

PLEASANT VIEW CITY, UTAH

RESOLUTION NO. 2026-Y

A RESOLUTION APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY PLEASANT VIEW CITY, APPROVING THE FORM OF DEED, AND AUTHORIZING EXECUTION OF THE DEED AND RELATED DOCUMENTS

WHEREAS, Pleasant View City (the “City”) is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City is the owner of certain real property comprising portions of Fox Meadow Drive, a 38-foot right-of-way between 600 West Street and 825 West Street, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, the City Council has determined that conveyance of the Property by deed is appropriate and in the best interests of Pleasant View City and its residents; and

WHEREAS, the City Council desires to approve the conveyance and authorize the Mayor and other appropriate City officials to execute and deliver the deed and any documents reasonably necessary to complete the conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH, AS FOLLOWS:

Section 1. Approval of Conveyance. The City Council hereby approves the conveyance by deed of the Property described in Exhibit A.

Section 2. Approval and Execution of Deed. The deed conveying the Property is hereby approved in substantially final form, subject to completion of transaction-specific information and non-material revisions. The Mayor is authorized to execute the deed on behalf of Pleasant View City after approval as to form and legal sufficiency by the City Attorney.

Section 3. Authority of City Officials. The Mayor, City Recorder, City Attorney, and other appropriate City officers and employees are authorized to execute, attest, acknowledge, deliver, record, and take such other actions as are reasonably necessary to complete and effectuate the conveyance authorized by this Resolution.

Section 4. Conditions. The conveyance shall be subject to compliance with applicable Utah law and Pleasant View City ordinances, satisfaction of any conditions applicable to the transaction, and receipt of any consideration required by the approved transaction.

Section 5. Ratification. All prior actions of City officers, employees, and representatives consistent with this Resolution and undertaken in connection with the preparation or proposed conveyance of the Property are hereby ratified and confirmed.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Pleasant View City, Utah, this 25th day of August, 2026.

PLEASANT VIEW CITY

By: *David C. Schen*
Mayor

ATTEST:

Aurora Helstrom
City Recorder



This resolution has been approved by the following vote of the Pleasant View City Council:

CM Arrington	<u>Yes</u>
CM Ferry	<u>Yes</u>
CM Marriott	<u>Yes</u>
CM Urry	<u>Yes</u>
CM Wilkinson	<u>Yes</u>

EXHIBIT A

LEGAL DESCRIPTION

FOX MEADOW DRIVE

Prepared by Thomas R. Freed III, Professional Land Surveyor ND, UT

Wasatch Civil Consulting Engineering

1150 Depot Dr, Ste 225, Ogden, Utah 84404

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE FOX MEADOW DRIVE, A 38-FOOT RIGHT-OF-WAY, BETWEEN 600 WEST STREET AND 825 WEST STREET, THOSE PORTIONS DEPICTED ON FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) RECORDED AS ENTRY NUMBER 2990896 IN THE OFFICE OF THE COUNTY RECORDER, AND FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) RECORDED AS ENTRY NUMBER 3161994 IN THE OFFICE OF THE COUNTY RECORDER.

A PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, MONUMENTED WITH A 3 INCH BRASS CAP, THENCE SOUTH 89° 28' 37" EAST ALONG THE SOUTH LINE OF SAID SECTION, TO A POINT ON THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 1104.42 FEET BEING THE BASIS OF BEARING; THENCE NORTH 01° 20' 01" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 205.53 FEET TO A POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE FOLLOWING 25 COURSES AND DISTANCES; NORTH 43° 28' 03.91" WEST, A DISTANCE OF 21.13 FEET;

THENCE NORTH 88° 16' 08" WEST, A DISTANCE OF 14.58 FEET;

THENCE ALONG A CURVE SOUTHWESTERLY A LENGTH OF 107.97 FEET, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 07' 09" WEST 104.94 FEET;

THENCE ALONG A REVERSE CURVE SOUTHWESTERLY A LENGTH OF 139.29, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 07' 09" WEST 135.38 FEET;

THENCE NORTH 88° 16' 08.42" WEST ALONG THE FRONTAGE OF LOTS 11 THRU 20 AND A PORTION OF LOT 22 FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019), TO A POINT WHICH IS THE NORTHWEST CORNER OF LOT 20 AND THE WEST LINE OF SAID SUBDIVISION, WHICH IS ALSO ON THE EAST LINE FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) A DISTANCE OF 601.02 FEET;

THENCE CONTINUING NORTH 88° 16' 08" WEST ALONG THE FRONTAGE OF LOTS 23 THRU 25 AND PARCEL B IN FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 359.94 FEET;

THENCE ALONG A CURVE NORTHWESTERLY A LENGTH OF 70.83 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 12° 00' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 82° 15' 56" WEST 70.70 FEET;

THENCE ALONG A REVERSE CURVE NORTHWESTERLY A LENGTH OF 26.74 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 05° 06' 27", AND A CHORD BEARING AND DISTANCE OF NORTH 78° 48' 56" WEST 26.73 FEET;

THENCE CONTINUING ALONG SAID CURVE NORTHWESTERLY A LENGTH OF 36.13 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06° 53' 59", AND A CHORD BEARING AND DISTANCE OF NORTH 84° 49' 09" WEST 36.10 FEET;

THENCE NORTH 88° 16' 08" WEST ALONG THE FRONTAGE OF LOTS 26 AND 27 OF FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 83.82 FEET;

THENCE SOUTH 46° 24' 35" WEST ALONG SAID LOT 27, TO THE EAST RIGHT OF WAY OF 825 WEST STREET A DISTANCE OF 21.33 FEET;

THENCE NORTH 01° 05' 18" EAST ALONG SAID RIGHT OF WAY, TO A POINT ON THE NORTH SIDE OF FOX MEADOW DRIVE ALSO BEING THE SOUTHWEST CORNER OF LOT 32 FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021), A DISTANCE OF 67.72 FEET;

THENCE SOUTH 45° 16' 36" EAST ALONG SAID LOT, A DISTANCE OF 21.33 FEET;

THENCE SOUTH 88° 16' 08" EAST ALONG THE FRONTAGE OF LOT 32 AND 33 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 83.99 FEET;

THENCE ALONG A CURVE SOUTHEASTERLY A LENGTH OF 35.68 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 06° 02' 51", AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 14' 43" EAST 35.66 FEET;

THENCE CONTINUING ALONG SAID CURVE SOUTHEASTERLY A LENGTH OF 35.16 FEET, HAVING A RADIUS OF 338.00 FEET, A CENTRAL ANGLE OF 05° 57' 34", AND A CHORD BEARING AND DISTANCE OF SOUTH 79° 14' 30" EAST 35.14 FEET;

THENCE ALONG A REVERSE CURVE SOUTHEASTERLY A LENGTH OF 52.81 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 10° 05' 07", AND A CHORD BEARING AND DISTANCE OF SOUTH 81° 18' 17" EAST 52.74 FEET;

THENCE CONTINUING ALONG SAID CURVE SOUTHEASTERLY A LENGTH OF 10.06 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 55' 18", AND A CHORD BEARING AND DISTANCE OF SOUTH 87° 18' 29" EAST 10.06 FEET;

THENCE SOUTH 88° 16' 08" EAST ALONG THE FRONTAGE OF LOTS 35 THRU 40 OF THE AFORESAID SUBDIVISION, TO A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 40 AND THE EAST LINE OF THE AFORESAID SUBDIVISION, WHICH IS ALSO ON THE WEST LINE FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) A DISTANCE OF 359.94 FEET;

THENCE CONTINUING SOUTH 88° 16' 08.42" EAST ALONG THE FRONTAGE OF LOTS 1 THRU 10 AND A PORTION OF LOT 21 OF FOX MEADOW PHASE 5A -A P.R.U.D. SUBDIVISION (JUNE 2019), A DISTANCE 601.98 FEET;

THENCE ALONG A CURVE NORTHEASTERLY A LENGTH OF 107.97 FEET, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 68° 07' 09" EAST 104.94 FEET;

THENCE ALONG A REVERSE CURVE NORTHEASTERLY A LENGTH OF 139.29 FEET, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 47° 13' 25", AND A CHORD BEARING AND DISTANCE OF NORTH 68° 07' 09" EAST 1135.38 FEET;

THENCE SOUTH 88° 16' 08" EAST, A DISTANCE OF 20.62 FEET;

THENCE NORTH 46° 21' 01.36" EAST, TO THE WEST RIGHT OF WAY OF 600 WEST STREET A DISTANCE OF 12.29 FEET;

THENCE SOUTH 01° 20' 01" WEST ALONG THE WEST RIGHT OF WAY OF 600 WEST STREET, A DISTANCE OF 61.63 FEET TO A POINT BEING THE POINT OF BEGINNING.

CONTAINING 51713 SQ. FT. OR 1.187 ACRES MORE OR LESS

EXHIBIT B

DEED

WHEN RECORDED, MAIL TO:

Pleasant View City

520 W Elberta Dr.

Pleasant View, UT 84414

Quit Claim Deed

Correction Deed

Weber County

FOX MEADOWS HOA INC ET AL, of Weber County, State of Utah, and PLEASANT VIEW CITY, a municipal corporation of the State of Utah, Grantors, hereby QUIT CLAIM to FOX MEADOWS HOA INC ET AL, of Weber County, State of Utah, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit:

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE FOX MEADOW DRIVE, A 38-FOOT RIGHT-OF-WAY, BETWEEN 600 WEST STREET AND 825 WEST STREET, THOSE PORTIONS DEPICTED ON FOX MEADOW PHASE 5A - A P.R.U.D. SUBDIVISION (JUNE 2019) RECORDED AS ENTRY NUMBER 2990896 IN THE OFFICE OF THE COUNTY RECORDER, AND FOX MEADOW PHASE 5B - A P.R.U.D. SUBDIVISION (MAY 2021) RECORDED AS ENTRY NUMBER 3161994 IN THE OFFICE OF THE COUNTY RECORDER.

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CONTAINING 51713 SQ. FT. OR 1.187 ACRES MORE OR LESS.

WITNESS, the hand of said Grantors this _____ day of _____, A.D. 20_____.

GRANTOR: FOX MEADOWS HOA INC ET AL

By: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On the date first above written personally appeared before me, _____,
(name of document signer)
who, being by me duly sworn, says that (s)he is the _____ of FOX MEADOWS HOA
(title of office)
INC ET AL, and that said document was signed by him/her in behalf of said Corporation by Authority of
its Bylaws, and said _____ acknowledged to me that said
(name of document signer)
Corporation executed the same.

WITNESS my hand and official seal:

Notary Public

GRANTOR: PLEASANT VIEW CITY

By: Steve Gibson
Steve Gibson, Mayor

ATTEST:

Samuel Helstrom
City Recorder

