

**APPLICATION FOR
AMENDMENT TO A SUBDIVISION**

Subdivision Name RIVER CROSSING 3. Zone PRD. Date Submitted 8-7-24

Address of Subdivision 4925 WEST 1500 NORTH Plain City, UT

No. of Units or Lots being affected by the amendment: (1) ONE

Owner Name GOLDENLAND MANAGEMENT Full Address 4960 W. 2150 N. PLAIN CITY

Phone # 801-540-9947 Cell # — Fax # —

Subdivider's Name JEFF N. HALE Full Address 5355 W. 2150 N. PLAIN CITY.

Phone # 801-540-9947 Cell # SAME Fax # —

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

THIS LOT HAS A 10 FT UTILITY EASEMENT RUNNING ALONG THE EXTERIOR BOUNDARIES OF WHAT WILL BE LOT 85

Describe the amendment to the subdivision plat:

THE AMENDMENT TO LOT #84 IS TO ADJUST THE BOUNDARY LINES TO FIT THE PROPERTY AS IT HAS ALWAYS BEEN FOR YEARS — TO FIT IRRIGATION DITCHES, FARM ACCESS ROADS AND OLD FENCE LINES. NEW BUYER AND NEIGHBORING LAND OWNERS ARE IN AGREEMENT.

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

8-7-24

Date

Signature

Jeffrey W. Hale

Office Use Only

paid 8-13-24

Subdivision Amendment Fee: 200⁰⁰

Number of Copies: —

PC Approval Date: —

CC Approval Date: —



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: September 4, 2024

Subject: River Crossing Phase 3, 1st Amendment Amending Lot 84

Our Surveyor and I have reviewed the proposed plat amendment for River Crossing Phase 3 Subdivision. Following our review, we have the following comments:

1. The lot number on the drawing portion of the plat and the title of the plat do not agree.
2. The parcel numbers of the adjacent properties to the north and the east of Lot 84 should be confirmed.
3. If the plat is recorded as is, Parcel A would be a non-conforming parcel within the subdivision.
4. We recommend Parcel A be included as a part of an adjacent parcel. A legal description of this remainder parcel should be prepared that would transfer ownership of Parcel A to the adjacent property owner.

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

APPLICATION FOR
AMENDMENT TO A SUBDIVISION

Subdivision Name Hunters Run Ph. 2 Zone RE-20 Date Submitted 8.12.24
Address of Subdivision 1650 N. 3500 W. Plain City, UT
No. of Units or Lots being affected by the amendment: 2
Owner Name Rik Properties Full Address 4960 W. 2200 N. Plain City
Phone # 801-731-7252 Cell # 801-391-3041 Fax # 801-731-1008
Subdivider's Name same as above Full Address enril - admin@marnottcompanies.com
Phone # _____ Cell # _____ Fax # _____

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

None- we are creating a Row to the pump house
for the city.

Describe the amendment to the subdivision plat:

We are taking Parcel A in Phase I & combining it
with another parcel to the South, eliminating the detention
basin & creating 2 new lots with a permanent
Row for the city to the pump house.

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

Date 8.12.24 Signature Amy Roskelley

Office Use Only 2 Lots 100⁰⁰
Engineering Fee = 400⁰⁰
Subdivision Amendment Fee: 200⁰⁰
Number of Copies: _____

PC Approval Date: _____
CC Approval Date: _____



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: September 5, 2024

Subject: Hunters Run Subdivision Phase 2, Amending Parcel A

It appears that all of the items listed on our review memorandum dated August 26, 2024 have been addressed with one exception. The City will require the lift station access road and the area around the lift station be paved. I could not locate anywhere on the plans where this is being required. I will ensure this is taken care of before I sign the drawings.

With the exception identified above, we recommend approval of the Hunters Run Subdivision, Amending Parcel A. If you have questions or require additional information, feel free to contact me.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 26, 2024

Subject: Hunters Run Subdivision Phase 2, Amending Parcel A

We have reviewed the plat submitted for the Hunters Run Phase 2, Amending Parcel A and have the following comments:

The ROW line as been extended through the access. Parcel A dedication has been added to the dedication block.

The right of way line for 3500 West should be extended through the lift station access as shown on the attached sketch. A note should also be added to the plat indicating that Parcel A is to be deeded to Plain City.

Water main extended.

Utility lines should be extended to the southerly boundary of Lot 202.

Grading around lift station added to plans. A 15' compacted roadbase access has been added and graded.

The area around the lift station and the proposed access should be adequately graded. The access and the area around the lift station should be paved.

6' privacy fencing will be installed along property lines of the new lots as the subdivision is developed. Concrete drive approach added to plans.

Parcel A should be fenced all around its perimeter. Two 6-foot gates should be placed at the entrance from 3500 West. A concrete drive approach should also be constructed at the entrance.

Noted added, see general note 5 on plat.

A note should be added to the plat indicating that the half-width road fronting Lots 201 and 202 is temporary and will be required to be expanded when the required property becomes available.

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



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 26, 2024

Subject: Hunters Run Subdivision Phase 2, Amending Parcel A

We have reviewed the plat submitted for the Hunters Run Phase 2, Amending Parcel A and have the following comments:

1. The right of way line for 3500 West should be extended through the lift station access as shown on the attached sketch. A note should also be added to the plat indicating that Parcel A is to be deeded to Plain City.
2. Utility lines should be extended to the southerly boundary of Lot 202.
3. The area around the lift station and the proposed access should be adequately graded. The access and the area around the lift station should be paved.
4. Parcel A should be fenced all around its perimeter. Two 6-foot gates should be placed at the entrance from 3500 West. A concrete drive approach should also be constructed at the entrance.
5. A note should be added to the plat indicating that the half-width road fronting Lots 201 and 202 is temporary and will be required to be expanded when the required property becomes available.

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

1°10'20" W 270.11'

101.52'

59.84'

S 89°54'43" W 61.03'

EXIST SEWER
LIFT STATION

PARCEL A
7,024 sq.ft.
0.161 acres

N 0°05'17" W 39.83'

EAST QU

TOWNSHIP 6 NORTH,
SALT LAKE B
(FOL

S 0°03'09" E 1084.57'

LOT 202
20,310 sq.ft.
0.466 acres

N 89°54'43" E 228.99'

15-009-0004
R&K PROPERTIES LC

ADD NOTE:
PARCEL A IS TO DEEDED
TO PLAIN CITY

S 89°54'43" W 166.64'

TEMPORARY TURN AROUND

R60.0'

10.0' PUE

170.42'

101.50'

DEDICATION
sq.ft.
acres

38.91'

N 0°05'17" W 188.91'

47.5'

N 89°54'43" E 40.00'

FUTURE RIGHT-OF-WAY LINE

15-010-0028
HESLOP INVESTMENT TRUST

CURVE	RADIUS
C1	70.00'
C2	130.00'
C3	100.04'
C4	100.95'

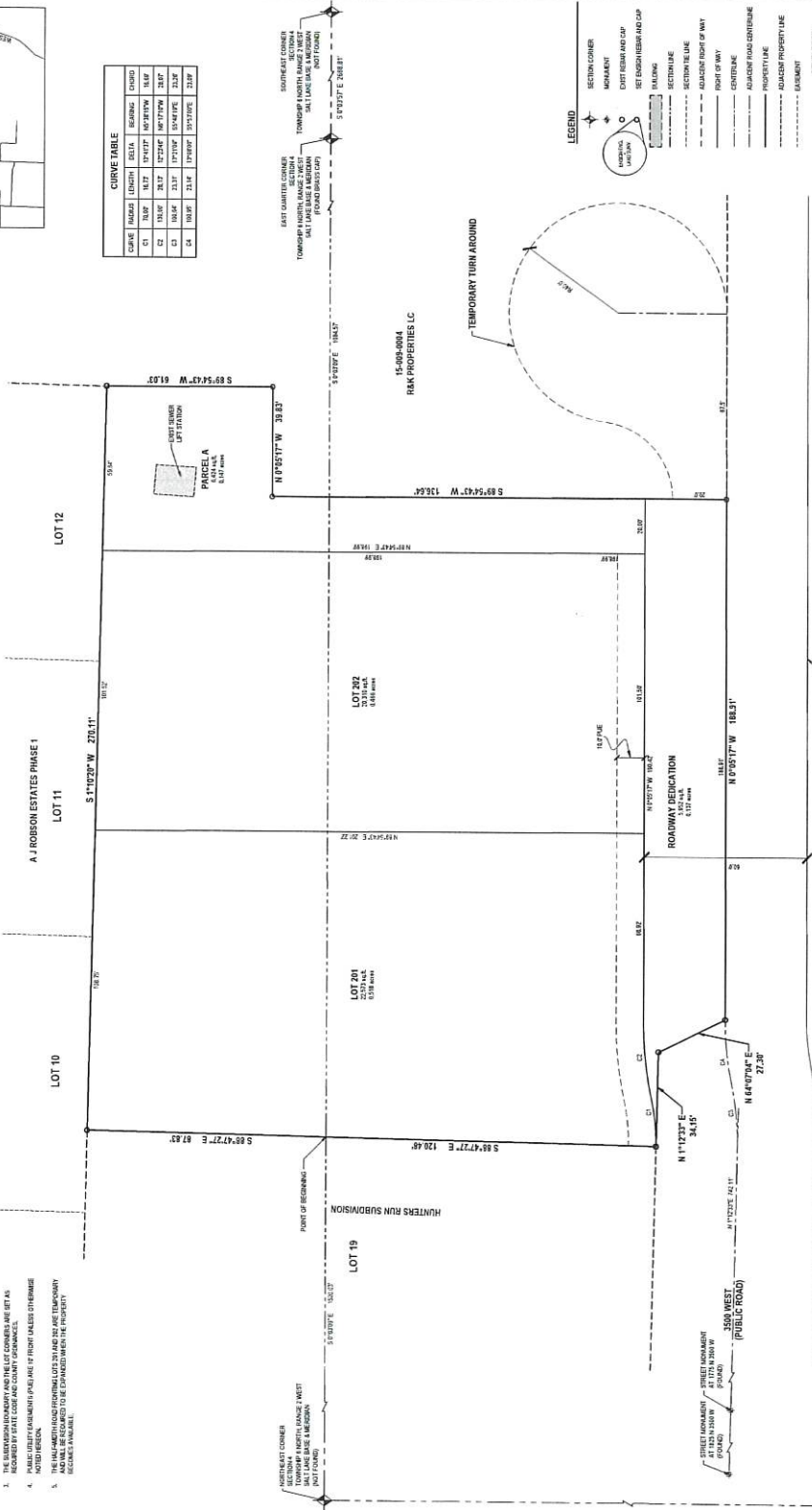
HUNTERS RUN PHASE 2
AMENDING PARCEL A, HUNTERS RUN SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14 AND THE NORTHWEST
QUARTER OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH
JULY 2024

GENERAL NOTES:

- [illegible]



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	16.37'	37°47'37"	N6°31'37"W	16.69'
C2	131.85'	28.13'	32°23'45"	N6°17'15"W	28.87'
C3	104.44'	22.31'	17°15'50"	S5°44'18"E	22.36'
C4	103.85'	22.14'	17°06'07"	S5°17'05"E	22.10'



OWNER'S DEDICATION

HUNTERS RUN PHASE 2

Grant and convey to Plan City all of Parcel A.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of HERRN

FILED

On this _____ day of _____ A.D. 20____ personally appeared before me _____, Notary Public, my wife and her County of _____ in the _____ State of Utah, who after being duly sworn, depose and say that _____ of _____ Limited Liability Company and her husband _____ of _____ Limited Liability Company and their heirs agreed the Owner's Declaration and Acknowledgment of Responsibility hereby and voluntarily executed by them and their said husband and acknowledged by them that Corporation executed the same.

MY COMMISSION EXPIRES _____

HUNTERS RUN PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASIN AND MERIDIAN PLAIN CITY, WEBER COUNTY, UTAH	SHEET 1 OF 1	
	APPROVAL _____ _____ _____	PROJECT NUMBER: 1021 MANAGER: J. ALLAM DRAFTER: J. SANCHEZ CHECKED BY: T. LAURIE DATE: 12/2/02
CITY WORK		

RECORD OF SURVEY

ROS NO. 5

COUNTY SURVEYOR IN VENER DATE _____

CITY COUNTY _____

APPROVED THIS _____ DAY OF _____
BY THE PLAIN CITY COUNCIL _____

CITY RECORDER _____

OWNER'S APPROVAL

CITY ENGINEER
APPROVED THIS _____ DAY _____
BY THE PLAIN CITY ENGINEER

PLAIN CITY ENGINEER

MISSION APPROVAL

APPROVAL

20

IC COMMISSION

	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNING COMMISSION CHAIRMAN, PLANNING COMMISSION
--	--

_____ F. _____, 20 _____

	CITY ATTORNEY _____ APPROVED THIS _____ DAY _____ BY THE PLAIN CITY ATTORNEY _____ _____ PLAIN CITY ATTORNEY
--	--

RYTON
North 438 West
Box UT 84143
Phone 801.547.1100
801.523.6215



Graphic scale and logo for the 1997-1998 season.

A vertical line is shown on the left. To its right is a horizontal scale labeled 'HORIZONTAL G'. The scale has markings at 20, 10, 0, 10, and 20. Below the scale is a checkered pattern. To the right of the scale is a vertical line labeled 'HORIZONTAL G'.

[illegible]

POWER
RANGE 2 WEST
BREMEN

NORTH QUARTER
SECTION 4
TOWNSHIP 4 NORTH
SALT LAKE BASE
(FOUND BRASS C)