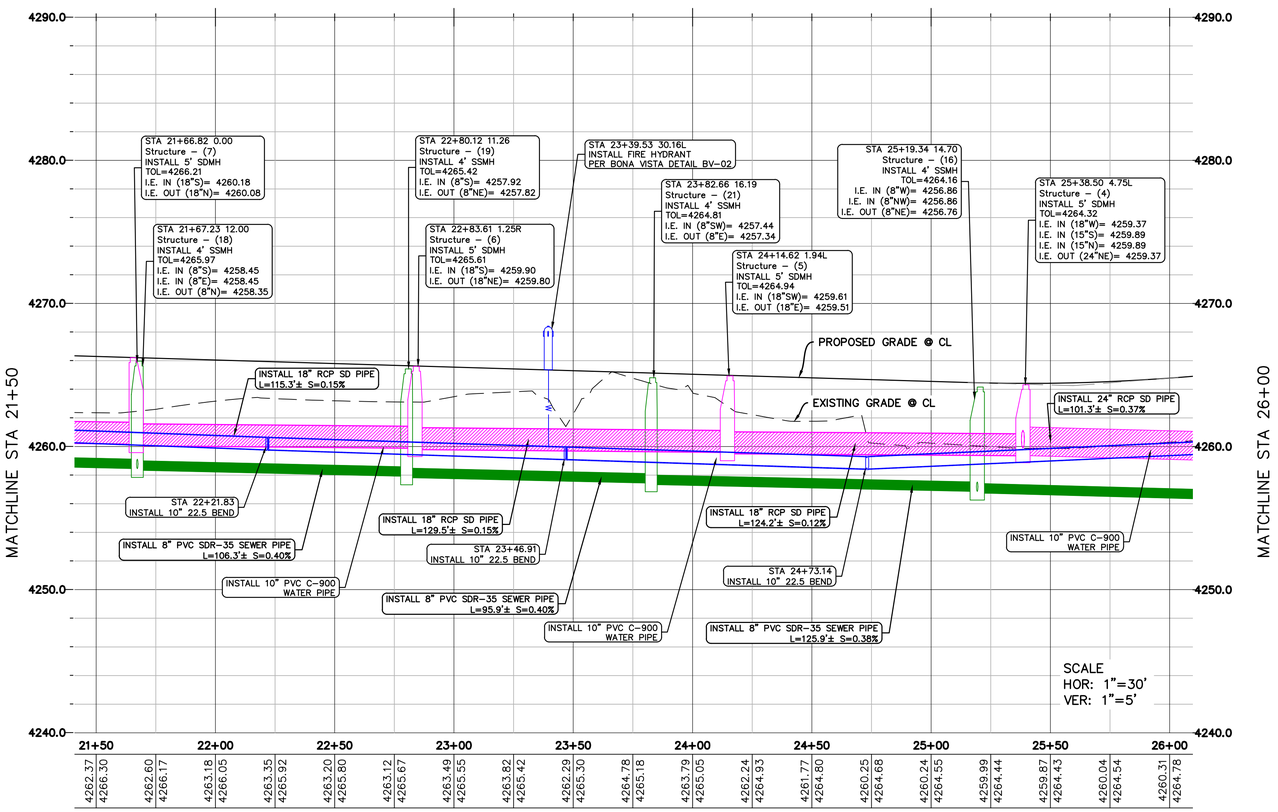
CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

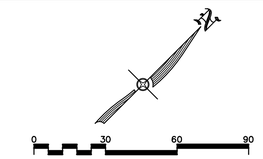
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
1900 WEST UTILITY PLAN & PROFILE
STA 16+50 – 21+50

Blue Stakes of UTAH 811

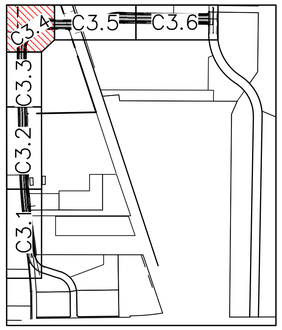
SHEET NO.	
C3.3	
PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'







SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

UTILITY PLAN KEYNOTES:

① INSTALL 2" POLY CTS SDR9 CULINARY WATER LATERAL PER BONA VISTA STANDARDS DETAIL BV-01. MARK AND CAP END 10' PAST PROPERTY LINE. SEE DETAIL ON SHEET C4.2.

② INSTALL 8" FIRE LATERAL & 8" GATE VALVE PER BONA VISTA STANDARDS. MARK AND CAP END 10' PAST PROPERTY LINE.

③ INSTALL 8" SEWER LATERAL PER PLEASANT VIEW STANDARDS. S=0.4% CAP AND MARK SEWER LATERAL 10' PAST PROPERTY LINE.

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South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

1900 WEST EXTENSION

1900 WEST FARR WEST & PLEASANT VIEW, UTAH

1900 WEST UTILITY PLAN & PROFILE

STA 21+50 – 26+00

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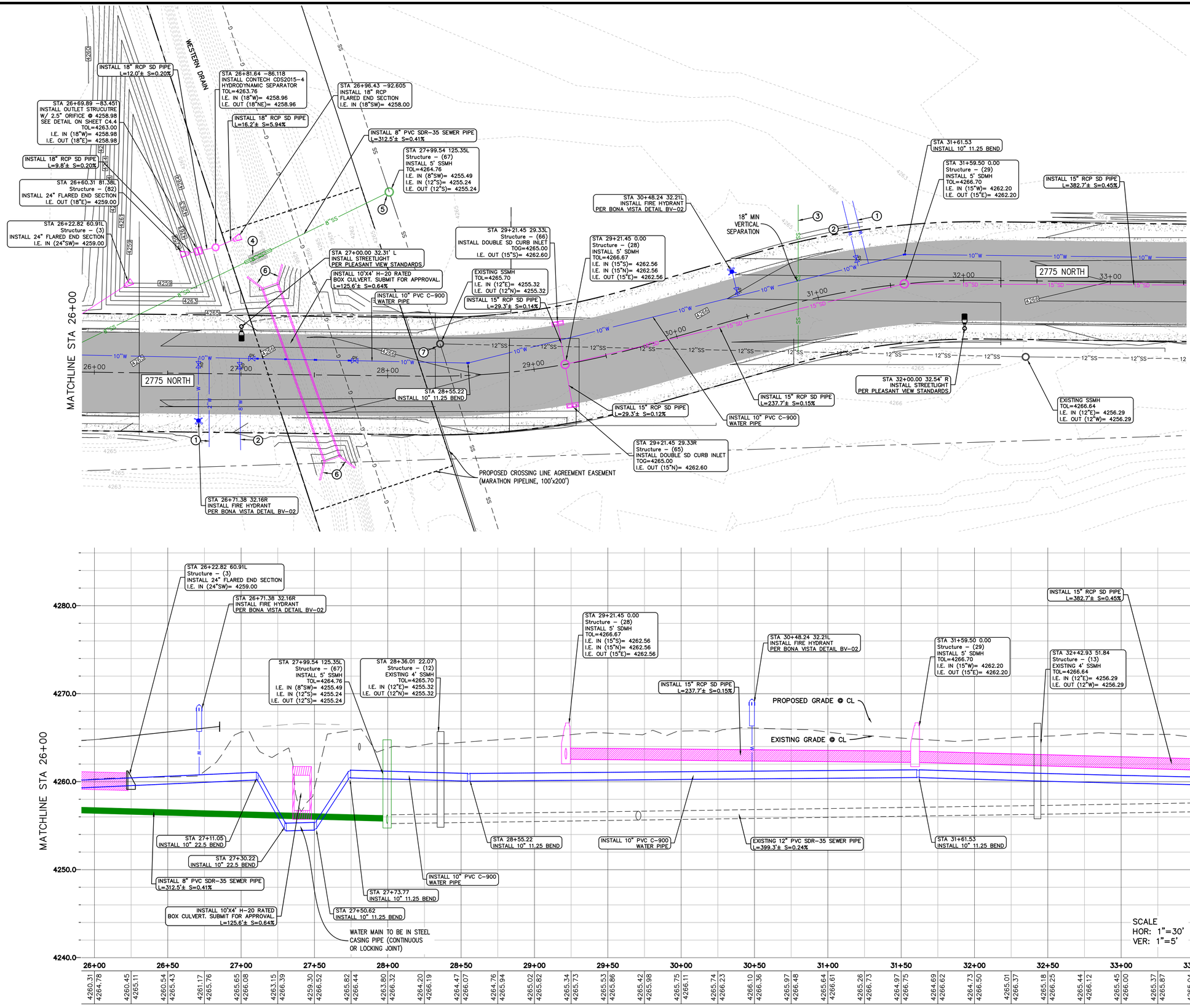
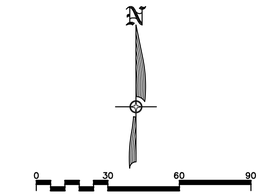
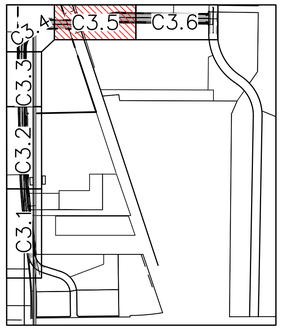
SHEET NO.
C3.4

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'





SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

UTILITY PLAN KEYNOTES:

① INSTALL 2" POLY CTS SDR9 CULINARY WATER LATERAL PER BONA VISTA STANDARDS DETAIL BV-01. MARK AND CAP END 10' PAST PROPERTY LINE. SEE DETAIL ON SHEET C4.2.

② INSTALL 8" FIRE LATERAL & 8" GATE VALVE PER BONA VISTA STANDARDS. MARK AND CAP END 10' PAST PROPERTY LINE.

③ CONNECT TO EXISTING 12" SEWER MAIN AND INSTALL 6" SEWER LATERAL PER PLEASANT VIEW STANDARD DETAIL CS-13. S=1.0%. CAP AND MARK SEWER LATERAL 10' PAST PROPERTY LINE.

④ INSTALL 8" SEWER MAIN IN STEEL CASING. INSTALL CONCRETE PAD OVER CASING FOR EROSION PROTECTION.

⑤ CONNECT TO EXISTING 12" SEWER MAIN AND INSTALL 5' SEWER MANHOLE PER PLEASANT VIEW CITY STANDARDS.

⑥ INSTALL PRECAST WINGWALL. SUBMIT WINGWALLS FOR APPROVAL.

⑦ ADJUST EXISTING LID TO MATCH TOP OF PROPOSED ASPHALT.

⑧ INSTALL 10" GATE VALVE FOR ISOLATION.

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NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

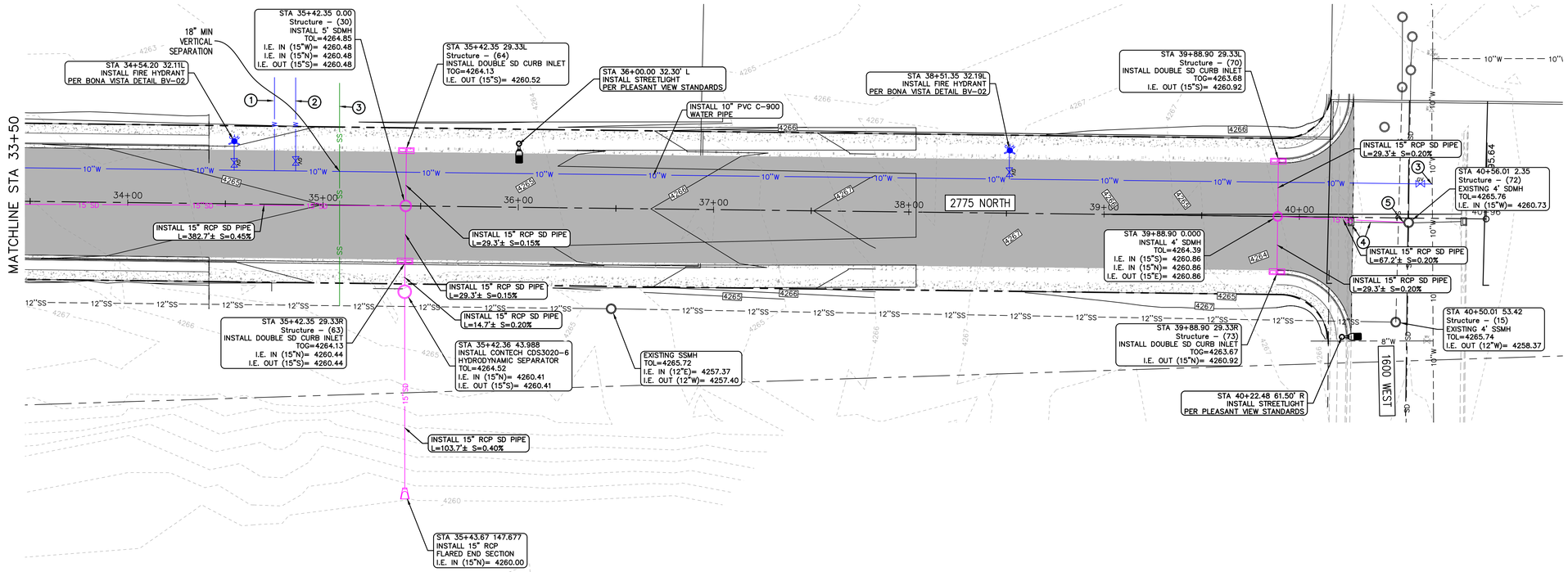
CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

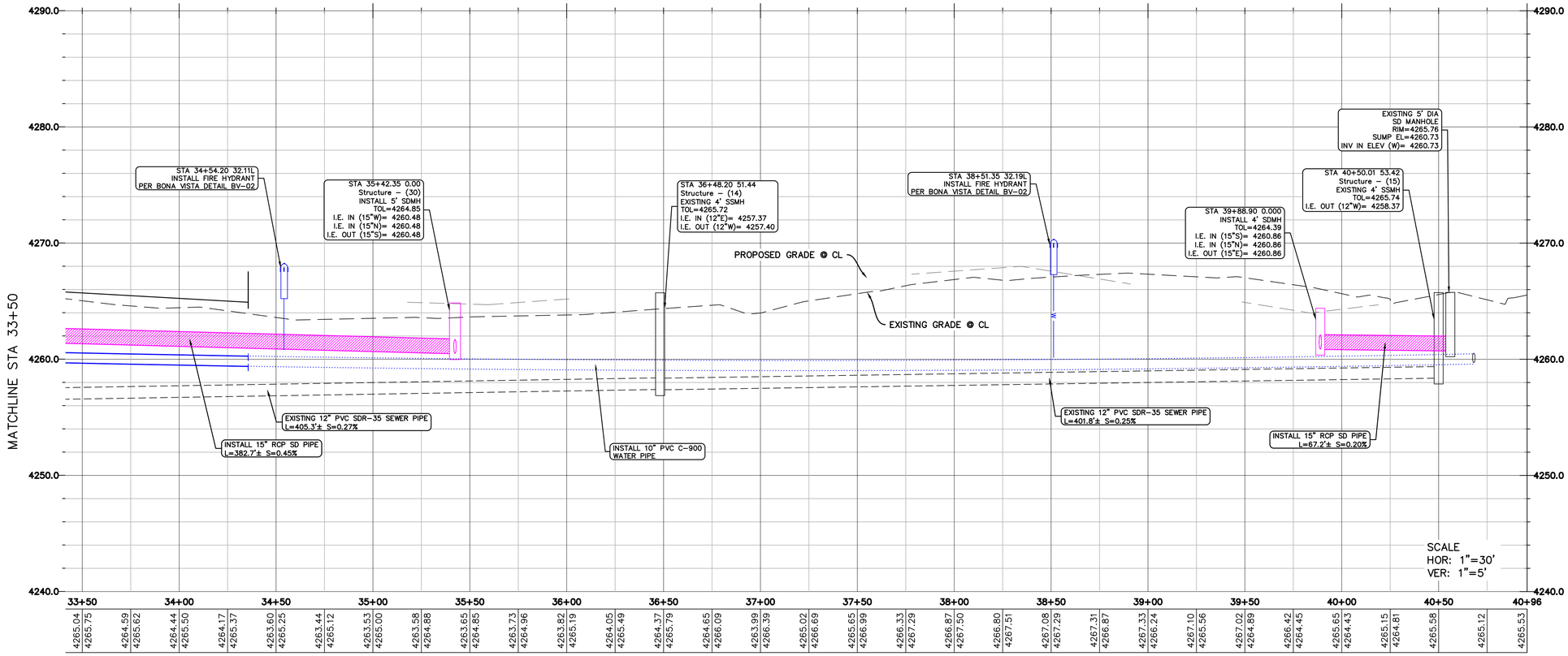
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

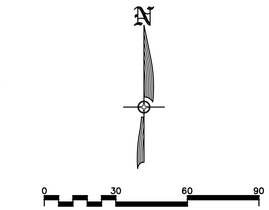
PLAN & PROFILE
2775 NORTH UTILITY PLAN
STA 26+00 - 33+50

SHEET NO. C3.5

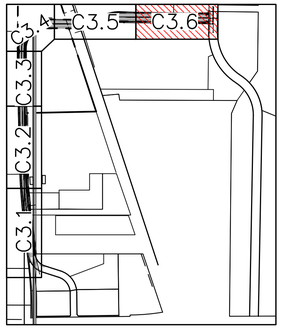
PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'







SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

UTILITY PLAN KEYNOTES:

① INSTALL 2" POLY CTS SDR9 CULINARY WATER LATERAL PER BONA VISTA STANDARDS DETAIL BV-01. MARK AND CAP END 10' PAST PROPERTY LINE. SEE DETAIL ON SHEET C4.0.

② INSTALL 8" FIRE LATERAL & 8" GATE VALVE PER BONA VISTA STANDARDS. MARK AND CAP END 10' PAST PROPERTY LINE.

③ CONNECT TO EXISTING 10" WATER MAIN VIA HOT TAP AND INSTALL 10" GATE VALVE W/THRUST BLOCKS PER BONA VISTA STANDARDS.

④ REMOVE EXISTING CURB INLET BOX AND 15" RCP SD PIPE.

⑤ CONNECT PROPOSED 15" RCP SD PIPE TO EXISTING 4' SD MANHOLE.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

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South Jordan, Utah - 801-949-6296

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
2775 NORTH UTILITY PLAN & PROFILE
STA 33+50 – 40+96

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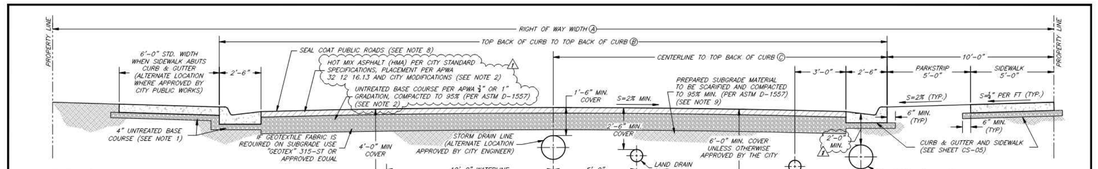
SHEET NO.	
C3.6	
PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=30'



GENERAL NOTES:

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
2. PAVEMENT COMPONENT THICKNESSES SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON A DETAILED SOILS ANALYSIS AND USING THE MINIMUM DESIGN PARAMETERS AS FOUND IN APPENDIX B, AND APPROVED BY THE CITY ENGINEER. THE ABSOLUTE MINIMUM PAVEMENT SECTION IS 3-INCH THICK HMA WITH 8-INCH UTBC. IF NO GEOTECHNICAL REPORT IS AVAILABLE (EMERGENCY SITUATION, ETC.), 4-INCH THICK HMA WITH 12-INCH THICK UTBC SHALL BE USED.
3. ALL ROAD CUTS SHALL BE PATCHED PER CS-04 AND CS-12
4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH PLEASANT VIEW CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7

STANDARD STREET SECTION

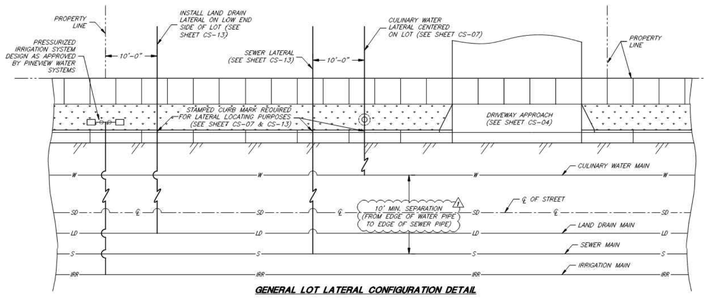
GENERAL NOTES CONT.:

6. THE 5'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP; POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
8. "SEAL COAT" CONSISTS OF THE FOLLOWING:
   a. CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND
   b. FOG SEAL PER APWA 32 01 13.50 AND CITY MODIFICATIONS.
9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW, 2" MAX.

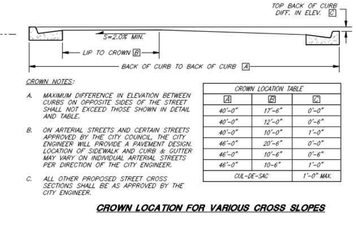
CURBED ROAD SECTION

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	℄ TO T.B.C. (C)
STANDARD RESIDENTIAL	60'	40'	20'
MINOR COLLECTOR	66'	46'	23'
MAJOR COLLECTOR	70'	50'	25'
MINOR ARTERIAL	80'	60'	30'
MAJOR ARTERIAL	110'	90'	45'

NOTE: ROAD SECTION USED AS DETERMINED BY THE CITY ENGINEER & PLANNING COMMISSION BASED UPON ZONING, GENERAL PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS PROXIMITY TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.



GENERAL LOT LATERAL CONFIGURATION DETAIL



CROWN NOTES:

A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED THOSE SHOWN IN DETAIL AND TABLE.
B. ON ARTERIAL STREETS AND CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.
C. ALL OTHER PROPOSED STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.

CROWN LOCATION TABLE

A	B	C
40'-0"	17'-6"	0'-0"
40'-0"	12'-0"	0'-6"
40'-0"	10'-0"	1'-0"
46'-0"	20'-6"	0'-0"
46'-0"	15'-6"	0'-6"
46'-0"	10'-6"	1'-0"

CUL-DE-SAC 1'-0" MAX.

CROWN LOCATION FOR VARIOUS CROSS SLOPES

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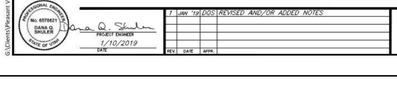


REV.	DATE	APPR.
1	JAN '19	LOGS REVISED AND/OR ADDED NOTES

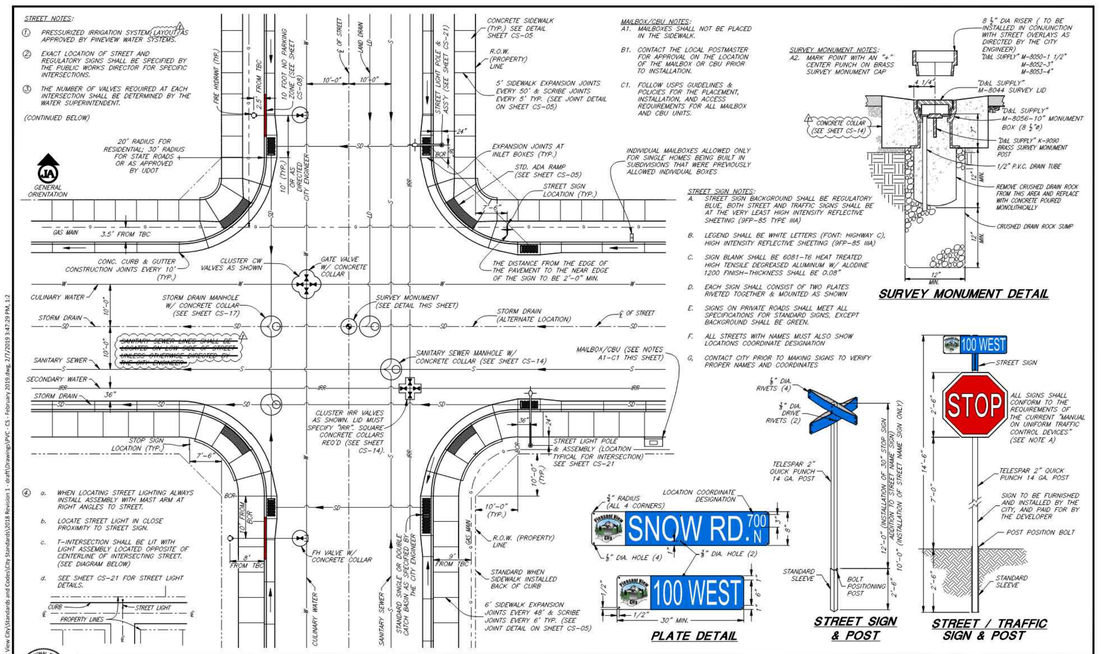
SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjwa.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
PUBLIC ROADS - TYPICAL STREET SECTIONS & UTILITY LATERAL CONFIGURATION DETAILS

SHEET: CS-02 OF 22 SHEETS



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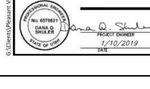


REV.	DATE	APPR.
1	JAN '19	ADDED DETAIL

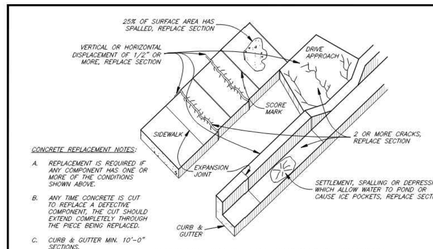
SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjwa.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
PUBLIC ROADS - TYPICAL INTERSECTION & STREET DETAILS

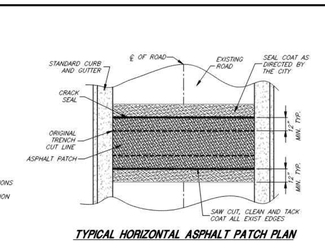
SHEET: CS-03 OF 22 SHEETS



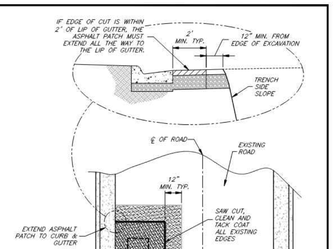
CONCRETE REPLACEMENT NOTES:

A. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS SHOWN ABOVE.
B. ANY TIME CONCRETE IS CUT TO REPLACE A DEFECTIVE COMPONENT, THE CUT SHOULD EXTEND, COMPLETELY THROUGH THE PIECE BEING REPLACED.
C. CURB & GUTTER MIN. 10'-0" SECTIONS.

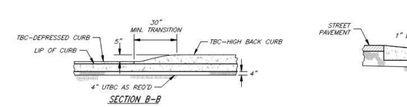
DEFECTIVE CONCRETE REPLACEMENT CRITERIA



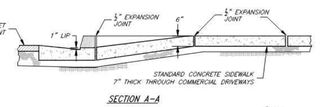
TYPICAL HORIZONTAL ASPHALT PATCH PLAN



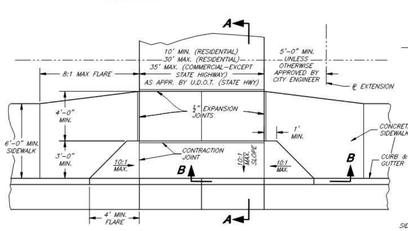
TYPICAL PARALLEL ASPHALT PATCH PLAN



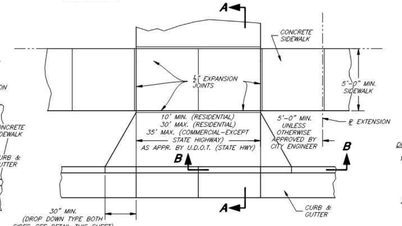
SECTION B-B



SECTION A-A



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



DRIVEWAY APPROACH W/ PARKSTRIP
DROP DOWN STYLE (CITY STANDARD)

DRIVEWAY APPROACH NOTES:

1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB 10' TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK ¼" OF SIDEWALK THICKNESS AT EACH 5'-0" OR 6'-0" SECTION, EXPANSION JOINTS AT EACH 48'-0" (6'-0" SIDEWALK) OR 50'-0" (5'-0" SIDEWALK), PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZED DRIVEWAYS AT 5'-0" MAX. SPACING

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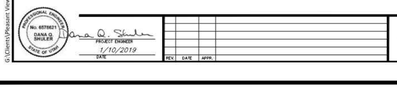


REV.	DATE	APPR.

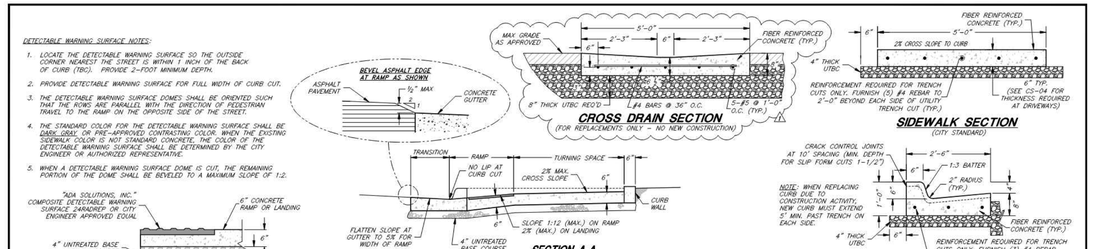
SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjwa.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
PUBLIC ROADS - TYPICAL DRIVE APPROACH, ASPHALT PATCH & DEFECTIVE CONCRETE REPLACEMENT DETAILS

SHEET: CS-04 OF 22 SHEETS



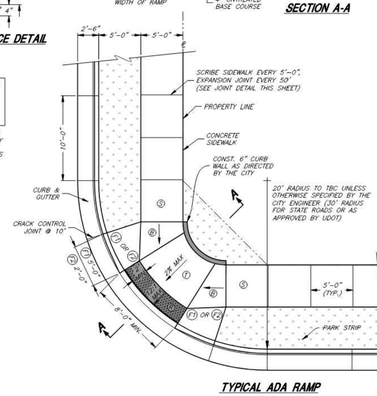
DETECTABLE WARNING SURFACE DETAIL

SECTION A-A

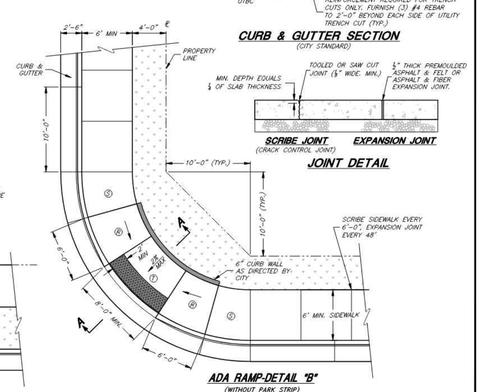
CROSS DRAIN SECTION
(FOR REPLACEMENTS ONLY - NO NEW CONSTRUCTION)

SIDEWALK SECTION
(CITY STANDARD)

CURB & GUTTER SECTION
(CITY STANDARD)



TYPICAL ADA RAMP



ADA RAMP-DETAIL "B"
(WITHOUT PARK STRIP)

ADA RAMP NOTES:

A. WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
B. SITE CONDITIONS WILL VARY; CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES AS SHOWN IN THE MOST RECENT EDITION OF THE U.D.O.T. STANDARDS & SPECIFICATIONS (SHEETS PA1 THROUGH PA5), THE USE OF FLARES, CURB WALLS, ETC., ARE AT THE DISCRETION OF THE ENGINEER.
C. LOCATE CURB CUT WITHIN CROSSWALK.
D. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

SLOPE TABLE

ITEM	MAX RUNNING SLOPE*	MAX. CROSS SLOPE*
① TURNING SPACE [2]	2% (1V:48H)	2% (1V:48H)
② RAMP	8.3% (1V:12H)	2% (1V:48H)
③ SIDEWALK	5% (1:20) [1]	2% (1V:48H)
④ TRAVERSABLE SURFACE	10% (1V:10H)	--
⑤ NON-TRAVERSABLE SURFACE	25% (1V:4H)	--
⑥ BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

[1] 5% MAX OR NATURAL SLOPE OF LAND

[2] NOT TO EXCEED 2% IN ANY DIRECTION

TYPICAL ADA RAMP

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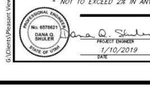

REV.	DATE	APPR.
1	JAN '19	ADDED DETAIL

SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

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6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjwa.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
PUBLIC ROADS - TYPICAL ADA RAMP, SIDEWALK, CURB & GUTTER, AND CONCRETE JOINT DETAILS

SHEET: CS-05 OF 22 SHEETS

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

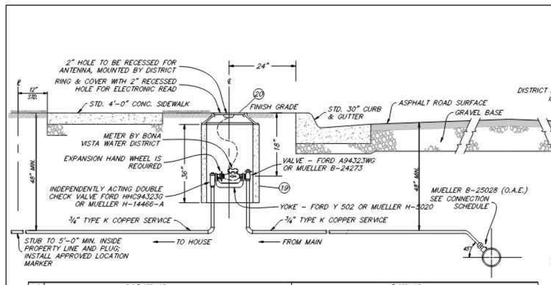
1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH

ROAD DETAIL SHEET

SHEET NO. C4.1

PROJECT ID E22-124 DATE: 05/17/23

FILE NAME: PRJ-FRW SCALE:



NO.	¾" SERVICE	1" SERVICE
19	15"x36" METER BOX—CONCRETE OR CORRUGATED PVC (DOUBLE WALL)	24"x36" METER BOX—CONCRETE OR CORRUGATED PVC (DOUBLE WALL)
20	CAST IRON COVER W/ LOCKING NUT (D. & L. SUPPLY MODEL L-2240-15)	24" MANHOLE RING & COVER W/ CAMLOCK (D. & L. SUPPLY MODEL B-5524-03)

TYPICAL CULINARY WATER SERVICE CONNECTION

OWNERS RESPONSIBILITY:

THE OWNER OR CONTRACTOR SHALL PAY CONNECTION FEE AND SECURE PERMITS.

1. THE OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, (SADDLE, NECESSARY PIPE, YOKE/SETTER, CHECK VALVE, METER ANGLE VALVE & EXPANSION FITTING, METER BOX, CAST RING & COVER, – METER PROVIDED BY BONA VISTA WATER DISTRICT) ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT, WATER MAIN CONNECTION, AND LABOR.
   NOTIFY THE DISTRICT 24 HOURS IN ADVANCE FOR LINE LOCATIONS AND/OR TAP ON MAIN. ALL WORK MUST BE INSPECTED AND APPROVED BY BONA VISTA WATER DISTRICT.
2. FINISHED GRADE IS THE OWNERS/CONTRACTORS RESPONSIBILITY. THE DISTRICT WILL NOT SET METER UNLESS THE YOKE AND METER BOX ARE AT THE PROPER GRADE.
   WORK MAY BE DONE BY OWNER OR LICENSED PLUMBER OR CONTRACTOR. ALL WORK IS THE RESPONSIBILITY OF THE OWNER.
3. OWNER OR CONTRACTOR SHALL CALL BLUE STAKES OR DIRECT TO UTILITY COMPANIES FOR LOCATION OF UNDERGROUND GAS, TELEPHONES, ELECTRIC, CABLE T.V., IRRIGATION, PETROLEUM, AND SEWER LINES BEFORE DIGGING.

DISTRICTS RESPONSIBILITY:

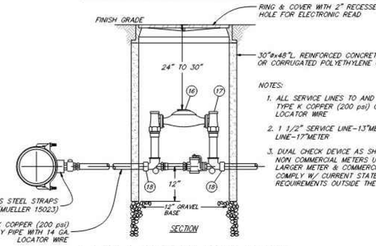
1. BONA VISTA WATER DISTRICT WILL FURNISH AND INSTALL METER AT NO COST.
2. THE DISTRICT WILL LOCATE WATER MAIN PRIOR TO EXCAVATION – 24 HOUR NOTICE.
3. THE OWNER WILL MAKE THE TAP ON THE WATER MAIN INCLUDING FURNISHING THE CORPORATION STOP.
4. THE DISTRICT WILL FURNISH AND SET WATER METER IN CUSTOMERS YOKE.
5. THE DISTRICT WILL INSPECT AND APPROVE ALL WORK – 24 HOUR NOTICE.

MATERIAL	SIZE	CONNECTION ⓑ
STEEL AND/OR ASBESTOS CEMENT	¾"	ROMAC 101 N
STEEL AND/OR ASBESTOS CEMENT	¾"	ROMAC 202 N DOUBLE STRAP
CAST IRON AND/OR DUCTILE IRON	¾"	CORPORATION STOP–MUELLER B–25028
CAST IRON AND/OR DUCTILE IRON	¾"	CORPORATION STOP–MUELLER B–25028
PVC, C–900	¾"	ROMAC 101 N (FOR PVC) W/ I.P. CORPORATION STOP MUELLER B–25028
PVC, C–900	¾"	ROMAC 202 N DBL. STRAP (FOR PVC) W/ I.P. CORP. STOP
PVC, CLASS 200	¾"	CONTROLLED O.D. SADDLE

ⓐ SADDLE CAN BE COMPARABLE TO ABOVE BUT SAME CORROSION PROOF BODY AND WIDE STRAPS ARE REQUIRED.
ⓑ ALL NEW SUB CONNECTION TAPS SHALL BE DONE BY DEVELOPER. DISTRICT PROJECT TAPS SHALL BE COORDINATED BY THE DISTRICT.

2" (OR 1 ½") WATER METER STATION

NO.	DESCRIPTION (1 ½" & 2" METER STA.)	JOINT TYPE	1 ½" LINE	2" LINE
16	WATER METER	FL	1 1/2"	2"
17	"MUELLER" B–2423–2 METER YOKE (18" HEIGHT)	–	1 1/2"	2"
18	"MUELLER" 110 COMPRESSION CONN. COUPLING	–	1 1/2"	2"



NOTES:

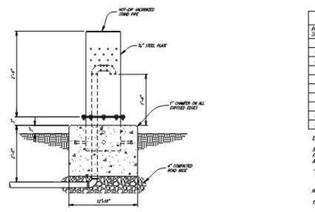
1. ALL SERVICE LINES TO AND FROM METER TO BE TYPE K COPPER (200 psi) OR POLY PIPE WITH 14 GA. LOCATOR WIRE.
2. 1 1/2" SERVICE LINE–13"METER 2" SERVICE LINE–17"METER
3. DUAL CHECK DEVICE AS SHOWN ARE APPLICABLE FOR NON COMMERCIAL METERS UP TO 2", ONLY. ALL LARGER METER & COMMERCIAL APPLICATION SHALL COMPLY W/ CURRENT STATE BLACK FLOW PREVENTION REQUIREMENTS OUTSIDE THE METER.

1 1/2" & 2" WATER METER STATION

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT
STANDARD DETAIL

FILE: 22-124-DWG-DET-WS-3
DESIGNED BY: CRM
DRAWN BY: TLS
CHECKED BY: SDT
APPROVED BY: SDT
LAST UPDATED: 3/8/2023
SHEET NUMBER:
BV-01



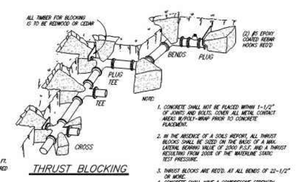
AIR VENT DETAIL

THRUST FOR P.S.I. OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE	11¼ DEG.	22½ DEG.	45 DEG.	90 DEG.
4	19	37	75	7
6	39	55	30	10
8	67	94	51	28
10	103	154	94	43
12	153	215	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	478	244

EXAMPLE:
8–INCH PIT CLASS, PRESSURE 200 LBS/SQ. IN. FROM TABLE: THRUST = 94 x 200 = 18,800 LB. ASSUMED BEARING STRENGTH OF SOIL = 2,000 LB./SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK = 18,800 / 2,000 = 9.4 SQ. FT.

NOTES:

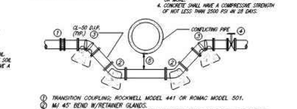
1. IN USING THE ABOVE TABLES, USE THE MAXIMUM WATERLINE PRESSURE ANTICIPATED (I.E. WORKING OR TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (GRANULAR MATERIAL CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.



THRUST BLOCKING

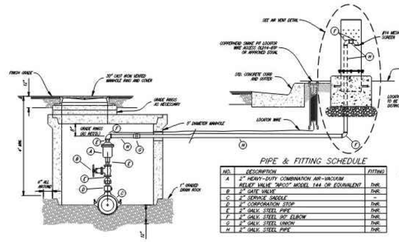
NOTE:

1. CONCRETE SHALL NOT BE PLACED WITHIN 1–1/2" OF JOINTS AND SHALL COVER ALL METAL CONDUCT RODS. BUTYL–WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAX. LATERAL BEARING VALUE OF 2000 P.S.F. AND A THRUST EQUAL TO 150% OF THE STATIC PRESSURE OF THE WATERLINE (SEE TEST PRESSURE).
3. THRUST BLOCKS ARE NEEDED AT ALL BENDS OF 22–1/2° OR MORE.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS.



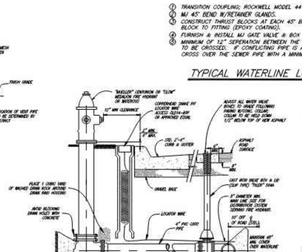
1. TRANSITION COUPLING: ROCKWELL MODEL 441 OR ROMAC MODEL 501.
2. MJ 45° BEND W/RETAINER GLANDS.
   CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBARS SECURING BLOCK TO FITTING (EPOXY COATING).
3. FURNISH & INSTALL MJ GATE VALVE & BOX 9' REQUIRED BY THE DISTRICT ENGINEER
4. MINIMUM OF 12" SEPARATION BETWEEN THE WATERLINE AND CONFLICTING PIPE TO BE CROSSED. IF CONFLICTING PIPE IS A SEWER PIPE THEN THE WATERLINE MUST CROSS OVER THE SEWER PIPE WITH A MINIMUM CLEARANCE OF 18" BETWEEN PIPES.

TYPICAL WATERLINE LOOP



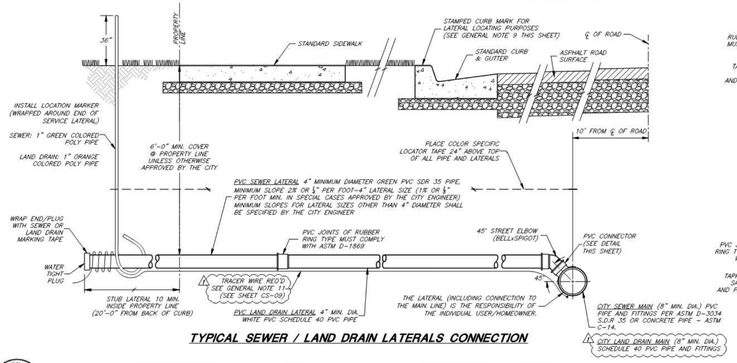
NO.	DESCRIPTION	FITTING
A	2" HEAVY–DUTY COMBINATION AIR–VACUUM RELIEF VALVE, "APCO" MODEL 144 OR EQUIVALENT	THR.
B	2" GATE VALVE	THR.
C	2" SERVICE SADDLE	–
D	2" CORPORATION STOP	THR.
E	2" GALV. STEEL PIPE	THR.
F	2" GALV. STEEL 90° ELBOW	THR.
G	2" GALV. STEEL UNION	THR.
H	2" GALV. STEEL PIPE	THR.

COMBINATION AIR RELEASE VALVE STATION

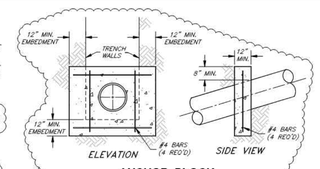

"MUELLER" CONFORMS TO "CLOW" CORPORATION
12" MIN CLEARANCE
CONFORMING SHAKE TO LOCATION AND SIZE OF SERVICE
SEE CONNECTION SCHEDULE
MJ 45° BEND
2" GALV. STEEL PIPE
ASPHALT ROAD SURFACE
2" GATE VALVE
2" CORPORATION STOP
LOCATION WIRE
2" PVC CAP
2" GALV. STEEL PIPE
2" GALV. STEEL 90° ELBOW
2" GALV. STEEL UNION
2" GALV. STEEL PIPE
2" GALV. STEEL 90° ELBOW
2" GALV. STEEL PIPE
2" GATE VALVE (W/ L.O.)
2" GALV. STEEL PIPE
2" GALV. STEEL 90° ELBOW

GENERAL NOTES:

1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT (THE LATERAL TAP SHALL BE IN THE TOP QUARTER OF THE SEWER MAIN LINE PREFERABLY IN THE 10:00 OR 2:00 POSITION).
3. SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
4. SANITARY SEWER MAINS AND LATERALS SHALL BE "GREEN" IN COLOR. LAND DRAIN MAINS AND LATERALS SHALL BE SCHEDULE 40 "WHITE" IN COLOR. IRRIGATION PIPES SHALL BE "PURPLE" IN COLOR. PREVIOUS YEARS' PIPE COLORS VARY THROUGHOUT THE CITY. CONTRACTOR TO VERIFY EXISTING PIPE PRIOR TO MAKING ANY CONNECTION.
5. INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY.
6. ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A BRASS PLUG FOR LOCATION PURPOSES.
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
8. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA WHEN CONSTRUCTED.
9. STAMPED CONCRETE CURB MARKS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. STAMPED CURB MARKS SHALL BE INSTALLED DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. STAMP "S" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND DRAIN.
10. DOWNSTREAM LAND DRAIN CONNECTION TO AN EXISTING STORM DRAIN SYSTEM IS REQUIRED.
11. TRACER WIRE SHALL BE INSTALLED ON ALL LAND DRAIN LATERALS.



TYPICAL SEWER / LAND DRAIN LATERALS CONNECTION



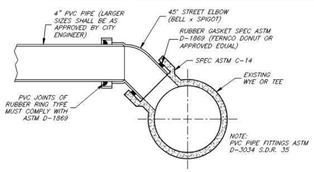
ANCHOR BLOCK

ANCHOR BLOCK NOTES:

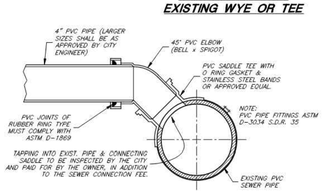
A. PIPE ANCHOR BLOCKS SHALL BE INSTALLED ON ALL CULINARY WATER, STORM DRAIN, SANITARY SEWER, AND IRRIGATION WATER LINES WHERE SLOPE EXCEEDS 20%.

B. SPACING:

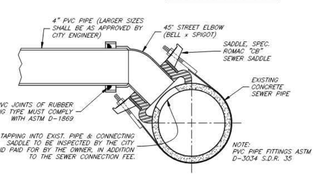
SLOPE	SPACING
20%-35%	36'
35%-50%	24'
50%+	16'



CONNECTING INTO EXISTING WYE OR TEE



TAPPING INTO EXISTING PVC PIPE



TAPPING INTO EXISTING CONCRETE PIPE

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1	VAH	1/9/2019	ADDED DETAILS	DELETED EX. DETAIL; ADDED DETAIL	MODIFIED NOTES	
REV.	BY	DATE	APP'R.			

PROFESSIONAL ENGINEER No. 8378821 DANA D. SHULER STATE OF UTAH
Dana D. Shuler
PROJECT ENGINEER
1/10/2019
DATE

SCALE: N.T.S.
DESIGNED
DRAWN
CHECKED

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjoll.com

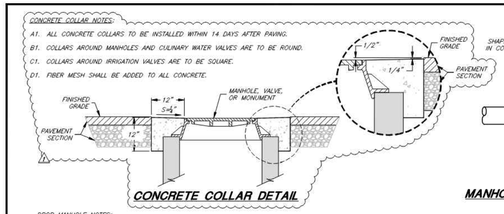
PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
SANITARY SEWER - LATERAL & CONNECTION DETAILS
SHEET: CS-13
OF 22 SHEETS

GENERAL NOTES:

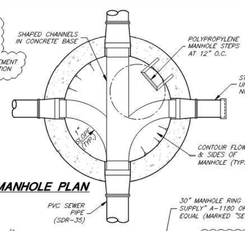
1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE DESIGN ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
4. ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.

CONCRETE COLLAR NOTES:

A1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
B1. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.
C1. COLLARS AROUND IRRIGATION VALVES ARE TO BE SQUARE.
D1. FIBER MESH SHALL BE ADDED TO ALL CONCRETE.



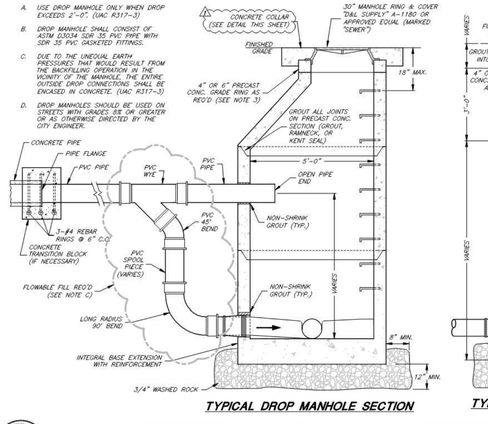
CONCRETE COLLAR DETAIL



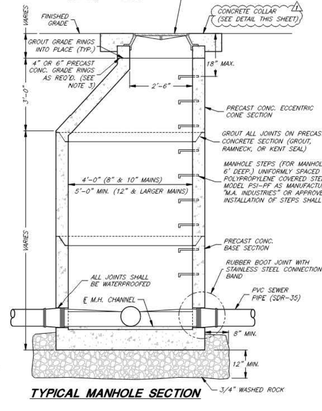
MANHOLE PLAN

DROP MANHOLE NOTES:

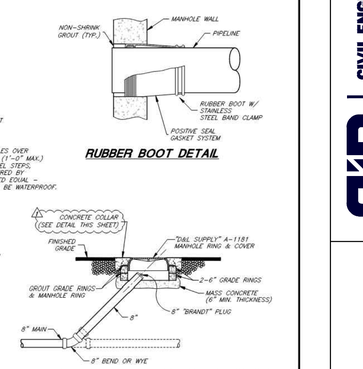
A. USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0". (UAC R317-3)
B. DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.
C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN CONCRETE. (UAC R317-3)
D. DROP MANHOLES SHOULD BE USED ON STREETS WITH GRADES 8% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY ENGINEER.



TYPICAL DROP MANHOLE SECTION



TYPICAL MANHOLE SECTION



RUBBER BOOT DETAIL

DRAIN/SEWER MAINLINE CLEANOUT
TEMPORARY (USE ONLY UPON APPROVAL FROM THE CITY ENGINEER)

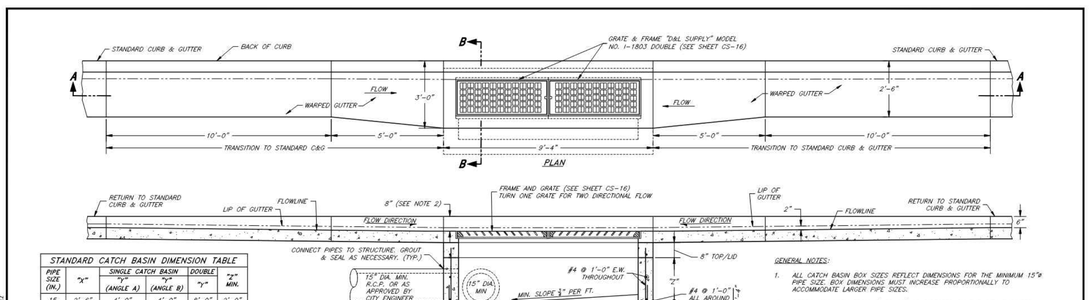
1	VAH	1/9/2019	ADDED DETAIL	REVISED NOTES		
REV.	BY	DATE	APP'R.			

PROFESSIONAL ENGINEER No. 8378821 DANA D. SHULER STATE OF UTAH
Dana D. Shuler
PROJECT ENGINEER
1/10/2019
DATE

SCALE: N.T.S.
DESIGNED
DRAWN
CHECKED

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjoll.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
SANITARY SEWER - TYPICAL MANHOLES & DETAILS
SHEET: CS-14
OF 22 SHEETS



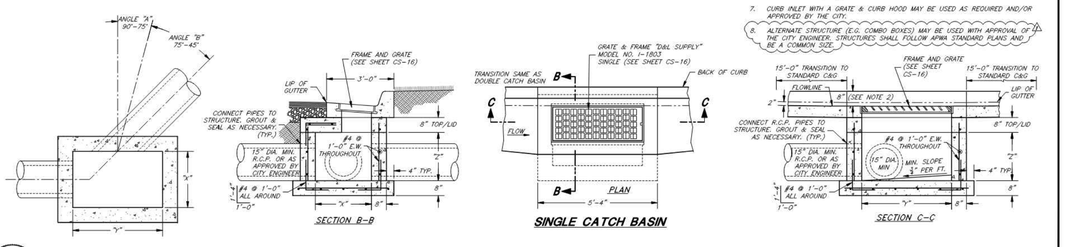
DOUBLE CATCH BASIN

STANDARD CATCH BASIN DIMENSION TABLE

PIPE SIZE (IN.)	"X" MIN.	SINGLE CATCH BASIN "Y" (ANGLE A)	SINGLE CATCH BASIN "Y" (ANGLE B)	DOUBLE "Y"	"Z" MIN.
15	2'-6"	4'-0"	4'-0"	8'-0"	2'-0"
18	2'-6"	4'-0"	4'-0"	8'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	8'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	8'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	8'-0"	3'-6"
36	4'-0"	5'-0"	6'-0"	8'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	8'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	8'-0"	5'-6"

GENERAL NOTES:

1. ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES.
2. DEPTH MAY VARY FROM 6" TO 10" AS DIRECTED BY THE CITY ENGINEER.
3. CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
4. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.
5. DOUBLE CATCH BASINS WILL BE REQUIRED IN LOCATIONS SPECIFIED BY THE CITY ENGINEER (TYPICALLY IN LOW SPOTS OR WHERE ADDITIONAL INLET CAPACITY IS NEEDED).
6. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
7. CURB INLET WITH A GRATE & CURB HOOD MAY BE USED AS REQUIRED AND/OR APPROVED BY THE CITY.
8. ALTERNATE STRUCTURE (E.G. COMBO BOXES) MAY BE USED WITH APPROVAL OF THE CITY ENGINEER. STRUCTURES SHALL FOLLOW APWA STANDARD PLANS AND BE A COMMON SIZE.



SINGLE CATCH BASIN

1	VAH	1/9/2019	ADDED NOTE			
REV.	BY	DATE	APP'R.			

PROFESSIONAL ENGINEER No. 8378821 DANA D. SHULER STATE OF UTAH
Dana D. Shuler
PROJECT ENGINEER
1/10/2019
DATE

SCALE: N.T.S.
DESIGNED
DRAWN
CHECKED

JA JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesjoll.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
STORM DRAIN - SINGLE & DOUBLE CATCH BASIN DETAILS
SHEET: CS-15
OF 22 SHEETS

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CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

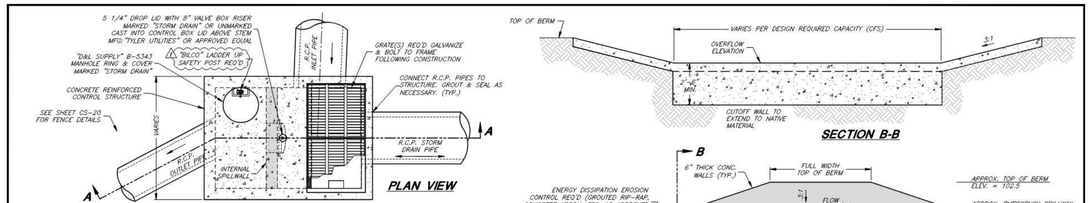
NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
SEWER/STORM DRAIN DETAIL SHEET

SHEET NO.
C4.3

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE:



GENERAL AND STRUCTURAL NOTES: SEE SHEET CS-19

NO.	REVISIONS	BY	DATE
1	1" LINK "18 DOST ADDED LADDER UP & MODIFIED NOTES		

SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

JONES & ASSOCIATES CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesutah.com

PLEASANT VIEW CITY
PUBLIC WORKS STANDARDS
STORM DRAIN - LARGE DETENTION BASIN DETAILS

SHEET: CS-18 OF 22 SHEETS

PROFESSIONAL ENGINEER No. 8378571 DANA D. SADLER STATE OF UTAH
PROJECT ENGINEER 1/10/2019 DATE

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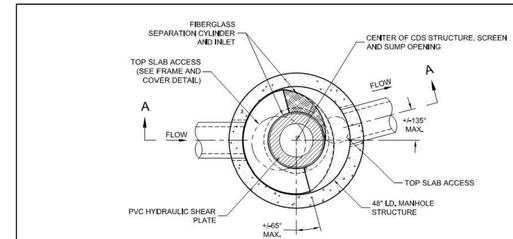
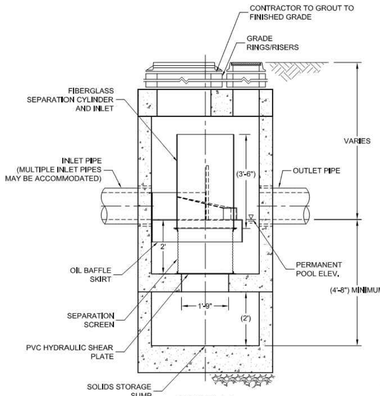


PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,849; 6,641,720; 6,511,595; 6,581,793; RELATED FOREIGN PATENTS; OR OTHER PATENTS PENDING.

CDS2015-4 DESIGN NOTES	
CDS2015-4 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.	
THE STANDARD CDS2015-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
DESIGNATION (MODEL SUFFIX)	**CONFIGURATION DESCRIPTION**
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

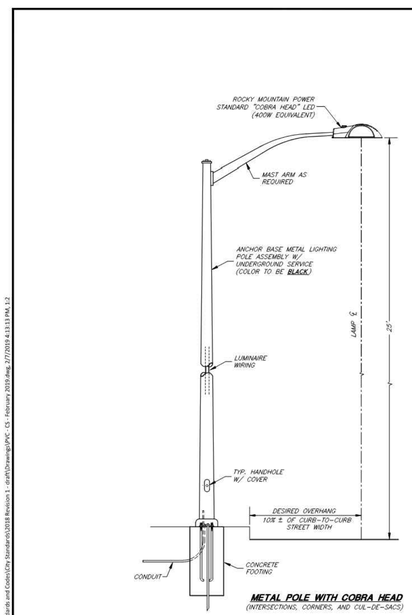
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS)			*
PEAK FLOW RATE (CFS)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE, www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH STORMWATER SOLUTIONS

CDS2015-4
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL



METAL POLE WITH COBRA HEAD
(INTERSECTIONS, CORNERS, AND CUL-DE-SACS)

ATTENTION

DEVELOPER/CONTRACTOR SHALL NOTIFY ROCKY MOUNTAIN POWER DESIGN OFFICE PRIOR TO LIGHTING INSTALLATION TO ARRANGE FOR POWER TO BE PROVIDED ON SITE, AS WELL AS APPROVAL OF LIGHTING UNIT LOCATIONS AND APPROVAL OF ACTUAL COMPONENT SELECTION.

ROCKY MOUNTAIN POWER
1-888-221-7070

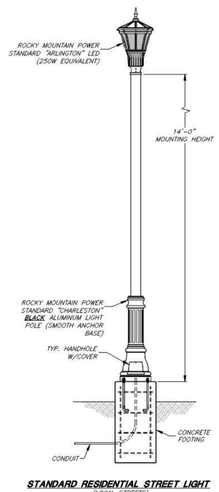
ALL FINAL WORK AND MATERIALS TO BE APPROVED BY THE CITY AND THE CITY ENGINEER.

GENERAL NOTES:

1. LIGHTS SHOWN ARE ROCKY MOUNTAIN POWER STANDARD STREET LIGHTS. STREET LIGHTS TO BE FURNISHED AND INSTALLED BY ROCKY MOUNTAIN POWER IN ACCORDANCE WITH THEIR REGULATIONS AND SPECIFICATIONS AND PAID FOR BY THE DEVELOPER/CONTRACTOR.
2. FOOTINGS TO BE INSTALLED PER MANUFACTURER/ROCKY MOUNTAIN POWER RECOMMENDATIONS. FOOTINGS SHOULD BE LOCATED WITH THE VERTICAL CENTERLINE 24" BACK FROM THE EDGE OF CURB.
3. THE DEVELOPER/CONTRACTOR MUST SUBMIT A WRITTEN REQUEST INCLUDING A MAP SHOWING THE LOCATION OF ALL STREET LIGHTS TO THE CITY. THE CITY WILL THEN SUBMIT A STREET LIGHT WORK ORDER TO ROCKY MOUNTAIN POWER.

SPACING AND LOCATION REQUIREMENTS

A. COBRA HEAD STREET LIGHTS MUST BE LOCATED AT ALL INTERSECTIONS, CORNERS, AND CUL-DE-SACS FOR ALL STREET TYPES AT LOCATIONS SHOWN ON APPROVED CONSTRUCTION PLANS.
B. STREET LIGHTS MUST BE SPACED AT A MAXIMUM 400 FOOT SPACING AND SHOULD ALTERNATE EACH SIDE OF THE STREET ON THE PROPERTY LINE AT LOCATIONS SHOWN ON APPROVED CONSTRUCTION PLANS.



STANDARD RESIDENTIAL STREET LIGHT
(LOCAL STREETS)

SCALE: N.T.S.

DESIGNED ____ DRAWN ____ CHECKED ____

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6080 Fashion Point Drive
South Ogden, Utah. 84403 (801) 476-9767
www.jonesutah.com

PLEASANT VIEW CITY CORPORATION
PUBLIC WORKS STANDARDS
GENERAL - STREET LIGHTING STANDARDS

SHEET: CS-21 OF 22 SHEETS

PROFESSIONAL ENGINEER No. 8378571 DANA D. SADLER STATE OF UTAH
PROJECT ENGINEER 1/10/2019 DATE

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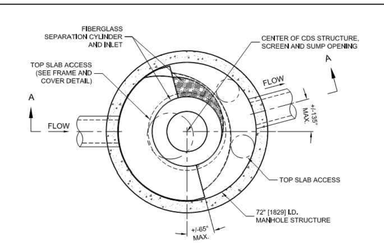
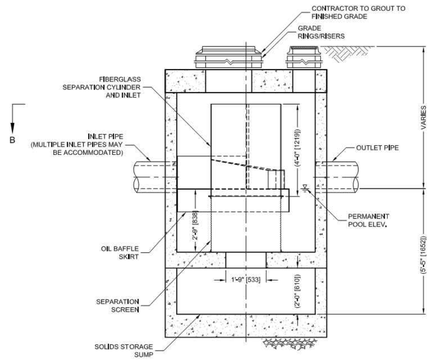
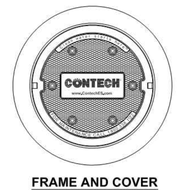


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS3020-6-C DESIGN NOTES
CDS3020-6-C RATED TREATMENT CAPACITY IS 2.0 CFS [56.6 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS [566 L/s]. IF THE SITE CONDITIONS EXCEED 20.0 CFS [566 L/s], AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
THE STANDARD CDS3020-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
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2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS3020-6-C
INLINE CDS
STANDARD DETAIL

C:\

CIVIL ENGINEERING +SURVEYING
C|R
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

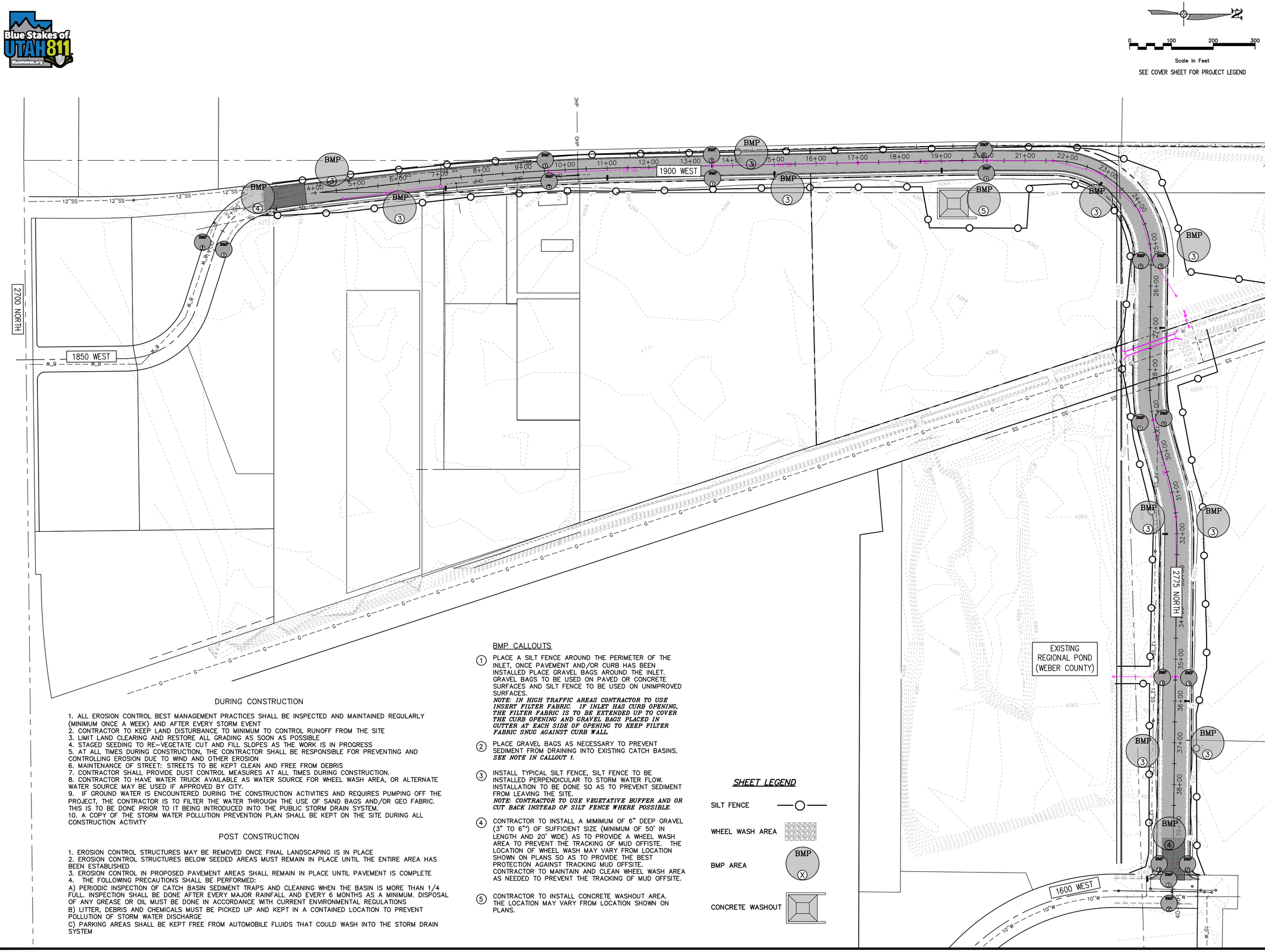
DESIGNER: SDT PROJECT ENGINEER: SDT

1900 WEST EXTENSION
1900 WEST FARR WEST & PLEASANT VIEW, UTAH
STORM DRAIN/STREETLIGHT DETAIL SHEET

SHEET NO. C4.4

PROJECT ID E22-124 DATE: 05/17/23

FILE NAME: PRJ-FRW SCALE:



DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

(1) PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET. ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

(2) PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***

(3) INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

(4) CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

(5) CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

SHEET LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (BMP (X))

CONCRETE WASHOUT

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIR | CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

1900 WEST EXTENSION

1900 WEST FARR WEST & PLEASANT VIEW, UTAH

EROSION CONTROL PLAN (SWPPP)

SHEET NO.
C5.0

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE: 1"=100'

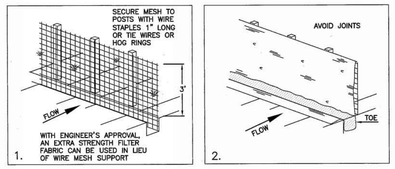
Silt fence

1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.

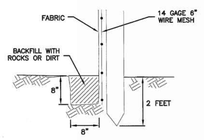
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006 — 7 — Plan **122**

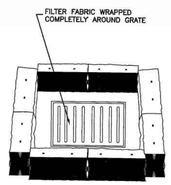
Inlet protection – fence or straw bale

1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

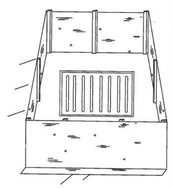
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)

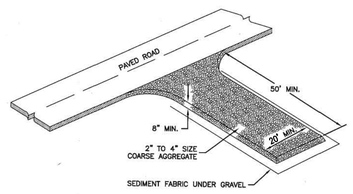


SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2006 — 15 — Plan **124** Sheet 3 of 3

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

February 2006 — 19 — Plan **126**

CIR | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

1900 WEST EXTENSION

1900 WEST FARR WEST & PLEASANT VIEW, UTAH

EROSION CONTROL DETAIL SHEET

Blue Stakes of UTAH 811 — Bluestakes.org

SHEET NO. C7.0

PROJECT ID	DATE:
E22-124	05/17/23
FILE NAME: PRJ-FRW	SCALE:

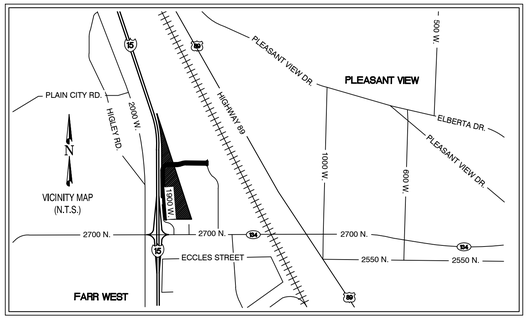
C:\

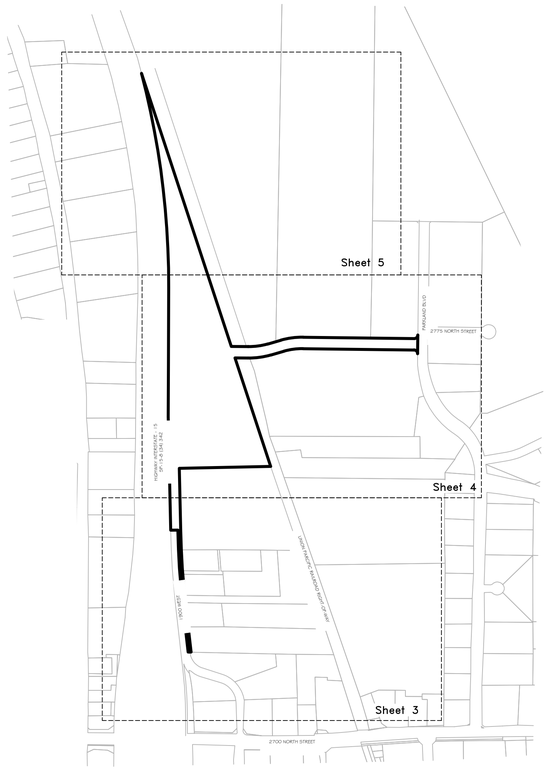
FARR WEST INDUSTRIAL SUBDIVISION
PRELIMINARY PLAT
AMENDING A PORTION OF LOT 2, WASATCH VIEW ESTATES SUBDIVISION & LOT 101, SIMON GOE SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JULY 2023

PLAT NOTES:

1) Subject to any easement and right of way that may exist, being associated with the Central Pacific Railway Company (C.P.R.R.) and/or the Southern Pacific Company, a corporation of the State of Delaware, as disclosed by various instruments of record, including Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
2) A right of way for High Tension Power line, as may be found to intersect said land, as disclosed by that certain Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
3) An easement over, across or through the Land for irrigation ditch(s) or canal waterway and incidental purposes, as granted to The Union Ditch Company, a branch of The Western Irrigation Company, an unincorporated corporation by Instrument recorded June 24, 1946 as Entry No. 116379 in Book 241 at Page 586 of Official Records.
4) The effect of an Indenture, between Central Pacific Railway Company, a corporation of the State of Utah, and its Lessee, Southern Pacific Company, a corporation of the State of Delaware, as first parties, and Salt Lake Pipe Line Company, a corporation, as second part recorded April 13, 1951 as Entry No. 176661 in Book 363 at Page 444 of Official Records.
5) An easement over, across or through the Land for water distribution system and incidental purposes, as granted to State of Utah, acting through the Utah Water and Power Board by Instrument recorded December 16, 1963 as Entry No. 416237 in Book 761 at Page 103 of Official Records.
6) Subject to an easement over, across or through the Land for ingress and egress and incidental purposes, as granted to COSEC and Company by Instrument recorded May 23, 1969 as Entry No. 520910 in Book 917 at Page 402 of Official Records.
7) Subject to an Agreement, by and between Ogden River Water User's Association and the State of Utah, acting through the Board of Water Resources recorded March 11, 1980 as Entry No. 805355 in Book 1347 at Page 687 of Official Records.
8) Subject to an easement or rights in favor of Ogden River Water Users' Association, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696 of Official Records.
9) Agreement, by and between Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.
10) An easement or rights in favor of Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records.
11) Line Crossing Agreement, by and between Chevron Pipe Line Company, a Delaware Corporation and Predico Properties, L.L.C. recorded July 16, 1997 as Entry No. 1482698 in Book 1871 at Page 2423 of Official Records.





OWNER'S DEDICATION

Know by all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, do hereby dedicate for the perpetual use of the public, the parcel of land shown on this plat as intended for public use and do hereby dedicate, grant and convey for the perpetual use of the public all of said tract of land designated as streets the same to be used as public thoroughfares forever and hereby grant and dedicate right and non-exclusive easement over, upon and under the lands for all utility companies for the installation maintenance and operation of utilities and facilities.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

_____ County Designee

_____ County Clerk

WEBER COUNTY ACKNOWLEDGMENT

State of Utah)
:ss
County of Weber)

On this _____ day of _____, in the year 20__, personally appeared before me, _____ _____, who being duly sworn, did say that _he is the _____ of Weber County, Office of Mayor, and that the foregoing plat was signed on behalf of Weber County, by authority of law.

WITNESS my hand and official stamp the date in the certificate first above written:

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

On this _____ day of _____, in the year 20__, personally appeared before me, _____ _____, who being duly sworn, did say that _he is the CLERK of Weber County and that the foregoing plat was signed by him/her on behalf of Weber County, by authority of a resolution of the Weber County Council.

WITNESS my hand and official stamp the date in the certificate first above written:

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Farr West Industrial, L.L.C., the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Farr West Industrial, L.L.C.

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20__, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

NARRATIVE:

This subdivision was prepared to create two new lots for future development and to extend 1900 West northerly to connect with Parkland Boulevard. Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.

LEGAL DESCRIPTION

An entire tract of land being a part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 and Lot 101, Simon Goe Subdivision recorded January 4, 2022 as Entry No. 3208150 in Book 92, at Page 10 in the Office of the Weber County Recorder and also being part of those sixteen (16) entire tracts of land described in that 1) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446436; 2) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446437; 3) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446438; 4) Warranty Deed recorded May 6, 1999 as Entry No. 1633902; 5) Warranty Deed recorded November 16, 2007 as Entry No. 2305177; 6) Special Warranty Deed recorded January 25, 2022 as Entry No. 3213240; 7) Warranty Deed recorded August 9, 2021 as Entry No. 3174130; 7) Special Warranty Deed recorded February 8, 2023 as Entry No. 3272599; 8) Warranty Deed recorded January 26, 2023 as Entry No. 3271125; 9) Warranty Deed recorded March 16, 2022 as Entry No. 3224127; 10) Special Warranty Deed recorded July 11, 2022 as Entry No. 3245325; 11) Quit Claim Deed recorded April 1, 1893 in Book 4A, at Page 239; 12) Warranty Deed recorded June 28, 2004 as Entry No. 2040269; 13) Warranty Deed recorded December 17, 2018 as Entry No. 2957284 in the Office of said Recorder. Said entire tract is Located in the West Half of Section 25 and the East Half of Section 26, Township 7 North, Range 2 West Salt Lake Base and Meridian and is described as follows:

Beginning at a northwesterly corner of Maverik Family Travel Plaza Commercial Subdivision - Phase 2 recorded July 22, 1996 as Entry No. 1419390 in Book 42, at Page 62 in the Office of said Recorder, which is 2020.95 feet S. 00°00'15" W. along the Section Line and 105.95 feet S. 89°59'45" E. from the West Quarter Corner of said Section 25; thence S. 89°59'53" W. 1.55 feet; thence N. 06°27'33" W. 331.88 feet to a point of tangency with a 5883.83 - foot radius curve to the right, concave easterly; thence northerly 517.43 feet along the arc of said curve, through a central angle of 05°12'57" (Chord bears N. 03°51'04" W. 517.25 feet); thence N. 01°13'41" W. 6.82 feet; thence S. 88°46'18" W. 50.00 feet to the easterly right-of-way line of Highway Interstate - 15; thence along said easterly right-of-way line the following four (4) courses: 1) N. 01°13'41" W. 792.79 feet to an existing UDOT Right-of-Way monument; 2) N. 00°10'33" E. 376.42 feet; 3) N. 00°13'52" E. 526.04 feet to an existing UDOT Right-of-Way monument and a point of non-tangency with a 5849.58 - foot radius curve to the left, concave westerly (Radius point bears S. 75°21'41" W.); 4) Northerly 1514.47 feet along the arc of said curve, through a central angle of 14°50'02" (Chord bears N. 07°13'17" W. 1510.24 feet) to the intersection of said easterly right-of-way line of Highway Interstate-15 and the westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 2009.05 feet along said westerly right-of-way line of the Central Pacific Railroad; thence S. 89°18'19" E. 105.91 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 18°08'29" W. 1.06 feet; thence S. 89°18'21" E. 44.26 feet to a point of non-tangency with a 475.00 - foot radius curve to the right, concave northerly, (Radius point bears N. 03°02'16" W.); thence Easterly 107.14 feet along the arc of said curve, through a central angle of 12°55'27" (Chord bears N. 80°30'00" E. 106.92 feet); thence N. 74°02'17" E. 94.92 feet to a point of tangency with a 545.00 - foot radius curve to the right, concave southerly, thence easterly 158.43 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears N. 82°21'58" E. 157.88 feet); thence S. 89°18'21" E. 477.97 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 01°11'48"E. 0.98 feet to an rebar and cap stamped "Hansen Assoc"; 2) S. 89°17'36" E. 298.36 feet; thence N. 45°42'01" E. 34.06 feet to a westerly right-of-way line of Parkland Boulevard (1600 West); thence S. 00°42'24" W. 130.00 feet; thence N. 44°16'01" W. 35.34 feet; thence N. 89°18'21" W. 775.43 feet to a point of tangency with a 465.00 - foot radius curve to the left, concave southerly; thence Westerly 135.18 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears S. 82°21'58" W. 134.70 feet); thence S. 74°02'17" W. 94.92 feet to a point of tangency with a 555.00 - foot radius curve to the right, concave northerly; thence westerly 161.35 feet along the arc of said curve, through a central angle of 16°39'25" (Chord bears S. 82°21'59" W. 160.78 feet); thence N. 89°18'19" W. 91.55 feet to said westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 798.03 feet along said westerly right-of-way line; thence S. 88°46'18" W. 638.20 feet; thence S. 01°13'41" E. 437.83 feet to a point of non-tangency with a 5663.78 - foot radius curve to the left, concave easterly (Radius point bears S. 03°51'04" E.); thence Southerly 515.60 feet along the arc of said curve, through a central angle of 05°12'57", (Chord bears S. 03°51'04" E. 515.42 feet); thence S. 06°32'10" E. 334.20 feet to the northerly line of said Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence N. 89°59'52" W. (Record=West) 19.03 feet along said northerly line to the **Point of Beginning**.

The above-described entire tract contains 969,731 sq. ft. or 22.271 acres, more or less.

Statement of Accuracy, Minimum linear closure of 1:15,000

Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat and in accordance with 17-23-17 and have verified all measurements, and that the description describes the land to be known as ***FARR WEST INDUSTRIAL SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.
Signed this _____ day of _____, 20_____

PROFESSIONAL LAND SURVEYOR
07/14/2023
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

FLOOD NOTE:

By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0200E, which bears an Effective Date of December 16, 2005.

OWNERS:

Farr West Industrial LLC
Harbour Village, L.C. as to an undivided 1/2 interest,
Harbour Village, LLC. as to an undivided 1/2 interest
KBP Office Group, L.C., a Utah Limited Liability Company
The Bact Limited Partnership
Weber County
Bailey V Properties, LLC, a Utah limited liability company
Boyer Pleasant View Land, L.C., a Utah limited liability company
James A. Maycock,
George H. Maycock,
John E. Maycock,
Harris Enterprises, L.L.C., a Utah limited liability company
GoeGoe Pharmaceutical Co., a California corporation

DEVELOPER:

Bonneville Builders
John Tebbs
Phone: 801-746-1456

Howland Partners
David Fjeld
david@howlandinc.com

Colmena Group
Jared Boyer
Phone: 385-419-2861
jboyer@colmenagroup.com

PREPARED BY:

CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET 1 / 5

FARR WEST INDUSTRIAL SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to Pleasant View City Engineer approval of the foregoing plat and dedications have been complied with.

Signed this __ day of _____A.D. 20_____ .

_____ Pleasant View City Engineer

_____ Date

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat, including all streets and easements and public improvements guarantee were duly approved and accepted by Pleasant View City Council.

Signed this__ day of_____A.D. 20__.

_____ Attest: City Recorder

_____ Mayor

PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL

This is to certify that this Road Dedication was duly approved by Pleasant View City Planning Commission.
Signed this__ day of_____A.D. 20__.

_____ Planning Commission Chair

FARR WEST CITY PLANNING COMMISSION

This is to ceritfy that this subdivision plat was duly approved by the Farr West City Planning Commission.
Signed this__ day of_____A.D. 20__.

_____ Farr West City

_____ Date

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with.
Signed this__ day of_____A.D. 20__.

_____ Farr West City Engineer

_____ Date

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer.
Signed this__ day of_____A.D. 20__.

_____ Farr West City Engineer

_____ Date

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah.
Signed this__ day of_____A.D. 20__.

_____ Attest: City Recorder

_____ Mayor

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____

_____ Weber County Recorder

OWNER'S DEDICATION

Harris Enterprises, L.L.C., a Utah limited liability company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Harris Enterprises, L.L.C., a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Bailey V Properties, LLC, a Utah limited liability company , the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Bailey V Properties, LLC, a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

The Bact Limited Partnership, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

The Bact Limited Partnership

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Harbour Village, L.C. as to an undivided 1/2 interest, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

Harbour Village, L.C. as to an undivided 1/2 interest

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

James A. Maycock, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

James A. Maycock

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

GoeGoe Pharmaceutical Co., a California corporation, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

GoeGoe Pharmaceutical Co., a California corporation

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Boyer Pleasant View Land, L.C., a Utah limited liability company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Boyer Pleasant View Land, L.C., a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

KBP Office Group, L.C., a Utah Limited Liability Company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

KBP Office Group, L.C., a Utah Limited Liability Company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Harbour Village, LLC. as to an undivided 1/2 interest, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Harbour Village, LLC. as to an undivided 1/2 interest

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

John E. Maycock,, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

John E. Maycock,

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

George H. Maycock, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

George H. Maycock

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
2
5

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

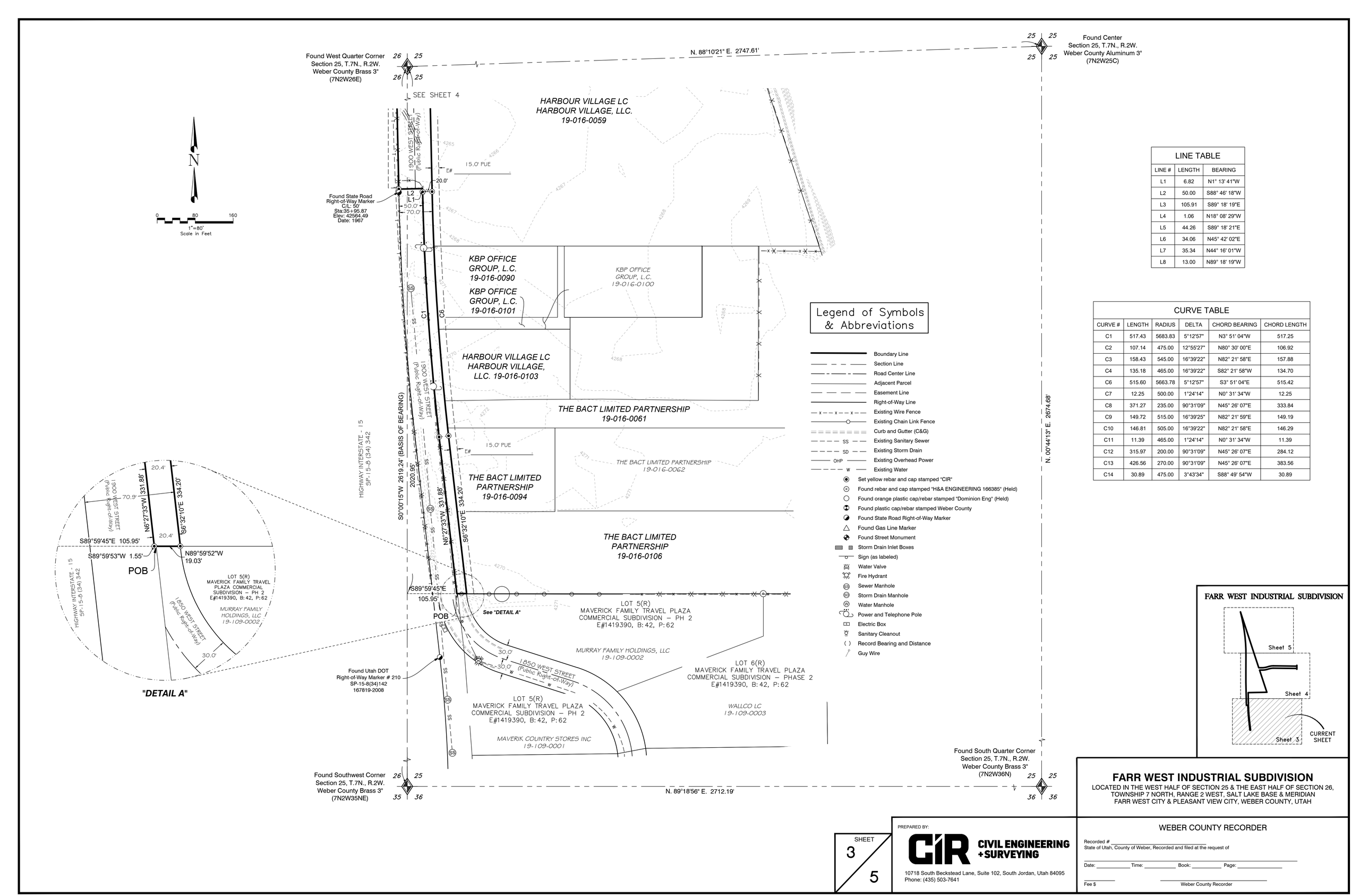
WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder



LINE TABLE		
LINE #	LENGTH	BEARING
L1	6.82	N1° 13' 41"W
L2	50.00	S88° 46' 18"W
L3	105.91	S89° 18' 19"E
L4	1.06	N18° 08' 29"W
L5	44.26	S89° 18' 21"E
L6	34.06	N45° 42' 02"E
L7	35.34	N44° 16' 01"W
L8	13.00	N89° 18' 19"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	517.43	5683.83	5°12'57"	N3° 51' 04"W	517.25
C2	107.14	475.00	12°55'27"	N80° 30' 00"E	106.92
C3	158.43	545.00	16°39'22"	N82° 21' 58"E	157.88
C4	135.18	465.00	16°39'22"	S82° 21' 58"W	134.70
C6	515.60	5663.78	5°12'57"	S3° 51' 04"E	515.42
C7	12.25	500.00	1°24'14"	N0° 31' 34"W	12.25
C8	371.27	235.00	90°31'09"	N45° 26' 07"E	333.84
C9	149.72	515.00	16°39'25"	N82° 21' 59"E	149.19
C10	146.81	505.00	16°39'22"	N82° 21' 58"E	146.29
C11	11.39	465.00	1°24'14"	N0° 31' 34"W	11.39
C12	315.97	200.00	90°31'09"	N45° 26' 07"E	284.12
C13	426.56	270.00	90°31'09"	N45° 26' 07"E	383.56
C14	30.89	475.00	3°43'34"	S88° 49' 54"W	30.89

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- SS — Existing Sanitary Sewer
- SD — Existing Storm Drain
- OHP — Existing Overhead Power
- W — Existing Water
- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
- Found State Road Right-of-Way Marker
- Found Gas Line Marker
- Found Street Monument
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- ( ) Record Bearing and Distance
- Guy Wire

FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET 3 / 5

PREPARED BY:
CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____ Weber County Recorder

LOT 2
344,013 Sq Ft.
7.897 Ac.

BAILEY V. PROPERTIES, LLC
19-016-0031

BOYER PLEASANT VIEW LAND, L.C.
19-016-0032

GOE GOE PHARMACEUTICAL CO.
19-443-0001

LOT 101
SIMON GOE SUBDIVISION
E#3208150, B: 92, P: 10

2775 NORTH STREET
(Public Right-of-Way)

PARKLAND BLVD (1600 WEST)
(Public Right-of-Way)

Found Center Section 25, T.7N., R.2W.
Weber County Aluminum 3"
(7N2W25C)

Found West Quarter Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W26E)

20.0' Deed of Easement
Entry No. 520910,
Bk:917, Pg:402

Found State Road
Right-of-Way Marker
C/L: 120'
Sta:1473
Elev: 4259.54
Date: 1967

Found State Road
Right-of-Way Marker
Offset: 120 R
Sta:1469+00
Date: 1967

Found State Road
Right-of-Way Marker
C/L: 50'
Sta:35+95.87
Elev: 42564.49
Date: 1967

Found Southwest Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W35NE)

WEBER COUNTY
19-125-0002

LOT 2
WASATCH VIEW
ESTATES SUBDIVISION
E# 1580772, B: 48,
P: 37

LOT 1
390,218 Sq Ft.
8.958 Ac.

LOT 1
WASATCH VIEW ESTATES SUBDIVISION
E# 1580772, B: 48, P: 37

LOT 3
WASATCH VIEW
ESTATES SUBDIVISION
E# 1580772, B: 48,
P: 37

BLC PROPERTIES LLC
19-125-0003

HARBOUR VILLAGE LC
HARBOUR VILLAGE, LLC.
19-016-0059

SEE SHEET 3

HIGHWAY INTERSTATE - 15
SF-15-3 (34) 342

900 WEST STREET
(Public Right-of-Way)

CENTRAL PACIFIC RAILROAD RIGHT-OF-WAY

Ditch Headwall

OPEN DITCH

Detention Pond Area

Natural Ground

Storm Drain Easement

15.0' PUE

100.0' Line Crossing Easement

See "DETAIL A"

See "DETAIL B"

N0°10'33"E 376.42'

N0°10'33"E 219.9'

N0°10'33"E 213.31'

208.2'

N0°10'33"E 208.31'

N1°13'52"E 526.04'

N1°13'41"W 792.79'

N0°00'15"E 2619.24' (BASIS OF BEARING)

N1°13'41"W 786.24'

N1°13'41"W 365.22'

S1°13'41"E 437.83'

S18°11'00"E 798.03'

S88°46'18"W 638.20'

S89°18'19"E 166.43'

S89°18'19"E 285.29'

S89°18'19"E 193.69'

N89°18'19"W 91.55'

S74°02'17"W 94.92'

N74°02'17"E 94.92'

N74°02'17"E 94.92'

S89°18'21"E 477.97'

N1°11'48"E 0.98'

S89°17'36"E 298.36'

S89°18'21"E 840.41'

800.4'

N89°18'21"W 775.43'

N88°10'21"E 2747.61'

S0°42'24"W 130.00'

13.7'

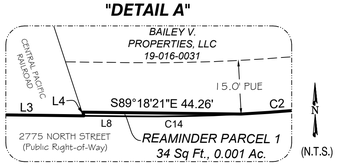
35.0'

151.6'

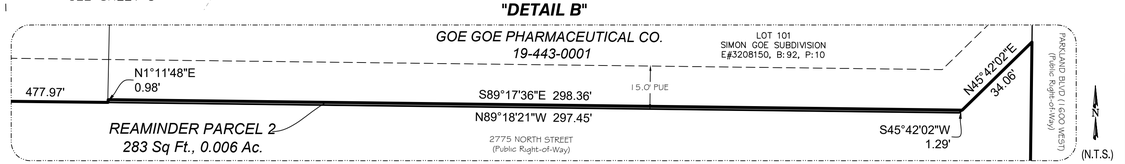
20.0'

40.0'

"DETAIL A"



"DETAIL B"



Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Overhead Power
- Existing Water

- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
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- Sign (as labeled)
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- Sanitary Cleanout
- ( ) Record Bearing and Distance
- Guy Wire

LINE TABLE

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L3	105.91	S89° 18' 19"E
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C9	149.72	515.00	16°39'25"	N82° 21' 59"E	149.19
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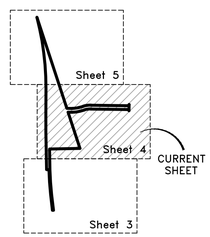
C13	426.56	270.00	90°31'09"	N45° 26' 07"E	383.56
C14	30.89	475.00	3°43'34"	S88° 49' 54"W	30.89

0 80 160
1"=80'
Scale in Feet

FARR WEST INDUSTRIAL SUBDIVISION



FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
4
5

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

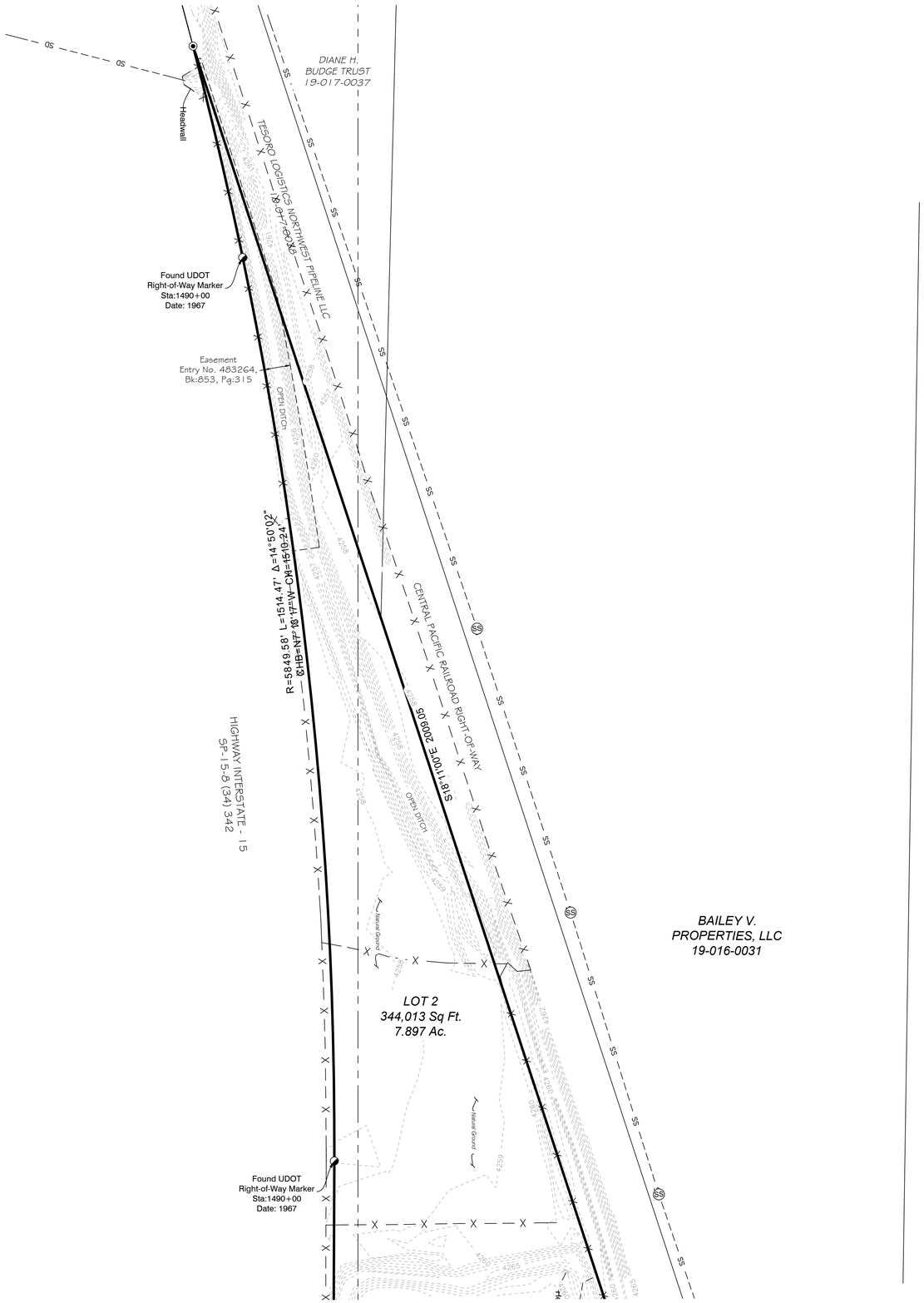
WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder



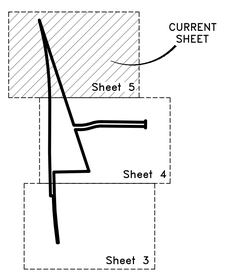
Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Overhead Power
- Existing Water
- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
- Found State Road Right-of-Way Marker
- Found Gas Line Marker
- Found Street Monument
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- ( ) Record Bearing and Distance
- Guy Wire

N

0 80 160
1"=80'
Scale in Feet

FARR WEST INDUSTRIAL SUBDIVISION



FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
5
5

PREPARED BY:

CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

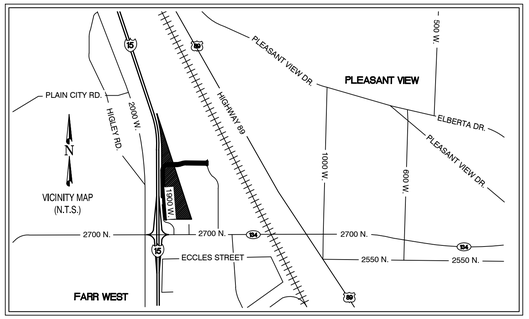
Fee $ _____ Weber County Recorder

FARR WEST INDUSTRIAL SUBDIVISION
PRELIMINARY PLAT
AMENDING A PORTION OF LOT 2, WASATCH VIEW ESTATES SUBDIVISION & LOT 101, SIMON GOE SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JULY 2023

PLAT NOTES:

1) Subject to any easement and right of way that may exist, being associated with the Central Pacific Railway Company (C.P.R.R.) and/or the Southern Pacific Company, a corporation of the State of Delaware, as disclosed by various instruments of record, including Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
2) A right of way for High Tension Power line, as may be found to intersect said land, as disclosed by that certain Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.
3) An easement over, across or through the Land for irrigation ditch(s) or canal waterway and incidental purposes, as granted to The Union Ditch Company, a branch of The Western Irrigation Company, an unincorporated corporation by Instrument recorded June 24, 1946 as Entry No. 116379 in Book 241 at Page 586 of Official Records.
4) The effect of an Indenture, between Central Pacific Railway Company, a corporation of the State of Utah, and its Lessee, Southern Pacific Company, a corporation of the State of Delaware, as first parties, and Salt Lake Pipe Line Company, a corporation, as second part recorded April 13, 1951 as Entry No. 176661 in Book 363 at Page 444 of Official Records.
5) An easement over, across or through the Land for water distribution system and incidental purposes, as granted to State of Utah, acting through the Utah Water and Power Board by Instrument recorded December 16, 1963 as Entry No. 416237 in Book 761 at Page 103 of Official Records.
6) Subject to an easement over, across or through the Land for ingress and egress and incidental purposes, as granted to COSEC and Company by Instrument recorded May 23, 1969 as Entry No. 520910 in Book 917 at Page 402 of Official Records.
7) Subject to an Agreement, by and between Ogden River Water User's Association and the State of Utah, acting through the Board of Water Resources recorded March 11, 1980 as Entry No. 805355 in Book 1347 at Page 687 of Official Records.
8) Subject to an easement or rights in favor of Ogden River Water Users' Association, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696 of Official Records.
9) Agreement, by and between Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.
10) An easement or rights in favor of Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources for a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the Land as disclosed by mesne documents of record, including that certain Easement To Use Distribution System recorded May 17, 1996 as Entry No. 1406843 in Book 1806 at Page 2925 of Official Records.
11) Line Crossing Agreement, by and between Chevron Pipe Line Company, a Delaware Corporation and Predico Properties, L.L.C. recorded July 16, 1997 as Entry No. 1482698 in Book 1871 at Page 2423 of Official Records.



OWNER'S DEDICATION

Know by all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, do hereby dedicate for the perpetual use of the public, the parcel of land shown on this plat as intended for public use and do hereby dedicate, grant and convey for the perpetual use of the public all of said tract of land designated as streets the same to be used as public thoroughfares forever and hereby grant and dedicate right and non-exclusive easement over, upon and under the lands for all utility companies for the installation maintenance and operation of utilities and facilities.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

_____ County Designee

_____ County Clerk

WEBER COUNTY ACKNOWLEDGMENT

State of Utah)
:ss
County of Weber)

On this _____ day of _____, in the year 20__, personally appeared before me, _____ _____, who being duly sworn, did say that _he is the _____ of Weber County, Office of Mayor, and that the foregoing plat was signed on behalf of Weber County, by authority of law.

WITNESS my hand and official stamp the date in the certificate first above written:

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

On this _____ day of _____, in the year 20__, personally appeared before me, _____ _____, who being duly sworn, did say that _he is the CLERK of Weber County and that the foregoing plat was signed by him/her on behalf of Weber County, by authority of a resolution of the Weber County Council.

WITNESS my hand and official stamp the date in the certificate first above written:

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Farr West Industrial, L.L.C., the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Farr West Industrial, L.L.C.

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20__, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

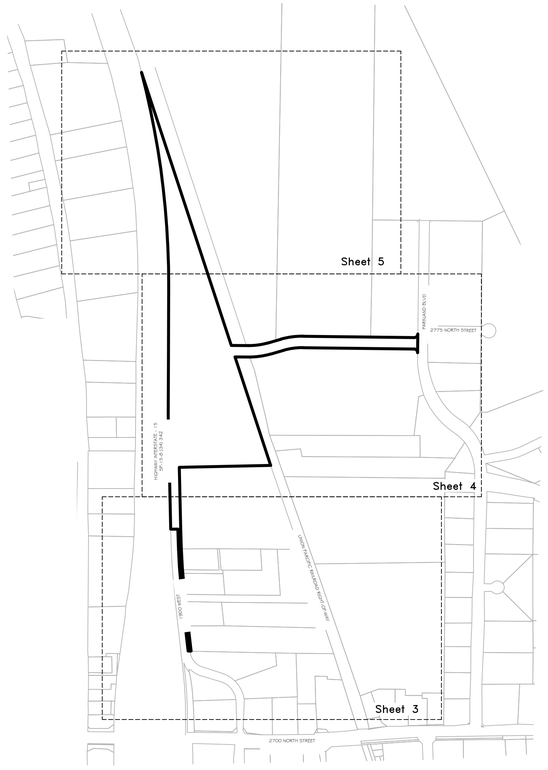
Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

NARRATIVE:

This subdivision was prepared to create two new lots for future development and to extend 1900 West northerly to connect with Parkland Boulevard. Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.



LEGAL DESCRIPTION

An entire tract of land being a part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 and Lot 101, Simon Goe Subdivision recorded January 4, 2022 as Entry No. 3208150 in Book 92, at Page 10 in the Office of the Weber County Recorder and also being part of those sixteen (16) entire tracts of land described in that 1) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446436; 2) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446437; 3) Quit Claim Deed recorded November 24, 2009 as Entry No. 2446438; 4) Warranty Deed recorded May 6, 1999 as Entry No. 1633902; 5) Warranty Deed recorded November 16, 2007 as Entry No. 2305177; 6) Special Warranty Deed recorded January 25, 2022 as Entry No. 3213240; 7) Warranty Deed recorded August 9, 2021 as Entry No. 3174130; 7) Special Warranty Deed recorded February 8, 2023 as Entry No. 3272599; 8) Warranty Deed recorded January 26, 2023 as Entry No. 3271125; 9) Warranty Deed recorded March 16, 2022 as Entry No. 3224127; 10) Special Warranty Deed recorded July 11, 2022 as Entry No. 3245325; 11) Quit Claim Deed recorded April 1, 1893 in Book 4A, at Page 239; 12) Warranty Deed recorded June 28, 2004 as Entry No. 2040269; 13) Warranty Deed recorded December 17, 2018 as Entry No. 2957284 in the Office of said Recorder. Said entire tract is Located in the West Half of Section 25 and the East Half of Section 26, Township 7 North, Range 2 West Salt Lake Base and Meridian and is described as follows:

Beginning at a northwesterly corner of Maverik Family Travel Plaza Commercial Subdivision - Phase 2 recorded July 22, 1996 as Entry No. 1419390 in Book 42, at Page 62 in the Office of said Recorder, which is 2020.95 feet S. 00°00'15" W. along the Section Line and 105.95 feet S. 89°59'45" E. from the West Quarter Corner of said Section 25; thence S. 89°59'53" W. 1.55 feet; thence N. 06°27'33" W. 331.88 feet to a point of tangency with a 5883.83 - foot radius curve to the right, concave easterly; thence northerly 517.43 feet along the arc of said curve, through a central angle of 05°12'57" (Chord bears N. 03°51'04" W. 517.25 feet); thence N. 01°13'41" W. 6.82 feet; thence S. 88°46'18" W. 50.00 feet to the easterly right-of-way line of Highway Interstate - 15; thence along said easterly right-of-way line the following four (4) courses: 1) N. 01°13'41" W. 792.79 feet to an existing UDOT Right-of-Way monument; 2) N. 00°10'33" E. 376.42 feet; 3) N. 00°13'52" E. 526.04 feet to an existing UDOT Right-of-Way monument and a point of non-tangency with a 5849.58 - foot radius curve to the left, concave westerly (Radius point bears S. 75°21'41" W.); 4) Northerly 1514.47 feet along the arc of said curve, through a central angle of 14°50'02" (Chord bears N. 07°13'17" W. 1510.24 feet) to the intersection of said easterly right-of-way line of Highway Interstate-15 and the westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 2009.05 feet along said westerly right-of-way line of the Central Pacific Railroad; thence S. 89°18'19" E. 105.91 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 18°08'29" W. 1.06 feet; thence S. 89°18'21" E. 44.26 feet to a point of non-tangency with a 475.00 - foot radius curve to the right, concave northerly, (Radius point bears N. 03°02'16" W.); thence Easterly 107.14 feet along the arc of said curve, through a central angle of 12°55'27" (Chord bears N. 80°30'00" E. 106.92 feet); thence N. 74°02'17" E. 94.92 feet to a point of tangency with a 545.00 - foot radius curve to the right, concave southerly, thence easterly 158.43 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears N. 82°21'58" E. 157.88 feet); thence S. 89°18'21" E. 477.97 feet to a westerly line of said Lot 2, Wasatch View Estates Subdivision; thence along said Lot 2 the following two (2) courses: 1) N. 01°11'48"E. 0.98 feet to an rebar and cap stamped "Hansen Assoc"; 2) S. 89°17'36" E. 298.36 feet; thence N. 45°42'01" E. 34.06 feet to a westerly right-of-way line of Parkland Boulevard (1600 West); thence S. 00°42'24" W. 130.00 feet; thence N. 44°16'01" W. 35.34 feet; thence N. 89°18'21" W. 775.43 feet to a point of tangency with a 465.00 - foot radius curve to the left, concave southerly; thence Westerly 135.18 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears S. 82°21'58" W. 134.70 feet); thence S. 74°02'17" W. 94.92 feet to a point of tangency with a 555.00 - foot radius curve to the right, concave northerly; thence westerly 161.35 feet along the arc of said curve, through a central angle of 16°39'25" (Chord bears S. 82°21'59" W. 160.78 feet); thence N. 89°18'19" W. 91.55 feet to said westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 798.03 feet along said westerly right-of-way line; thence S. 88°46'18" W. 638.20 feet; thence S. 01°13'41" E. 437.83 feet to a point of non-tangency with a 5663.78 - foot radius curve to the left, concave easterly (Radius point bears S. 03°51'04" E.); thence Southerly 515.60 feet along the arc of said curve, through a central angle of 05°12'57", (Chord bears S. 03°51'04" E. 515.42 feet); thence S. 06°32'10" E. 334.20 feet to the northerly line of said Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence N. 89°59'52" W. (Record=West) 19.03 feet along said northerly line to the **Point of Beginning**.

The above-described entire tract contains 969,731 sq. ft. or 22.271 acres, more or less.

Statement of Accuracy, Minimum linear closure of 1:15,000

Includes all or part of Parcel ID's # 19-016-0106, 19-016-0094, 19-016-0061, 19-016-0103, 19-016-0101, 19-016-0090, 19-016-0059, 19-016-0058, 19-017-0034, 19-125-0002, 19-016-0031, 19-016-0032, 19-443-001.

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat and in accordance with 17-23-17 and have verified all measurements, and that the description describes the land to be known as ***FARR WEST INDUSTRIAL SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.
Signed this _____ day of _____, 20_____

PROFESSIONAL LAND SURVEYOR
BRIAN FAY MITCHELL
No. 5707871
07/14/2023
STATE OF UTAH

PRELIMINARY

FLOOD NOTE:
By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0200E, which bears an Effective Date of December 16, 2005.

OWNERS:
Farr West Industrial LLC
Harbour Village, L.C. as to an undivided 1/2 interest,
Harbour Village, LLC. as to an undivided 1/2 interest
KBP Office Group, L.C., a Utah Limited Liability Company
The Bact Limited Partnership
Weber County
Bailey V Properties, LLC, a Utah limited liability company
Boyer Pleasant View Land, L.C., a Utah limited liability company
James A. Maycock,
George H. Maycock,
John E. Maycock,
Harris Enterprises, L.L.C., a Utah limited liability company
GoeGoe Pharmaceutical Co., a California corporation

DEVELOPER:
Bonneville Builders
John Tebbs
Phone: 801-746-1456

Howland Partners
David Fjeld
david@howlandinc.com

Colmena Group
Jared Boyer
Phone: 385-419-2861
jboyer@colmenagroup.com

PREPARED BY:
CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET 1 / 5

FARR WEST INDUSTRIAL SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

PLEASANT VIEW CITY ENGINEER

I hereby certify that all applicable statutes and ordinances prerequisite to Pleasant View City Engineer approval of the foregoing plat and dedications have been complied with.

Signed this __ day of _____A.D. 20_____ .

_____ Pleasant View City Engineer

_____ Date

PLEASANT VIEW CITY APPROVAL

This is to certify that this plat and dedication of this plat, including all streets and easements and public improvements guarantee were duly approved and accepted by Pleasant View City Council.

Signed this__ day of_____A.D. 20__.

_____ Attest: City Recorder

_____ Mayor

PLEASANT VIEW CITY PLANNING COMMISSION APPROVAL

This is to certify that this Road Dedication was duly approved by Pleasant View City Planning Commission.
Signed this__ day of_____A.D. 20__.

_____ Planning Commission Chair

FARR WEST CITY PLANNING COMMISSION

This is to ceritfy that this subdivision plat was duly approved by the Farr West City Planning Commission.
Signed this__ day of_____A.D. 20__.

_____ Farr West City

_____ Date

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with.
Signed this__ day of_____A.D. 20__.

_____ Farr West City Engineer

_____ Date

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer.
Signed this__ day of_____A.D. 20__.

_____ Farr West City Engineer

_____ Date

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah.
Signed this__ day of_____A.D. 20__.

_____ Attest: City Recorder

_____ Mayor

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____

_____ Weber County Recorder

OWNER'S DEDICATION

Harris Enterprises, L.L.C., a Utah limited liability company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Harris Enterprises, L.L.C., a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Bailey V Properties, LLC, a Utah limited liability company , the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Bailey V Properties, LLC, a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

The Bact Limited Partnership, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

The Bact Limited Partnership

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Harbour Village, L.C. as to an undivided 1/2 interest, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

Harbour Village, L.C. as to an undivided 1/2 interest

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

James A. Maycock, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

James A. Maycock

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

GoeGoe Pharmaceutical Co., a California corporation, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

GoeGoe Pharmaceutical Co., a California corporation

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Boyer Pleasant View Land, L.C., a Utah limited liability company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Boyer Pleasant View Land, L.C., a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

KBP Office Group, L.C., a Utah Limited Liability Company, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

KBP Office Group, L.C., a Utah Limited Liability Company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

Harbour Village, LLC. as to an undivided 1/2 interest, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

Harbour Village, LLC. as to an undivided 1/2 interest

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

John E. Maycock,, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

John E. Maycock,

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

George H. Maycock, the owner of the described tracts of land having caused the same to be subdivided into lots, easements, open space and/or streets, to be known hereafter as ***FARR WEST INDUSTRIAL SUBDIVISION***, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

George H. Maycock

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, in the year 20_, before me, _____a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***FARR WEST INDUSTRIAL SUBDIVISION*** and was signed by him/her on behalf of said _____and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
2
5

PREPARED BY:

CIR CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder

Found West Quarter Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W26E)

N. 88°10'21" E. 2747.61'

Found Center
Section 25, T.7N., R.2W.
Weber County Aluminum 3"
(7N2W25C)

SEE SHEET 4

N

0 80 160
1"=80'
Scale in Feet

Found State Road
Right-of-Way Marker
C/L: 50'
Sta:35+95.87
Elev: 42564.49
Date: 1967

900 WEST STREET
(Public Right-of-Way)

15.0' PUE

20.0'

L2
L1
50.0'
70.0'

HARBOUR VILLAGE LC
HARBOUR VILLAGE, LLC.
19-016-0059

KBP OFFICE
GROUP, L.C.
19-016-0090

KBP OFFICE
GROUP, L.C.
19-016-0101

KBP OFFICE
GROUP, L.C.
19-016-0100

HARBOUR VILLAGE LC
HARBOUR VILLAGE,
LLC. 19-016-0103

THE BACT LIMITED PARTNERSHIP
19-016-0061

THE BACT LIMITED PARTNERSHIP
19-016-0062

THE BACT LIMITED
PARTNERSHIP
19-016-0094

THE BACT LIMITED
PARTNERSHIP
19-016-0106

Show all parcels in the subdivision and leave as remainder/remnant parcels?

City only requires 10' PUE but 15' is acceptable

HIGHWAY INTERSTATE - 15
SP-15-8 (34) 342

S0°00'15"W 2619.24' (BASIS OF BEARING)
2020.95'

N6°27'33"W 331.88'
S6°32'10"E 334.20'

S89°59'45"E
105.95'
POB

See "DETAIL A"

LOT 5(R)
MAVERICK FAMILY TRAVEL PLAZA
COMMERCIAL SUBDIVISION – PH 2
E#1419390, B:42, P:62

MURRAY FAMILY HOLDINGS, LLC
19-109-0002

1850 WEST STREET
(Public Right-of-Way)

30.0'

LOT 6(R)
MAVERICK FAMILY TRAVEL PLAZA
COMMERCIAL SUBDIVISION – PHASE 2
E#1419390, B:42, P:62

WALLCO LC
19-109-0003

MAVERIK COUNTRY STORES INC
19-109-0001

Found Utah DOT
Right-of-Way Marker # 210
SP-15-8(34)142
167819-2008

N. 00°44'13" E. 2674.68'

"DETAIL A"

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- SS — Existing Sanitary Sewer
- SD — Existing Storm Drain
- OHP — Existing Overhead Power
- W — Existing Water
- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
- Found State Road Right-of-Way Marker
- Found Gas Line Marker
- Found Street Monument
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- ( ) Record Bearing and Distance
- Guy Wire

LINE TABLE

LINE #	LENGTH	BEARING
L1	6.82	N1° 13' 41"W
L2	50.00	S88° 46' 18"W
L3	105.91	S89° 18' 19"E
L4	1.06	N18° 08' 29"W
L5	44.26	S89° 18' 21"E
L6	34.06	N45° 42' 02"E
L7	35.34	N44° 16' 01"W
L8	13.00	N89° 18' 19"W

CURVE TABLE

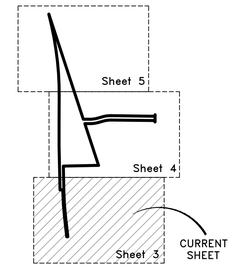
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	517.43	5683.83	5°12'57"	N3° 51' 04"W	517.25
C2	107.14	475.00	12°55'27"	N80° 30' 00"E	106.92
C3	158.43	545.00	16°39'22"	N82° 21' 58"E	157.88
C4	135.18	465.00	16°39'22"	S82° 21' 58"W	134.70
C6	515.60	5663.78	5°12'57"	S3° 51' 04"E	515.42
C7	12.25	500.00	1°24'14"	N0° 31' 34"W	12.25
C8	371.27	235.00	90°31'09"	N45° 26' 07"E	333.84
C9	149.72	515.00	16°39'25"	N82° 21' 59"E	149.19
C10	146.81	505.00	16°39'22"	N82° 21' 58"E	146.29
C11	11.39	465.00	1°24'14"	N0° 31' 34"W	11.39
C12	315.97	200.00	90°31'09"	N45° 26' 07"E	284.12
C13	426.56	270.00	90°31'09"	N45° 26' 07"E	383.56
C14	30.89	475.00	3°43'34"	S88° 49' 54"W	30.89

Found Southwest Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W35NE)

N. 89°18'56" E. 2712.19'

Found South Quarter Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W36N)

FARR WEST INDUSTRIAL SUBDIVISION



FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
3
5

PREPARED BY:
CIR CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____ Weber County Recorder

Provide easement bearings and distances

LOT 2
344,013 Sq Ft.
7.897 Ac.

BAILEY V. PROPERTIES, LLC
19-016-0031

BOYER PLEASANT VIEW LAND, L.C.
19-016-0032

GOE GOE PHARMACEUTICAL CO.
19-443-0001

LOT 101
SIMON GOE SUBDIVISION
E#3208150, B: 92, P: 10

2775 NORTH STREET
(Public Right-of-Way)

PARKLAND BLVD (1600 WEST)
(Public Right-of-Way)

Found Center Section 25, T.7N., R.2W.
Weber County Aluminum 3"
(7N2W25C)

Found West Quarter Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W26E)

20.0' Deed of Easement
Entry No. 520910,
Bk:917, Pg:402

Found State Road
Right-of-Way Marker
C/L: 120'
Sta:1473
Elev: 4259.54
Date: 1967

100.0' Line Crossing Easement

Call-out City boundaries

WEBER COUNTY
19-125-0002

LOT 2
WASATCH VIEW
ESTATES SUBDIVISION
E# 1580772, B: 48,
P: 37

City only requires 10' PUE but 15' is acceptable

LOT 1
390,218 Sq Ft.
8.958 Ac.

Found State Road
Right-of-Way Marker
Offset: 120 R
Sta:1469+00
Date: 1967

LOT 3
WASATCH VIEW
ESTATES SUBDIVISION
E# 1580772, B: 48,
P: 37

BLC PROPERTIES LLC
19-125-0003

LOT 1
WASATCH VIEW ESTATES SUBDIVISION
E# 1580772, B: 48, P: 37

Found Southwest Corner
Section 25, T.7N., R.2W.
Weber County Brass 3"
(7N2W35NE)

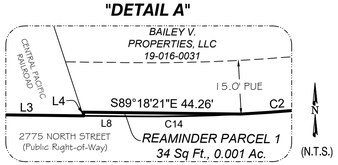
HIGHWAY INTERSTATE - 15
SP-15-8 (34) 342

HARBOUR VILLAGE LC
HARBOUR VILLAGE, LLC.
19-016-0059

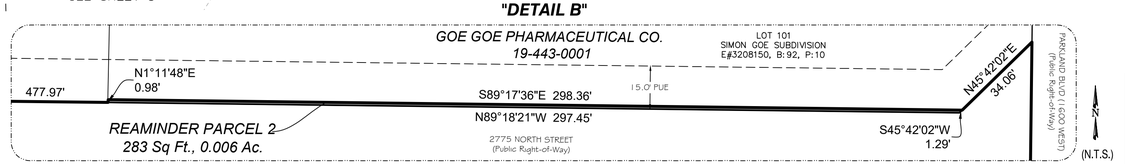
Show all parcels in the subdivision and leave as remainder/remnant parcels?

SEE SHEET 3

"DETAIL A"



"DETAIL B"



Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Overhead Power
- Existing Water

- Set yellow rebar and cap stamped "CIR"
- Found rebar and cap stamped "H&A ENGINEERING 166385" (Held)
- Found orange plastic cap/rebar stamped "Dominion Eng" (Held)
- Found plastic cap/rebar stamped Weber County
- Found State Road Right-of-Way Marker
- Found Gas Line Marker
- Found Street Monument
- Storm Drain Inlet Boxes
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- Record Bearing and Distance
- Guy Wire

Verify that Pleasant View is OK with this radius - it is slightly less than the standard for 30 mph

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	517.43	5683.83	5°12'57"	N3° 51' 04"W	517.25
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LINE TABLE

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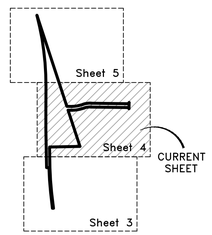
L8	13.00	N89° 18' 19"W

0 80 160
1"=80'
Scale in Feet

FARR WEST INDUSTRIAL SUBDIVISION



FARR WEST INDUSTRIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 25 & THE EAST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

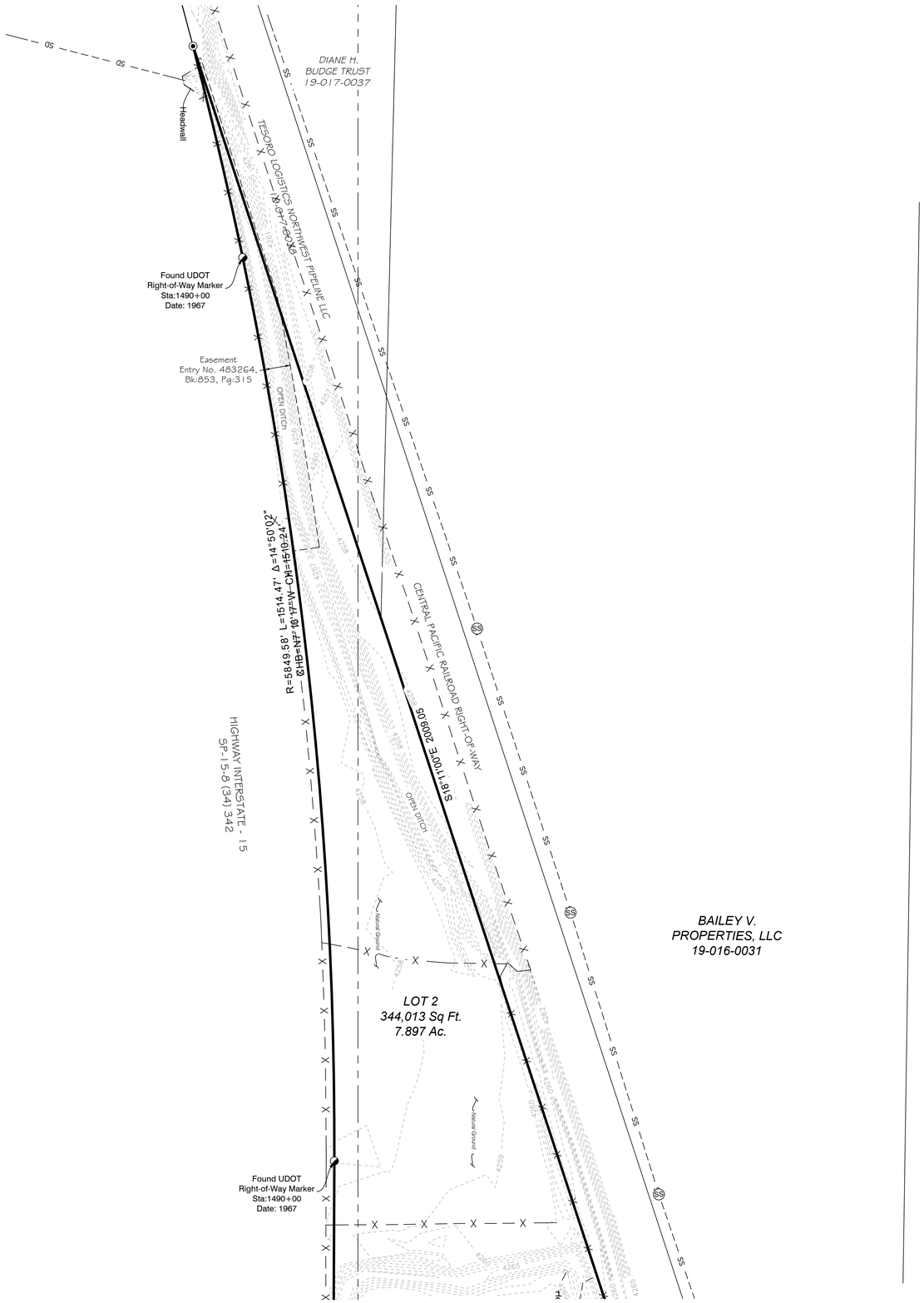
_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder

SHEET 4 5

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641



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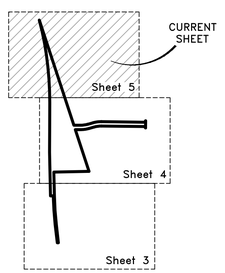
- Storm Drain Manhole
- Water Manhole
- Power and Telephone Pole
- Electric Box
- Sanitary Cleanout
- ( ) Record Bearing and Distance
- Guy Wire

N

0 80 160
1"=80'
Scale in Feet

FARR WEST INDUSTRIAL SUBDIVISION



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FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY, UTAH

SHEET
5
5

PREPARED BY:

CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____ Weber County Recorder

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: 215 South State Street, Ste. 380, Salt Lake City, UT 84111
Issuing Office's ALTA® Registry ID: 1153563
Commitment Number: **NCS-1169303P-SLC1** Escrow Officer: **Cathy Prestwich**
Issuing Office File Number: NCS-1169303P-SLC1 Email: cprestwich@firstam.com
Property Address: **No Situs Available., Farr West, UT 84404**
Revision Number:

SCHEDULE A

1. Commitment Date: May 04, 2023 at 7:30 AM

2. Policy to be issued:
   a. 2021 ALTA Policy - form(s) To Be Determined
      Proposed Insured: **TBD**
      Proposed Amount of Insurance: **$TBD** Premium: $TBD
      The estate or interest to be insured: TBD
   b. Endorsements
      TBD Premium: $TBD

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. The Title is, at the Commitment Date, vested in:

   The BACT Limited Partnership, as to Portion of the land

   Harbour Village, L.C. as to an undivided 1/2 interest and Harbour Village, LLC. as to an undivided 1/2 interest, as to portion of the land

   KBP Office Group, L.C., a Utah Limited Liability Company, as to Portion of the land

   FARR West Industrial, LLC, a Utah limited liability company, as to Portion of the land

   Weber County, as to portion of the land

   Bailey V Properties, LLC, a Utah Limited Liability Company, as to portion of the land

   Boyer Pleasant View Land, L.C., a Utah limited liability company, as to portion of the land

   and

   Ocean Star International, Inc. a Utah corporation, as to Portion of the land

5. The Land is described as follows: Real property in the County of Weber, State of UT, described as follows:

   PROPOSED PLAT OF FARR WEST INDUSTRIAL SUBDIVISION DESCRIBED AS FOLLOWS:

   AN ENTIRE TRACT OF LAND BEING A PART OF LOT 2, WASATCH VIEW ESTATES SUBDIVISION RECORDED OCTOBER 14, 1998 AS ENTRY NO. 1580772 IN BOOK 48, AT PAGE 37 AND LOT 101, SIMON GOE SUBDIVISION RECORDED JANUARY 4, 2022 AS ENTRY NO. 3208150 IN BOOK 92, AT PAGE 10 IN THE OFFICE OF THE WEBER COUNTY RECORDER AND ALSO BEING PART OF THOSE SIXTEEN (16) ENTIRE TRACTS OF LAND DESCRIBED IN THAT 1) QUIT CLAIM DEED RECORDED NOVEMBER 24, 2009 AS ENTRY NO. 2446436; 2) QUIT CLAIM DEED RECORDED NOVEMBER 24, 2009 AS ENTRY NO. 2446437; 3) QUIT CLAIM DEED RECORDED NOVEMBER 24, 2009 AS ENTRY NO. 2446438; 4) WARRANTY DEED RECORDED MAY 6, 1999 AS ENTRY NO. 1633902; 5) WARRANTY DEED RECORDED NOVEMBER 16, 2007 AS ENTRY NO. 2305177; 6) SPECIAL WARRANTY DEED RECORDED JANUARY 25, 2022 AS ENTRY NO. 3213240; 7) WARRANTY DEED RECORDED AUGUST 9, 2021 AS ENTRY NO. 3174130; 7) SPECIAL WARRANTY DEED RECORDED FEBRUARY 8, 2023 AS ENTRY NO. 3272599; 8) WARRANTY DEED RECORDED JANUARY 26, 2023 AS ENTRY NO. 3271125; 9) WARRANTY DEED RECORDED MARCH 16, 2022 AS ENTRY NO. 3224127; 10) SPECIAL WARRANTY DEED RECORDED JULY 11, 2022 AS ENTRY NO. 3245325; 11) QUIT CLAIM DEED RECORDED APRIL 1, 1893 IN BOOK 19, AT PAGE 239; 12) WARRANTY DEED RECORDED JUNE 28, 2004 AS ENTRY NO. 2040269; 13) WARRANTY DEED RECORDED DECEMBER 17, 2018 AS ENTRY NO. 2957284 IN THE OFFICE OF SAID RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

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BEGINNING AT A NORTHWESTERLY CORNER OF MAVERIK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PHASE 2 RECORDED JULY 22, 1996 AS ENTRY NO. 1419390 IN BOOK 42, AT PAGE 62 IN THE OFFICE OF SAID RECORDER, WHICH IS 2020.95 FEET SOUTH 00°00'15" WEST ALONG THE SECTION LINE AND 105.95 FEET SOUTH 89°59'45" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89°59'53" WEST 1.55 FEET; THENCE NORTH 06°27'33" WEST 331.88 FEET TO A POINT OF TANGENCY WITH A 5683.83 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE EASTERLY; THENCE NORTHERLY 517.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°12'57" (CHORD BEARS NORTH 03°51'04" WEST 517.25 FEET); THENCE NORTH 01°13'41" WEST 6.82 FEET; THENCE SOUTH 88°46'18" WEST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY INTERSTATE - 15; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 01°13'41" WEST 792.79 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MONUMENT; 2) NORTH 00°10'33" EAST 376.42 FEET; 3) NORTH 00°13'52" EAST 526.04 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MONUMENT AND A POINT OF NON-TANGENCY WITH A 5849.58 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY (RADIUS POINT BEARS SOUTH 75°21'41" WEST); 4) NORTHERLY 1514.47 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'02" (CHORD BEARS NORTH 07°13'17" WEST 1510.24 FEET) TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY INTERSTATE-15 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°11'00" EAST 2009.05 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 89°18'19" EAST 118.91 FEET TO A POINT OF TANGENCY WITH A 475.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY, THENCE EASTERLY 138.09 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°39'25" (CHORD BEARS NORTH 82°21'59" EAST 137.60 FEET); THENCE NORTH 74°02'17" EAST 94.92 FEET TO A POINT OF TANGENCY WITH A 545.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHERLY, THENCE EASTERLY 158.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°39'22" (CHORD BEARS NORTH 82°21'58" EAST 157.88 FEET); THENCE SOUTH 89°18'21" EAST 775.43 FEET TO A POINT OF TANGENCY WITH A 25.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 39.26 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'15" (CHORD BEARS NORTH 45°42'01" EAST 35.35 FEET) TO A WESTERLY RIGHT-OF-WAY LINE OF PARKLAND BOULEVARD (1600 WEST); THENCE SOUTH 00°42'24" WEST 130.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF NON-TANGENCY WITH A 25.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY (RADIUS POINT BEARS SOUTH 00°45'33" WEST); THENCE NORTHWESTERLY 39.25 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'51", (CHORD BEARS NORTH 44°16'01" WEST 35.34 FEET); THENCE NORTH 89°18'21" WEST 775.43 FEET TO A POINT OF TANGENCY WITH A 465.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHERLY; THENCE WESTERLY 135.18 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°39'22" (CHORD BEARS SOUTH 82°21'58" WEST 134.70 FEET); THENCE SOUTH 74°02'17" WEST 94.92 FEET TO A POINT OF TANGENCY WITH A 555.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHERLY; THENCE WESTERLY 161.35 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°39'25" (CHORD BEARS SOUTH 82°21'59" WEST 160.78 FEET); THENCE NORTH 89°18'19" WEST 91.55 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILROAD; THENCE SOUTH 18°11'00" EAST 798.03 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88°46'18" WEST 638.20 FEET; THENCE SOUTH 01°13'41" EAST 437.83 FEET TO A POINT OF NON-TANGENCY WITH A 5663.78 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE EASTERLY (RADIUS POINT BEARS SOUTH 03°51'04"

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EAST); THENCE SOUTHERLY 515.60 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°12'57", (CHORD BEARS SOUTH 03°51'04" EAST 515.42 FEET); THENCE SOUTH 06°32'10" EAST 334.20 FEET TO THE NORTHERLY LINE OF SAID MAVERIK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION - PHASE 2; THENCE NORTH 89°59'52" WEST (RECORD=WEST) 19.03 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

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Commitment No.: NCS-1169303P-SLC1

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Provide releases, reconveyances, or other instruments, acceptable to the Company, including payment of any amounts due, removing the encumbrances shown in Schedule B, Part II that are objectionable to the Proposed Insured.

6. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.

7. Provide us with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the real property.

8. Approval by the Company's Underwriter of the contents hereof and satisfaction of any conditions or requirements imposed thereby.

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Commitment No.: NCS-1169303P-SLC1

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the Public Records.

4. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land and that are not shown in Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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(The following exception affects a portion of the Land, together with other land not included herein)

8. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $2,560.36. Tax Parcel No. 19-016-0106.

(The following exception affects a portion of the Land, together with other land not included herein)

9. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $1,390.64. Tax Parcel No. 19-016-0094.

(The following exception affects a portion of the Land, together with other land not included herein)

10. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $574.65. Tax Parcel No. 19-016-0061.

(The following exception affects a portion of the Land, together with other land not included herein)

11. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $1,350.95. Tax Parcel No. 19-016-0103.

(The following exception affects a portion of the Land, together with other land not included herein)

12. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $58.22. Tax Parcel No. 19-016-0101.

(The following exception affects a portion of the Land, together with other land not included herein)

13. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $4,222.54. Tax Parcel No. 19-016-0090.

(The following exception affects a portion of the Land, together with other land not included herein)

14. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $2,845.41. Tax Parcel No. 19-016-0059.

(The following exception affects a portion of the Land, together with other land not included herein)

15. General Property Taxes for the year(s) 2020 are delinquent in the principal amount of $1,338.12, plus interest, penalty and costs. Tax Parcel No. 19-016-0059

    Subsequent delinquency for the year 2021 in the principal amount of $3,065.71, plus interest, penalty and costs.

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(The following exception affects a portion of the Land)

16. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $2,278.35. Tax Parcel No. 19-016-0058.

(The following exception affects a portion of the Land)

17. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $5,473.55. Tax Parcel No. 19-017-0034.

(The following exception affects a portion of the Land, together with other land not included herein)

18. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $2,798.05. Tax Parcel No. 19-125-0002.

(The following exception affects a portion of the Land, together with other land not included herein)

19. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $17.31. Tax Parcel No. 19-016-0031.

General property tax collections for the tax year 2022 exceeded the amount due and paid, creating a credit of $1.12.

(The following exception affects a portion of the Land, together with other land not included herein)

20. Taxes for the year 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of $24.99. Tax Parcel No. 19-016-0032.

(The following exception affects a portion of the Land, together with other land not included herein)

21. Taxes for the year 2023 now a lien, not yet due. Tax Parcel No. 19-443-0001

(The following exception affects a portion of the Land, together with other land not included herein)

2022 general property taxes were paid in the amount of $8,879.91. Tax Parcel No. 19-016-0155

(The following exception affects a portion of the Land, together with other land not included herein)

2022 general property taxes were paid in the amount of $14,597.70. Tax Parcel No. 19-016-0034

(The following exception affects a portion of the Land, together with other land not included herein)

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22. General property taxes were not assessed against the land. Subject to an escaped property assessment, (the County Assessor upon discovering an error in not assessing the land may then go back five years and assess, tax and lien the land).

(The following exception affects a portion of the Land)

23. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation.

(The following exception affects a portion of the Land, together with other land not included herein)

24. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded May 03, 2022 as Entry No. 3233707 of Official Records.

(The following exception affects a portion of the Land, together with other land not included herein)

25. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 27, 2022 as Entry No. 3257013 of Official Records.

26. Any charge upon the land by reason of its inclusion in Bona Vista Water, Central Weber Sewer District, Farr West City, Pleasant View City, North View Fire District and the Pleasant View Business Park Economic Development Project Area.

27. Reservations contained within that certain Patent, recorded August 7, 1877 in Book K at Page 448 of Official Records.

28. Reservations contained within that certain Patent, recorded January 2, 1885 in Book R at Page 533 of Official Records

29. Reservations contained within that certain Deed, recorded November 26, 1888 in Book Y at Page 139 of Official Records.

A Notice, recorded March 17, 1965 as Entry No. 446554 in Book 800 at Page 317 of Official Records.

30. Reservations contained within that certain Deed, recorded March 11, 1889 in Book 1 at Page 40 of Official Records.

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31. Any easement and right of way that may exist, being associated with the Central Pacific Railway Company (C.P.R.R.) and/or the Southern Pacific Company, a corporation of the State of Delaware, as disclosed by various instruments of record, including Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.

    NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

32. A right of way for High Tension Power line, as may be found to intersect said land, as disclosed by that certain Warranty Deed recorded February 20, 1946 as Entry No. 169316 in Book 232 at Page 290 of Official Records.

    NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

33. Agreement, by and between Ogden River Water User's Association and the State of Utah, acting through the Board of Water Resources recorded March 11, 1980 as Entry No. 805355 in Book 1347 at Page 687 of Official Records.

34. An easement over, across or through the Land for water distribution system and incidental purposes, as granted to State of Utah, acting through the Board of Water Resources by Instrument recorded March 11, 1980 as Entry No. 805359 in Book 1347 at Page 696 of Official Records.

    NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

35. Ordinance No. 12-81 Creating and Establishing a County Service Area; Describing and Establishing the Boundaries of said Service Area; Setting Forth the Types of Service or Services to be Provided in the Area; Providing that the Payment for Services Shall be by a Property Tax or a Service Charge of a Combination Thereof; Appointing the Initial Board of Trustees and Prescribing other Details in Connection Therewith recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772 of Official Records.

36. Resolution to Annex an Area Into The Central Weber Sewer Improvement District #7-84 recorded September 10, 1984 as Entry No. 918478 in Book 1453 at Page 1402 of Official Records.

37. Agreement, by and between Weber-Box Elder Conservation District, a corporation and the State of Utah, acting through the Board of Water Resources recorded May 17, 1996 as Entry No. 1406842 in Book 1806 at Page 2917 of Official Records.

38. Resolution No. 97-01 of Weber County Service Area Number 4 Providing that Farr West City Be Annexed Into the Service Area and that District Fire Services be Provided to Farr West City, and Providing for an Effective Date recorded October 23, 1997 as Entry No. 1500148 in Book 1887 at Page 2145 of Official Records.

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(The following exception affects a portion of the Land, together with other land not included herein)

39. Easements, notes and restrictions as shown on Parkland Business Center Subdivision - Phase 1 plat subdivision plat recorded June 03, 1998 as Entry No. 1549557 in Book 47 of Plats at Page 21.

    Easements, notes and restrictions as shown on Wasatch View Estates subdivision plat, recorded October 14, 1998 as Entry No. 1580772 in Book 48 of Plats at Page 37.

(The following exception affects a portion of the Land, together with other land not included herein)

40. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded June 03, 1998 as Entry No. 1549558 in Book 1932 at Page 2871 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

    Amendment to declarations recorded October 14, 1998 as Entry No. 1580773 in Book 1962 at Page 2019 of Official Records.

    A Termination of Protective Covenants recorded December 30, 2022 as Entry No.3268732 of Official Records.

41. A Resolution No. 26-99 annexing property into the Bona Vista Water Improvement District, recorded November 30, 1999 as Entry No. 1676474 in Book 2046 at Page 712 of Official Records.

(The following exception affects a portion of the Land)

42. An easement over, across or through the Land for Maintain a Sewer Line and incidental purposes, as granted to Pleasant View City, a municipal corporation by Instrument recorded September 12, 2000 as Entry No. 1726109 in Book 2091 at Page 46 of Official Records.

43. An unrecorded Street Improvement Payback Agreement by and between Telemark Development LLC and the City of Pleasant View, wherein Telemark claims right for reimbursement of certain expenses as disclosed by that certain Notice of Agreement, recorded July 01, 2004 as Entry No. 2041316 of Official Records.

44. An Unrecorded Street Improvements Payback Agreement by and between Telemark Development LLC and the City of Pleasant View, wherein Telemark claims right for reimbursement of certain expenses as disclosed by that certain Notice of Agreement, recorded July 1, 2004 as Entry No. 2041330 of Official Records.

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45. An Easement Agreement by and between Common Securities & Equities Pension Plan as to an undivided 53.271% interest, Harris Enterprises, LLC, as to an undivided 46.729% interest and Mountain Orchards LLC, recorded October 22, 2004 as Entry No. 2063884 of Official Records.

46. An Easement Agreement by and between Common Securities & Equities Pension Plan as to an undivided 53.271% interest, Harris Enterprises, LLC, as to an undivided 46.729% interest and Red River Properties, Inc., recorded October 22, 2004 as Entry No. 2063886 of Official Records.

47. A Central Weber Sewer Improvement District, Notice of Entity Boundary Change and Board Certification, recorded October 31, 2005 as Entry No. 2138954 of Official Records.

48. Resolution, adopting the Pleasant View Business Park Economic Development Project Area recorded November 04, 2005 as Entry No. 2140380 of Official Records.

    Resolution No. 2009-C (RDA), approving and authorizing the execution of a tax increment participation agreement with western states rebar in the Pleasant View Business Park Economic Development Area recorded September 29, 2009 as Entry No.2436872 of Official Records.

(The following exception affects a portion of the Land, together with other land not included herein)

49. A Deed of Trust dated December 20, 2006 by and between The Bact Limited Partnership as Trustor in favor of BB Mgt. 1, LLC as Trustee and B & C Irrevocable Trust as Beneficiary, to secure an original indebtedness of $800,000.00 and any other amounts or obligations secured thereby, recorded January 09, 2007 as Entry No. 2234058 of Official Records.

50. Certificate of Creation of the North View Fire District recorded November 26, 2008 as Entry No. 2377664 of Official Records.

51. Certificate of Creation of the North View Fire District recorded December 10, 2008 as Entry No. 2379362 of Official Records.

52. An easement for telecommunications and incidental purposes, the exact location of which was not disclosed, in favor of Sprint Communications Company, L.P., and others, as disclosed by Easement Deed by Court Order in Settlement of Landowner Action, recorded October 30, 2013 as Entry No. 2662268 of Official Records.

    NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

53. Notice of Creation from the Northern Utah Environmental Resource Agency ("NUERA") recorded January 20, 2015 as Entry No. 2718461 of Official Records.

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54. An Ordinance No. 2014-08 Creating the Farr West City Community Development and Renewal Agency to be known as the "Farr West City Redevelopment Agency" recorded January 22, 2015 as Entry No. 2718930 of Official Records.

55. An Ordinance No. 2015-5 adopting the 2700 North Community Development Project Area plan, as approved by the Pleasant View City Redevelopment Agency, as the official community development project area plan for the project area, and directing that notice of the adoption be given as Required by statute recorded November 25, 2015 as Entry No. 2767232 of Official Records.

(The following exception affects a portion of the Land, together with other land not included herein)

56. Easements, notes and restrictions as shown on Simon Goe subdivision plat recorded January 04, 2022 as Entry No. 3208150 in Book 92 of Plats at Page 10.

57. A Development Agreement for Simon Goe Subdivision by and between Pleasant View City and GoeGoe Pharmaceutical Co., recorded January 27, 2022 as Entry No. 3213689 of Official Records.

58. A Long-Term Storm Water Management Agreement, recorded January 27, 2022 as Entry No. 3213690 of Official Records.

59. An Escrow Agreement for Simon Goe Subdivision recorded January 27, 2022 as Entry No. 3213693 of Official Records.

(The following exception affects a portion of the Land, together with other land not included herein)

60. A Deed of Trust dated February 09, 2022 by and between Bailey V Properties, LLC, a Utah limited liability company as Trustor in favor of Mountain View Title and Escrow, Inc. as Trustee and Cache Valley Bank as Beneficiary, to secure an original indebtedness of $3,000,000.00 and any other amounts or obligations secured thereby, recorded February 11, 2022 as Entry No. 3217414 of Official Records.

61. Reservations and easements contained within that certain Warranty Deed, recorded December 30, 2022 as Entry No. 3268733 of Official Records.

NOTE: Said Warranty Deed does not contain a Notary stamp.

Said document was corrected by that certain Warranty Deed, recorded January 26, 2023 as Entry No.3271125 of Official Records.

(The following exception affects a portion of the Land)

62. (Informational Note: The following affects the railroad and gas line West of the property shown on this commitment)

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Indenture between Central Pacific Railway Company and its Lessee, Southern Pacific Company (First Parties) and Salt Lake Pipeline Company (Second Party), recorded April 13, 1951 as Entry No. 176661 in Book 363 at Page 444 of Official Records.

Line Crossing Agreement between Chevron Pipeline Company (CPL) and Predico Properties, LLC (Owner), recorded July 16, 1997 as Entry No. 1482698 in Book 1871 at Page 2423 of Official Records.

Special Warranty Deed between Chevron Pipeline Company (Grantor) and Tesoro Logistics Northwest Pipeline LLC (Grantee), recorded July 11, 2013 as Entry No.2644918 of Official Records.

***

The name(s) The Bact Limited Partnership, Harbour village, LLC, Harbour Village, LC, KBP Office Group, LC, FARR West Industrial LLC, Bailey V Properties, LLC, Boyer Pleasant View Land, LC, Goe Goe Pharmaceutical Co, FARR West Pointee, LLC and Ocean Star International Inc, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

The name Weber County, a governmental agency exempt from execution pursuant to Utah Code Annotated 63-30d-101 et.seq., has NOT been checked for judgments, State and Federal tax liens, or bankruptcies.

***

***

Title inquiries should be directed to Steve Nielsen @ stevenielsen@firstam.com

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Central Weber Sewer Improvement District

July 13, 2023

Andrea Zweifel
1896 North 1800 West
Farr West, UT 84404

SUBJECT: Farr West Industrial
Sanitary Sewer Service
Will Serve Letter

Lindsay,

At the request of Farr West Pointe LLC we have received a will serve letter request Farr West Industrial warehouse of 193,500 Sq. Ft. located at approximate address 1900 W 2700 N Farr West, Utah. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.

2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.

3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.

4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

   Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which will allow discharge of any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid prior to the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Construction Manager

CC: Kevin Hall

Jared Boyer

Attachments:

Line Crossing Easement

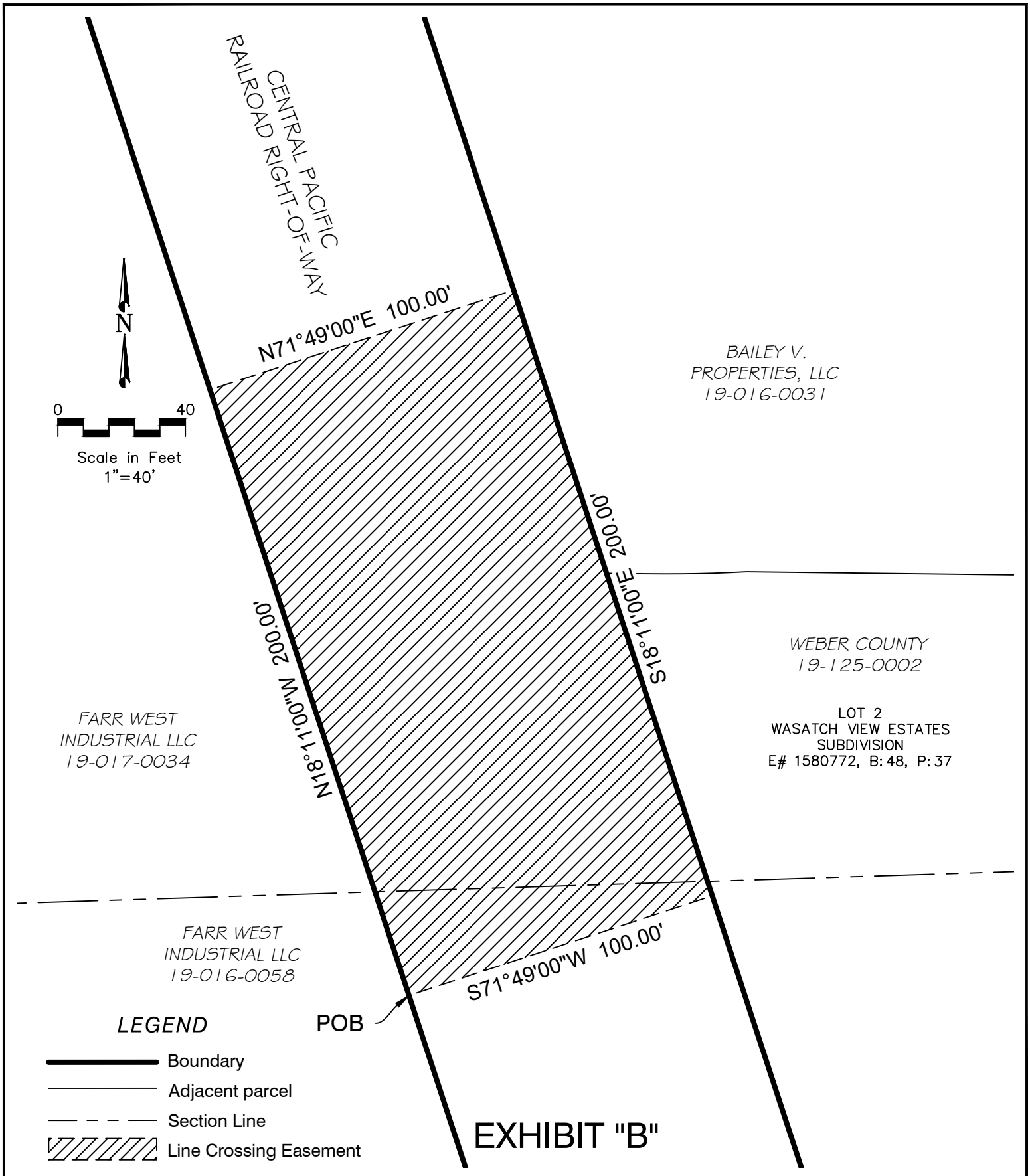
A line crossing easement located in the Northwest and Southwest Quarters of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly right-of-way line of the Central Pacific Railroad, which is 449.58 feet N. 88°10’21” E. along the Section line and 32.82 feet South from the West Quarter Corner of said Section 25; thence N. 18°11'00" W. 200.00 feet along said westerly right-of-way line; thence N. 71°49’00” E. 100.00 feet to the easterly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 200.00 feet along said easterly right-of-way line; thence S. 71°49'00" W. 100.00 feet to the **Point of Beginning**.

The above-described easement contains 20,000 sq. ft. in area or 0.459 acre, more or less.

EXHIBIT “B”: By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15” W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.



Marathon Gas Line Crossing Easement	PREPARED BY:
Assessor Parcel No:	CIR | CIVIL ENGINEERING +SURVEYING 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Part of the Northwest Quarter Sec. 25, T.7N., R.2W., S.L.B.&M.	May 17 2023

Public Utility Easement – The Bact Limited Partnership

A public utility easement (PUE) being part of those three (3) entire tracts of land described in those Quit Claim Deeds recorded November 24, 2009 as Entry No. 2446436, 2446437, and 2446438 in the Office of the Weber County Recorder. Said easement is located in the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

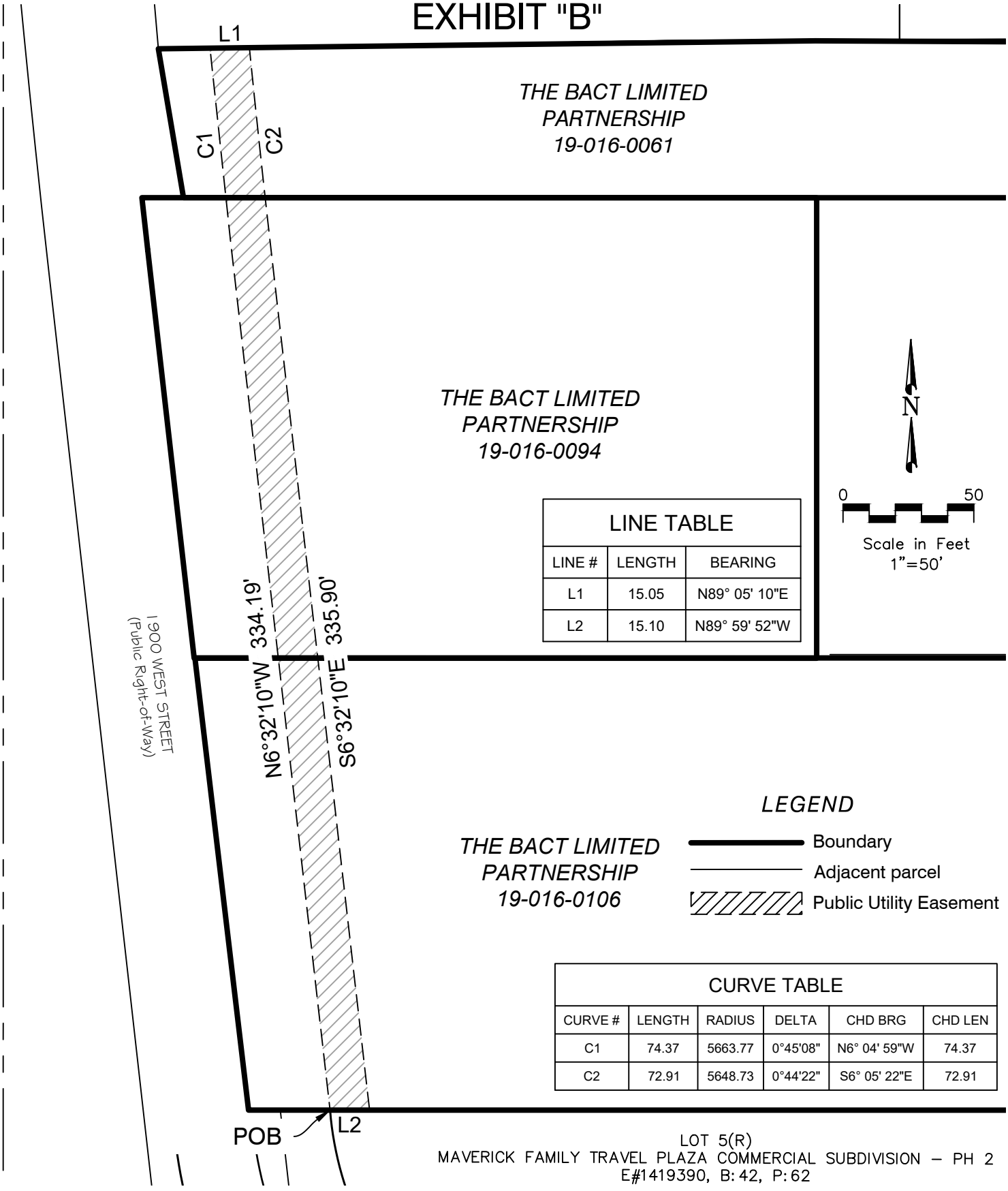
Beginning at a point on the northerly line of Lot 5(R), Maverik Family Travel Plaza Commercial Subdivision – Phase 2 recorded July 22, 1996 as Entry No. 1419390 in Book 42, at Page 62 in the Office of said Recorder, which is 2020.95 feet S. 00°00'15" W. along the Section line and 124.97 feet East from the West Quarter Corner of said Section 25; thence N. 06°32'10" W. 334.19 feet to a point of non-tangency with a 5663.77 – foot radius curve to the right, concave easterly (Radius point bears N. 83°32'27" E.); thence Northerly 74.37 feet along the arc of said curve, through a central angle of 00°45'08" (Chord bears N. 06°04'59" W. 74.37 feet) to the northerly boundary line of said entire tract; thence N. 89°05'09" E. (R=East) 15.05 feet along the northerly boundary line of said entire tract to a point of non-tangency with a 5648.73 – foot radius curve to the left, concave easterly (Radius point bears N. 84°16'50" E.); thence Southerly 72.91 feet along the arc of said curve, through a central angle of 00°44'22" (Chord bears S. 06°05'22" E. 72.91 feet); thence S. 06°32'10" E. 335.90 feet to said northerly line of Lot 5(R); thence N. 89°59'52" W. (R=West) 15.10 feet along said northerly line to the **Point of Beginning**.

The above-described easement contains 6,118 sq. ft. in area or 0.140 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

EXHIBIT "B"



LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.05	N89° 05' 10"E
L2	15.10	N89° 59' 52"W

LEGEND

- Boundary
- Adjacent parcel
- Public Utility Easement

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	74.37	5663.77	0°45'08"	N6° 04' 59"W	74.37
C2	72.91	5648.73	0°44'22"	S6° 05' 22"E	72.91

LOT 5(R)
MAVERICK FAMILY TRAVEL PLAZA COMMERCIAL SUBDIVISION – PH 2
E#1419390, B:42, P:62

The Bact Limited Partnership
Public Utility Easement

Assessor Parcel No:
19–016–0061, 19–016–0094, 19–016–0106

Part of the Southwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

May 15, 2023

Public Utility Easement – Bailey

A public utility easement (PUE) being part of an entire tract of land described in that Warranty Deed recorded March 16, 2022 as Entry No. 3224127 in the Office of the Weber County Recorder. Said easement is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the easterly boundary line of said entire tract, which is 729.97 feet N. 88°10'21" E. along the Section line and 128.51 feet North from the West Quarter Corner of said Section 25; thence S. 74°02'17" W. 71.65 feet to a point of non-tangency with 475.00 – foot radius curve to the right, concave northerly; thence Westerly 138.09 feet along the arc of said curve through a central angle of 16°39'25" (Chord bears S. 82°21'59" W. 137.60 feet); thence N. 89°18'19" W. 13.00 feet to a northeasterly right-of-way line of the Central Pacific Railroad Company; thence N. 18°08'29" W. (Record = Northwesterly) 15.85 feet along said northeasterly right-of-way; thence S. 89°18'19" E. 18.11 feet to a point of tangency with a 460.00 – foot radius curve to the left, concave northerly; thence Easterly 133.73 feet along the arc of said curve, through a central angle of 16°39'25" (Chord bears N. 82°21'59" E. 133.26 feet); thence N. 74°02'17" E. 76.19 feet to the easterly boundary line of said entire tract; thence S. 00°51'46" W. (R=South) 15.67 feet along said easterly boundary line to the **Point of Beginning**.

The above-described easement contains 3,381 sq. ft. in area or 0.077 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

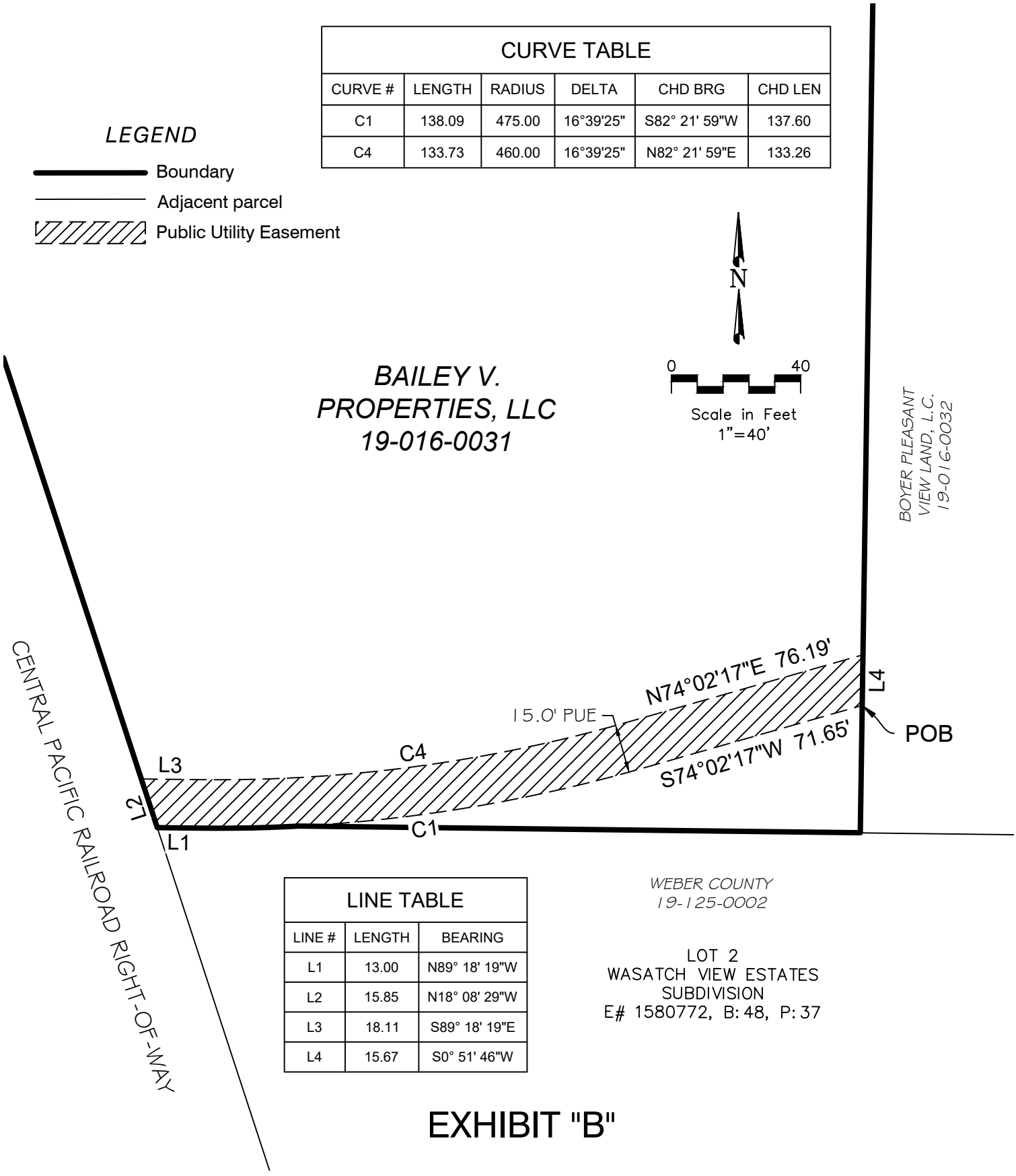
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	138.09	475.00	16°39'25"	S82° 21' 59"W	137.60
C4	133.73	460.00	16°39'25"	N82° 21' 59"E	133.26

LEGEND

Boundary

Adjacent parcel

Public Utility Easement



LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.00	N89° 18' 19"W
L2	15.85	N18° 08' 29"W
L3	18.11	S89° 18' 19"E
L4	15.67	S0° 51' 46"W

EXHIBIT "B"

BAILEY V PROPERTIES LLC

Public Utility Easement

Assessor Parcel No:

19–016–0031

Part of the Northwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

PREPARED BY:

CIR | CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

May 12, 2023

Public Utility Easement – Boyer

A public utility easement (PUE) being part of an entire tract of land described in that Special Warranty Deed recorded July 11, 2022 as Entry No. 3245325 in the Office of the Weber County Recorder. Said easement is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly boundary line of Lot 101, Goe Goe Subdivision recorded January 4, 2022 as Entry No. 3208150 in Book 92, at Page 10 in the Office of said Recorder, which is 1386.98 feet N. 88°10'21" E. along the Section line and 129.14 feet North from the West Quarter Corner of said Section 25; thence N. 89°18'21" W. 477.86 feet to a point of tangency with a 545.00 – foot radius curve to the left, concave southerly; thence Westerly 158.43 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears S. 82°21'58" W. 157.88 feet); thence S. 74°02'17" W. 23.27 feet to the West boundary line of said entire tract; thence N. 00°51'46" E. (R=North) 15.67 feet along said West boundary line; thence N. 74°02'17" E. 18.73 feet to a point of tangency with a 560.00 – foot radius curve to the right, concave southerly; thence Easterly 162.79 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears N. 82°21'58" E. 162.22 feet); thence S. 89°18'21" E. 478.00 feet to said westerly line of Lot 101, Goe Goe Subdivision; thence S. 01°11'59" W. 15.00 feet along said westerly line Lot 101 to the **Point of Beginning**.

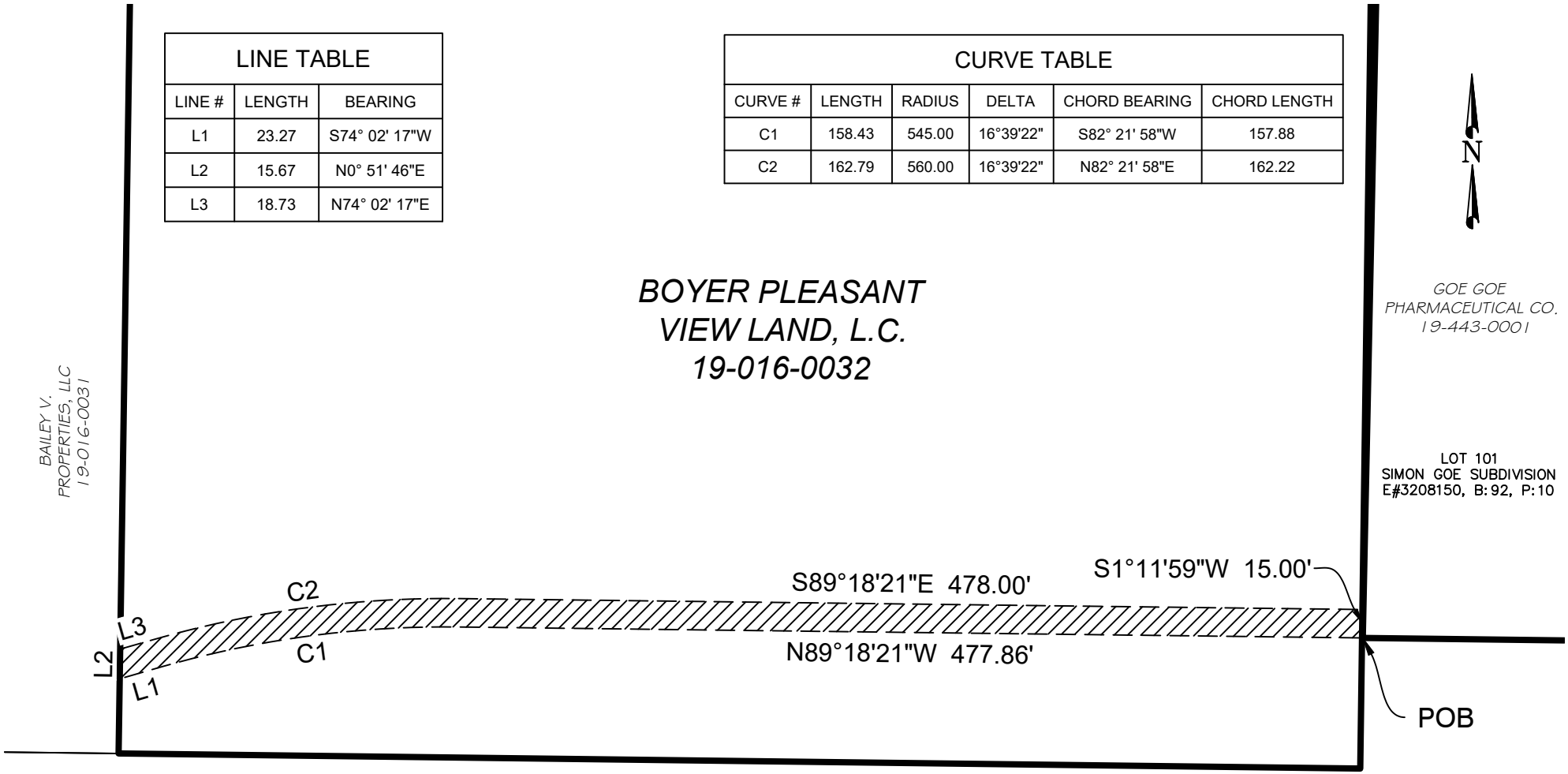
The above-described easement contains 9,892 sq. ft. in area or 0.227 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.27	S74° 02' 17"W
L2	15.67	N0° 51' 46"E
L3	18.73	N74° 02' 17"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	158.43	545.00	16°39'22"	S82° 21' 58"W	157.88
C2	162.79	560.00	16°39'22"	N82° 21' 58"E	162.22



LEGEND

- Boundary
- Adjacent parcel
- Public Utility Easement

EXHIBIT "B"

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

BOYER PLEASANT VIEW LAND LC

Public Utility Easement

Assessor Parcel No:
19–016–0032

Part of the Northwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

0 80 160

Scale in Feet
1"=80'

May 12, 2023

Public Utility Easement – Goe Goe

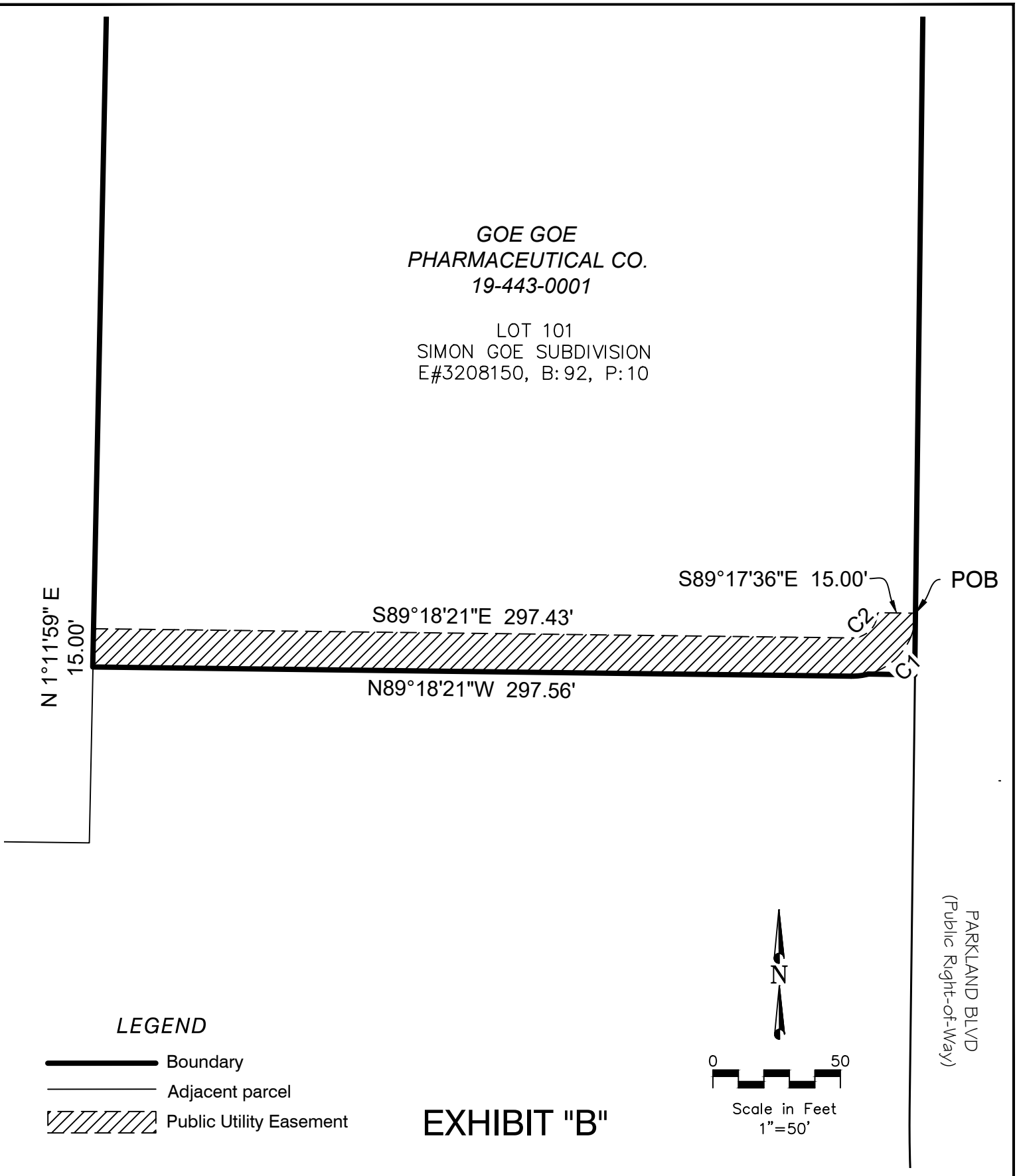
A public utility easement being (PUE) part of Lot 101, Simon Goe Subdivision recorded January 4, 2022 as Entry No. 3208150 in Book 92, at Page 10 in the Office of the Weber County Recorder. Said easement is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on a easterly line of said Lot 101 and westerly right-of-way line of Parkland Boulevard, which is 1709.99 feet N. 88°10'21" E. along the Section line and 139.92 feet North from the West Quarter Corner of said Section 25, said point being a point of non-tangency with a 25.00 foot radius curve to the right, concave northwesterly (Radius point bears N. 89°17'36" W.); thence Southwesterly 39.26 feet along the arc of said curve, through a central angle of 89°59'15", (Chord bears S. 45°42'02" W. 35.35 feet); thence N. 89°18'21" W. 297.56 feet; thence N. 01°11'59" E. 15.00 feet; thence S. 89°18'21" E. 297.43 feet to a point of tangency with a 10.00 – foot radius curve to the left, concave northwesterly; thence Northeasterly 15.71 feet along the arc of said curve, through a central angle of 89°59'15" (Chord bears N. 45°42'02" E. 14.14 feet); thence S. 89°17'36" E. 15.00 feet to the **Point of Beginning**.

The above-described easement contains 4,875 sq. ft. in area or 0.111 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.



FARR WEST INDUSTRIAL LLC Public Utility Easement	PREPARED BY:
Assessor Parcel No: 19–443–0001	CIR | CIVIL ENGINEERING + SURVEYING 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Part of the Northwest Quarter Sec. 25, T.7N., R.2W., S.L.B.&M.	May 12, 2023

Public Utility Easement – Harbour Village LLC

Two (2) public utility easements (PUE) being part of those two (2) parcels of land described as “Parcel 3” and “Parcel 4” in that Special Warranty Deed recorded January 25, 2022 as Entry No. 3213240 in the Office of the Weber County Recorder. Said easement is located in the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

PUE #1:

Beginning at a point on the southerly boundary line of said “Parcel 3”, which is 1289.34 feet S. 00°00’15” W. along the Section line and 55.91 feet East from the West Quarter Corner of said Section 25, said point being a point of non-tangency with a 5663.78 – foot radius curve to the right, concave easterly, (Radius point bears N. 87°35'46" E.); thence Northerly 114.73 feet along the arc of said curve, through a central angle of 01°09'38" (Chord bears N. 01°49’25” W. 114.73 feet); thence N. 01°13'41" W. 437.83 feet to the northerly boundary line of said “Parcel 3”; thence N. 88°46'18" E. (R=North 88°46’24” East) 15.00 feet; thence S. 01°13'41" E. 437.83 feet to a point of non-tangency with a 5648.73 – foot radius curve to the left, concave easterly (Radius point bears N. 88°45'24" E.); thence Southerly 115.05 feet along the arc of said curve, through a central angle of 01°10'01" (Chord bears S. 01°49’36” E. 115.05 feet) to said southerly boundary line of “Parcel 3”; thence S. 89°59'54" W. (R=West) 15.01 feet along said southerly boundary line to the **Point of Beginning**.

The above-described easement contains 8,290 sq. ft. in area or 0.190 acre, more or less.

PUE #2:

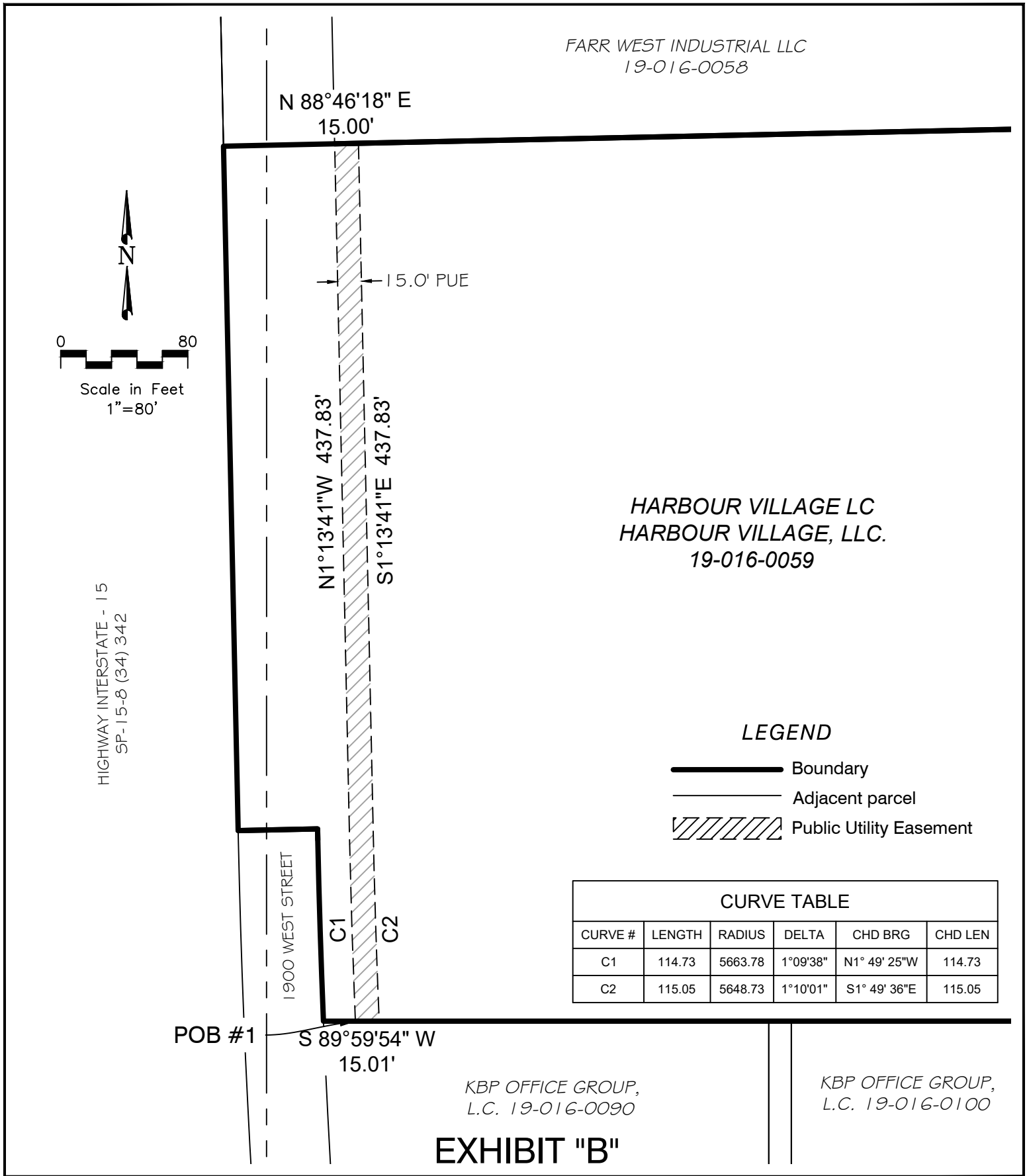
Beginning at a point on the southerly boundary line of said “Parcel 4”, which is 1614.98 feet S. 00°00’15” W. along the Section line and 79.02 feet East from the West Quarter Corner of said Section 25, said point being a point of non-tangency with a 5663.50 – foot radius curve to the right, concave easterly (Radius point bears N. 84°17'36" E.); thence Northerly 151.21 feet along the arc of said curve, through a central angle of 01°31'47" (Chord bears N. 04°56’31” W. 151.21 feet) to the northerly boundary line of said “Parcel 4”; thence East 15.04 feet to a point of non-tangency with a 5648.72 – foot radius curve to the left, concave easterly (Radius point bears N. 85°48'43" E.); thence Southerly 150.97 feet along the arc of said curve, through a central angle of 01°31'53" (Chord bears S. 04°57’14” E. 150.97 feet) to said southerly boundary line of “Parcel 4”; thence S. 89°05'10" W. (R=South 89°05’16” West) 15.05 feet along said southerly boundary line to the **Point of Beginning**.

The above-described easement contains 2,266 sq. ft. in area or 0.052 acre, more or less.

BALANCE: The balance of the two above-described easements contain 10,557 sq. ft. in area or 2.421 acre, more or less.

EXHIBIT “B” & “C”: By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15” W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	114.73	5663.78	1°09'38"	N1° 49' 25"W	114.73
C2	115.05	5648.73	1°10'01"	S1° 49' 36"E	115.05

EXHIBIT "B"

HARBOUR VILLAGE LLC
Public Utility Easement

Assessor Parcel No:
19–016–0059

Part of the Southwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

PREPARED BY:
CIR | CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

May 4, 2023

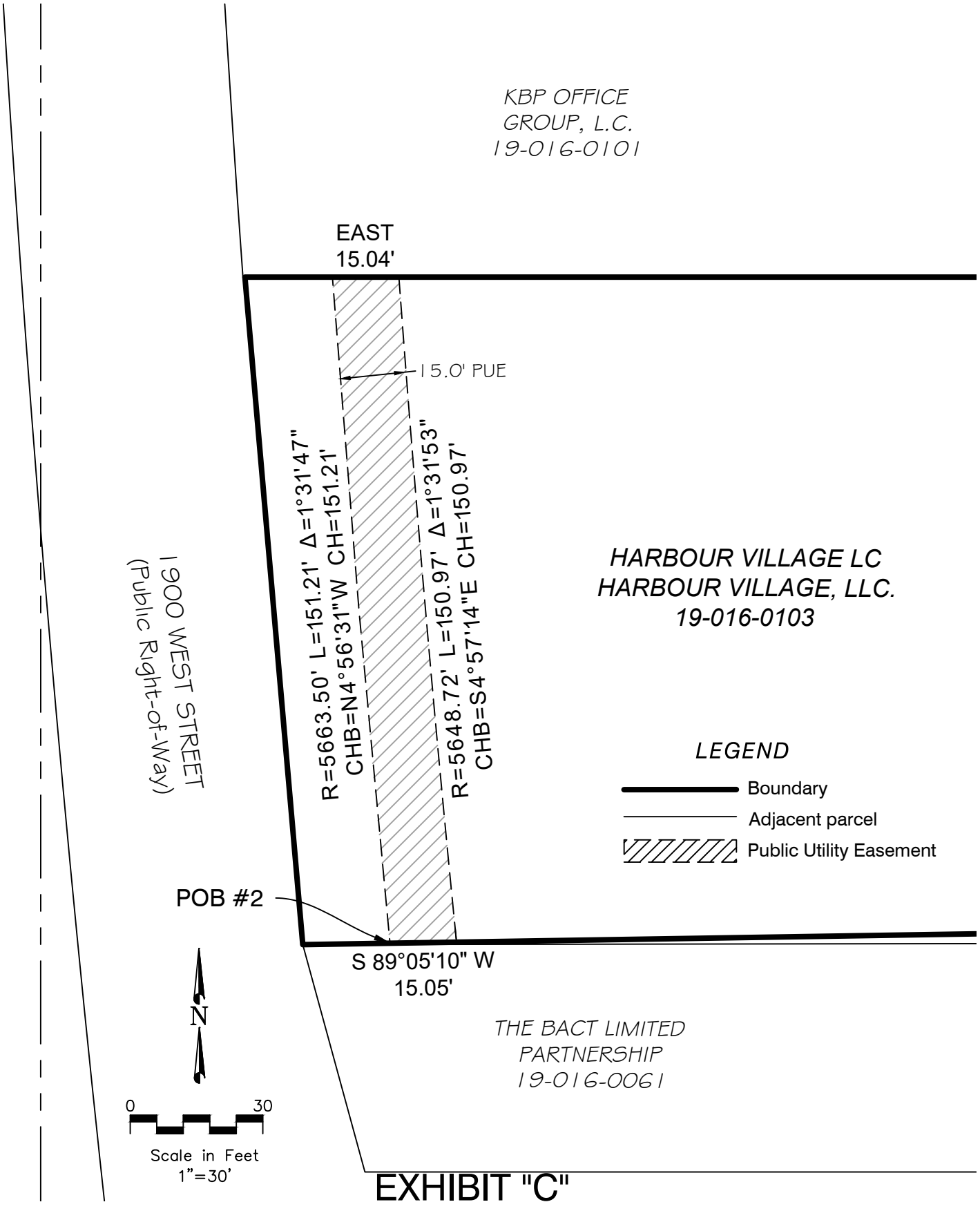


EXHIBIT "C"

HARBOUR VILLAGE LLC
Public Utility Easement

Assessor Parcel No:
19-016-0103

Part of the Southwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

PREPARED BY:

CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

May 4, 2023

Public Utility Easement –KBP Office Group

A public utility easement (PUE) being part of those two (2) parcels of land described as “Parcel 1” and “Parcel 3” in that Warranty Deed recorded August 21, 2009 as Entry No. 3174130 in the Office of the Weber County Recorder. Said easement is located in the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the northerly boundary line of said “Parcel 1”, which is 1289.34 feet S. 00°00’15” W. along the Section line and 55.91 feet East from the West Quarter Corner of said Section 25; thence N. 89°59'54" E. (R=East) 15.01 feet to a point of non-tangency with a 5648.78 – foot radius curve to the left, concave easterly (Radius point bears N. 87°35'23" E.); thence Southerly 175.29 feet along the arc of said curve, through a central angle of 01°46'41" (Chord bears S. 03°17’57” E. 175.29 feet) to the southerly boundary line of said “Parcel 3”; thence N. 89°59'57" W. (R=West) 15.04 feet along said southerly boundary line of “Parcel 3” to a point of non-tangency with a 5663.78 – foot radius curve to the right, concave easterly (Radius point bears N. 85°49'22" E.); thence Northerly 175.29 feet along the arc of said curve, through a central angle of 01°46'24" (Chord bears N. 03°17’26” W. 175.28 feet) to the **Point of Beginning**.

The above-described easement contains 2,629 sq. ft. in area or 0.060 acre, more or less.

EXHIBIT “B”: By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15” W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

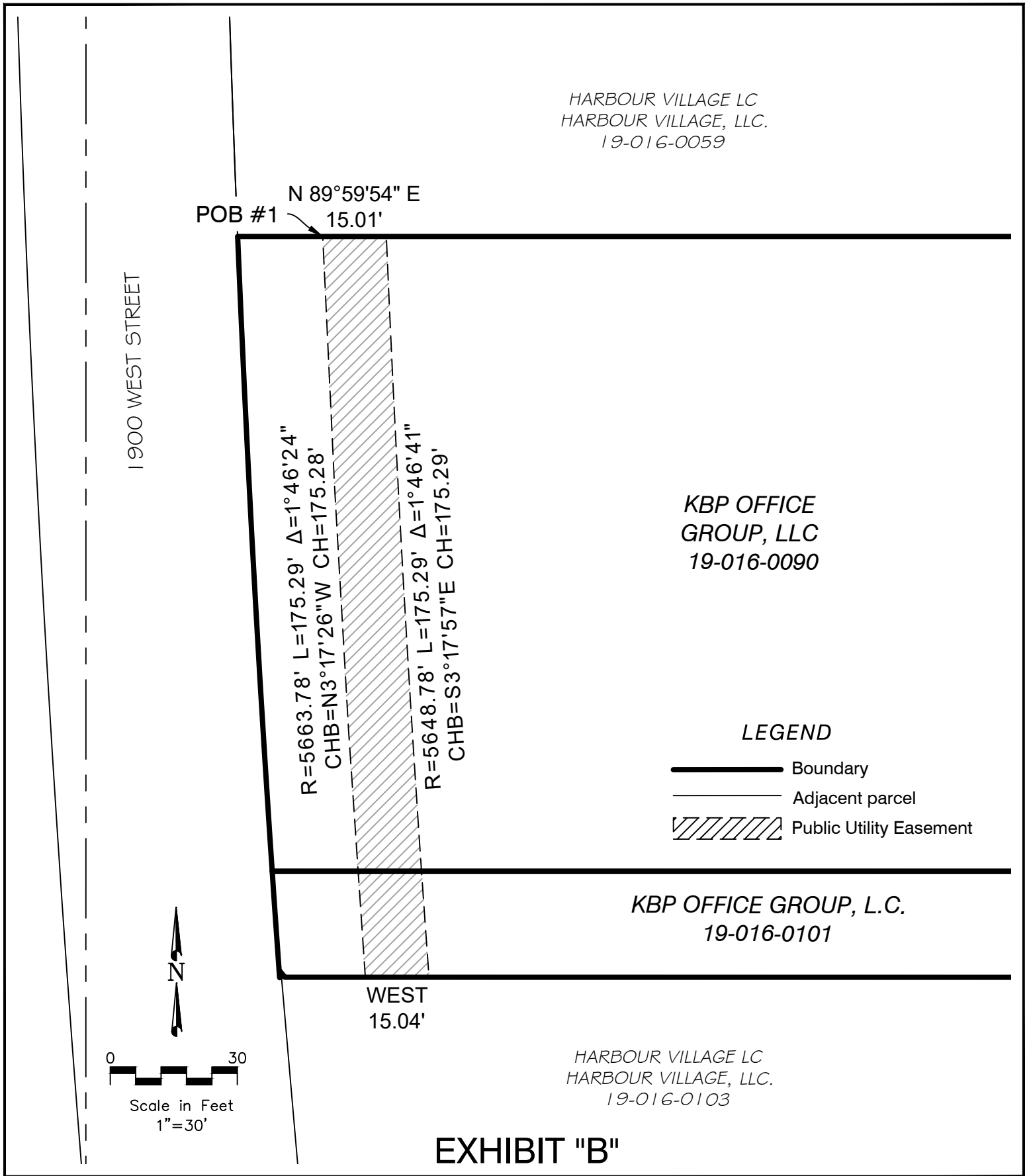


EXHIBIT "B"

KBP Office Group, LLC
Public Utility Easement

Assessor Parcel No:
19–016–0090, 19–016–0101

Part of the Southwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

PREPARED BY:
CIR | CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

May 4, 2023

Public Utility Easement – Weber County

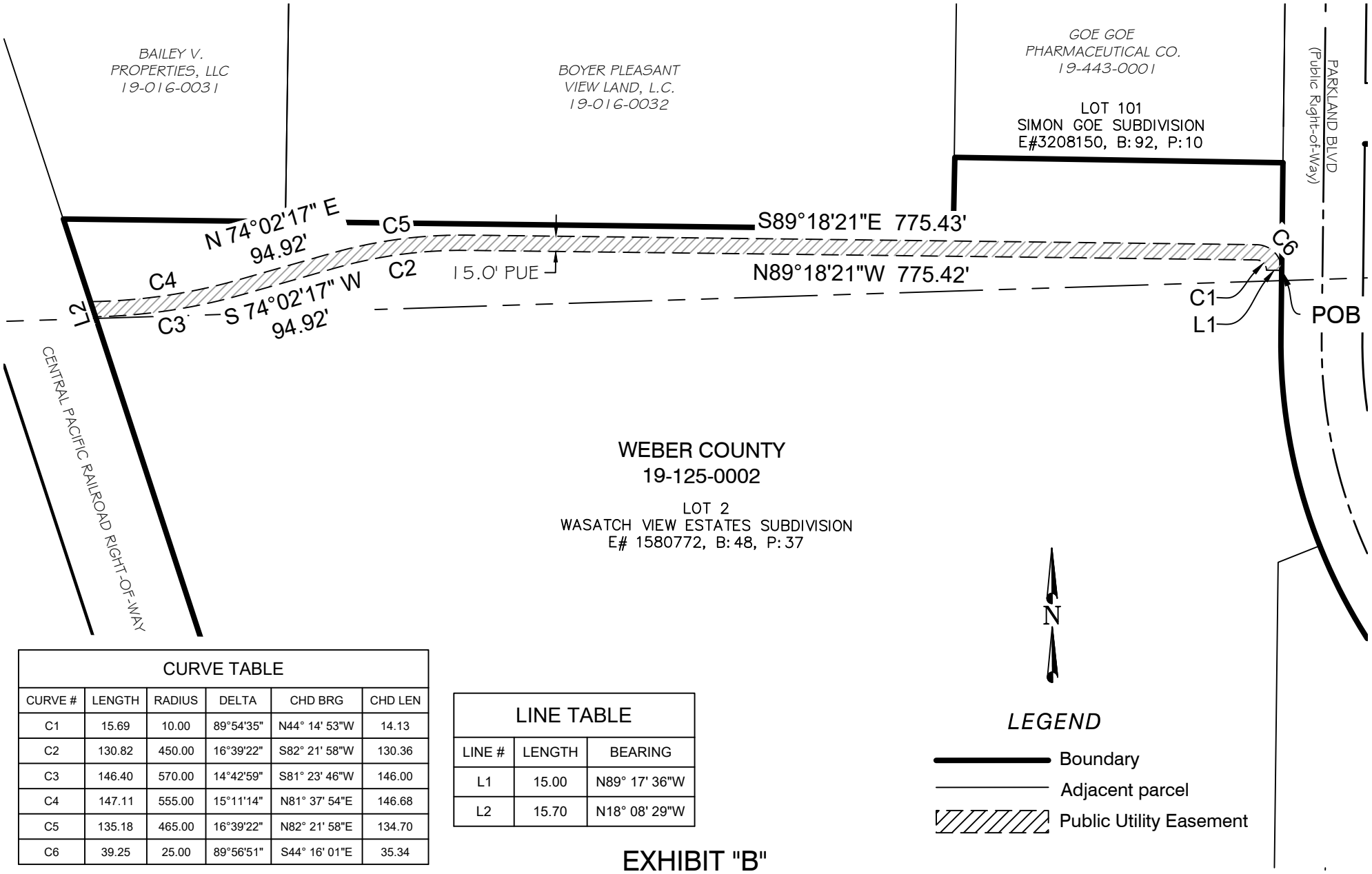
A public utility easement (PUE) being part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 in the Office of the Weber County Recorder. Said easement is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on a easterly line of said Lot 2, which is 1708.22 feet N. 88°10'21" E. along the Section line and 10.00 feet N. 00°40'10" E. from the West Quarter Corner of said Section 25; thence N. 89°17'36"W. 15.00 feet to the point of non-tangency with a 10.00 – foot radius curve to the left, concave southwesterly (Radius point bears N. 89°17'36" W.); thence Northwesterly 15.69 feet along the arc of said curve, through a central angle of 89°54'35" (Chord bears N. 44°14'53" W. 14.13 feet); thence N. 89°18'21" W. 775.42 feet to a point of tangency with a 450.00 – foot radius curve to the left, concave southerly; thence Westerly 130.82 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears S. 82°21'58" W. 130.36 feet); thence S. 74°02'17" W. 94.92 feet to a point of tangency with a 570.00 – foot radius curve to the right, concave northerly; thence Westerly 146.40 feet along the arc of said curve, through a central angle of 14°42'59" (Chord bears S. 81°23'46" W. 146.00 feet) to a westerly line of said Lot 2; thence N. 18°08'29" W. 15.70 feet along said westerly line of Lot 2 to a point of non-tangency with a 555.00 – foot radius curve to the left, concave northerly (Radius point bears N. 00°46'29" W.); thence Easterly 147.11 feet along the arc of said curve, through a central angle of 15°11'14" (Chord bears N. 81°37'54" E. 146.68 feet); thence N. 74°02'17" E. 94.92 feet to a point of tangency with a 465.00 – foot radius curve to the right, concave southerly; thence Easterly 135.18 feet along the arc of said curve, through a central angle of 16°39'22" (Chord bears N. 82°21'58" E. 134.70 feet); thence S. 89°18'21" E. 775.43 feet to a point of non-tangency with a 25.00 – foot radius curve to the right, concave southwesterly (Radius point bears S. 00°45'33" W.); thence Southeasterly 39.25 feet along the arc of said curve, through a central angle of central angle of 89°56'51" (Chord bears S 44°16'01" E. 35.34 feet) to the **Point of Beginning**.

The above-described easement contains 17,660 sq. ft. in area or 0.405 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	15.69	10.00	89°54'35"	N44° 14' 53"W	14.13
C2	130.82	450.00	16°39'22"	S82° 21' 58"W	130.36
C3	146.40	570.00	14°42'59"	S81° 23' 46"W	146.00
C4	147.11	555.00	15°11'14"	N81° 37' 54"E	146.68
C5	135.18	465.00	16°39'22"	N82° 21' 58"E	134.70
C6	39.25	25.00	89°56'51"	S44° 16' 01"E	35.34

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.00	N89° 17' 36"W
L2	15.70	N18° 08' 29"W

EXHIBIT "B"

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

WEBER COUNTY CORP WEBER COUNTY

Public Utility Easement

Assessor Parcel No:
19–125–0002

Part of the Northwest Quarter
Sec. 25, T.7N., R.2W., S.L.B.&M.

0 130 260

Scale in Feet
1"=130'

May 12, 2023

ROCKY MOUNTAIN POWER.
A DIVISION OF PACIFICORP

Ogden District
1438 West 2550 South
Ogden, UT, 84401

July 12, 2023

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Farr West Industrial Subdivision** project located at **LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN FARR WEST CITY & PLEASANT VIEW CITY, WEBER COUNTY,** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Rocky Mountain Power Representative

Storm Drain Easement

A Storm Drain Easement being part of an entire tract of land described in that Special Warranty Deed recorded February 8, 2023 as Entry No. 3272599 in the Office of the Weber County Recorder. Said easement is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly right-of-way line of the Central Pacific Railroad, which is 405.63 feet N. 88°10'21" E. along the Section line and 102.31 feet North from the West Quarter Corner of said Section 25; thence N. 89°18'19" W. 145.91 feet; thence N. 39°02'02" E. 44.14 feet; thence N. 04°06'04" E. 122.42 feet; thence N. 01°52'26" W. 46.13 feet; thence N. 10°33'00" E. 43.38 feet; thence N. 63°00'37" E. 20.97 feet to said westerly right-of-way line of the Central Pacific Railroad; thence S. 18°11'00" E. 269.92 feet along said westerly right-of-way to the **Point of Beginning**.

The above-described easement contains 18,268 sq. ft. in area or 0.419 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

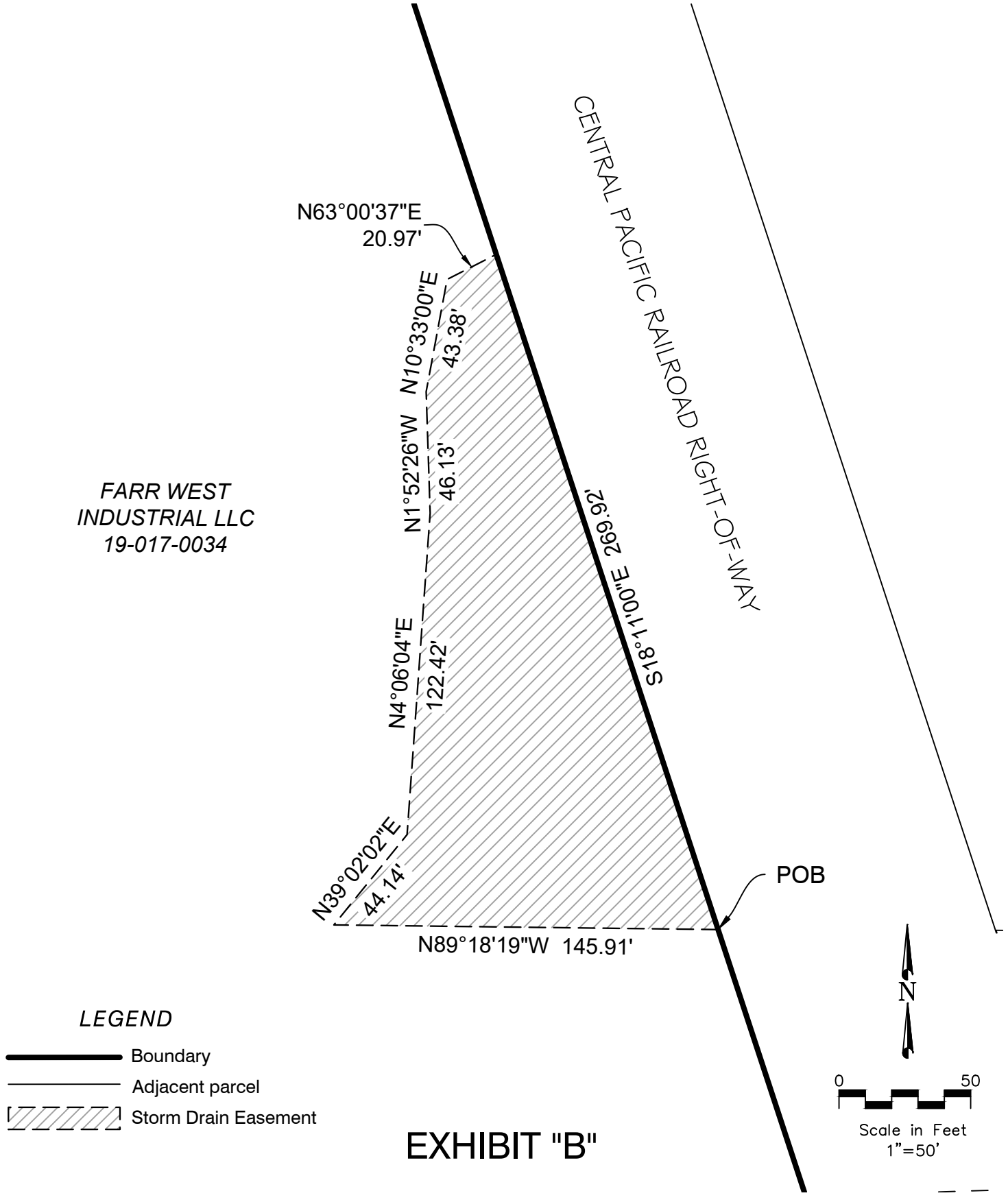


EXHIBIT "B"

FARR WEST INDUSTRIAL LLC Storm Drain Easement	PREPARED BY:
Assessor Parcel No: 19–017–0034	CIVIL ENGINEERING + SURVEYING 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Part of the Northwest Quarter Sec. 25, T.7N., R.2W., S.L.B.&M.	May 4, 2023

Weber County Parcel 1

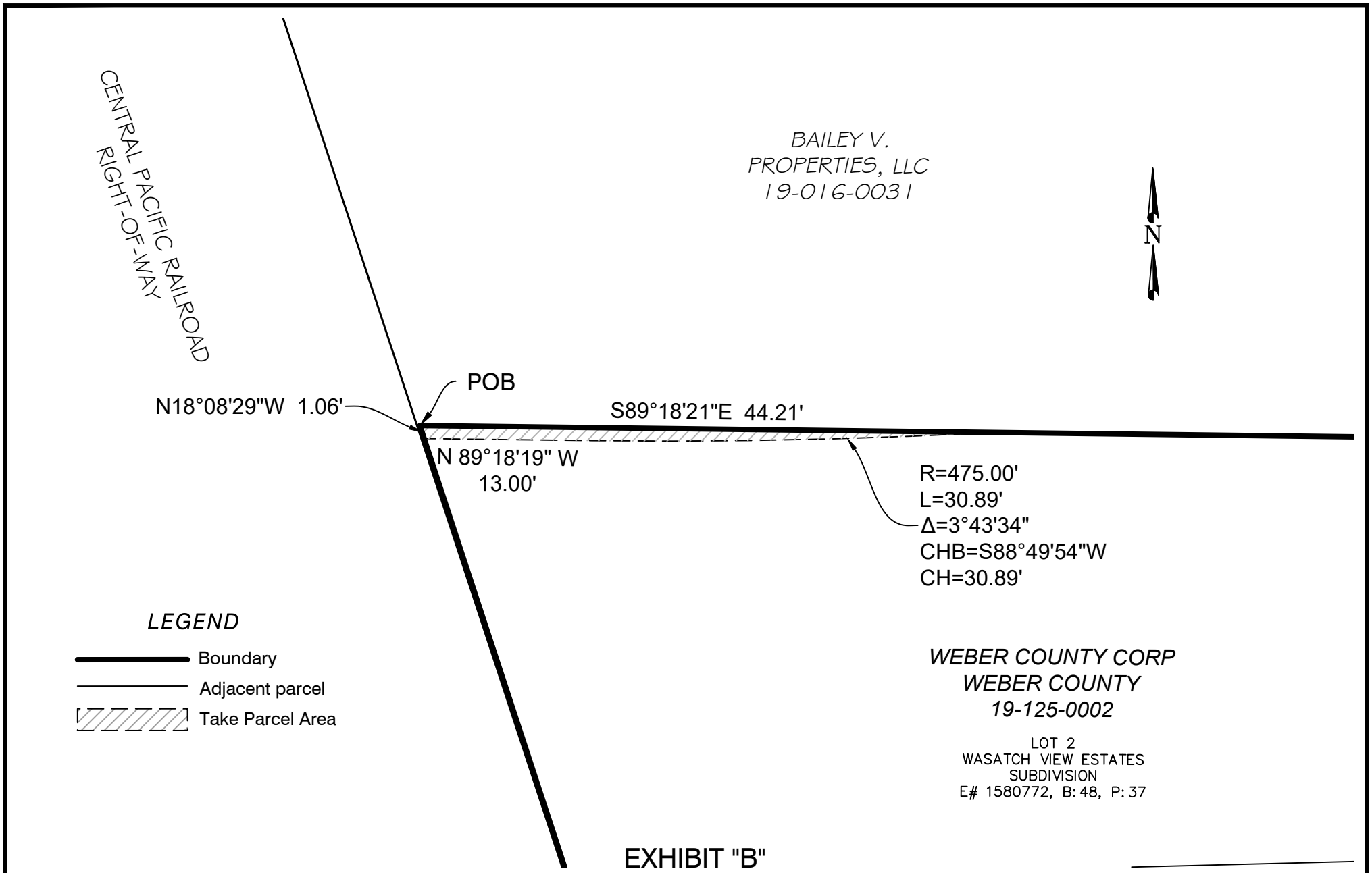
A parcel of land being part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 in the Office of the Weber County Recorder. Said parcel is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a northwesterly corner of said Lot 2, which is 511.26 feet N. 88°10'21" E. along the Quarter Section line and 98.67 feet North from the West Quarter Corner of said Section 25; thence S. 89°18'21" E. 44.21 feet along a northerly line of said Lot 2 to a point of non-tangency with a 475.00 – foot radius curve to the right, concave northerly (Radius point bears N. 03°01'53" W.); thence Westerly 30.89 feet along the arc of said curve, through a central angle of 03°43'34" (Chord bears S. 88°49'54" W. 30.89 feet); thence N. 89°18'19" W. 13.00 feet to a westerly line of said Lot 2; thence N. 18°08'29" W. 1.06 feet along said westerly line of Lot 2 to the **Point of Beginning**.

The above-described easement contains 34 sq. ft. in area or 0.001 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.



PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

WEBER COUNTY CORP WEBER COUNTY
Take Parcel

Assessor Parcel No:
19–125–0002

Part of the West Half of Section 25
Township 7 North, Range 2 West, S.L.B.&M.

0 10 20

Scale in Feet
1"=20'

May 4, 2023

Weber County Parcel 2

A parcel of land being part of Lot 2, Wasatch View Estates Subdivision recorded October 14, 1998 as Entry No. 1580772 in Book 48, at Page 37 in the Office of the Weber County Recorder. Said parcel is located in the Northwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a northwesterly corner of said Lot 2, 1387.00 feet N. 88°10'21" E. along the Quarter Section line and 130.07 feet North from the West Quarter Corner of said Section 25; thence S. 89°17'36" E. 304.13 feet along a northerly line of said Lot 2 to a point of non-tangency with a 25.00 – foot radius curve to the right, concave northerly, (Radius point bears N. 14°49'09" W); thence Westerly 6.77 feet along the arc of said curve, through a central angle of 15°30'48" (Chord bears S. 82°56'15" W. 6.75 feet); thence N. 89°18'21" W. 297.45 feet to a westerly line of said Lot 2; thence N. 01°11'48" E. 0.98 feet along said westerly line of Lot 2 to the **Point of Beginning**.

The above-described easement contains 286 sq. ft. in area or 0.006 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°00'15" W. along the Section line between the West Quarter and the Southwest Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

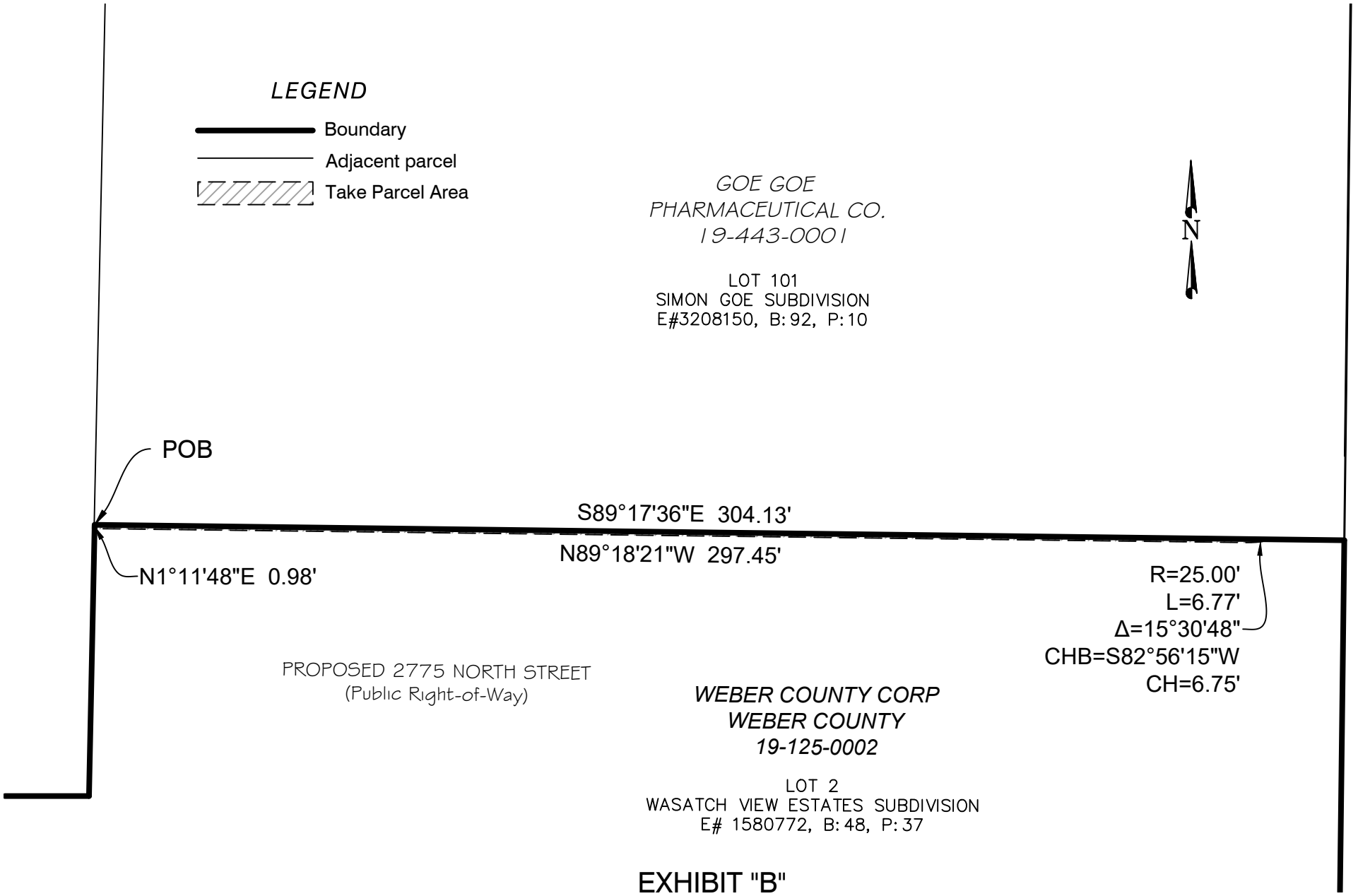


EXHIBIT "B"

PREPARED BY:

CIR | CIVIL ENGINEERING +SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

WEBER COUNTY CORP WEBER COUNTY
Take Parcel

Assessor Parcel No:
19–125–0002

Part of the West Half of Section 25
Township 7 North, Range 2 West, S.L.B.&M.

0 35 70

Scale in Feet
1"=35'

March 23, 2023

RESOLUTION NO. _____

A RESOLUTION OF FARR WEST CITY ESTABLISHING A FARR WEST CITY EMPLOYEE POLICIES AND PROCEDURES MANUAL

WHEREAS, Farr West City, in effort to better comply with updated Federal and State regulations as they pertain to employers and employees has determined it necessary to establish a new personnel policies and procedures manual; and

WHEREAS, Farr West City further desires to provide employees of Farr West City with certain benefits, rules, policies, and a strengthened employee and employer relationship through a new personnel policies and procedures manual; and

NOW THEREFORE, be it resolved by the Farr West City Council that the Employee Policies and Procedures shall be adopted as contained in "**EXHIBIT A**" to this Resolution.

This resolution supersedes all prior resolutions and policies of Farr West City to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior resolutions, actions and policies shall remain in full force and effect.

This resolution shall take effect immediately upon passage.

Dated this _____ day of _____, 2023.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

_____
Recorder
Farr West City, Utah

Vote of City Council

Yes	No	
___	___	Council Member Leatham
___	___	Council Member Blazzard
___	___	Council Member Ferrin
___	___	Council Member Chugg
___	___	Council Member Williams

EXHIBIT A

Farr West City Employee Policies and Procedures

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CHAPTER 1 DEFINITIONS

1-1 Full-time Regular Employees
1-2 Part-time Employees
1-3 Temporary or Seasonal Employees
1-4 On Call Employee
1-5 Volunteers

1-1 Full-time Regular Employees

Full-time regular employees are those who are hired to work 32 hours or more per week for Farr West City ("City") on a continuing basis, and who have successfully completed their probationary period.

1-2 Part-time Regular Employees

Part-time regular employees are those who are hired to work on a regular basis less than 30 hours per week. Part-time regular employees are always in a probationary status and may be terminated at will, with or without cause or prior notice, for any reason or no reason at all.

1-3 Temporary or Seasonal Employees

Temporary or seasonal employees are hired to work for a fixed or indefinite temporary period. Temporary or seasonal employees should have no expectation of continued or regular employment. They are always in a probationary status and may be terminated at will, with or without cause or prior notice, for any reason or no reason at all.

1-4 On-Call Employees

An on-call employee is an employee who is available to perform work duties without being physically present at the job site. An on call employee must be available to return a phone call within 5 minutes and available on site within 30 minutes.

1-5 Volunteers

Volunteer means any person who donates service or work time without pay or other compensation except expenses actually and reasonably incurred as approved by the City. A volunteer may not donate any service or work time to the City unless the volunteer's services are approved by the Mayor or the Mayor's designee.

CHAPTER 2 ADMINISTRATION

2-1 Implementation of Personnel Policies
2-2 The City Council
2-3 The Mayor
2-4 Personnel Records and Reports

2-1 Implementation of Personnel Policies

This manual is provided for general guidance only. The policies and procedures expressed in this manual, as well as those in any other personnel material, or other types of material which may be issued from time to time, do not create a binding contract or any other obligation or liability on the City. The City reserves the right to change its policies and procedures at any time, formally or informally, with or without notice, for any reason. The City also reserves the right to take any employment action it deems appropriate. The prohibitions set forth in the manual do not create an express or implied contract with any person.

2-2 The City Council

All policies and procedures either promulgated by the Mayor or originating with the Council that concern employee/employer relationships require the approval of the City Council. The Mayor or designee shall administer the personnel system of the City with the advice and consent of the City Council.

2-3 The Mayor

The Mayor, with the help of such aides or assistants as may be required, shall be responsible for directing and coordinating the personnel activities of the City.

The Mayor shall:

A. Prepare and recommend position classification and pay plans and direct the continuous administration of these plans. – personnel committee

B. Compute and submit to the City Council the projected annual salary and wage expenditures for all departments. – Andrea – office manager

C. Direct the recruitment, testing, selection, and hiring of City Employees, subject to the approval of the City Council.

D. Obtain or prepare and administer competitive examinations for all original appointments and promotions in the City subject to testing, in conjunction with the appropriate department supervisor.

E. Prepare, recommend, and enforce rules and regulations for personnel administration.

F. Supervise, develop, and maintain personnel forms, procedures, and methods of record keeping. recorder

G. Maintain a personnel file on all persons employed by the City and on City volunteers where such a file is required by the City's liability insurance carrier. Recorder

H. Validate all appointments, promotions, demotions, disciplinary, and other actions affecting City employees.

I. Direct or coordinate employee orientation, training, counseling, and career development in conjunction with department supervisors.

J. Review performance evaluations for all full-time and part-time employees. – Department heads to Personnel committee

K. Administer all personnel activities to comply with related federal and state laws.

2-4 Personnel Records and Reports

The City Recorder or individual designated by the Mayor shall maintain such records as are necessary for the proper administration of the personnel system and in accordance with all Federal, State and Local laws.

CHAPTER 3 HIRING PRACTICES

3-1 General Practice
3-2 Anti-Nepotism
3-3 Exception to Anti-Nepotism Policy
3-4 Veterans Preference
3-5 Job Announcements
3-6 Rejection of Application
3-7 Background Checks
3-8 Appointing Authority

3-1 General Practice

The City is an *equal opportunity employer*. It is the policy of the City from recruitment through employment and promotion, to provide equal opportunity at all times without regard to race, color, religion, sex, national origin, age, pregnancy or disability or any other characteristic protected by federal, state, or local laws.

It is the policy of the City to fill all job openings with the most qualified individual available. Where possible, it shall be the policy of the City to promote from within provided that all promotions shall be made based upon candidates' qualifications.

3-2 Anti-Nepotism

It is the City's policy to comply with Title 52, Chapter 3, Utah Code Annotated, as amended. The City prohibits any person holding any position, to appoint, vote for the appointment of, directly supervise, be in the line of supervision of, or be directly supervised by their father, mother, husband, wife, son, daughter, sister, brother, uncle, aunt, nephew, niece, first cousin, mother-in-law, father-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, or grandchild. This policy applies to full-time regular employees, part-time employees, temporary or seasonal employees, and paid-on-call employees.

3-3 Exception to Anti-Nepotism Policy

Chapter 3-2 shall not apply if the Mayor determines that the employee/relative is the only person available or best qualified to perform supervisory functions. The employee who exercises authority over a relative may not evaluate the relative's job performance or recommend salary increases for the relative. The employee or public officer shall make a complete written disclosure of the relationship to the Mayor (Utah Code 52-3-2).

3-4 Veterans Preference

In accordance with Title 71, Chapter 10, Utah Code Annotated, as amended, eligible veterans and their spouses shall be given preference in interviewing and hiring for a position.

3-5 Job Announcements

Job announcements shall specify the title and beginning salary of the position for which the examination is announced; the nature of the work to be performed; the experience and training required, the time, place and manner of making application; the necessary special qualifications established for admission to the examination; and other pertinent information including the weight to be given to various components of the examination consistent with the position to be filled.

Announcements shall be distributed for every examination or job opening in order to inform interested and qualified persons of the opportunity to apply.

Announcements shall be posted where eligible persons might reasonably be expected to be located. A copy of each announcement shall be posted for a minimum of five working days, unless a longer announcement period is required to attract a sufficient number of applicants for the position at any time.

3-6 Rejection of Application

Any application may be rejected if the applicant: is found to lack the qualifications prescribed for the position; or has a record of unsatisfactory employment; or has pleaded guilty to a felony or been convicted of a felony or pled no contest to a felony which would bar the applicant from effective performance of the duties of the position applied for; or has practiced or attempted to practice deception or fraud in the applicant's application; or has otherwise violated provisions of these rules and regulations.

3-7 Background Checks

It is the policy of the City that all individuals currently employed or hired for employment with the City may submit to or provide to the City at their own expense a criminal history background check and/or drug screen.

3-8 Appointing Authority

The head of each City department or division shall be the appointing authority for the employees in that department or division, and he or she shall make a recommendation to the Mayor that approval of the hire be obtained.

Chapter 4 EMPLOYMENT STATUS

4-1 Appointed Positions
4-2 Probationary Employees

4-1 Appointed Positions

The following enumerated positions shall be appointed and serve at the pleasure of the Mayor and City Council:

A. Treasurer
B. Recorder
C. Judge

Appointed employees receive certain employee benefits and shall be subject to policies contained in this Manual, with the following exceptions:

A. Appointed employees are at-will employees, and are appointed and may be suspended or terminated by the Mayor with the advice and consent of the City Council with or without cause or prior notice.

B. As at-will employees, appointed employees shall have no right to appeal the suspension or termination of their employment.

4-2 Probationary Employees

All new full-time employees who are hired with intention of becoming regular full-time employee, are required to serve at least 6 months in probationary status.

During probation, except probation due to promotion, the employee may be terminated at-will at any time, with or without cause or prior notice, for any reason or no reason at all.

An unpaid leave of absence shall not be considered part of any probationary period.

Promotion. Any promotion to a position with significant differences in job responsibility shall be subject to a probationary period of 6 months. During the probationary period the employee's abilities and performance will be evaluated by the supervisor. If in the sole discretion of the City, the City determines that the employee's performance is unsatisfactory, the City shall notify the employee in writing of his/her failure to complete the probationary period and the employee will be reinstated, if available, to their previous

position, or if available another position for which they are qualified. However, if the cause for rejection during the promotional probationary period was sufficient grounds for dismissal from both positions, the employee may be dismissed in accordance with the City's formal disciplinary procedures.

Reinstatement.

The probationary period for a former employee being reinstated may be for a period less than 6 months if reinstatement is to the same department and to the same position previously held, or 6 months if the reinstatement is to a different department or to a different position within the same department to which the employee was previously assigned.

Chapter 5 SEPARATIONS

5-1 Resigned Employee
5-2 Abandonment of Position
5-3 Discharge

5-1 Resigned Employee

Employees who resign and desire to leave the City in good standing should give a minimum of two (2) weeks' notice, otherwise they may not be considered for re-employment at a future date. The City reserves the right to place a resigning employee on a paid leave of absence for any portion or all of the notice period.

5-2 Abandonment of Position

One unauthorized absence may constitute cause for separation. An employee who fails to call their supervisor to report their absence for one (1) working day, and to request that the absence be recorded as authorized, may be deemed to have voluntarily abandoned his/her position and may have his/her employment with the City terminated.

5-3 Discharge

Discharge of employment may occur as a result of the employee's failure in some instances, to satisfactorily complete a probationary period, as a result of disciplinary action, or at-will. Discharged employees shall be notified in writing by the Mayor. At-will employees and those in a probationary status (except promotional probation) have no appeal right to appeal the termination.

When it is determined on the basis of a medical examination, that an employee is incapable of satisfactorily performing the essential functions of his/her position because of a physical or mental impairment which is likely to continue indefinitely or to recur frequently and which cannot be overcome by reasonable accommodation and the employee has exhausted any leave for which he/she may qualify, the employee may be terminated. However, every effort will be made to reassign the employee to a position within the employee's physical and mental capabilities.

CHAPTER 6 EMPLOYEE CONDUCT

6-1 Ethics
6-2 Privileged Information - Conflict of Interest
6-3 Political Activity
6-4 Use of City Electronic Mail, Voicemail, and Computer Systems
6-5 Outside Employment

6-1 Ethics

City employees shall comply with the Utah Public Officers' and Employees' Ethics Act, Title 67, Chapter 16, Utah Code Annotated, and the Utah Municipal Officers' and Employees' Ethics Act, Title 10, Chapter 3, Part 13, and their successor statues, to avoid actual or potential conflicts of interest between their public duties and their private interests.

6-2 Information - Conflict of Interest

City employees who are involved with or have access to information of significant public interest may not use this information for personal gain, nor to benefit friends or acquaintances. If an employee has an outside interest which could be affected by any City plan or activity, this situation must be reported to the employee's supervisor immediately. Each employee is charged with the responsibility of ensuring that only information that should be made available to the general public is released. Violation of these provisions regarding information or use for private gain shall be cause for disciplinary action.

6-3 Political Activity

The following restrictions apply to City employees:

A. An employee may not use official authority or influence for the purpose of interfering with or affecting the result of an election or nomination for office.

B. An employee may not directly or indirectly coerce, command, or advise a state or local officer or employee to pay, lend, or contribute anything of value to a party, committee, organization, agency or person for political purposes.

C. An employee may not use City work time to campaign for political office or otherwise engage in political activities.

6-4 Use of City Electronic Mail, Voicemail, the Internet, Phone, and Computer Systems

Inappropriate use of electronic mail, voicemail, the Internet, phone and computer systems includes, but is not limited to: harassment and intimidation of individuals on the basis of race, sex, religion, ethnicity, sexual orientation or disability; any pornographic or sexually explicit material, pictures or images; profanity, obscenity, and sexually explicit language; threats of violence; allowing use to interfere with normal work duties; and any violation of local, state or federal laws. Failure to abide by this policy may result in disciplinary action.

A. **Unacceptable Use of E-Mail**.

The use of e-mail to send pornographic, sexually harassing, obscene messages and materials, or those with sexual content is prohibited. The City's sexual harassment policy shall apply to the use of obscene e-mails and materials, and those with sexual content. The use of City computer resources to intentionally view, download or send pornography, sexually explicit materials or materials with sexual content is prohibited.

The use of e-mail to send discriminatory, disparaging or harassing messages or materials based on race, color, religion, sex, pregnancy, gender, national origin, age or disability is prohibited. The City's anti-discrimination policies shall apply to the use of such e-mails and materials.

Electronic dissemination or printing of copyrighted materials, including articles and software, in violation of copyright laws is prohibited.

These rules apply to City-owned phone and computer use during work hours and outside work hours.

B. **Transmission of Proprietary or Confidential Information**.

The unauthorized transmissions of proprietary or confidential information to unauthorized persons or entities by e-mail, or any other means, is prohibited.

C. **In City E-Mail Advertising.**

E-mails sent within the City may not be used for personal business purposes or fund-raisers not approved by the City.

D. **Outside Business Endeavors.**

Use of City computers, computer resources, phones, e-mail, or other resources for the employee's outside business endeavors is prohibited. Under no circumstances may any employee use City computers, phones, computer resources, e-mail, or other resources to run, support or operate a personal business.

E-mail and voice mail communication and the contents of City owned computers and phones are the sole property of the City and may be subject to monitoring at any time without notice. When using the e-mail or voice mail systems, and other equipment including City computers and phones, **the employee knowingly and voluntarily consents to being monitored and acknowledges the employer's right to conduct such monitoring**. The security of e-mail and voice mail communications is not guaranteed. Abuse of e-mail, voice mail, computer systems and phones could subject the employee to disciplinary action, up to and including termination.

E. E-Mail Retention.

The purpose of the e-mail retention policy is to ensure that e-mail and electronic documents are maintained in accordance with the Utah Government Records Access and Management Act (GRAMA). Employees are reminded that electronic documents and e-mail created or received on City-owned computers or sent over City-run networks are the property of the City. Employees should have no expectation of e-mail privacy and should limit any personal use of e-mail.

6-5 Outside Employment

Upon notification of approval of the department supervisor and the Mayor, a City employee may engage in outside employment. However, no employee may engage in additional employment which in any manner interferes with the proper and effective performance of official duties, or which results in a conflict of interest.

CHAPTER 7 DISCIPLINE PROCEDURE

7-1 Disciplinary Action
7-2 Review of Specified Disciplinary Actions: Discharge, Demotion, or Suspension of Over Two (2) Days without pay.
7-3 Suspension Pending Investigation and Decision
7-4 Causes for Discipline

7-1 Disciplinary Action

An employee whose conduct constitutes grounds for disciplinary action shall be subject to any of the following discipline: reprimand, suspension without pay, involuntary transfer to a position with less remuneration, or discharge. This provision shall not be construed as requiring that discipline proceed in any particular order, and any one of the foregoing disciplinary actions may be imposed for any incident, including for a first offense.

7-2 Review of Specified Disciplinary Actions: Discharge, Involuntary Transfer, or Suspension of Over Two (2) Days without Pay.

The review process set forth in this section shall apply whenever an employee is subject to any of the following actions: discharge, involuntary transfer to a position with less remuneration, or suspension of over two (2) days without pay.

For purposes of this section, the term “employee” shall not include any of the following positions.

A. an employee appointed by the mayor or other person or body exercising executive power;
B. a head of a department;
C. a probationary employee;
D. a part-time employee;
E. a temporary or seasonal employee; or a paid-on-call employee.

The review process for employees (as defined in this section) who are subject to discharge, involuntary transfer to a position with less remuneration, or suspension of over two (2) days without pay, shall be as follows.

STEP ONE: PRE-DISCIPLINARY HEARING

The employee shall be given written notice of the hearing which includes an explanation of the conduct constituting the grounds for the potential disciplinary action against the

employee and notice that discipline up to and including discharge, demotion and/or suspension of over two (2) days without pay is being considered. The Pre-Disciplinary Hearing shall be conducted by the Mayor for the purpose of allowing the employee to respond to the conduct constituting grounds for the potential disciplinary action and present information the employee believes is relevant to the decision. A decision as to the disciplinary action to be taken, if any, shall be made by the Mayor and the employee shall be notified in writing within a reasonable time after the hearing. In the event disciplinary action is imposed, the Mayor shall provide the employee with written notice of the disciplinary action along with a written explanation of the employee's rights for appeal, if.

STEP TWO: APPEAL TO PERSONNEL BOARD (APPEAL BOARD)

In the event the Pre-Disciplinary Hearing results in the employee's discharge, involuntary transfer to a position with less remuneration, and/or suspension of over two (2) days without pay, the employee has the right to appeal the decision of the Mayor to the City Council, which shall then act as the "appeal board" as required by Section10-3-1106 of Utah Code Annotated. The appeal board shall consist of three (3) members, two (2) of whom shall be members of the City Council, selected by the Mayor. The Mayor will also select the third member (to serve on the board for purposes of the appeal) from among all of the current City employees.

The employee's appeal to the City Council must be in writing and delivered to the City Recorder within ten (10) days of the written notice of disciplinary action. Upon receipt of the appeal, the City Recorder shall forthwith refer the matter to the City Council, which shall then forthwith fully hear and determine the matter. In connection therewith, the City Council shall schedule a hearing on the appeal. At the hearing on the appeal, the Mayor's designee shall conduct the hearing and present all evidence on behalf of the City and shall allow the employee.

A. to appear in person and to be represented by legal counsel (at the employee's expense);
B. to present his/her own witnesses and submit his/her own evidence;
C. to have a public hearing;
D. to confront any witnesses whose testimony is to be considered; and to examine the evidence to be considered.

The appeal board shall receive and consider all of the evidence reasonably presented by the Mayor's designee on behalf of the City and all of the evidence reasonably submitted by the employee, or on behalf of the employee, before making its decision.

The decision of the appeal board shall be by secret ballot and shall be certified in writing (including findings of fact) to both the City Recorder and the employee within fifteen (15) days from the date of the final day of the appeals hearing, except for good cause, the appeal board may extend this period to a maximum of sixty (60) days if the City and the employee both consent to such an extension. The appeal board may only uphold or reverse the City's action and may not modify it.

In the event the appeal board does not uphold the employee's discharge, involuntary transfer to a position with less remuneration, and/or suspension of over two (2) days without pay, the written decision of the appeal board shall provide that the employee shall receive either the employee's salary for the period of time during which the employee was discharged or suspended without pay, or any deficiency in the employee's salary for the period of time during which the employee was demoted to a position of less remuneration. In the event the decision of the appeal board does uphold the employee's discharge, demotion and/or suspension of over two (2) days without pay, the written decision of the appeal board shall contain a written explanation of the employee's rights for appeal.

STEP THREE: APPEAL TO THE COURT OF APPEALS

Any final, action, or order of the City Council may be appealed to the Utah Court of Appeals by either the employee or City by filing with that court a notice of appeal no later than 30 days from the date of the issuance of the final action or order of the Personnel Board.

7-3 Suspension Pending Investigation and Decision

At the City's sole discretion, an employee may be suspended (with or without pay) pending an investigation. If after an investigation, the charge is found to be without merit, the employee shall be restored to his or her position and/or compensated for any lost pay.

7-4 Cause for Discipline

Each of the following shall constitute cause for discipline, up to and including discharge. The offenses listed are not intended to be comprehensive, and the enumeration of these commonly-accepted violations shall not be deemed to prevent the discipline of an employee for other violations not enumerated.

1. Personal or gross negligence on or off duty which prevents or substantially

hampers job performance
2. Negligently using, abusing, or damaging City property
3. Any violation of City or departmental policies or procedures
4. Violations of commonly accepted employment standards
5. Sexual harassment
6. Illegal discrimination
7. Disregard for safety rules
8. Insubordination by refusing superior's order, verbal abuse of a superior, or unwillingness to submit to proper authority
9. Failure to follow specified job instructions
10. Unwillingness to work harmoniously with other employees
11. Unauthorized solicitation on City property
12. Distributing unauthorized printed matter on City property
13. Tardiness
14. Creating or contributing to unsanitary conditions
15. Unauthorized operation of tools, machinery, equipment
16. Gambling on City property
17. Failure to timely report an injury or accident
18. Unauthorized sleeping on the job during work hours or leaving the site early without permission
19. Abuse of personal leave
20. Fighting or attempting to provoke a fight on City property
21. Deliberately restricting output
22. Failure to maintain production and performance standards
23. Theft
24. Possession and/or use of alcoholic beverages or controlled substances while on duty
25. Possession and/or use of alcoholic beverages or controlled substances while operating City equipment
26. Reporting for work while under the influence of alcoholic beverages or controlled substances
27. Assault on a supervisor or any other City employee
28. Threatening or intimidating other City employees or supervisors
29. Falsifying City records
30. Intentionally misusing, abusing, or damaging City property or the property of another City employee
31. Unauthorized removal, falsification, or alteration of City records or intentional release of confidential information
32. Failure to report for work without appropriate notice
33. Failure to obtain pre-approval for any overtime
34. Repeated violation of rules and procedures

35. Use of profanity or any offensive language directed at any individual
36. Dishonesty, deceit or fraud
37. Excessive complaining or poor attitude
38. Spreading of rumors and gossip
39. The commission of any criminal conduct
40. Any conduct which reflects negatively upon the City or upon the character of any City employee
41. Brandishing or exhibiting any dangerous weapon in an angry or threatening manner, or destroying property or throwing objects in a manner perceived to be threatening. This prohibition does not include law enforcement officers acting in their official capacity
42. Inappropriate use of City computers including e-mail, the internet and chat rooms
43. Inappropriate use of City cell phones including excessive personal use, text messaging and the internet

CHAPTER 8 EMPLOYEE DEVELOPMENT

8-1 Performance Evaluation
8-2 Travel Expenses Reimbursed

8-1 Performance Evaluation

Annual performance evaluations shall be conducted of all employees.

8-2 Travel Expenses Reimbursed

City Corporation recognizes the need for its employees to travel outside of the City limits at various times to receive training, information, briefing etc. for efficiency and effectiveness as City employees.

Approval. Employees are responsible for completing a pre-travel approval request, authorized by the Mayor, prior to training. Travel for legitimate City purposes in City vehicles may be authorized by a supervisor when the use of the vehicle does not detract from the operational needs of the City.

Personal vehicle use. Use of an employee's personal vehicle may be authorized when circumstances warrant. The employee shall calculate the mileage associated with the approved travel and submit a request for reimbursement based upon this calculation and charged to the respective training line item. The Mayor and the Department Supervisor will countersign this request, thus authorizing the reimbursement. The mileage rate will be the Federal Standard IRS rate.

In-State/Out-of-State Training. City strongly encourages its employees to attend training provided within the state. Occasionally, out-of-state travel may be approved by the Mayor when similar training is not offered within the state or when out-of-state travel is cost beneficial for the city. As budget allows, employees may be granted out-of-state travel.

Travel Accommodation Reimbursement. All hotels or other sleeping accommodations and airplane or other travel accommodations shall be arranged in advance for overnight trips and paid in advance of the trip. An employee may be approved for lodging when attending a two or more day training or conference outside a 50 mile radius of City. The Mayor may reduce mileage and per diem reimbursement for City travel and training when the City's financial condition makes it necessary and where such adjustment to the normal policy will maximize scarce training dollars.

All registration fees etc. will be approved and paid in advance. If payment in advance is

not possible, the City shall reimburse to the employee the cash amount of the cost of such lodging and travel accommodations after receiving the appropriate receipts to verify that the employee has expended their own money for such purposes. Failure to produce a receipt in such circumstances may necessitate the withholding of reimbursement. Receipts for hotel accommodations shall be turned in to the City by the employee as a verification of attendance no matter what the form of payment.

Recreational Activities. With pre-approval of the Mayor and Supervisor, employees may be allowed to receive reimbursement from the City for recreational activities, if such activity is part of the conference, does not directly conflict with attending the conference, or if by attending would not receive a discount by not participating, or if such activity comes with an additional charge, but provides an advantage for the City.

CHAPTER 9 FULL-TIME EMPLOYEE BENEFITS

9-1 Insurance
9-2 Annual Leave/PTO
9-3 Sick Leave
9-4 Paid Holidays
9-5 Bereavement Leave
9-6 Military Leave
9-7 Leave of Absence (Family and Medical Leave Act - FMLA)
9-8 Jury Duty
9-9 Unemployment Compensation Benefits
9-10 Workers Compensation
9-11 Parental Leave

9-1 Insurance

The City may make health, dental, and life insurance available to all qualifying employees. The City will pay one hundred percent (100%) of premiums for full time employees and family members

Coverage. Insurance coverage begins immediately upon hire date and ends on the last day of the month of separation.

Eligibility. All full-time employees, and such other employees whose positions are designated by the Mayor with the advice and consent of the City Council, are eligible to participate in the City's health, dental, and life insurance programs should the City choose to offer them. Premium rates and City contributions may vary. Enrollment cards and a detailed schedule of benefits will be provided to eligible employees.

Retired Employee Eligibility. An individual retiring from the City who qualifies for and/or is vested in an approved City retirement plan may choose to remain with the City's group insurance until the individual is eligible for Medicare coverage by personally paying the applicable premium(s).

The spouse of such an employee may also stay with the City's group insurance until the spouse is eligible for Medicare coverage by personally paying the applicable premium. In the event the employee dies, the surviving spouse will then be eligible only for such further group insurance as COBRA may provide.

9-2 Annual Leave/Personal Time Off - PTO

The maximum annual leave eligibility, carryover provisions and separation compensation for full time employees are listed below:

1. Vacation Eligibility:
    a. An employee hired on the first six (6) months of a fiscal year is eligible for five (5) days of vacation upon completion of six (6) months of continuous service. In the following fiscal year, on the anniversary date of employment, the employee will have ten (10) days of vacation time.
    b. An employee hired in the second six (6) months of a fiscal year is eligible for ten (10) days of vacation, upon completion of twelve (12) months of continuous service. Five (5) of the ten (10) days may be taken upon completion of six (6) months of continuous service with approval of the mayor.
    c. An employee who has completed one year, but less than five (5) years of continuous service in the current fiscal year is eligible for ten (10) days of vacation during that fiscal year (unless eligible for vacation under provisions above).
    d. An employee who has completed five (5) years, but less than fifteen (15) years of continuous service in the current fiscal year is eligible for fifteen (15) days of vacation during that fiscal year.
    e. During the fiscal year in which an employee completes fifteen (15) years of continuous service, and each year thereafter, the employee is eligible for twenty (20) days of vacation.

2. Annual Leave Carryover
    a. Vacation is to be scheduled and used during the fiscal year in which it is earned. Vacation carryover to the next year is allowed only as follows:
        i. If an employee is eligible for ten (10) days of vacation, no days may be carried over to the next year.
        ii. If an employee is eligible for fifteen (15) days or more of vacation, five (5) days may be carried over to the next year.
    b. The mayor or department head may approve carryover of unused vacation beyond the carryover provisions above to a maximum of forty (40) hours, but only if the employee was unable to take vacation due to city requirements compelling the employee meet important city needs.
    c. Vacation should be scheduled in advance by notifying the mayor or department head at least one day prior to using it.

3. Vacation Compensation at Separation: An employee at separation shall be compensated for all vacation time at their current hourly rate of pay.

9-3 Sick Leave

Sick leave is an insurance policy insuring the employees will receive full pay for sick leave used. The following guidelines will be in effect:

1. Sick Leave Accrual:
    a. Full time employees accrue sick leave at the rate of six and two-thirds (6 2/3) hours per month during the first twelve (12) months of employment. After the first twelve (12) months, the employee receives the difference between eighty (80) hours and the total sick leave already granted during the fiscal year. On July 1 of each fiscal year the employee will be credited with eighty (80) hours of sick leave. Sick leave will accrue up to a maximum of one thousand forty (1,040) hours.

2. Additional Sick Leave: Employees with no or insufficient sick leave may be granted additional sick leave to cover long term or multiple illnesses by submitting a memo to the mayor. The mayor may grant up to thirty (30) additional days by taking into consideration such things as length of service, overall performance and past sick leave record.

3. Unused Sick Leave:
    a. At the end of each fiscal year an employee shall be compensated at a rate of fifty dollars ($50.00) per full day (8 hours) of unused sick leave over one thousand forty (1,040) hours of sick leave.
    b. Upon retirement an employee shall be compensated at a rate of fifty dollars ($50.00) per full day (8 hours) of unused sick leave.

9-4 Paid Holidays

The following days have been designated by the City to be paid holidays:

New Year's Day	January 1
Dr. Martin Luther King, Jr. Day	Third Monday of January
President's Day	Third Monday of February
Memorial Day	Last Monday in May
Juneteenth National Freedom Day	June 19 (if a Monday) or the Monday preceding June 19
Independence Day	July 4
Pioneer Day	July 24
Labor Day	First Monday in September
Columbus Day	Second Monday in October

Veterans Day	November 11
Thanksgiving Day	Fourth Thursday in November
Day after Thanksgiving	Day after Thanksgiving
Christmas Day	December 25
Floating Holiday	

When a holiday falls on a Saturday, it shall be observed preceding workday. When a holiday falls on a Sunday, it shall be observed on the following workday. However, If June 19 is a Saturday or Sunday, the Juneteenth holiday is celebrated on the following Monday.

9-5 Bereavement Leave

Full-time employees are eligible for paid leave of up to three days who suffer the loss of an immediate family member. Immediate family will be defined as an employee's spouse, parents, children, sisters, brothers, grandparents, grandchildren, or in-laws. In event of death in any of these instances, the employee will be paid his/her regular base pay for scheduled work time.

In accordance with state law, any employee or employees' spouse is eligible for paid leave of up to three days following the end of the employee's pregnancy by way of miscarriage or stillbirth.

In the event of death of friends or relatives not listed above, an employee may be allowed to use PTO for time off to attend the funeral or memorial service for such person.

9-6 Military Leave

The City does not discriminate against any person who is a member of, applies to be a member of, performs, has performed, applies to perform or has an obligation to perform service in a uniformed service, as defined by federal statute. The City will not deny initial employment, re-employment, retention in employment, promotion, or any benefit of employment by the City on the basis of that membership, performance of service, application for service, or obligation. It is the City's policy to comply with all applicable statutes, including Employment And Re-employment Rights Of Members Of The Unified Services Act, 38 U.S.C. § 4301 *et seq.*, and Utah Code Ann. §§ 71-10-1 *et seq.*

For attendance of monthly reserve meetings, personnel should schedule their work and/or meetings so that they fall on their days off. If this is not possible, personnel should trade with others to cover shifts. If a trade cannot be arranged, the department will arrange

leave for the individual and they will be charged with PTO. No pay as provided below shall be made for monthly reserve meetings.

For training periods for which leave is granted, and for which military order are issued to the employee to serve, the City will pay the difference between the employee's base military pay and their normal City pay up to and including 15 days. Since military pay may not be paid until after training is completed, should an employee desire, they may receive their normal City pay and then reimburse the City when they receive their reserve pay. A form for the purpose of calculating the proper reimbursement shall be provided by the personnel officer and completed by the employee. The employee shall then return the completed form within 15 days of receipt of military pay to the personnel department. The payroll department will then deduct the respective military pay amount from the employee's next paycheck; thus reducing the employee's total taxable income by the respective amount of military pay. Should a full-time employee be ordered to serve over 15 working days, no compensation will be made to the employee for any days in excess of 15 working days during any calendar year.

It shall be the policy of the City that any employee on military leave shall receive no compensation in excess of his or her normal City pay unless it comes entirely from the military. In order to facilitate relationships between the City and the reserve units, the employee must give as much notice as possible to the City of the need for military leave in order to avoid scheduling and conflicts in the departments. Requests for leave should be made at least twenty (20) days prior to the beginning of leave.

9-7 Leave of Absence (Family and Medical Leave Act - FMLA)

The City provides family and medical leave of absence, without pay, to eligible employees for their own serious health conditions; or who wish to take time off from work duties to fulfill family obligations relating directly to childbirth, adoption, or placement for a foster child; or to care for a child, spouse or their own parent with a serious health condition. A serious health condition means an illness, injury, impairment, or physical or mental condition that involves either an overnight stay in a medical facility, or continuing treatment by a health care provider for a condition that either prevents the employee from performing the functions of the employee's job, or prevents the qualified family member from participating in school or other daily activities.

Eligible employees are those who have worked for the City for at least one year and worked 1,250 hours within the previous 12 month period. Eligible employees should make requests for FMLA leave to their supervisors at least 30 days in advance of foreseeable events. When 30 days' notice is not possible, the employee must provide notice as soon as practicable and must comply with the City's normal call-in procedures.

Employees requesting FMLA leave related to their own serious health condition or the serious health condition of a spouse, child, or their own parent must submit sufficient information for the City to determine if the leave may qualify for FMLA protection and the anticipated timing and duration of leave. Employees must also inform the City if the requested leave is for a reason for which FMLA leave was taken or previously certified. Employees also may be required to provide a certification and periodic recertification supporting the need for leave.

Eligible employees may request up to a maximum of twelve weeks of family leave within a 12 month period. Any combination of FMLA leave may not exceed this maximum limit. The City uses the *rolling period* to calculate this 12 week period. The rolling period method starts counting the FMLA period on the date the employee first uses FMLA leave. Eligible employees will be required to first use any accrued paid leave time before taking unpaid leave. This accrued paid leave time will be included as part of the maximum twelve weeks leave. Married employee couples may be restricted to a combined total of twelve weeks leave within any 12 month period for childbirth, adoption, or placement of a foster child; or to care for a parent with a serious health condition.

To the extent the law requires, eligible employees with a spouse, son, daughter or parent on active duty or call to active duty status in the National Guard or Reserves in support of a contingency operation may use their 12-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include attending certain military events, arranging for alternative childcare, addressing certain financial and legal arrangements, attending certain counseling sessions, and attending post-deployment reintegration briefings.

FMLA also includes a special leave entitlement that permits eligible employees to take up to 26 weeks of leave to care for a covered service member during a single 12-month period. A covered service member is a current member of the Armed Forces, including a member of the National Guard or Reserves, who has a serious injury or illness incurred in the line of duty on active duty that may render the service member medically unfit to perform his or her duties for which the service member is undergoing medical treatment, recuperation, or therapy; or is in outpatient status; or is on the temporary disability retired list.

During the single 12-month period for service member care leave, an eligible employee is entitled to a combined total of 26 workweeks of service member care leave and leave for any other FMLA-qualifying reason, provided that the eligible employee may not take more than 12 workweeks for any other FMLA-qualifying reason during this period. For example, in the single 12-month period an employee could take 12 weeks of FMLA

leave to care for a newborn child and 14 weeks of service member care leave, but could not take 16 weeks of leave to care for a newborn child and 10 weeks of service member care leave.

Subject to the terms, conditions and limitations of the applicable plan, health insurance benefits will be provided by the City for the length of time on leave, up to the maximum of twelve weeks. The employee must continue to pay any portion of the premium that the employee would typically pay if not on leave.

Benefit accruals, such as annual leave, or holiday benefits, will be suspended during the leave and will resume upon return to active employment.

So that an employee's return to work can be properly scheduled, an employee on FMLA leave must provide the City with at least two weeks' advance notice of the date the employee intends to return to work. When FMLA leave ends, the employee will be reinstated to the same position, if it is available, or to an equivalent position for which the employee is qualified.

If an employee fails to report to work promptly at the end of the approved leave period, the City will assume that the employee has resigned.

9-8 Jury Duty

Jury Duty: When an employee has been summoned to serve on jury duty, or has been subpoenaed to appear as a witness during normal working hours, he/she will be paid his/her full city salary by the city. Any pay received for an appearance as a witness, or juror, must be returned to the city. The employee is to report to work before and after service when possible. This policy shall cover only time lost while performing such duty.

9-9 Unemployment Compensation Benefits

Employees whose employment is terminated may be eligible to receive unemployment compensation benefits, contingent upon the reason for the termination of the employment, the existence of a continued attachment to the labor market by the employee, and other factors. The determination of eligibility for unemployment compensation benefits, the amount of the benefits, and the duration of payments, if any, is made by the State of Utah Department of Employment Security, according to statutes, regulations and case law decision. Questions regarding unemployment compensation benefits should be directed to the State of Utah Department of Employment Security.

9-10 Workers Compensation

Any injury occurring on the job must be immediately reported to the employee's supervisor. The job related injury shall be detailed on forms prescribed by the Utah Labor Commission and the City. These forms must be completed within 24 hours following the incident producing the injury.

9-11 Parental Leave

Parental leave is an additional benefit that is separate from, and in addition to, other types of paid leave. Parental leave benefits are a privilege, where the City provides compensation to employees during time related to the birth or adoption of a child. In order to qualify for parental leave, a benefits eligible employee must be employed full time by the City.

For the purpose of bonding with or caring for a newborn child or newly adopted child, the eligible employee shall receive 5 work days (up to 40 hours) of paid leave.

Eligible employees who physically give birth to a child shall receive 10 work days (up to 80 hours) of paid medical maternity leave due to temporary disability and/or the necessity of recovering from childbirth.

Parental leave must be used within 3 months of the birth or adoption of the child and must be used in a block of consecutive work days.

Parental leave may not be used before the birth or actual adoption of the child. Other leave may be used prior to the birth or adoption, but parental leave is only for the purpose of recovery, care, and bonding with the child after the birth or adoption.

Upon termination, an employee will not be compensated for any unused parental leave.

CHAPTER 10 RETIREMENT BENEFITS

10-1 Retirement System

Eligible employees will be enrolled in and shall participate in the Utah State Retirement System in accordance with Title 49, Utah Code Annotate.

In addition to participation in the URS, for employees eligible for participation in the URS, the city will match employee contributions to a state approved retirement plan up to and including a maximum of five percent (5%) of the employee's annual gross salary.

The city recorder and treasurer are designated as Tier 2 elected and appointed officials and are eligible for participation in the URS. All other elected and appointed officials are considered ineligible part time (averaging less than twenty (20) hours per week over the course of a year) and are therefore not eligible for participation in the URS.

Employees who are not eligible for participation in the URS, shall participate fully in social security.

If applicable, all Tier 2 elected and appointed officials who are not eligible for participation in the URS or coverage under social security are not eligible for retirement benefits from the City.

CHAPTER 11 COMPENSATION AND WORK HOURS

11-1 Work Hours
11-2 Classification of Positions
11-3 Payroll Administration
11-4 Reclassification of Positions
11-5 Regular Full-time and Part-time Compensation Scale
11-6 Fair Labor Standards Act
11-7 Compensatory Time

11-1 Work Hours

Regular and prompt attendance at work is required of all employees. Employees are expected to arrive at work so that they can begin working at the start of their shift. The normal workday for full-time employees shall be eight (8) hours and the normal workweek forty (40) hours, except when longer working shifts are a common condition of employment and in certain public works or related divisions where the best interest of the City is served by extended hours of work.

Work shall generally begin at 8:00 a.m. and end at 4:00 p.m. However, other work schedules may be followed in accordance with service delivery needs.

An employee is entitled to two (2) compensated 15 minute work break periods in an 8 hour work day, generally speaking one in the morning and the other in the afternoon. Employees may take a 15 minute break period for every four (4) hours worked.

Office hours of the City building shall be Monday - Thursday 8:00am to 4:00pm and Friday 8:00am – noon.

Full time employees shall incur 4 hours of flex time per week. These hours are intended to be used by a full time employee for work activities and assignments not scheduled during the regular business hours of the City building as described above. Full time employees may accumulate flex time up to 208 hours per fiscal year. Each full time employee is required to report flex time usage and accumulation with the reporting of their regular work hours on the employee's time sheet. At the end of the fiscal year, any remaining flex time hours not used in the fiscal year shall be forfeit and the employee shall not be entitled to compensation for the unused hours.

11-2 Classification of Positions

The Mayor, in conjunction with the City Council shall be responsible for the development

and maintenance of a uniform and equitable pay plan and maximum rates of pay for each classified position as deemed necessary and equitable.

Each City position shall have a job description.

The City assigns each regular position a salary range.

11-3 Payroll Administration

All employees of the City shall be paid their salaries or wages on a bi-weekly basis.

All time sheets shall be reviewed and signed by the employee's supervisor and turned into the City Recorder no later than 9:00 a.m. on the first working day following the end of the pay period.

In the event there is an error in the amount of pay, the employee should promptly bring the discrepancy to the attention of their supervisor, the payroll office, or the Mayor so that corrections can be made as quickly as possible.

City Corporation reserves the right to make any and all payroll corrections as deemed necessary and appropriate.

Federal and State laws require City Corporation to keep an accurate record of time worked.

- Time worked is all time actually spent on the job performing assigned duties.
- Employees should accurately record the time they begin and end their work. They should also record the beginning and ending time of any split shift or departure from work for personal reasons.
- Overtime and comp time must be approved before it is performed.
- Altering, falsifying, tampering with the records, or recording time on another employee's time record may result in disciplinary action, up to and including termination of employment.
- It is the employee's responsibility to sign their time records and to certify the accuracy of all time recorded. The supervisor will review and then sign the time record before submitting it for payroll processing.

- If corrections or modifications are made to the time record, both the employee and the supervisor must verify the accuracy of the changes by initialing the change.

Each paycheck will include earnings for all work performed through the end of the previous payroll period.

- In the event that a regularly scheduled payday falls on an employee's day off or a holiday, employees will be paid in accordance with state and federal guidelines.

Department Heads and/or supervisors will not release paychecks or pay statements to anyone other than the employee unless written authorization is given in advance by the employee.

Employees may voluntarily authorize deductions from their paychecks to cover the costs of participation in City approved programs. Employees should review any discrepancies in payroll deductions with the payroll office.

11-4 Reclassification of Positions

Due to possible budget impact, reclassification studies will typically be undertaken in conjunction with the preparation of the yearly operating budget. Any proposed reclassification pay increase will typically not become effective until the beginning of the new fiscal year.

The effective date for any pay increase shall generally be the beginning of the payroll period following City Council action on the pay increase, but this may be changed by the City Council when extenuating circumstances so warrant.

11-5 Regular Full-time and Part-time Compensation Scale

Compensation Model:

a. Modified Grade And Step: The city will utilize a matrix of grades and steps to compensate all employees.

b. Grade: Each grade on the Grade and Step Model will represent a clearly defined job description, which should closely match each city approved job description. All employees whose jobs fit within a particular job description will be compensated within the steps of that grade.

c. Step: All employees will fall within one of eighteen (18) steps on the Grade and Step Model.

3. Technology Net®: Technology Net® is a national company who provides salary

information which has been accumulated from various governmental entities. Farr West City shall utilize the information available from Technology Net® to establish the wage ranges for each full-time position within the city. Part-time, temporary and seasonal positions may utilize the survey to help determine wage ranges, but will ultimately be determined by the Personnel Committee and approved by the City Council.

4. Technology Net® Job Descriptions: In order to utilize the Technology Net® information, it is necessary that each city approved job description be as closely matched as possible to the job description on the Technology Net® Survey.

5. Technology Net Survey Information: Although Technology Net® provides survey information for many counties and service districts, Farr West City has chosen to compare the salary information of all participating Utah cities, Wasatch Front counties and applicable service districts. Those entities whose information is more than five (5) years old will not be used until their information is again current. The city will use the information from the survey during the last quarter of the fiscal year to determine the minimum and maximum of each grade in preparation for the budgeting process for the new fiscal year.

6. Grade And Step Matrix:

a. Using Survey Averages: All participating cities and counties report a pay range for each job description. The Technology Net® survey information will be used to determine the average minimum and maximum paid by all Utah cities, select counties and special service districts who participate in the survey. Utilization of the average is based on the city's desire to compensate employees better than most cities. It is acknowledged that not all cities and counties in Utah participate in the survey and that generally larger, higher paying cities are participating. Using an average of these cities and counties should provide the city with a more competitive wage scale.

b. Minimum Average: The lowest step in the city's Modified Grade and Step will be the average minimum wage range reported on the survey for each job.

c. Maximum Average: The highest step in the city's Modified Grade and Step will be the lesser of one hundred percent (100%) of the average maximum wage range reported on the survey for each job or the highest maximum reported on the survey for that specific job.

d. Step Calculations: Steps will be established by taking the minimum and maximum and evenly distributing the dollar amount of the pay range between all eighteen (18) steps.

7. Annual Adjustments:

a. Date Of Adjustment: At the beginning of the fiscal year, all employees whose work is at least satisfactory will be eligible for a step increase if:

(1) They have been employed with the city for at least one year; or

(2) If hired within the last twelve (12) months, the employee has successfully completed their six (6) month probationary period.

b. Amount Of Adjustment: Employees whose work is at least satisfactory will be

eligible to advance to the next step in their grade. In the event that new survey data would create a reduction in employee pay, the employee will still move to the new step, but will not receive a reduction in pay.

c. Budget Shortfalls: In the event that the annual cost of the matrix adjustments and step increases exceed the amount approved by the City Council for the payroll budget, all grades will be adjusted by the same percentage reduction to conform to the budget.

8. Exceptions:

a. Job Descriptions: Technology Net® job descriptions are intended to closely match the city's job descriptions. It is expected that employees are compensated at their highest skill level as long as that skill is a substantial part of their job and required by the city to perform their specific job. In the event job descriptions from Technology Net® are not available or do not match closely, the Personnel Committee, shall determine the minimum and maximum steps for this job.

b. Unsatisfactory Job Performance: In the event that an employee's work is unsatisfactory, the employee will not be eligible for a step increase nor for any increase due to adjustments in the survey wage data. This exception may result in an employee's wages not matching a specific step in his/her grade. Once performance has improved to a satisfactory level, the Manager may, with approval from the Personnel Committee, award the lost step increase to the employee.

9. New Employees/Promotions/Demotions/Merit Increases:

a. New Employees: New employees will generally be replacing former employees and will normally be placed on the same grade as their predecessor. The Manager, with approval from the Personnel Committee or Mayor, will have the latitude to place new employees on the step that is most appropriate for the education, experience or other factors that the new employee brings to the job.

b. Promotions: The Manager, with approval from the Personnel Committee, will have the latitude to place promoted employees on the step that is most appropriate for the education, experience or other factors that contributed to their promotion or selection for the job.

c. Demotions: When employees are voluntarily or involuntarily demoted, the employee will be moved to their new grade and step by the Manager with the approval of the Personnel Committee.

d. Department Restructuring: When employees are moved from one grade to another due to restructuring of their department, the employee will be moved to the step that matches the current pay or if the pay does not match, the next higher step.

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11-6 Fair Labor Standards Act

All employees shall comply with the provisions of the Fair Labor Standards Act (FLSA) as amended and the Department of Labor regulations issued there under pertaining to

compensation for overtime work.

Employees shall be classified as either exempt or nonexempt. These categories are defined as:

(a) Employees who are not covered by or subject to the overtime requirements and regulations of the FLSA are deemed “exempt.” Employees are classified as exempt based upon the nature of the work, conditions of employment, and criteria set forth in the FLSA and related Federal rules and regulations.

(b) (b)Non-Exempt. Employees who are covered by and subject to the overtime requirements and regulations of the FLSA are deemed “non-exempt.”

Work period. For the purpose of complying with the requirements of the FLSA, the workweek shall consist of seven days beginning 12:00 a.m. Saturday and ending at 11:59 p.m. Friday. All overtime hours shall be accounted for by the employee on the time sheet during which the hours were worked.

Joint employment. A City employee shall not serve as a volunteer for the same job in which he/she is employed by the city.

11-7 Compensatory Time

As a general rule, the requirement of frequent and considerable overtime within the City shall be considered evidence of under staffing and will be investigated by the Mayor. However, when employees are directed by the department or division supervisor or his/her duly appointed representative to work extra time in addition to normal working hours, they shall be compensated for overtime or allocated compensatory time.

All overtime work must be given proper authorization and/or be known in advance by the supervisor, and records of all overtime work must be kept by department supervisors with copies to the accounting payroll clerk.

Employee compensation for overtime and allocation of compensatory time shall be governed by applicable Federal and State law, including the Federal Fair Labor Standards Act. Departmental policies for the use of overtime and compensatory time can be drafted by each department, approved by the City Council, and kept on file in the offices of the Mayor and the City Recorder.

CHAPTER 12 SUBSTANCE ABUSE AND DRUG-FREE WORKPLACE

12-1 Policy Statement
12-2 Definitions
12-3 Testing Policy
12-4 City Action
12-5 Confidentiality
12-6 Work Place Rules
12-7 Acknowledgment of Policy
12-8 Drug and Alcohol Policy Not a Contract

12-1 Policy Statement

City is a drug-free workplace and is committed to providing a safe and productive work environment. Alcohol and drug abuse poses a threat to the health and safety of City employees and others, and to the security of the City's equipment and facilities. This policy provides alcohol and drug screening, testing and treatment procedures for City employees.

It is the policy of City to prohibit the use of alcohol and illegal drugs and the abuse of legal medications that impact job performance; that may create a significant danger or harm to the public, employees and City property; that may be in violation of the criminal laws of the State of Utah; and that may increase the potential legal liability of the City for accidents or misconduct of its employees. Employees who violate this policy will be subject to discipline, up to and including termination.

12-2 Definitions

For the purposes of this policy:

"**Alcohol**" means alcoholic beverages and any other intoxicating substances.

"**Drugs**" used in this policy refer to and include all drugs, paraphernalia, controlled substances, or mood or mind altering inhalants, any of which were not prescribed by a licensed physician/dentist in the United States for the person taking or in possession of the drug or substance, or which have not been used as prescribed or directed.

"**Drug Paraphernalia**" means objects used to manufacture, compound, convert, produce, process, prepare, test, analyze, pack, store, contain, conceal, and/or to inject, ingest, inhale, or otherwise introduce a drug into the human body.

"**Employee**" means any person in the service of the City whether for compensation or as

a volunteer.

"**Prospective employee**" means any person who has made application for employment with the City and to whom the City has offered employment, conditioned upon the results of a drug and alcohol test.

"**Conviction**" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal statutes.

"**Criminal Drug Statute**" means a Federal or State criminal statute involving the manufacture, distribution, dispensing, possession, or use of any controlled substance.

"**MRO**" means Medical Review Officer, charged with reviewing and interpreting test results and determining any alternate medical explanations.

"**Drug Policy Coordinator**" is the City employee specifically designated to administer the Drug and Alcohol Testing Policy and through whom any procedures, or disciplinary or rehabilitative action regarding this policy, must be reviewed and approved. The Drug Policy Coordinator is the Human Resource Coordinator*.*

"**CDL-Commercial Driver's License**" is the license required to operate a commercial vehicle.

"Sample" means urine, blood, breath, saliva, or hair.

12-3 Testing Policy

It is the policy of the City to test employees and prospective employees for the presence of drugs or alcohol, according to the provisions set forth below, as a condition of hire or continued employment. Any employee or prospective employee failing or refusing to take the test will not be eligible for employment, or if employed, may be subject to termination. The City shall consider as negative all confirmed positive drug and alcohol test results with a medically sufficient explanation.

The preferred method of drug testing shall be urine collection. However, an alternate sample may be used if deemed necessary by the department head or Medial Review Officer.

The City shall require the testing of employees and prospective employees, including management, on a periodic basis, under the following circumstances and purposes.

Pre-Employment Testing.
All prospective employees shall be tested for drug or alcohol usage prior to being placed for employment. All job applicants shall be informed of the policy at the pre-employment interviews. A copy of this policy shall be available for review by all prospective employees. All prospective employees shall be required, prior to being hired by the City, to sign the acknowledgment form, agreeing to abide by the terms of this policy. The City will exclude from employment any job applicant or prospective employee who refuses to abide by the terms of this policy. Any prospective employee whose pre-employment drug and alcohol test results in a confirmed positive and who does not have a medically sufficient explanation (as determined in the sole, but reasonable, discretion of the MRO), may reapply for employment with the City after six months from the date of such test. If the City hires a prospective employee, he or she must have first successfully passed the above-referenced pre-employment drug and alcohol test, and thereafter he or she will be subject to all the procedures and requirements for drug and alcohol testing as set forth in this policy.

In addition, any employee who has taken an extended leave of absence of six months or longer must be retested under this section before returning to work.

Reasonable Suspicion (For Cause) Testing.
Certain supervisors shall be trained to look for behaviors which may indicate drug or alcohol usage. These behaviors include, but are not limited to: direct observation of drug or alcohol use, drug paraphernalia, abnormal or erratic behavior such as accidents, stealing, or repeated errors on the job, or unsatisfactory time and attendance patterns, any of which are coupled with a specific contemporaneous event that indicates probable drug or alcohol use. An employee will be required to provide a sample, as defined below, when such reasonable suspicion arises and at least one supervisor or manager, and the designated Drug Policy Coordinator, concur that a reasonable suspicion of drug or alcohol use exists. The decision to test for drug or alcohol use by an employee is based on specific contemporaneous, physical, behavioral, and/or performance indicators. Once the authorized supervisors have determined that a reasonable suspicion exists, testing is done immediately.

Return to Duty Testing.
If the City returns to duty an employee after he or she has voluntarily sought rehabilitation for drug or alcohol abuse and has successfully completed rehabilitation, such employee shall be entered into a program of unannounced drug and alcohol testing for a predetermined period of time at the sole discretion of the City.

Post-Accident Testing.
Post-accident testing will be conducted on employees whose performance either contributed to an accident, or cannot be completely discounted as contributing to the accident. Such testing will occur as soon as possible, but not later than two (2) hours after an accident has occurred. The immediate supervisor and the department manager of such employee, in association with the Drug Policy Coordinator, shall determine if the performance of that employee either contributed to the accident or cannot be completely discounted as a contributing factor.

Random Testing.
The City reserves the right to implement a random drug and alcohol testing program consistent with applicable federal, state and local law, for purposes of maintaining safety and as a deterrent to drug and alcohol abuse.

Employee's required to hold a Commercial Driver's License (CDL) and drive commercial vehicles as a condition of employment may be tested as required by federal and/or state law.

Any drug or alcohol testing shall occur during or immediately after the regular work period of current employees, and shall be deemed work time for purposes of compensation and benefits for current employees.

Individuals will be tested on City premises or sent to an outside clinic or testing facility licensed to perform such tests. If an employee is sent to an outside clinic for a "Reasonable Suspicion" test, the employee must be driven to the facility by the supervisor or his/her designee. The employee must then be put on administrative leave until the results of the test are available. The supervisor must make arrangements or help the employee make arrangements to get home without driving him/herself.

The City shall pay all costs of testing and transportation associated with a test required by the City.

All sample collection and testing shall be performed under the following conditions:

A. The collection of samples shall be performed under reasonable and sanitary conditions.

B. Samples shall be collected and tested with due regard to the privacy of the individual being tested, and in a manner reasonably calculated to prevent substitutions or interference with the collection or testing of reliable samples.

C. The collection of samples shall be documented, and the documentation procedures shall include labeling of samples, to reasonably preclude the probability of erroneous identification of test results. An opportunity shall be provided for the employee or prospective employee to provide notification of any information that he or she considers to be relevant to the test, including identification of currently or recently used prescriptions or non-prescription drugs, or other relevant medical information.

D. Sample collection, storage, and transportation to the place of testing shall be performed in a manner that reasonably precludes the probability of sample misidentification, contamination or adulteration.

E. Sample testing shall conform to scientifically accepted analytical methods and procedures.

F. Testing shall include verification or confirmation of any positive initial screening test by gas chromatography, gas chromatography-mass spectroscopy, or other comparably reliable method.

G. In the case of urine testing, an employee or prospective employee will submit a split urine sample. A split urine sample shall consist of at least 45 ml of urine. The urine shall be divided into two specimen bottles, with at least 30 ml of urine in one bottle and at least 15 ml of urine in the other. If the test results of the 30 ml urine sample indicate the presence of drugs, the donor of the test shall have 72 hours from the time he is so notified to request, at his option that the 15 ml urin sample be tested for the indicated drugs, the expense of which shall be divided equally between the donor and the City. The test results of both samples may be considered at any subsequent disciplinary hearing.

Drug and alcohol testing will be conducted in compliance with federal, state and local laws, including but not limited to Utah Code Ann. § 34-41-101 *et seq*.

12-4 City Action

Upon receipt of a verified or confirmed positive drug or alcohol test result, which indicates a violation of this policy (and in the case of urine testing after providing the employee or prospective employee notice of the result of the initial test and the option to have the 15ml urine sample tested), or upon the refusal of any employee or prospective employee to provide a sample, the City may use that test result or refusal as the basis for disciplinary or rehabilitative actions, which may include, but not be limited to, the following:

A. Termination of employment.

B. Refusal to hire a prospective employee.

C. Any other disciplinary measures in conformance with the City's practices, policies, or procedures.

12-5 Confidentiality

The information received from the drug testing results shall be the property of the City. Test results information may be released to the person who has been tested upon written request.

12-6 Work Place Rules

Employees, who possess, dispense, manufacture, or distribute alcohol, drugs or drug paraphernalia on City premises, or on City time may be subject to disciplinary action, including termination.

Employees undergoing prescribed medical treatment with a drug that may alter physical or mental abilities must report that to their supervisor.

Any employee convicted of violating a criminal drug statute must notify the City Administrator within five (5) days of conviction. The City may take appropriate disciplinary or rehabilitative actions as a consequence.

No employee may use or be under the influence of drugs or alcohol on the City's premises, in the City's vehicles, or any time the employee is representing the City on City business, except in cases involving a current, prescription prescribed in the United States, or over-the-counter drug, taken as prescribed or directed.

12-7 Acknowledgment of Policy

The City shall require each employee to read this policy and sign a form, acknowledging that they have received and read a copy of this policy and agree to abide by its terms as a condition of continued employment. The signed acknowledgment shall be kept in each employee's personnel file.

12-8 Drug and Alcohol Policy Not a Contract

This Drug and Alcohol Testing Policy is the unilateral action of the City and does not

constitute an express or implied contract with any person affected by or subject to the policy. Neither this policy nor any action taken pursuant to this policy assures or guarantees employment or any terms of employment to any person for any period of time. The City may alter, terminate or make exceptions to this policy at any time, at the City's sole discretion. This policy does not limit or alter the City's right to terminate any employee at any time for any reason.

CHAPTER 13 SEXUAL HARASSMENT POLICY AND PROCEDURE

13-1 Prohibition Against Sexual Harassment
13-2 Statement of Penalties for Misconduct
13-3 Reporting Violations of Sexual Harassment

13-1 Prohibition Against Sexual Harassment

All employees of the City have the legal right (Title VII of the Civil Rights Act of 1964) to work in an environment free from sexual harassment. In addition, all individuals making application for employment with the City have the right to expect an environment free from sexual harassment.

Sexual harassment is an unlawful activity which violates City policy and is prohibited as a form of sex discrimination. Both sexual harassment and inappropriate sexual conduct, whether legally sexual harassment or not, are unacceptable behavior. Any employee who engages in any form of sexual harassment shall be subject to disciplinary action.

Sexual harassment, according to the federal Equal Employment Opportunity Commission(EEOC), consists of unwelcome sexual advances, requests for sexual favors or other verbal or physical acts of a sexual nature or sex based nature where:

A. Submission to such conduct is made either explicitly or implicitly a term or condition of an individual's employment.

B. An employment decision is based on an individual's acceptance or rejection of such conduct.

C. Such conduct interferes with an individual's work performance or creates an intimidating, hostile, or offensive work environment.

It is also unlawful to retaliate or take reprisal in any way against anyone who has filed a complaint about sexual harassment or inappropriate sexual conduct. The City and its supervisors, employees and agents are under a duty to investigate or eradicate any form of sexual harassment or inappropriate sexual conduct or complaints about such conduct. In addition to prohibiting sexual harassment and inappropriate sexual conduct by its employees, the City prohibits sexual harassment towards its employees by its citizens, contractors and/or vendors.

The City's management is committed to vigorously enforcing this prohibition of Sexual Harassment at all levels of the organization. This prohibition against Sexual Harassment

is in effect at all times and in all places.

13-2 Statement of Penalties for Misconduct

An employee's commission of acts of sexual harassment, inappropriate sexual conduct, and/or retaliation will result in disciplinary action up to and including termination.

13-3 Reporting Violations of Sexual Harassment

Employees are required to report all incidents of what they believe to be inappropriate sexual conduct or violations of the City's Sexual Harassment Policy. These reports shall be made at the time when the employee first feels they or someone else has been sexually harassed or subjected to inappropriate sexual conduct. The following procedure will guide the investigation of these claims:

A. Employees must file a sexual harassment complaint either verbally or in writing with the Mayor, or the City Attorney. The Mayor will then investigate the allegation with the help of the appropriate supervisory personnel and make a written report of his findings to City Council, together with any corrective actions proposed or undertaken.

B. All such complaints will be investigated. If the investigation indicates that harassment or inappropriate sexual conduct has occurred, appropriate action will be taken. Confidentiality will, to the extent practical, be protected. The City will make every reasonable effort to keep the identity of the reporting person confidential, but confidentiality cannot be guaranteed.

C. Any employee of the City who is accused of sexual harassment or inappropriate sexual conduct shall not question, coerce, intimidate, or retaliate in any way against the employee who has filed a complaint of sexual harassment or inappropriate sexual conduct or against employees that have provided information concerning the complaint.

D. All employees shall cooperate fully in any investigation of sexual harassment, inappropriate sexual conduct, or retaliation. Disciplinary action will be taken against any employee that obstructs or does not fully cooperate with any such investigation.

CHAPTER 14 DISCRIMINATION/HARASSMENT POLICY AND PROCEDURE

14-1 Prohibition Against Discrimination/Harassment

14-1 Prohibition Against Discrimination/Harassment

The City does not tolerate discrimination, retaliation, or any form of harassment based on race, color, religion, age, sex, national origin, disability status, genetics, protected veteran status, sexual orientation, gender identity or expression, or any other characteristic protected by federal, state or local laws. All employees, regardless of their positions, are covered by and are expected to comply with this policy and to take appropriate measures to ensure that prohibited conduct does not occur. Appropriate disciplinary action will be taken against any employee who violates this policy. Based on the seriousness of the offense, disciplinary action may include verbal or written reprimand, suspension, transfer, demotion, or termination of employment.

Any employee who believes that he or she has been subjected to discrimination or harassment based on race, color, religion, sex (including gender), pregnancy, national origin, age, or disability, or who is aware of such an occurrence, has the obligation, duty, and right to report to the Mayor, or the City Attorney. All complaints should be made as soon as the objectionable conduct or language first occurs. The Mayor will then investigate the allegation with the help of the appropriate supervisory personnel and make a written report of his/her findings to City Council, together with any corrective actions proposed or undertaken.

All such complaints will be investigated and, if the investigation indicates that discrimination or harassment has occurred, appropriate action will be taken. All employees and any special investigators are required to maintain confidentiality with respect to on-going investigations or records involving complaints of harassment, discrimination, retaliation, or inappropriate behavior.

An employee who is accused of such discrimination or harassment shall not question, coerce, intimidate or retaliate in any way against the person making the report, against the person who was discriminated against or harassed, or against any person who provided information concerning the complaint. All employees shall cooperate fully in any investigation of discrimination, harassment or retaliation.

CHAPTER 15 WORKPLACE VIOLENCE

15-1 Workplace Violence and Policy Statement
15-2 Workplace Violence Definitions

15-1 Workplace Violence and Policy Statement

The City has a zero tolerance policy for violence in the workplace by any of its employees, customers, the public, and anyone else who conducts business with the City. Prohibited conduct within the City workplace includes violent behavior, physical attacks, verbal or physical threats of violence, physical intimidation, stalking, and property damage.

The objective of this policy is to reduce the potential for violence in and around the workplace, to encourage and foster a work environment that is characterized by respect and healthy conflict resolution, and to mitigate the negative consequences for employees who experience or encounter violence in their work lives.

15-2 Workplace Violence Definitions

The work violence in this policy shall mean an act or behavior that:

A. is physically assaultive;

B. consists of a communicated or reasonably perceived threat to harm another individual or in any way endanger the safety of an individual;

C. would be interpreted by a reasonable person as having potential for physical harm to the individual;

D. a reasonable person would perceive as menacing;

E. involves carrying or displaying weapons, destroying property or throwing objects in a manner reasonably perceived to be threatening; or

F. consists of a communicated or reasonably perceived threat to destroy property.

Any workplace violence committed by employees or members of the public while on City property or while using City facilities will be prosecuted as appropriate and may result in disciplinary action, up to and including termination. Employees must immediately report to their supervisor all incidents of workplace violence. Any employee who acts in good faith by reporting actual or implied violent behavior will not be subjected to retaliation.

CHAPTER 16 VEHICLE USE

16-1 Purpose
16-2 Official City Business
16-3 Use Agreement and Driver's License Verification
16-4 Authorized Passengers Only
16-5 Safe Operation
16-6 Maintenance
16-7 Accidents
16-8 Private Vehicle Use

16-1 Purpose

The purpose of this Chapter is to establish guidelines for the use of City vehicles by employees. Employees using City vehicles shall comply with this Chapter.

16-2 Official City Business

The use of City vehicles by employees shall be limited to official City business, provided that reasonable incidental stops may be made while en route of City business or during break or lunch periods.

16-3 Use Agreement and Driver's License Verification

Each employee using a City vehicle shall carry a valid Utah driver's license corresponding to the type of vehicle being operated. Employees operating City vehicles shall be at least eighteen (18) years of age. The City shall have the right to review the driving records of all employees in order to identify unsafe or uninsurable drivers. City employees with poor driving records may be prohibited from driving City vehicles or may be required to obtain "high risk" insurance. Any employee subject to this Chapter for authorized use of a City vehicle whose driver's license expires or is suspended or revoked shall immediately report such expiration, suspension or revocation to the employee's department head. The department head shall immediately notify the Mayor of such expiration, suspension or revocation. Any department head subject to this Chapter for authorized use of a City vehicle whose driver's license expires or is suspended or revoked shall immediately report such expiration, suspension or revocation to the Mayor.

16-4 Authorized Passengers Only

Non-City persons may only ride in City vehicles in connection with official City business and when accompanied by a City employee. No other persons such as family or friends of employees or strangers are permitted to ride in City vehicles

unless authorized by the employee's supervisor or department head and only in limited circumstances.

16-5 Safe Operation

All employees using City vehicles shall operate the vehicle in a safe manner and in accordance with all state and local traffic laws, including but not limited to, all posted and required speed limits. Employees shall exercise defensive driving skills to prevent accidents and shall wear a seatbelt at all times the vehicle is in operation. Smoking/vaping is prohibited in all City owned vehicles.

16-6 Vehicle Maintenance

Employees are responsible for the daily care and general maintenance of City vehicles under their control or assigned to them, provided however, that no repair or other alteration to the vehicle should be made without authorization from their supervisor. Any suspicions regarding mechanical problems or any equipment breakdown, defect, or failure involving a City vehicle shall be reported immediately to the employee's supervisor. No supervisor should knowingly require a subordinate to operate and unsafe vehicle or equipment.

16-7 Accidents

Employees involved in a vehicular accident while driving a City vehicle or while on City business shall immediately contact the local law enforcement agency with jurisdiction and fill out the appropriate police report for the incident. As soon as reasonably practical, employees shall report any accident or damage involving a City vehicle or work-related injuries to their supervisor. Any required post-accident drug and alcohol testing shall be conducted.

16-8 Private Vehicle Use

Employees normally shall use City vehicles for City business. Department heads may approve employee use of private vehicles for City business in limited circumstances. When circumstances require an employee to use his or her private vehicle for City business and such use has been approved by the employee's department head, the employee may be paid mileage reimbursement the amount specified in the Internal Revenue Code. The employee shall submit documentation of approved mileage to his or her department head for review and approval prior to reimbursement. Employees shall be required to maintain appropriate insurance for such vehicles and shall be responsible and liable for any damage to the same.

16-9 Take Home Vehicle Use

Subject to approval by an employee's supervisor, an employee may be permitted to take a City vehicle to and from their place of residence so long as an employee does not live further than a 15 mile radius from the City Hall.

CHAPTER 17 PERSONAL USE OF CITY PROPERTY

17-1 Purpose
17-2 Definitions
17-3 Policy

17-1 Purpose

This policy is intended to define authorized personal use of City property, including for purposes of Utah Code Ann. § 76-8-402.

17-2 Definitions

Employee means one of the following who performs services for the City, whether or not paid: an employee, including an elected official; a volunteer; a board or committee member; a consultant; or a contractor.

17-3 Policy

City-owned property is public property and is to be used for the benefit of the public. City offices, departments, and employees are to use city-owned property to achieve the purposes of City government. Notwithstanding the foregoing, incidental and occasional personal use of City-owned property by employees is permitted.

If an employee's personal use of City-owned property creates more than a de minimus cost to the City, the employee shall reimburse the City for the cost of the personal use. If City-owned property is damaged during personal use and must be repaired or replaced, the employee shall pay the cost of repair or replacement.

This policy supersedes all other City policies related to personal use of public property.

ORDINANCE NO. _____

AN ORDINANCE OF FARR WEST CITY, UTAH DELETING CHAPTER 2.08 OF THE FARR WEST CITY MUNICPAL CODE

WHEREAS, Title 2 Chapter 2.08 "Personnel Policies and Procedures" of the Farr West City Code of Ordinances establishes certain employee and employer standards, practices, rules, and policies applicable to employees of Farr West City; and

WHEREAS, Farr West City, in effort to better comply with updated Federal and State regulations as they pertain to employers and employees has determined it necessary to establish a new personnel policies and procedures manual and has adopted said manual by resolution; and

WHEREAS, because Farr West City has adopted a new personnel policies and procedures manual, Title 2 Chapter 2.08 "Personnel Policies and Procedures is no longer necessary; and

NOW THEREFORE, be it ordained by the Farr West City Council that Title 2 Chapter 2.08 "Personnel Policies and Procedures" shall be deleted in its entirety.

This Ordinance supersedes all prior ordinances and policies of Farr West City to the extent that such may be in conflict with the specific provisions contained herein. In all other respects, such prior ordinances, resolutions, actions and policies shall remain in full force and effect.

This ordinance shall take effect immediately after publication or posting by the City Council of Farr West City, Utah.

Dated this _____ day of _____, 2023.

MAYOR OF FARR WEST CITY, UTAH

By _____
Ken Phippen

ATTEST:

_____
Recorder
Farr West City, Utah

Vote of City Council

Yes	No	
___	___	Council Member Leatham
___	___	Council Member Blazzard
___	___	Council Member Ferrin
___	___	Council Member Chugg
___	___	Council Member Williams