



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E.
Wasatch Civil Consulting Engineering

Date: September 25, 2023

Subject: Town Center Business Plaza, 1st Amendment (2nd revision)

We have reviewed the submitted amended plat for the Town Center Business Plaza, 1st Amendment, and have the following comment.

1. The address for each lot on the subdivision are as follows:

Lot 1 – 2396 North 4350 West
Lot 2 – 2392 North 4350 West
Lot 10 – 2384 North 4350 West

2. It appears that utilities are already separate, so no utility changes will be required.

We recommend approval of the Town Center Business Plaza, 1st Amendment. If you have any questions or require additional information, feel free to contact me.

APPLICATION FOR
AMENDMENT TO A SUBDIVISION

Subdivision Name Town Center Business Plaza Zone C-2 Date Submitted 9/21/23
Address of Subdivision 23912 N. 4350 W. Plain City, UT
No. of Units or Lots being affected by the amendment: 2
Owner Name Cody Rhces Construction Full Address 23912 N. 4350 W. Plain City UT 84404
Phone # 801-388-4091 Cell # 801-458-4828 Fax # _____
Subdivider's Name Cody Rhces Full Address Same
Phone # Same Cell # Same Fax # _____

Please describe any agreements, rights-of-way, easements etc, which could affect this amendments:

Describe the amendment to the subdivision plat:

Combining two tax IDs into one.

The above information is true and accurate to the best of my knowledge.

9/21/23
Date

Cody Rhces
Signature

Office Use Only

Subdivision Amendment Fee: _____
Number of Copies: _____

PC Approval Date: _____
CC Approval Date: _____

AFFIDAVIT

PROPERTY OWNER

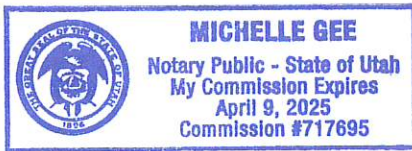
STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Cody Rhees, President being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff has indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

Cody Rhees, President
(Property Owner)

Subscribed and sworn to me this 21 day of September, 2023.



[Signature]
(Notary)
Residing in Weber County, Utah

My commission expires: 4/9/25

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Agent)

(Property Owner)

Dated this _____ day of _____, 20_____, personally appeared before me

_____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary)

Residing in Weber County, Utah

My commission expires: _____

NOTE: This packet is not a substitute for the Plain City Zoning and Subdivision Ordinance or the Plain City Public Works Standards and Specifications. Both of these documents are required for development in Plain City and are available on the city website at www.plaincityutah.org

A LOT LINE ADJUSTMENT CAN ONLY BE APPROVED IF:

1. No new lot results from the lot line adjustment.
2. The affected property owners adjoining the lot line consent to the lot line adjustment.
3. The lot line adjustment does not result in remnant parcels that did not previously exist.
4. The lot line adjustment does not result in a violation of the applicable zoning codes.
5. A subdivision amendment is not required.

For any change in a map of an approved or recorded plat, if such change affects any street layout shown on such map, area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivision, such parcel shall be approved the planning commission and city council by the same procedures, rules and regulations as for a subdivision.

PLAIN CITY
LOT LINE ADJUSTMENT CHECKLIST

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The following checklist is a summary of the requirements for approval of a lot line adjustment for Plain City. Detailed requirements are described in Plain City Code, Subdivision Ordinance Title 11 (11-2-12). In case of a discrepancy, the detailed ordinance requirements will govern. Incomplete submittals will not be reviewed or forwarded to the Planning Commission.

PLEASE SUBMIT THE FOLLOWING TO THE CITY OFFICE AT LEAST THIRTY DAYS PRIOR TO THE PLANNING COMMISSION MEETING:

- ☒ 1. Completed application signed by all affected property owners.
- ☒ 2. Legal description of each parcel involved in the lot line adjustment.
- ☒ 3. Copies of deeds reflecting the new property boundaries.
- ☒ 4. One (1) 11"X17" drawing to scale of the existing plat and one (1) 11"X17" drawing to scale of the proposed plat. All plats shall show all structures on the property, fence lines, easements, driveways, and streets, and include a measurement scale. *emailed*
- ☒ 5. All applicable fees paid in full.

NOTE: After review of the Planning Commission, other items MAY be required for submittal. Including but not limited to:

1. Seven (7) twenty-four by thirty-six (24" X 36") copies of an engineered plat drawn to scale and one (1) eleven by seventeen (11" X 17") reduced copy of the drawn to scale plat. All drawings shall be of such quality and resolution that all detail in the drawing is readily discernable.
2. One electronic copy in required format.

If such plat is required the Plat shall contain the following:

Features: The plat shall contain the following:

- a. The location of property with respect to surrounding property and streets, the names of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
- b. The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
- c. The location of existing streets, easements, water bodies, streams and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, bridges, etc., as determined by the planning commission.
- d. The location, width and details of all existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights of way and building setback lines.
- e. The locations, dimensions and areas of all proposed or existing lots, illustrating their relationship to surrounding properties.
- f. The name and address of the owner or owners of land to be re-subdivided, lot line adjusted or consolidated, and the name, address and phone number of the land surveyor or engineer.
- g. The date of the plat, approximate true north direction, scale and title of the subdivision.
- h. Plat shall contain the following notations:
 1. Explanation of drainage easements, if any.
 2. Explanation of irrigation easements, if any.
 3. Explanation of site easements, if any.
 4. Explanation of reservations, if any.

LOT LINE ADJUSTMENT REVIEW PROCESS

TIMING AND SCHEDULING

As a matter of information important to this process, the Plain City Planning Commission currently meets on the second and fourth Thursday of the month at 7:00 p.m. A place on the agenda for this meeting is linked to submittal requirements described in this document.

The Plain City office is located at 4160 West 2200 North. Office hours are Monday through Thursday, 8 am to 5 pm and Fridays 8 am to noon. The phone number is 801-731-4908 and the fax number is 801-731-8619.

It is not unusual in most communities for the Lot Line Adjustment Review process to take several months. The same may also be true for Plain City, depending upon the challenges association with the proposed lot line adjustment and the number of entities involved in the review and approval process. The best way to keep the schedule to a minimum is to provide complete submittals in accordance with application and submittal milestones. Those milestones are described in detail in the paragraph below and are summarized here for your convenience.

NOTE: The Lot Line Adjustment Review and approval is done by the Commission unless there is an appeal to the City Council.

Lot Line Adjustment

- ❖ Complete plat submittal – at least 30 days prior to the Planning Commission meeting on the second Thursday of the month. (Note: This will result in the applicant being added to the Planning Commission’s agenda. The Planning Commission may limit the number of items on an upcoming agenda. This is done on a first come, first serve basis.)
- ❖ If the commission feels it is in the best interest of the City to have surveyed engineered plats submitted, they will also be required to be into the City Office 30 days prior to being on a commission agenda, therefore delaying the approval process.
- ❖ Upon approval and after receiving a letter from the City the lot line can be recorded at the County Recorder’s Office with a deed reflecting the new parcel boundaries. The new legal description shall not create a new parcel, remnant parcel or violate existing zoning ordinances.

A CONSOLIDATION OF PARCELS CAN ONLY BE APPROVED IF-

1. The lots are contiguous.
2. Does not create a remnant parcel.
3. Does not violate existing zoning ordinances.
4. A subdivision amendment is not required.

NOTE: Once a consolidation of parcels is approved and recorded it can not be divided again without meeting all of the applicable subdividing and zoning requirements.

NOTE: Agricultural operations are exempt from this requirement.

**PLAIN CITY
CONSOLIDATION OF PARCELS CHECKLIST**

The following checklist is a summary of the requirements for approval of a consolidation of parcels for Plain City. Detailed requirements are described in Plain City Code, Subdivision Ordinance. In case of a discrepancy, the detailed ordinance requirements will govern. Incomplete submittals will not be reviewed or forwarded to the Planning Commission.

PLEASE SUBMIT THE FOLLOWING TO THE CITY OFFICE AT LEAST THIRTY DAYS PRIOR TO THE PLANNING COMMISSION MEETING:

- ☒ 1. Completed application signed by all affected property owners.
- ☒ 2. Legal description of each parcel involved in the lot line adjustment.
- ☒ 3. Copies of deeds reflecting the new property boundaries.
- ☒ 4. One (1) 11"X17" drawing to scale of the existing plat and one (1) 11"X17" drawing to scale of the proposed plat. All plats shall show all structures on the property, fence lines, easements, driveways, and streets, and include a measurement scale. *email*
- ☒ 5. All applicable fees paid in full.

Note: After review of the Planning Commission, other items may be required for submittal. Not limited to but could include one (1) 11"X17" surveyed engineered plat full scale drawing with a measurement scale; to be accompanied by an electronic copy in required format.

CONSOLIDATION OR PARCELS REVIEW PROCESS

TIMING AND SCHEDULING

It is not unusual in most communities for the Consolidation of Parcels Review process to take several months. The same may also be true for Plain City, depending upon the challenges associated with the proposed consolidation of parcels and the number of entities involved in the review and approval process. The best way to keep the schedule to a minimum is to provide complete submittals in accordance with application and submittal milestones. Those milestones are described in detail in the paragraph below and are summarized here for your convenience.

NOTE: The Consolidation of Parcels Review and approval is done by the Commission unless there is an appeal to the City Council.

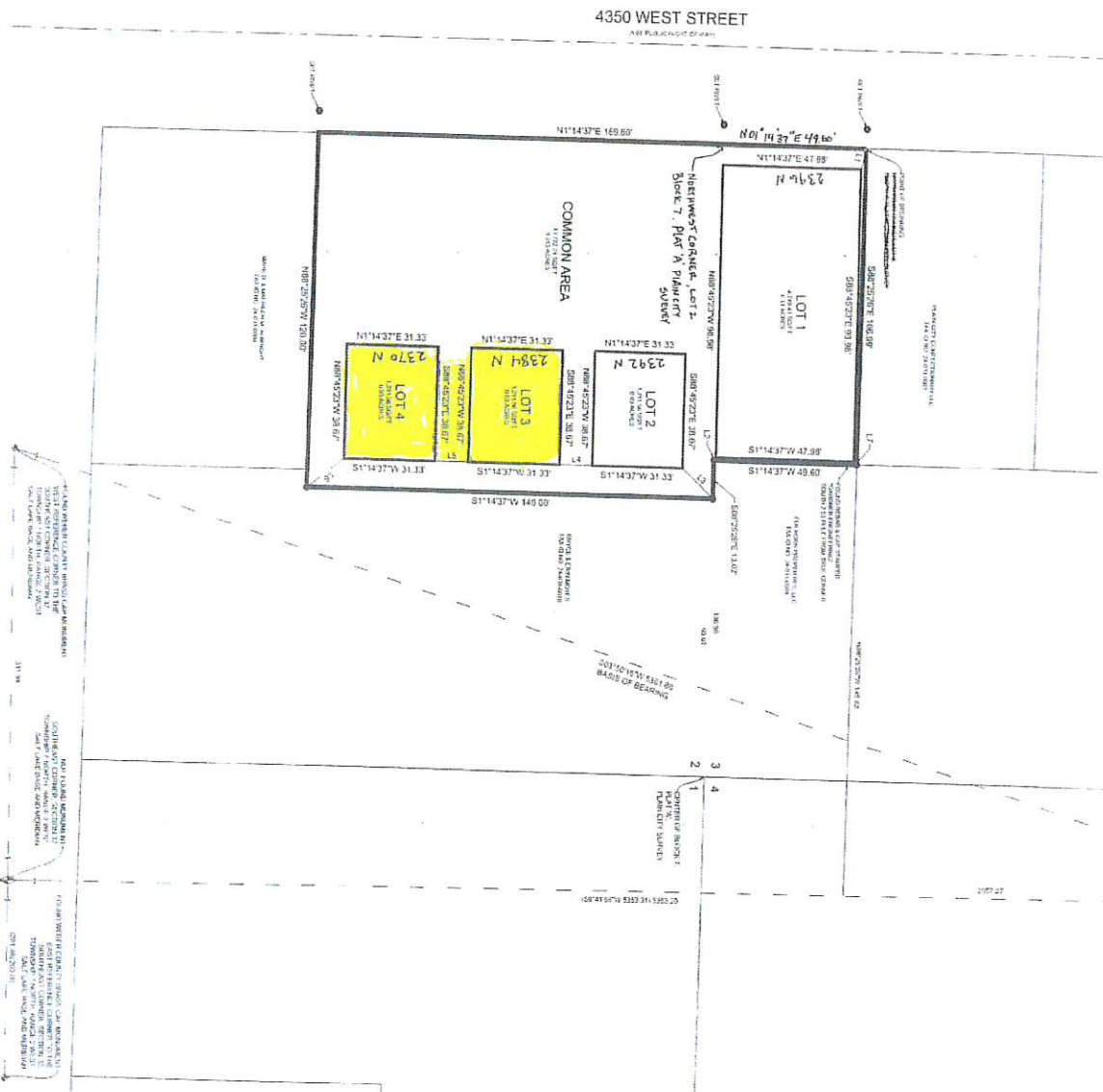
Consolidation of Parcels

- ❖ Complete plat submittal – at least 30 days prior to the Planning Commission meeting on the second Thursday of the month. (Note: This will result in the applicant being added to the Planning Commission’s agenda. The Planning Commission may limit the number of items on an upcoming agenda. This is done on a first come, first serve basis.)
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- ❖ Upon approval and after receiving a letter from the City the consolidation of parcels can be recorded at the County Recorder’s Office with a deed reflecting the new parcel boundaries. The new legal description shall not create a remnant parcel or violate existing zoning ordinances.

Line #	Run	Distance
1	0000000000	1.10
2	0000000000	1.10
3	0000000000	1.10
4	0000000000	1.10
5	0000000000	1.10
6	0000000000	1.10
7	0000000000	1.10
8	0000000000	1.10
9	0000000000	1.10
10	0000000000	1.10
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13	0000000000	1.10
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97	0000000000	1.10
98	0000000000	1.10
99	0000000000	1.10

[illegible]

LOCATED IN THE NORTHEAST QUARTER, SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH



[Handwritten signature]

TULY 27 1968
PL 47-1156

RECEIVED JUL 27 1968
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

CONTRACTS 22,020.55 52,507.00 (N-91) ACRES

THE UNIVERSITY OF TEXAS AT AUSTIN, TEXAS, HAS RECEIVED A GRANT FROM THE NATIONAL SCIENCE FOUNDATION TO STUDY THE EFFECTS OF TOWN CENTER BUSINESS PLAZAS AND RECREATION FACILITIES ON PROPERTY TAX REVENUE. THE GRANT, WHICH WAS AWARDED IN 1987, IS THE FIRST OF ITS KIND. THE RESEARCH WILL BE CONDUCTED BY DR. JAMES H. HANCOCK, A PROFESSOR OF ECONOMICS AND DIRECTOR OF THE CENTER FOR ECONOMIC ANALYSIS, AND DR. JAMES H. HANCOCK, A PROFESSOR OF ECONOMICS AND DIRECTOR OF THE CENTER FOR ECONOMIC ANALYSIS. THE RESEARCH WILL BE CONDUCTED IN AUSTIN, TEXAS, AND WILL BE COMPLETED BY 1991.

DATE OF UTILITY } 5.5
QUANTITY OF GAS USED }
IN THE 27th DAY OF APRIL, 1964.
COPIES
AND HEREBY I HEREBY BEAR THE FOLLO-
WING MEMBERS OR ITS OFFICERS OF ORGANIZATION, AND HEREBY ACKNOWLEDGE TO BE
THE UTILITY COMPANY FURNISHED THE SAME

LOCATED IN THE NORTHEAST QUARTER, SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALI LAKE BASIN & MERRILL
PLAIN CITY, WEBER COUNTY, UTAH


 A PROFESSIONAL SURVEYING AND MAPPING COMPANY
 1359 FAIRWAY CIR
 FARMINGTON, UT 84025
 PHONE 801.725.8395
 info@utahlandsurveying.com
 www.utahlandsurveying.com

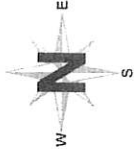
TOWN CENTER BUSINESS PLAZA - 1ST AMENDMENT

AMENDING LOTS 3 AND 4 AND THE COMMON AREA, TOWN CENTER BUSINESS PLAZA

LOCATED IN THE NORTHEAST QUARTER, SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SAL (LAKE) BASE 6 DEGREE 14N

PLAIN CITY, WEBER COUNTY, UTAH

Lot #	Area (sq. ft.)	Area (acres)	Volume
1	2,472,831.00	0.06	1.00
2	2,472,831.00	0.06	1.00
3	2,472,831.00	0.06	1.00
4	2,472,831.00	0.06	1.00
5	2,472,831.00	0.06	1.00
6	2,472,831.00	0.06	1.00
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99	2,472,831.00	0.06	1.00
100	2,472,831.00	0.06	1.00



Scale: 1" = 100'

LEGAL DESCRIPTION: LOT 10, TOWNSHIP 7 NORTH, RANGE 2 WEST, SAL (LAKE) BASE 6 DEGREE 14N, PLAIN CITY, WEBER COUNTY, UTAH. THE AREA OF THIS LOT IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF THE COMMON AREA IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 10 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 11 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 12 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 13 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 14 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 15 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 16 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 17 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 18 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 19 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 20 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 21 IS 2,472,831.00 SQ. FT. (0.06 ACRES). THE AREA OF LOT 22 IS 2,472,831.00 SQ. FT. (0.06 ACRES). 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NARRATIVE

THE PURPOSE OF THIS SURVEY AND TO DEFINE THE BOUNDARIES OF THE COMMON AREA AND LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

LEGEND

1. LOT 10
2. LOT 11
3. LOT 12
4. LOT 13
5. LOT 14
6. LOT 15
7. LOT 16
8. LOT 17
9. LOT 18
10. LOT 19
11. LOT 20
12. LOT 21
13. LOT 22
14. LOT 23
15. LOT 24
16. LOT 25
17. LOT 26
18. LOT 27
19. LOT 28
20. LOT 29
21. LOT 30
22. LOT 31
23. LOT 32
24. LOT 33
25. LOT 34
26. LOT 35
27. LOT 36
28. LOT 37
29. LOT 38
30. LOT 39
31. LOT 40
32. LOT 41
33. LOT 42
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35. LOT 44
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37. LOT 46
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39. LOT 48
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49. LOT 58
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55. LOT 64
56. LOT 65
57. LOT 66
58. LOT 67
59. LOT 68
60. LOT 69
61. LOT 70
62. LOT 71
63. LOT 72
64. LOT 73
65. LOT 74
66. LOT 75
67. LOT 76
68. LOT 77
69. LOT 78
70. LOT 79
71. LOT 80
72. LOT 81
73. LOT 82
74. LOT 83
75. LOT 84
76. LOT 85
77. LOT 86
78. LOT 87
79. LOT 88
80. LOT 89
81. LOT 90
82. LOT 91
83. LOT 92
84. LOT 93
85. LOT 94
86. LOT 95
87. LOT 96
88. LOT 97
89. LOT 98
90. LOT 99
91. LOT 100

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

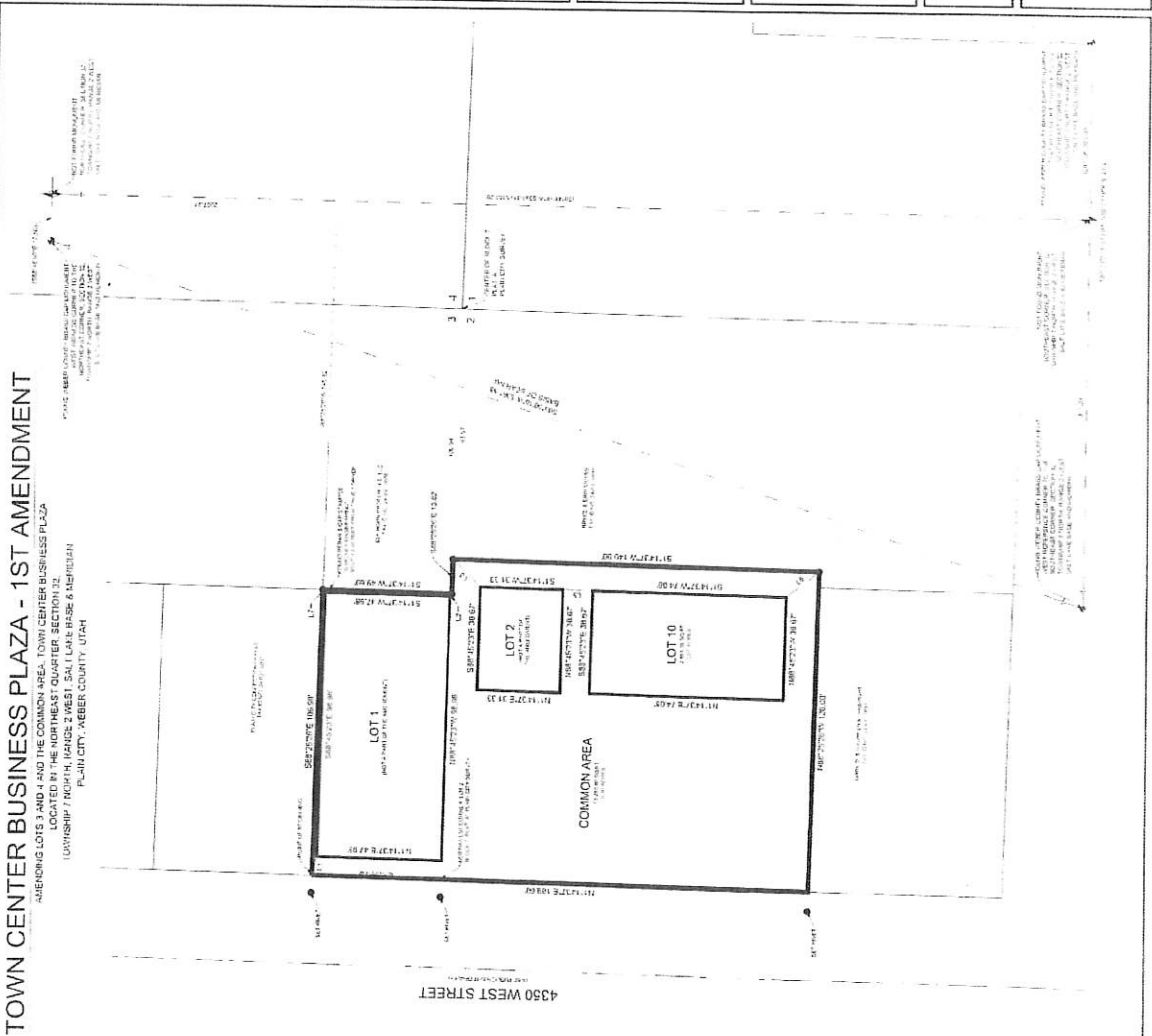
APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____

PLANNING COMMISSION

APPROVED: _____ DATE: _____



SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

Michael L. Jorgensen, P.E.
Date of Field Map: September 12, 2023
PLS# 2401159-2203

BOUNDARY DESCRIPTION
The above described land is situated in the Northeast Quarter of Section 32, Township 7 North, Range 2 West, Salt Lake Base 6 Degree 14 North, Plain City, Weber County, Utah. The area of the land is 2,472,831.00 square feet (0.06 acres). The land is bounded by the following:
North: 1700.00 feet
East: 1700.00 feet
South: 1700.00 feet
West: 1700.00 feet
The area is bounded by the following:
North: 1700.00 feet
East: 1700.00 feet
South: 1700.00 feet
West: 1700.00 feet

OWNER'S DEDICATION
The undersigned, being the owner of the above described land, do hereby dedicate the same to the public for the use of the Town of Plain City, Utah. The dedication is made for the use of the Town of Plain City, Utah, and the same shall be held for the use of the Town of Plain City, Utah, forever.

COO: PHILIP CONSTRUCTION, INC.
BY: _____
TITLE: _____

ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF WEBER }
I, the undersigned, being a duly licensed Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

Michael L. Jorgensen, P.E.
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Michael L. Jorgensen, P.E.
Date of Field Map: September 12, 2023
PLS# 2401159-2203

TOWN CENTER BUSINESS PLAZA - 1ST AMENDMENT
APPROVED: _____ DATE: _____

UTAH LAND SURVEYING, LLC
A PROFESSIONAL CORPORATION
1309 FARWAY CIR
FARMINGTON, UT 84205
PHONE: 801.725.8395
www.utahlandsurveying.com

**PLAIN CITY
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE**

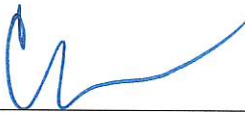
A. SERVICE (REVIEW) FEES

- | | |
|---------------------------------|---|
| 1. Subdivision Amendment Filing | \$200.00 |
| 2. Engineering | To be paid prior to the recording of the amended plat

Developer will be responsible for all engineering fees above those paid at filing. |
| 3. Planner Fees | Developer is responsible for all planner review fees incurred on behalf of the amendment to the subdivision. |
| 4. Legal Fees | Developer is responsible for all legal review fees incurred on behalf of the amendment to the subdivision. |

All submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer. Review costs can be kept to a minimum if the engineer for the developer is thorough in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklist, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to final approval by the governing body. ***All engineering fees associated with each subdivision are the developer's responsibility to pay in full.***

9/21/23
Date


Signature

B. USER FEES:

- | | | |
|---|------------------------------|--|
| 1. General Plan Amendment Request | \$200.00 |  |
| 2. Rezone Request | \$200.00 | |
| 3. Conditional Use Permit | \$200.00 | |
| 4. Request to Appear Before
Appeal Board | \$200.00 | |
| 5. Request for Annexation | \$1000.00 | |
| 6. Copies | \$0.15 per copy (8 1/2 X 11) | |

General Plan and Zoning Maps are online at www.plaincityutah.org

PLAIN CITY AMENDED PLAT CHECKLIST

The following checklist is a summary of the requirements for an Amended Plat approval in Plain City. Detailed requirements are described in Title 11 of the Plain City Code, Subdivision Ordinance. In case of a discrepancy, the detailed ordinance requirements will govern.

Incomplete submittals will not be reviewed or forwarded to the Planning Commission and City Council.

- ✓ 1. One (1) copy of an Amended Subdivision Application for Approval, application fees, and all require supporting documents defined in Title 11 of the Plain City Code.
- PDE SENT ✓ 2. Nine (9) 24"X36" black on white or blue on white prints of construction drawings and one (1) 11"X17" reduced copy of the Amended Plat. All drawings shall be of such quality and resolution that all detail in the drawing is readily discernable. The amended plat shall be prepared in ink by a licensed land surveyor or engineer of a convenient scale not more than one hundred feet to an inch (1" = 100'), and the sheets shall be numbered in sequence if more than one sheet is used and shall be of such size as is acceptable for filing in the office of the county recorder.
- ✓ 3. Signed easements and/or agreements with adjacent property owners for necessary offsite facilities or other matters pertinent to the amendment of the subdivision, if not already submitted.
- ✓ 4. One digital copy on CD of Plat and construction drawings in required format.

Amended Plat Drawing Requirements:

- ✓ ☒ The plat shall be prepared and certification made as to its accuracy by a registered land surveyor licensed to do such work in the state of Utah. A workmanlike execution of the plat shall be made in every detail. A poorly-drawn or illegible plat is sufficient cause for its rejection.
- ✓ ☒ The drawing pages(s) shall show exterior boundary and property lines, right-of-way lines, streets, street islands, existing and new easements, all accurately dimensioned with bearings to the nearest one second and distances to the nearest one-hundredth (1/100) of a foot. The dimensions shall provide a minimum lot and boundary survey closure of 1:10,000.
- ✓ ☒ Permanent monuments, magnetically detectable, marked in accordance with Utah Code Section 17-23-17(5), shall be set for all the following:
 - a. All lot corners and exterior boundary corners.
 - b. Street centerline angle points, point of curvatures (PCs), point of tangency (PTs), intersecting street centerlines, and radius points for cul-de-sacs.
- ✓ ☒ In such cases where the placement of a required monument at its proper location is impractical, it is permissible to set a reference monument close by the point, and if such monument is set its location shall be properly shown on the plat of survey. When conditions warrant setting a monument on an offset, the location shall be selected so the monument lies on a line of the survey or on the prolongation of such line. Offsets should not be in fractional feet unless a physical obstruction affects their location. (Utah Council of Land Surveyors Model Standard of Practice for Boundary Surveys Section 6).
- ✓ ☒ The subdivision name approved by the planning commission, and the general location of the subdivision, in bold letters at the top of the sheet.
- ✓ ☒ A north point and scale of the drawing, and the date.

- ☒ Accurately drawn boundaries, showing the property bearings and dimensions of all boundary lines of the subdivision; properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
- ☒ The address or name, width, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public; and the lines, dimensions, bearings and numbers of all lots. All proposed streets shall be numbered or named in accordance with the adopted addressing system of the city.
- ☒ The standard forms approved by the planning commission lettered for the following:
 - a. Description of land to be included in a subdivision.
 - b. Registered land surveyor's "certificate of survey".
 - c. Owner's dedication and acknowledgment.
 - d. Notary public's acknowledgment.
 - e. Certificate of approval by the planning commission.
 - f. Certificate of approval by the city engineer.
 - g. Certificate of approval by the city attorney.
 - h. Certificate of acceptance by the city council, attested by the city recorder.
- ☒ A three inch by three inch (3" x 3") space in the lower right hand corner of the drawing for county recording information.
- ☒ The location of property with respect to surrounding property and streets, the names of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
- ☒ The location and dimensions of all boundary lines of the property to be expressed in feet and decimals of a foot.
- ☒ The location of existing streets, easements, water bodies, streams and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, bridges, etc., as determined by the planning commission.
- ☒ The location, width and details of all existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights of way and building setback lines.
- ☒ The locations, dimensions and areas of all proposed or existing lots, illustrating their relationship to surrounding properties.
- ☒ The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.
- ☒ The name and address of the owner or owners of land to be laid out and platted, the name, address and phone number of the developer if other than the owner, and the name, address and phone number of the land surveyor or engineer.
- ☒ The date of the plat, approximate true north direction, scale and title of the subdivision.
- ☒ Sufficient data acceptable to the city engineer to readily determine the location, bearing and length of all lines, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at intervals of two feet (2'), five feet (5') or ten feet (10'), as determined by the city engineer.
- ☒ Name of the subdivision and name and number of all new streets.
- ☒ Indication of the use of any lot (single-family, two-family, multi-family, townhouse) and all uses other than residential as proposed by the developer.
- ☒ All lots consecutively numbered. ? *Records Recommendation of Differentiation*
- ☒ Existing water supply and sanitary sewage systems.

- ☒ Detailed provisions for collecting and discharging surface water drainage.
 - ☒ Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements as deemed necessary by the city engineer.
 - ☒ Preliminary plats shall contain the following notations:
 - a. Explanation of drainage easements, if any.
 - b. Explanation of irrigation easements, if any.
 - c. Explanation of site easements, if any.
 - d. Explanation of reservations, if any.
- Final Approval

Required Supporting Documents

- ☒ 1. Any required agreements with adjacent property owners regarding boundaries, ditches, drainage, shared utilities, access, or other matters pertinent to subdivision approval.
- ☒ 2. Any other information as may be useful or necessary for the meaningful review of the project. Additional information may be requested based upon the nature of the project or the size.





Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E.
Wasatch Civil Consulting Engineering

Date: September 20, 2023

Subject: **Shane King Lot Line Adjustment**

We have reviewed the submitted survey for the Shane King Lot Line Adjustment and have no comments.

If you have any questions or require additional information, feel free to contact me.

APPLICATION FOR A PLAIN CITY
LOT LINE ADJUSTMENT AND CONSOLIDATION OF PARCELS

Date Submitted 9/13/23 Lot Line Adjustment ☒ Consolidation of Parcels ☐
Property Owner Name Shane R King Email: SKingvK@gmail.com
Address 2917 W. No. Plain City Rd., ~~West~~ Plain City, UT
Phone 801-940-6908 Parcel No(s). 190200042, 190200017
No. of Existing Parcels 2 No. of proposed parcels 2
Existing Zone R-1-11

Please answer the following questions:

The lot line creates a new lot. Yes ☐ No ☒

The affected property owners adjoining the lot line consent to the lot line adjustment. ☒ Yes ☐ No

The lot line creates a remnant parcel that did not previously exist. Yes ☐ No ☒

The lot line creates a violation of zoning codes. Yes ☐ No ☒

Surveyor's Name Klint H. Whitney Address _____ Ph _____

Engineer's Name Gardner Engineering Address 1580 W 2100 S UT ^{West Haven} 84401 Ph 801-476-0202

Please describe any agreements, rights-of-way, easements etc that could affect this property:

Weber Basin Water has a pipe line that runs on
South end of Property. It will not affect lot line adjustment.

PLEASE NOTE IF REQUIRED:

All Engineer, Legal, and Planner Fees are the responsibility of the Person or Entity applying for the Lot Line or Consolidation process.

The new legal description shall not create a new parcel, remnant parcel or violate existing zoning ordinances.

The above information is true and accurate to the best of my knowledge.

9/13/2023 Shane King
Date Signature

Office Use Only

Lot Line Adjustment Fee: 200.00 Consolidation of Parcel Fee: _____
Number of Copies Submitted: _____ Receipt No. 2036253 Date Paid 9-13-23
Planning Commission Approval Date: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
COUNTY OF WEBER)

I (we), Shane R King, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff have indicated they are available to assist me in making this application.

Shane R King
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 13th day of September, 2023.



Macquel Price
(Notary)
Residing in Weber County, Utah
My commission expires: 04/03/2027

When Recorded Mail To:
Shane R. King
2917 West North Plain City Road
Plain City, UT 84404



#W2385835*

E# 2385835 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
20-JAN-09 417 PM FEE \$13.00 DEP SC
REC FOR: BONNEVILLE SUPERIOR TITLE COMP
ELECTRONICALLY RECORDED

Order No. 135302

Tax ID No. 19-020-0017, 19-020-0042

Space above this line for Recorder's use

Warranty Deed

Samuel W. Slaughter and Dana S. Slaughter, as trustee(s) of the Samuel W. and Dana S. Slaughter Family Trust Agreement dated January 7, 2004, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

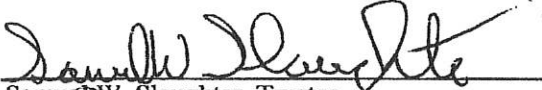
Shane R. King, an unmarried man, GRANTEE(S)

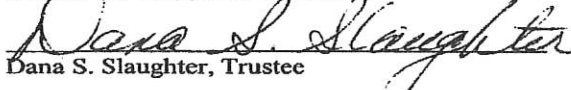
for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Weber County, State of Utah, to-wit:

See Attached Legal Description

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantor(s) this 16th day of January, 2009.


Samuel W. Slaughter, Trustee


Dana S. Slaughter, Trustee

State of Utah }

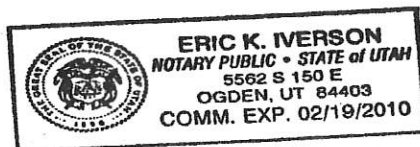
}ss.

County of Weber }

On the 16th day of January, 2009, personally appeared before me Samuel W. Slaughter and Dana S. Slaughter, as trustee(s) of the Samuel W. and Dana S. Slaughter Family Trust Agreement dated January 7, 2004, who duly acknowledged to me that the foregoing instrument was executed in behalf of said trust by authority of the trust agreement.

Witness my hand and official seal.


Notary Public



Bonneville Superior Title Company

EXHIBIT "A"

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT SOUTH 0D18' EAST 970.6 FEET AND SOUTH 86D53' EAST 701.15 FEET AND SOUTH 1D25' EAST 333 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE PLAIN CITY CORPORATE LIMITS LINE, AND RUNNING THENCE SOUTH 1D25' EAST 543.63 FEET THENCE NORTH 88D 01' WEST 178.9 FEET THENCE NORTH 1D25' WEST 550.2 FEET TO CORPORATE LIMITS LINE, THENCE SOUTH 87D15' EAST ALONG SAID LINE TO THE POINT OF BEGINNING.

19-020-0017 *td*

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT SOUTH 0D18' EAST 970.6 FEET AND SOUTH 86D53' EAST 522 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 86D53' EAST 179.15 FEET ALONG CENTER OF STREET, THENCE SOUTH 1D25' EAST 333 FEET TO PLAIN CITY CORPORATE LIMITS LINE, THENCE NORTH 87D15' WEST ALONG SAID LINE TO A POINT SOUTH 1D25' EAST FROM POINT OF BEGINNING, THENCE NORTH 1D25' WEST 333 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITH PLAIN CITY ROAD.

19-020-0042 *td*

Bonneville Superior Title Company

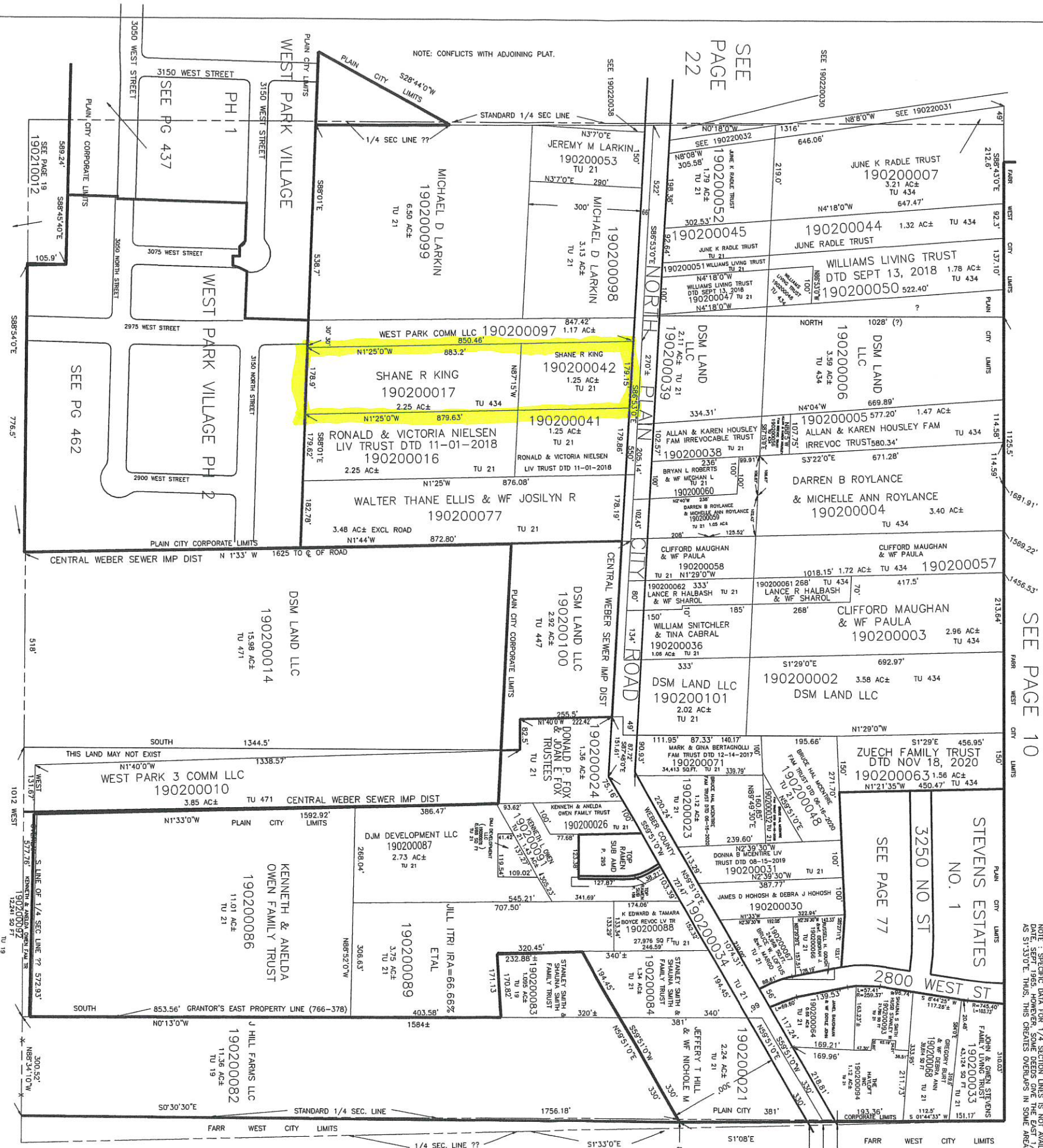
N.E. 1/4
SECTION 27, T.7N., R.2W., S.L.B.&M.

PREFIX 19-020

TAXING UNIT: 19, 21, 434, 447, 471

SCALE 1" = 200'

NOTE: SPECIFIC DATA FOR 1/4 SECTION LINES IS NOT AVAILABLE AS OF THIS DATE, SEPT 1963. HOWEVER, SOME DEEDS GIVE THE EAST 1/4 SECTION LINE AS S133°0'E. THUS, THIS CREATES OVERLAPS IN SOME AREAS.



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FOR TAX PURPOSES ONLY

*ADDRESS AFFIDANT E#3150679

