WASATCH CIVIL
Consulting Engineering

Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: October 14, 2025

Subject: **Plain City Commercial, Plan Review**

We have reviewed the revised plans for the proposed Perry Commercial development in Plain City and have the following comments:

1. We understand UDOT has asked the Developer to document coordination with Plain City regarding the gap in improvements (curb, gutter, sidewalk and asphalt widening) that that will occur to the west of this development. Currently, the City has no improvement/development projects planned for this area.

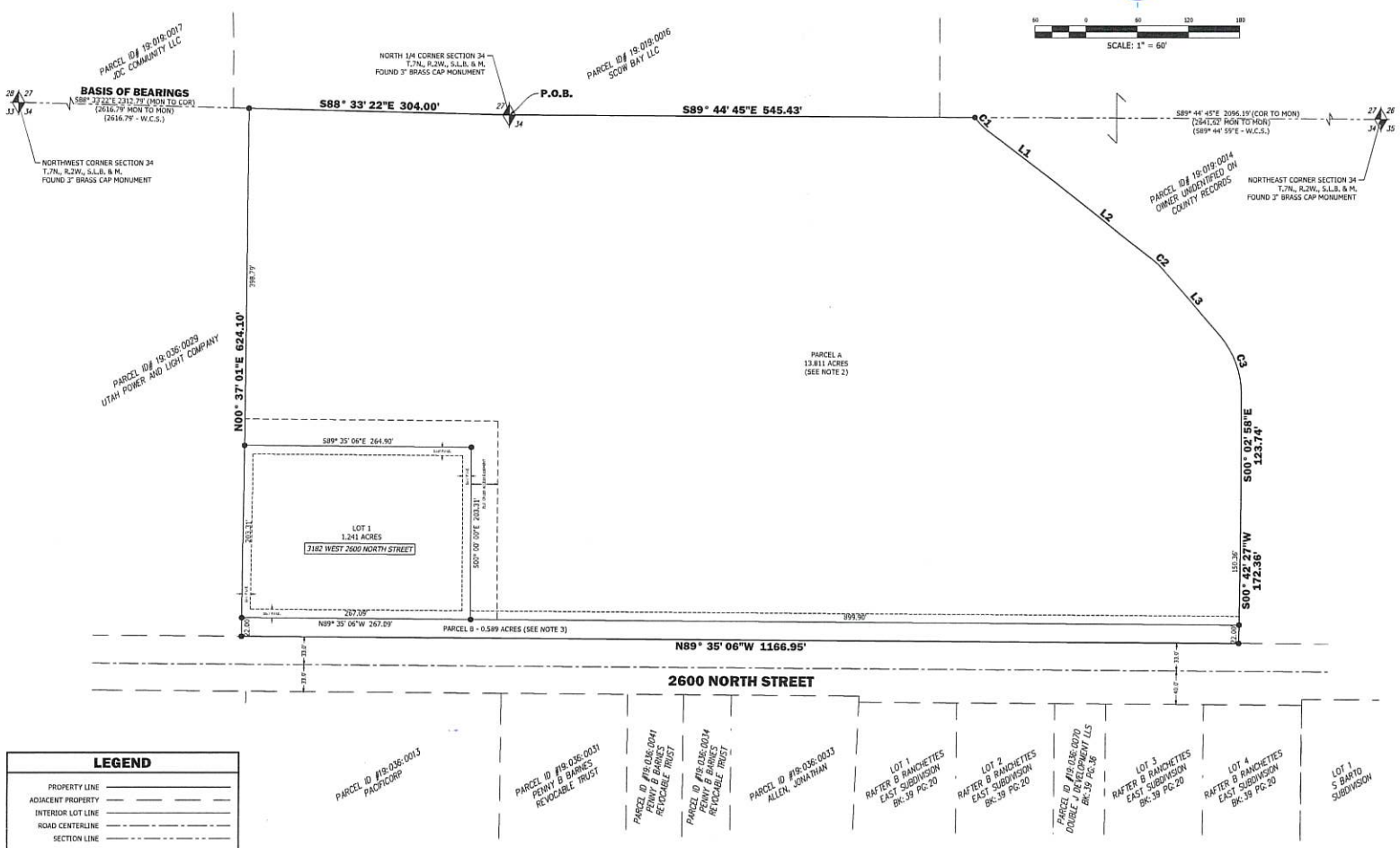
2. Since S.R. 134 is a UDOT road, any proposed street improvement and proposed accesses are to be reviewed and approved by them. However, we recommend that measures be taken to limit the erosion that will result from runoff water from the small portion of the curb and gutter that drains to the west.

3. The plat should be revised as indicated on the attached redlined drawings.

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

PLAIN CITY COMMERCIAL SUBDIVISION

LOCATED IN THE NE & NW QUARTERS OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2025



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- INTERIOR LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- RECORD CALLS ( ) — WEBER COUNTY SURVEYOR (- W.C.S.)
- TO BE SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S52° 27' 17"E	98.63'
L2	S51° 25' 14"E	145.47'
L3	S40° 25' 06"E	102.61'

PRELIMINARY

GENERAL NOTES

1. THIS SUBDIVISION PLAT IS BASED ON SURVEY NO. 7926 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE.
2. PARCEL A IS A REMAINDER PARCEL RESERVED FOR FUTURE DEVELOPMENT.
3. PARCEL B IS THE AREA TO BE DEDICATED TO PLAIN CITY FOR USE AS A PUBLIC ROAD WAY. UDOT

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776 IN ACCORDANCE WETH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE FILED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON AS SURVEY NO. 7926 IN THE WEBER COUNTY SURVEYOR'S OFFICE IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THES PLAT, AND THAT THE PROPERTY SHOWN ON THES PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO A LOT AND TWO PARCELS HEREAFTER TO BE KNOWN AS THE PLAIN CITY COMMERCIAL SUBDIVISION.

PRELIMINARY

STEPHEN M. BURT, P.L.S. UT NO. 7098776-2201

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS IN PREPARATION FOR FUTURE DEVELOPMENT. WE ESTABLISHED THE BASIS OF BEARING BETWEEN THE FOUND SECTION CORNERS THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 34, AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES FROM THE WEBER COUNTY SURVEYOR'S TOWNSHIP BEARINGS REFERENCE SHEET. REFERENCE MATERIALS INCLUDE A SURVEY NO. 5279 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE BY BOUNDARY CONSULTANTS AND A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDER FOR THE SURVEYED PARCELS.

THESE TWO PROPERTIES WERE SURVEYED PREVIOUSLY BY BOUNDARY CONSULTANTS FOR PINEVIEW WATER DISTRICT AS PART OF A LARGER SURVEY TO ESTABLISH THE RIGHT OF WAY OF 2600 NORTH STREET. THE BOUNDARY CONSULTANTS SURVEY WAS ROTATED TO MATCH THE BASIS OF BEARINGS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF THE SECTION. THE NORTH LINE OF THE PROPERTIES WAS ESTABLISHED ALONG THE SECTION LINE BASED ON THE FOUND MONUMENTS, AS SHOWN. THE BOUNDARY CONSULTANTS SURVEY DID NOT FIND THE NORTHEAST SECTION CORNER WHERE IT WAS LOCATED AS PART OF THIS SURVEY. THE BEARING ALONG THAT SECTION LINE IS DIFFERENT THAN SHOWN ON THE PRIOR SURVEY. THE EAST LINE OF PARCEL 1 WAS ESTABLISHED ALONG THE CENTERLINE OF THE ROAD CALLED FOR IN THE DEED DESCRIPTION AND DELINEATED BY THE BOUNDARY CONSULTANTS SURVEY. PROPERTY CORNERS WERE FOUND ALONG 2600 NORTH STREET, AS SHOWN. THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET WAS ACCEPTED AS THE SOUTH BOUNDARY OF THE SURVEYED PROPERTIES. THE WEST LINES OF BOTH PROPERTIES WERE OFFSET FROM THE QUARTER SECTION LINE ESTABLISHED BY BOUNDARY CONSULTANTS.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, SAID PARCEL IS THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, AND RUNNING THENCE SOUTH 89°44'45" EAST 545.42 FEET TO THE CENTER OF A DIRT ROAD; THENCE SOUTH ALONG SAID ROAD THE FOLLOWING (8) CALLS: 1) SOUTHEASTERLY 21.99 FEET ALONG A 69.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°15'35" (CHORD BEARS SOUTH 43°19'30" EAST 21.90 FEET) TO A POINT OF TANGENCY; 2) SOUTH 52°27'17" EAST 98.63 FEET; 3) SOUTH 51°25'14" EAST 145.47 FEET TO A POINT OF TANGENCY ON A 106.00-FOOT-RADIUS CURVE TO THE RIGHT; 4) SOUTHEASTERLY 20.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'08" (CHORD BEARS SOUTH 45°55'10" EAST 20.32 FEET) TO A POINT OF TANGENCY; 5) SOUTH 40°25'06" EAST 102.61 FEET TO A POINT OF TANGENCY ON A 104.00-FOOT-RADIUS CURVE TO THE RIGHT; 6) SOUTHERLY 73.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'08" (CHORD BEARS SOUTH 20°14'02" EAST 71.77 FEET) TO A POINT OF TANGENCY; 7) SOUTH 00°02'58" EAST 123.74 FEET; 8) SOUTH 00°42'27" WEST 172.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE NORTH 89°35'06" WEST 1166.95 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°37'01" EAST 624.10 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88°33'22" EAST 304.00 FEET ALONG SAID LINE TO THE NORTH QUARTER CORNER OF SAID SECTION AND TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 1 LOT AND TWO PARCELS FOR A TOTAL OF 15.642 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND TWO PARCELS TO BE KNOWN AS THE PLAIN CITY COMMERCIAL SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DEDICATE THE EASEMENTS TO THE PARTIES INDICATED FOR THE PURPOSES DESCRIBED ON THE PLAT, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____.

L.H. PERRY INVESTMENTS, LLC

L.L.C. ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF L.H. PERRY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER
Name: PERRY COMMERCIAL
Phone #: 801-317-8100
Address: 17 EAST WINCHESTER ST
MURRAY, UTAH

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK _____ OF OFFICIAL RECORDS, AT PAGE _____ RECORDED FOR:

_____
COUNTY RECORDER

BY: _____
(DEPUTY)

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1043020

2024/11/18 JJS
2025/03/19 SMB
2025/04/22 JJS
2025/09/02 SMB

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.00'	21.99'	018° 15' 35"	S43° 19' 30"E	21.90
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C3	104.00'	73.28'	040° 22' 08"	S20° 14' 02"E	71.77

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FORGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS _____ DAY OF _____, 20_____.

CHAIRMAN, PLAIN CITY ENGINEER

PLAIN CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FORGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH THIS _____ DAY OF _____, 20_____.

SIGNATURE

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY PLAIN CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20_____.

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE PLAIN CITY COUNCIL.

SIGNED THIS _____ DAY OF _____, 20_____.

MAYOR: _____

ATTEST: _____

10-30-25

PLAIN CITY COMMERCIAL SUBDIVISION

LOCATED IN THE NE & NW QUARTERS OF SECTION 34,
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PLAIN CITY, WEBER COUNTY, UTAH
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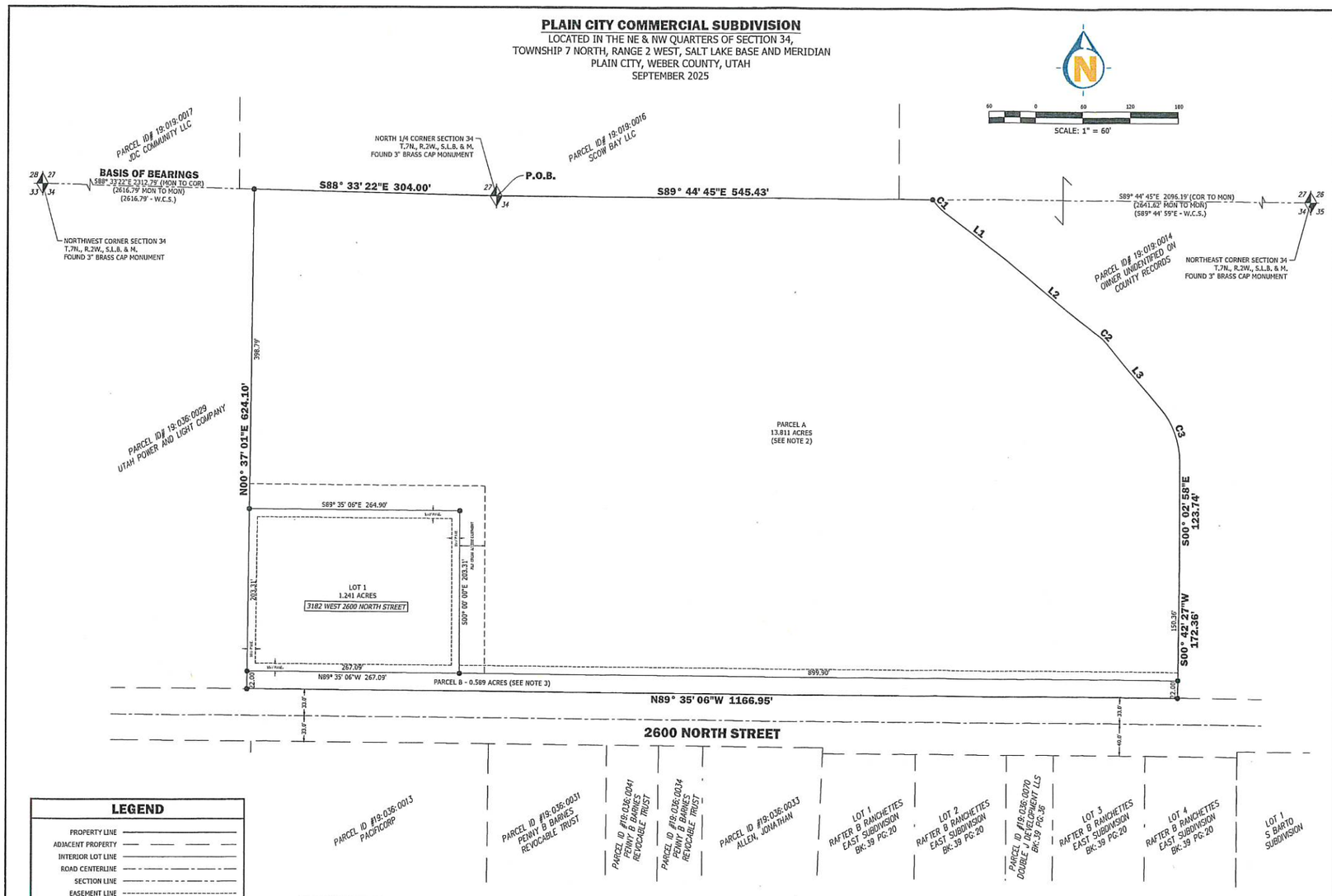

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_____
L.H. PERRY INVESTMENTS, LLC

L.L.C. ACKNOWLEDGMENT

ON THIS ___ DAY OF_____, 20_____ IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF L.H. PERRY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER
Name: PERRY COMMERCIAL
Phone #: 801-317-8100
Address: 17 EAST WINCHESTER ST
MURRAY, UTAH

N

To: Plain City Planning Comm
From: Brian Bingham, Manag
Date: October 10, 2025
Subject: Request for Agenda
Re: Kelly's Cove Senior Housi

Dear Members of the Planning

We respectfully request a pla
Commission meeting to brief
Cove Senior Housing Subdivis
aware of our plans and to soli
subsequent subdivision appli

We are pleased to note that o
Review Committee, and we ar
completing geotechnical surv
secondary water companies.

Project Overview:
Kelly's Cove will be a senior-f
N, 2149 N, and the western ha
approximately 3 acres, curren
R1-11-SHO (Senior Housing O

As outlined in the attached pr
configured as either 18 single
the 6 units per acre density lir
Access will be provided via a p
"T" intersection that runs east
(water, sewer, storm, and pow
public infrastructure along 21

Consistent with City requirem
greenspace for residents, cont

Application and Documentatic

WASATCH CIVIL
Consulting Engineering

Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 20, 2025

Subject: **Plain City Commercial, Revised Plan Review**

We have reviewed the plans for a portion of the proposed Perry Commercial development in Plain City and have the following comments:

1. The revised plan show a stop sign at the entrance road. This sign must either be a combination stop sign/street sign or a street sign must be added.

2. The plat should show two parcels. Lot 1 will be developed as O'Reilly Auto Parts, while the remainder should be identified as a "Remainder Parcel". A note should also be added to the plat indicating that the Remainder Parcel shall not be developed without the approval of Plain City.

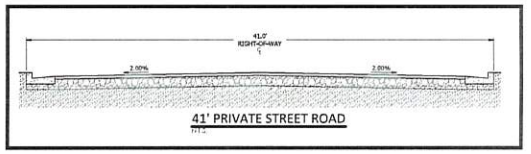
If you have any questions or require additional information, feel free to call.

Site Data

PROPERTY:	122,775 SF/2.19 AC
BUILDING:	27,000 SF
IMPERVIOUS:	32,812 SF
LANDSCAPE:	62,963 SF (51%)
PARKING:	2 CAR GARAGE/2 CAR DRIVEWAYS
	72 PROVIDED

Zone & Lot Requirements

ZONING:	SENIOR OVERLAY
LAND USE:	RESIDENTIAL
BUILDING HEIGHT:	35'
FRONT YARD:	20'
REAR YARD:	30'
INT. SIDE YARD:	10'
FRONT LANDSCAPE:	N/A
SIDE LANDSCAPE:	N/A
REAR LANDSCAPE:	N/A



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PLAIN CITY SENIOR OVERLAY

CONCEPT - 1

PLAIN CITY, WEBER COUNTY,UTAH

Drawn: T. Pridemore
Proj. No. 116 - 01
Date: 10 October
F&G9-06_Concept Plan_2025 0810

This plan is for illustrative purposes only.

WASATCH CIVIL
Consulting Engineering

e

Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: October 13, 2025

Subject: **Mustang Run Subdivision 1st Amendment**

We have reviewed the submitted plat for the Mustang Run Subdivision 1st Amendment. We have no comments regarding this plat amendment and recommend the Mustang Run Subdivision 1st Amendment be approved. If you have any questions or require additional information, feel free to contact me.

APPLICATION FOR AMENDMENT TO A SUBDIVISION

Subdivision Name Mustang Run Zone RE-15 Date Submitted 10/7/25

Address of Subdivision 4526 W 1975 N Plain City, UT

No. of Units or Lots being affected by the amendment: 2

Owner Name Troy LaFleur Full Address 4526 W 1975 N Plain City, UT 84404

Phone # _____ Cell # 801-725-0732 Fax # _____

Subdivider's Name Same as above Full Address _____

Phone # _____ Cell # _____ Fax # _____

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

No change in easements or rights-of-way

Describe the amendment to the subdivision plat:

Amending the Mustang Run Subdivision plat to combine two existing lots under common ownership into a single lot by removcing the shared boundary line. No new lots are being created, and no changes are proposed to existing public improvements or easements.

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

10/7/25 Troy LaFleur

Date Signature

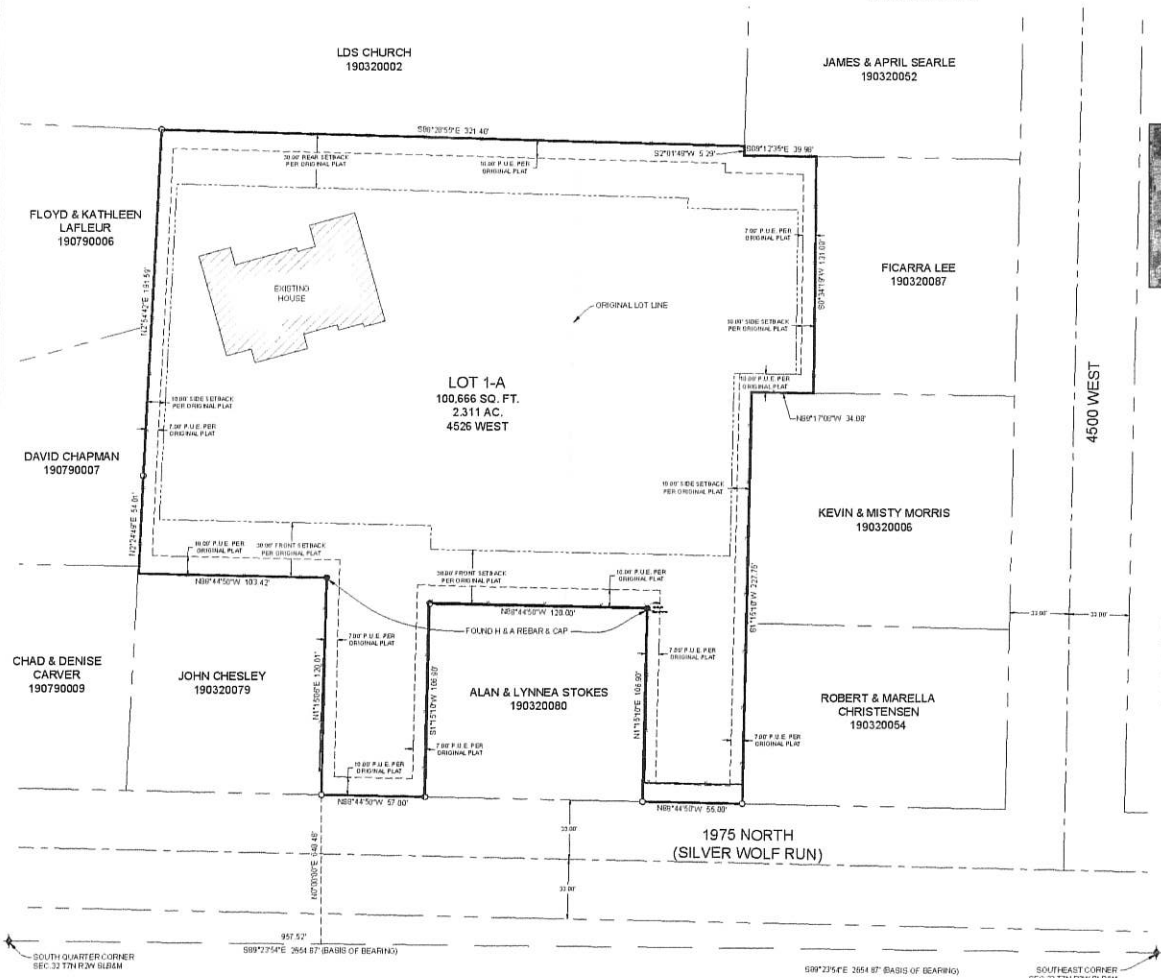
Office Use Only paid 10-7-25 #3038548

Subdivision Amendment Fee: 200.00 PC Approval Date: _____

Number of Copies: _____ CC Approval Date: _____

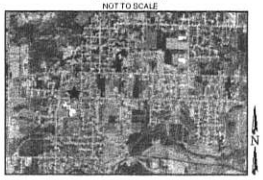
MUSTANG RUN SUBDIVISION 1ST AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
OCTOBER, 2025



VICINITY MAP

NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24"REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET, SAID POINT BEING LOCATED SOUTH 89°23'54" EAST 2654.87 FEET ALONG THE SOUTH LINE OF SAID SOUTH-EAST QUARTER SECTION AND NORTH 00°00'00" EAST 640.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, RUNNING THENCE NORTH 01°15'00" EAST 120.01 FEET; THENCE NORTH 88°44'50" WEST 103.42 FEET; THENCE NORTH 02°24'49" EAST 54.01 FEET; THENCE NORTH 82°54'42" EAST 191.59 FEET; THENCE SOUTH 89°26'55" EAST 321.40 FEET; THENCE SOUTH 02°01'49" WEST 5.29 FEET; THENCE SOUTH 89°12'35" EAST 39.98 FEET; THENCE SOUTH 00°34'19" WEST 131.00 FEET; THENCE NORTH 89°17'06" WEST 34.08 FEET; THENCE SOUTH 01°15'10" WEST 227.75 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 1975 NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°44'50" WEST 55.00 FEET; THENCE NORTH 01°15'10" EAST 105.90 FEET; THENCE NORTH 88°44'50" WEST 120.00 FEET; THENCE SOUTH 01°15'10" WEST 106.90 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°44'50" WEST 57.00 FEET TO THE POINT OF BEGINNING. CONTAINING 100,666 SQUARE FEET OR 2.311 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MUSTANG RUN SUBDIVISION 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2025

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

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

MUSTANG RUN SUBDIVISION 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2025

TROY S. AND SHERRY L. LAFLEUR REVOCABLE LIVING TRUST
DATED THE 25TH DAY OF JUNE, 2018

_____ BY: TROY S. LAFLEUR - TRUSTEE

_____ BY: SHERRY L. LAFLEUR - TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this ____ day of _____, 20__, personally appeared before me TROY S. LAFLEUR & SHERRY L. LAFLEUR, whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the TRUSTEES of THE TROY S. AND SHERRY L. LAFLEUR REVOCABLE LIVING TRUST DATED THE 25TH DAY OF JUNE, 2018, and that said document was signed by them in behalf of said TRUST, and said TROY S. LAFLEUR & SHERRY L. LAFLEUR acknowledged to me that said TRUST executed the same.

STAMP _____ NOTARY PUBLIC

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF MUSTANG RUN SUBDIVISION 1ST AMENDMENT AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF _____, 2025

_____
PLAIN CITY ATTORNEY

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTINENT TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH

SIGNED THIS ___ DAY OF _____, 2025

_____
PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH

SIGNED THIS ___ DAY OF _____, 2025

BY _____
MAYOR/TITLE

ATTEST _____
CITY RECORDER

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION

SIGNED THIS ___ DAY OF _____, 2025

_____
CHAIRMAN, PLAIN CITY PLANNING COMMISSION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TROY LAFLEUR. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°23'54" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NOTES

1. SETBACKS SHOWN HEREON WERE DETERMINED USING THE ORIGINAL SUBDIVISION PLAT.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C0187F WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2023

DEVELOPER
TROY LAFLEUR
4526 W 1975 N
PLAIN CITY, UTAH
801-725-8732

S1
1

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1604 W 1700S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
_____
COUNTY RECORDER
BY _____

S:\2021 SURVEY\GE-MUSTANG RUN SUBDIVISION 1ST AMENDMENT\DWG\MUSTANG RUN SUBDIVISION 1ST AMENDMENT.DWG