

**Thursday, September 3, 2015**  
**PERRY CITY COUNCIL MEETING AMENDED AGENDA**  
**(Items 8A, 8B, 8C)**

The Perry City Council will hold a meeting on the Thursday identified above, starting at approximately 7:00 PM in the City Council Room at 3005 South 1200 West in Perry. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

**Approx. 7:00 PM – Regular Meeting**

**1. Call to Order and Opening Ceremonies**

- A. Invocation – Esther Montgomery
- B. Pledge of Allegiance – Shanna Johnson
- C. Review and Adopt the Agenda

**2. Procedural Issues**

- A. Conflicts of Interest Declaration(s), If Any
- B. Pass out Warrants to Council Members (and Possible Discussion)
- C. Business License(s):
  - None

**3. Approx. 7:15 PM – Public Hearing and/or Public Comments (No Vote Needed)**

**Rules:** (1) Please Speak Only Once (Maximum of 3 Minutes) per Agenda Item; (2) Please Speak in a Courteous and Professional Manner; (3) Do Not Speak to Specific Member(s) of the City Council, Staff, or Public (Please Speak to the Mayor or to the Council as a Group); (4) Please Present Possible Solutions for All Problems Identified; (5) No Decision May Be Made During this Meeting if the Item Is Not Specifically on the Agenda (with Action on Public Hearings, if any, later in the Meeting); and (6) Comments must be made in person or in writing (with your name being stated for the record).

- A. Public Comments

**4. Approx. 7:25 PM – Action Items (Roll Call Vote)**

- A. Approval of the Warrants
- B. Final Approval of Suncrest Subdivision Phase 1
- C. Final Approval of Orchard View Amend and Extend
- D. Motion Regarding the Cancellation of the September 17, 2015 City Council Meeting

**5. Approx. 7:40 PM – Discussion Items**

- A. Detention Ponds

**6. Approx. 7:50 PM – Minutes & Council/Mayor Reports (Including Council Assignments)**

No Council Action May be Taken if an Item is not specifically on the Agenda

**A. Approval of Consent Items**

- None

**B. Todd Christensen:** Mayor Pro-Tem, Information Technology, Telecommunications, UTOPIA, WWTP

**C. Peter Gerlach:** Streets, Street Lights/Signs, Transportation/UTA, Youth Council, Emergency Services/First Responders

**D. Jana Nelson:** Flood Control Board, Culinary Water, Mosquito Abatement, Cemetery Location

**E. Esther Montgomery:** Parks & Trails, Community Outreach, Fourth of July Co-Chair, Storm Water

**F. Brady Lewis:** Police/Night Out Against Crime, Economic Development, Planning Commission

**G. Mayor Cronin:** Chief Executive Officer, Fourth of July Chairman, Emergency Services Coordinator, City Ambassador

**H. Staff Comments**

**I. Items for Next City Newsletter**

**7. Approx. 8:00 PM – Executive Session (if needed)**

**8. Approx. 8:45 PM – Additional Action Items:**

- A. Approval of an Investigation into City Purchases**
- B. Approval to Expend Funds for Legal Services**
- C. Benefit Exception Request**

**9. Approx. 9:15 PM – Adjournment (next regular meeting on Thurs., September 17, 2015 at 7:00 PM,)**

**Certificate of Posting**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each Member of the City Council and was posted in three locations at the Perry City Offices, as well as at the Dale Young Park and main Perry City Park, and was faxed to the Ogden Standard-Examiner and Box Elder News Journal on this 2<sup>nd</sup> day of September, 2015. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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Shanna S. Johnson, Chief Deputy Recorder

## Report Criteria:

Detail report.  
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>Brigham City Corp.</b>								
6106	Brigham City Corp.	08/19/2015	interlocal storm water	07/10/2015	117.60	117.60	08/19/2015	
6106	Brigham City Corp.	08/19/2015	walmart sales tax	07/10/2015	16,359.69	16,359.69	08/19/2015	
Total Brigham City Corp.:					16,477.29	16,477.29		
<b>Compressor-Pump &amp; Service, Inc.</b>								
11923	Compressor-Pump & Service, Inc.	0151095-IN	installed couplings	07/27/2015	2,985.45	2,985.45	08/24/2015	
Total Compressor-Pump & Service, Inc.:					2,985.45	2,985.45		
<b>Dale Weese</b>								
10928	Dale Weese	4245	compensation hours	07/23/2015	1,544.01	1,544.01	07/23/2015	
10928	Dale Weese	4245	compensation hours	07/23/2015	1,544.00	1,544.00	07/23/2015	
Total Dale Weese:					3,088.01	3,088.01		
<b>Jones &amp; Associates</b>								
11552	Jones & Associates	16834	Development Reviews	08/01/2015	2,353.50	2,353.50	08/13/2015	
Total Jones & Associates:					2,353.50	2,353.50		
<b>Meterworks</b>								
10590	Meterworks	3355	meters & supplies	07/30/2015	3,965.00	3,965.00	08/13/2015	
Total Meterworks:					3,965.00	3,965.00		
<b>Molgard Law Offices</b>								
11773	Molgard Law Offices	08/13/2015	August Legal Services	08/06/2015	2,250.00	2,250.00	08/13/2015	
Total Molgard Law Offices:					2,250.00	2,250.00		
<b>Mountain States Supply</b>								
425	Mountain States Supply	42520	locator and transmitter	08/05/2015	2,936.72	2,936.72	08/05/2015	
Total Mountain States Supply:					2,936.72	2,936.72		
<b>ProForce Law Enforcement</b>								
11391	ProForce Law Enforcement	270053	Taser and cartridges	07/06/2015	2,892.30	2,892.30	08/19/2015	
Total ProForce Law Enforcement:					2,892.30	2,892.30		
<b>Republic Services</b>								
10200	Republic Services	0493-0004867	garbage service	07/31/2015	15,986.44	15,986.44	08/24/2015	
Total Republic Services:					15,986.44	15,986.44		
<b>Rocky Mountain Power</b>								
2501	Rocky Mountain Power	08/25/2015	WWTP Power	08/13/2015	5,118.70	5,118.70	08/25/2015	
Total Rocky Mountain Power:					5,118.70	5,118.70		

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Grand Totals:					<u>58,053.41</u>	<u>58,053.41</u>		

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Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

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Report Criteria:

Detail report.

Paid and unpaid invoices included.

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MOTION: Commissioner Wright moved to forward to City Council Suncrest Subdivision Phase 1 with the recommendation for final approval and that they address the drainage issue and Engineering conditions. Commissioner Coburn seconded the motion. Roll call vote. All in favor

MOTION: Commissioner Coburn moved to recommend to City Council final approval for the Orchard View Estates Amend & Extend Lot 1. Commissioner Peterson seconded the motion. All in favor

# Suncrest Subdivision Phase 1

Perry City, Box Elder County, Utah  
A Part of the Northwest Quarter of Section 26,  
Township 9 North, Range 2 West, Salt Lake Base & Meridian

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Ten (10) Lots, know Hereafter as Suncrest Subdivision Phase 1 in Perry City, Box Elder County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Box Elder County Recorder's Office and from said Survey made by me on the Ground.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015

K. Greg Hansen P.L.S.  
Utah Land Surveyor Licence No. 167819



## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SUNRIDGE SUBDIVISION PLAT 5 LOCATED 1102.57 FEET NORTH 00°34'45" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 453.45 FEET NORTH 90°00'00" EAST AND 870.01 FEET SOUTH 89°06'14" EAST FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER BEING A BOX ELDER COUNTY BRASS CAP MONUMENT; RUNNING THENCE SOUTH 89°06'14" EAST 137.61 FEET TO THE SOUTHWEST CORNER OF SUNRIDGE SUBDIVISION PLAT IV ALSO BEING THE SOUTHWEST CORNER OF CHERISH VIEW ESTATES; THENCE SOUTH 88°58'34" EAST 371.60 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID CHERISH VIEW ESTATES TO THE NORTHWEST CORNER OF LOT 1, ORCHARD VIEW ESTATES AMEND AND EXTEND; THENCE ALONG THE BOUNDARY LINE OF SAID ORCHARD VIEW ESTATES THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00°54'14" WEST 142.08 FEET; THENCE SOUTH 89°05'46" EAST 50.00 FEET; THENCE SOUTH 00°54'14" WEST 142.06 FEET; THENCE SOUTH 50°39'58" WEST 72.47 FEET; THENCE SOUTH 26°24'30" WEST 153.35 FEET TO THE NORTHEAST CORNER OF THE SUE ANN CAPENER PROPERTY, PARCEL TAX ID NO. 03-159-0058 BEING A POINT 3.0 FEET WEST OF AN EXISTING CONCRETE CANAL; THENCE NORTH 87°21'54" WEST (NORTH 86°27'49" WEST BY RECORD) 429.95 FEET ALONG THE NORTH BOUNDARY OF SAID CAPENER PROPERTY TO A POINT ON THE PROJECTION OF THE EAST BOUNDARY LINE OF PLAT 1 SUNRIDGE SUBDIVISION; THENCE NORTH 00°39'19" EAST 1.09 FEET TO THE ANGLE POINT OF SAID PLAT 1 SUNRIDGE SUBDIVISION; THENCE NORTH 00°39'19" EAST 47.53 FEET TO THE NORTHEAST CORNER OF SAID PLAT 1 SUNRIDGE SUBDIVISION; THENCE NORTH 89°58'08" WEST 7.77 FEET TO THE SOUTHWEST CORNER OF PLAT 2 SUNRIDGE SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PLAT 2 SUNRIDGE SUBDIVISION AND THEN THE EAST BOUNDARY OF SUNRIDGE SUBDIVISION PLAT 5 NORTH 00°53'41" EAST 408.64 FEET TO THE POINT OF BEGINNING. CONTAINING 5.482 ACRES.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SUNCREST SUBDIVISION PHASE 1 AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY. FINALLY, ANY OTHER LOT, PARCEL, OR OTHER TRACT OF LAND DESIGNATED AS BEING DEDICATED AND/OR DEEDED TO PERRY CITY FOR ROADS, OPEN SPACE, OR OTHER MUNICIPAL USE(S) IS HEREBY DEDICATED AND DEED TO PERRY CITY.

BEING ALSO THE PERTINENT OWNERS OF LAND OUTSIDE THE PLATTED SUBDIVISION BOUNDARIES, WE HEREBY DEDICATE THE TWO EASEMENTS SHOWN HEREON TO PERRY CITY AND PERRY IRRIGATION COMPANY, NAMELY THE 15' IRRIGATION EASEMENT AND P.U.E. ADJACENT TO THE SOUTHWEST SUBDIVISION BOUNDARY LINE TO PERRY IRRIGATION CO. AND THE 50-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT AT THE END OF 165 WEST TO PERRY CITY - SAID EASEMENT SHALL INHERENTLY BE VACATED BY FUTURE PLATTING AS 165 WEST PROGRESSES SOUTHEASTERLY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

R & R LAND DEVELOPMENT, LLC BY J. RANDY MATTHEWS

## NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Ten Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Randy Matthews. The Control used to Establish the Property Corners was the Existing Box Elder County Surveyor Monumentation Surrounding Section 36, Township 9 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the Northwest Quarter of said Section which bears North 00°34'45" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

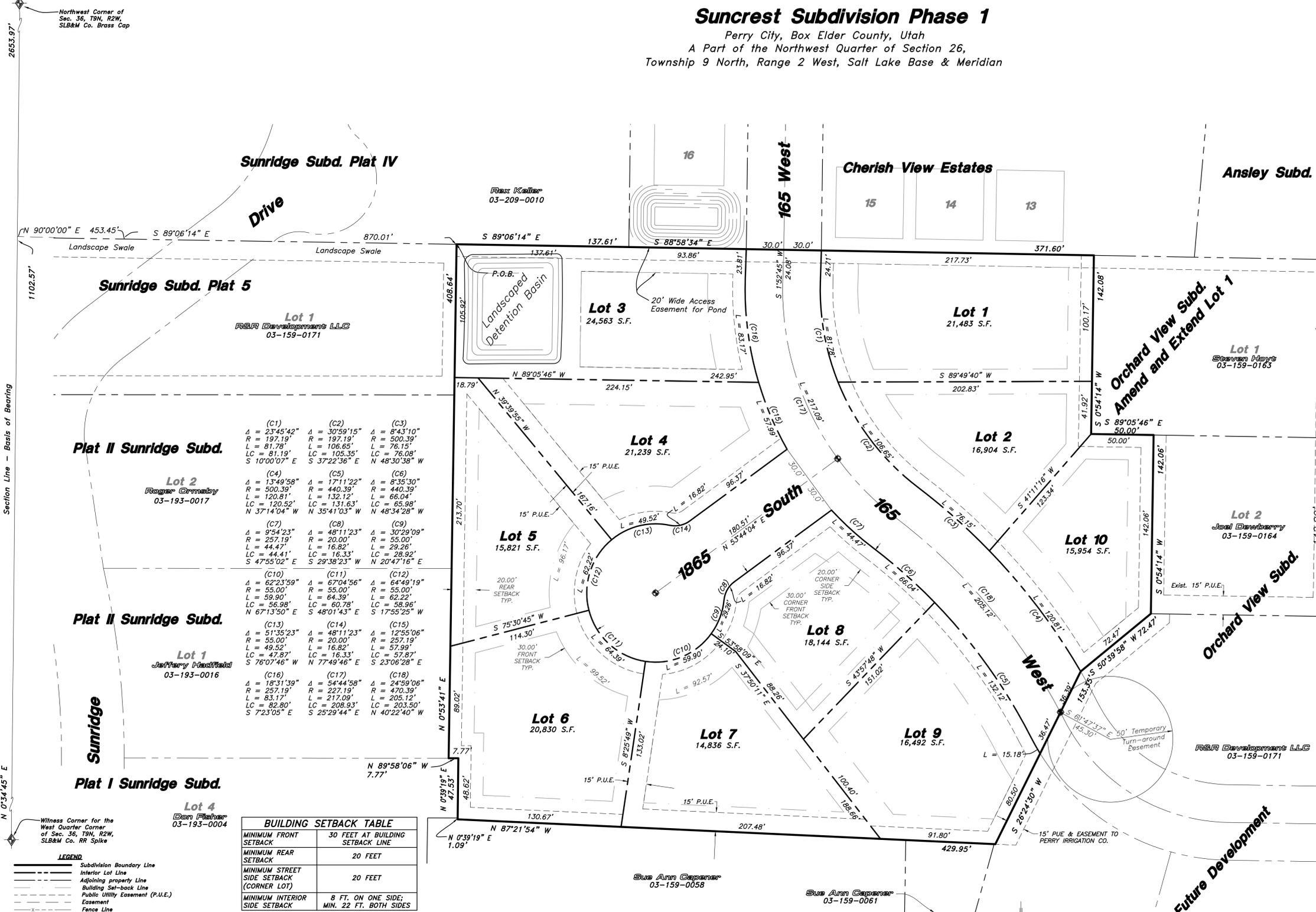
## CORPORATE ACKNOWLEDGMENT

State of Utah  
County of Box Elder

On the \_\_\_\_\_ day of \_\_\_\_\_, 2015, J. Randy Matthews personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of R & R Land Development, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

## COUNTY RECORDER'S NO.

State of Utah, County of Box Elder, Recorded and Filed at the Request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Abstracted \_\_\_\_\_  
Index \_\_\_\_\_  
Filed in: \_\_\_\_\_ File of Plats \_\_\_\_\_  
County Recorder \_\_\_\_\_



## COUNTY SURVEYOR'S CERTIFICATE

I Herby Certify that the Box Elder County Surveyor's Office has Reviewed this plat for Mathematical Correctness, Section Corner Data, and for Harmony with Lines and Monuments on Record in County Offices. The Approval of this Plat by the Box Elder County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith.

County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015.

ATTORNEY \_\_\_\_\_

## APPROVAL AND ACCEPTANCE

PRESENTED TO THE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015  
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_ RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015 BY THE PERRY PLANNING COMMISSION.

CHAIRMAN \_\_\_\_\_ RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

## PERRY IRRIGATION CO. APPROVAL

APPROVED FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

PERRY IRRIGATION COMPANY

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

ENGINEER \_\_\_\_\_

NOTE:  
1. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.hais.net](http://www.hais.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272

## MEMORANDUM

TO: Perry City Planning Commission  
Susan O Bray, City Recorder  
Codey Illum, Building Official  
Greg Westfall, City Administrator  
Jim Flint, Hansen & Associates

FROM: Brett M. Jones, P.E.   
City Engineer

RE: **SUNCREST SUBDIVISION – PHASE 1: Final Plat & Improvement Drawings Review**

Date: August 12, 2015

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Our office has completed a review of the resubmitted Final Plat and submitted Improvement Drawings for the proposed Suncrest Subdivision Phase 1. Our comments relative to the drawings received on August 10<sup>th</sup> are as follows:

### FINAL PLAT

1. We recommend the following comment be addressed prior to City Council final approval of the subdivision: We strongly recommend the detention basin in Lot 3 be relocated to a more regional basin downstream of the development if an agreement with the developer and City can be reached. We are concerned about the flooding potential from the basin to private property on the west. We are also concerned about the proposed additional connection to the existing canyon drainage pipe north of the property. The capacity in this pipe should be reserved as much as possible for spring mountain run-off.

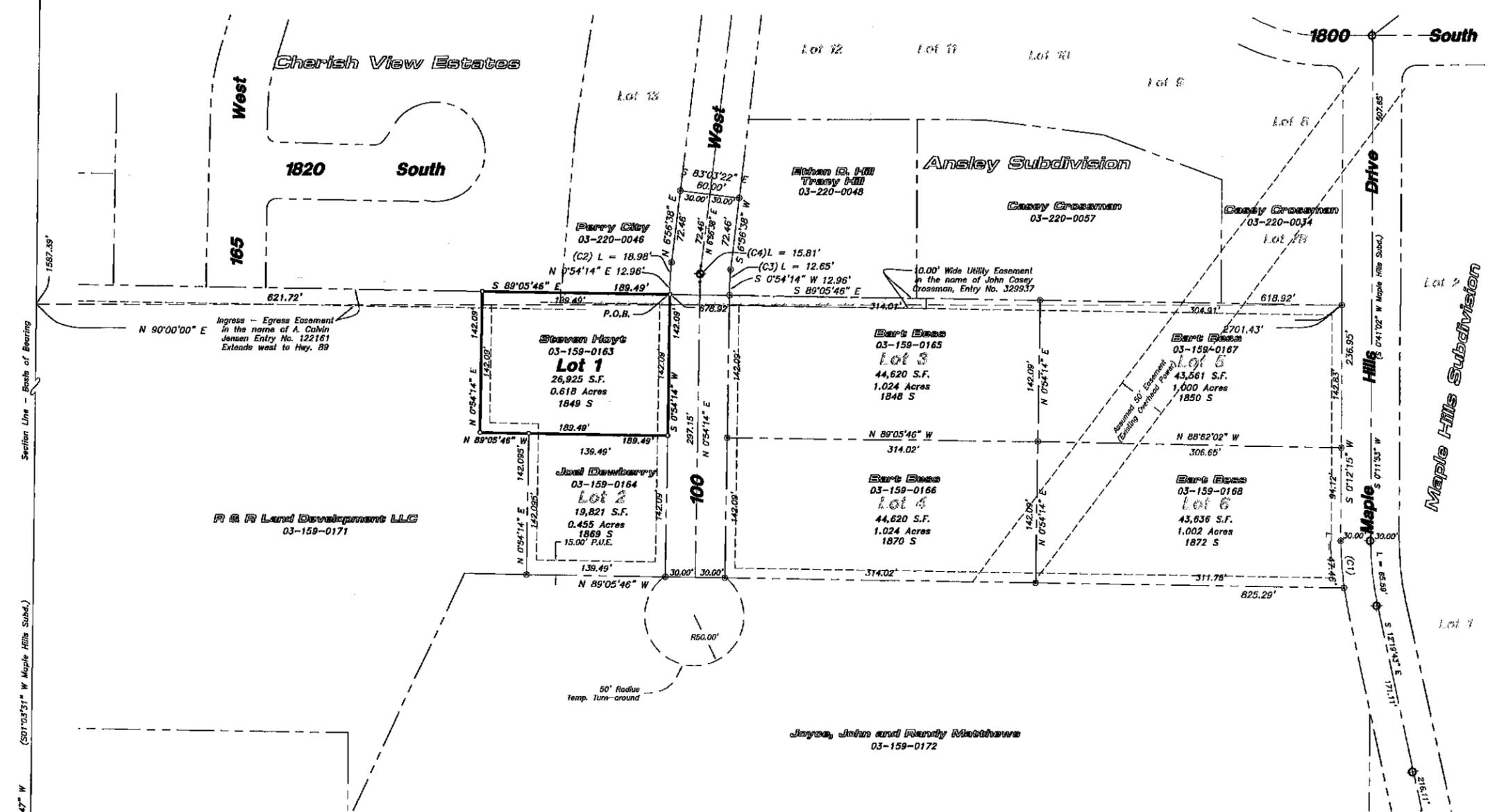
### IMPROVEMENT DRAWINGS

2. It appears the single fire hydrant at the end of the cul-de-sac may exceed the 225' maximum spacing to service the entire development. Another hydrant should be added to accomplish this.
3. The State Division of Drinking Water recently issued a requirement that all multi-connection subdivisions have need of DDW plan review and approval prior to construction. The developer's engineer may contact our office for further clarification and information regarding this requirement.
4. The developer needs to provide our office with verification of contact with Pineview Water Systems to ensure serviceability for the subdivision prior to construction.
5. The developer needs to provide our office with verification of contact with Perry Irrigation Company and approval of any irrigation system changes or easements required.
6. Easement dimensions should be indicated on the improvement drawings.
7. We understand the asphalt, curb and gutter, and some of the utility improvements in Cherish View Estates were not fully completed to the north boundary of the Suncrest Subdivision. This is the

responsibility of the Cherish View Estates development to complete. However, we recommend the Matthews work to ensure these improvements are completed or an agreement be reached with responsibilities set forth for their completion prior to City Council approval.

Should you have further questions, please let us know.

**AMEND AND EXTEND LOT 1**  
**Orchard View Estates Subdivision**  
 Perry City, Box Elder County, Utah  
 A Part of the Northwest Quarter of Section 36,  
 Township 9 North, Range 2 West, Salt Lake Base & Meridian



**LEGEND**

- Subdivision Boundary Line
- Adjoining Property Line
- Public Utility Easement (P.U.E.)
- Centerline
- Fence Line
- Street Monument To Be Set
- Found Street Monument
- Found Survey Point
- Set 5/8" by 24" Rebar With Cap
- Section Corner

**NOTE:**

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 15' ACCESS EASEMENT ALONG SOUTH LINE OF LOT 2 FOR PERRY IRRIGATION TO REMAIN UNFENCED GRAVEL ACCESS.

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

\_\_\_\_\_  
 ATTORNEY

**NARRATIVE**

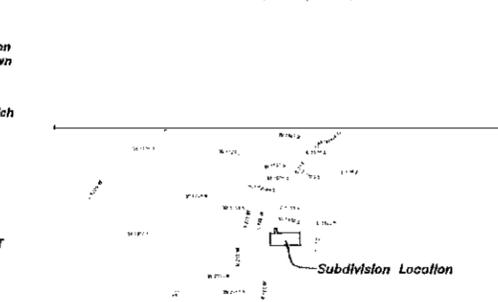
The Purpose of this Survey was to Amend Lot 1 of Orchard View Estates Subdivision by adding 50.00' to the west end of the lot and set the Property Corners as Shown and Described Hereon. This Survey was Ordered by Randy Matthews. The Control used to Establish the Property Corners was the Existing Box Elder County Surveyor Monumentation Surrounding Section 36, Township 9 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the Northwest Quarter of said Section which bears South 00°34'45" West, Utah North, State Plans, Calculated N.A.D.83 Bearing.

**PERRY IRRIGATION COMPANY**

THE PERRY IRRIGATION COMPANY APPROVES THE PROPOSED DITCH ALIGNMENT AND IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

\_\_\_\_\_  
 PERRY IRRIGATION COMPANY



**Developer:**  
 Hoyt Steven  
 7151 Top Rim Way  
 Starr, Id. 83869

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 599-4905 (435) 752-8272

15-104 ORCHARD VIEW AMEND AND EXTEND V15.DWG 06/24/15

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015 BY THE  
 PERRY PLANNING COMMISSION.

\_\_\_\_\_  
 CHAIRMAN

**APPROVAL AND ACCEPTANCE**

PRESENTED TO THE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015  
 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_  
 RECORDER

\_\_\_\_\_  
 MAYOR

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

\_\_\_\_\_  
 ENGINEER

**SURVEYOR'S CERTIFICATE**

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into one (1) lots, know hereafter as Amend and Extend Lot 1 Orchard View Estates Subdivision in Box Elder County, Utah, and have been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Box Elder County Recorder's Office and from said survey made by me on the ground.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, ORCHARD VIEW ESTATES SUBDIVISION BEING LOCATED 1587.39 FEET SOUTH 00°34'47" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 2701.43 FEET NORTH 90°00'00" EAST AND NORTH 89°05'46" WEST 678.92 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 36; RUNNING THENCE SOUTH 00°54'14" WEST 142.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°05'46" WEST 189.49 FEET; THENCE NORTH 00°54'14" EAST 142.09 FEET TO THE SOUTH BOUNDARY LINE CHERISH VIEW ESTATES; THENCE ALONG THE SOUTH BOUNDARY LINE OF CHERISH VIEW ESTATES AND THEN ANSLEY SUBDIVISION SOUTH 89°05'46" EAST 189.49 FEET TO THE POINT OF BEGINNING, CONTAINING 26,925 SQUARE FEET OR 0.618 ACRES.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED AND AMEND AND EXTENDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AMEND AND EXTEND LOT 1 ORCHARD VIEW ESTATES SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES INCLUDING DRAINAGE AND IRRIGATION AND OTHER PURPOSES AS MAY BE AUTHORIZED BY PERRY CITY. THE SOUTHERLY 15 FEET OF LOT 2 IS TO REMAIN UNFENCED FOR PERRY IRRIGATION PURPOSES. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
 R & R Land Development LLC By J. Randy Matthews

\_\_\_\_\_  
 Steven Hoyt

\_\_\_\_\_  
 Raiglon Hoyt

**CORPORATE ACKNOWLEDGMENT**

State of Utah  
 County of Box Elder

On the \_\_\_\_\_ day of \_\_\_\_\_, 2015, J. Randy Matthews personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of R & R Land Development LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

\_\_\_\_\_  
 Notary public

**ACKNOWLEDGMENT**

State of Utah  
 County of Box Elder

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, Steven Hoyt and Raiglon Hoyt, personally appeared before me, the undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

\_\_\_\_\_  
 Notary Public

**COUNTY RECORDER'S NO.** \_\_\_\_\_

State of Utah, County of Box Elder, Recorded and Filed at the Request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_

Abstracted \_\_\_\_\_

Index \_\_\_\_\_

Filed in \_\_\_\_\_ File of Plats \_\_\_\_\_

\_\_\_\_\_  
 County Recorder

## MEMORANDUM

TO: Perry City Planning Commission  
Susan Obray, City Recorder  
Codey Illum, Building Official  
Greg Westfall, City Administrator  
Greg Hansen, Hansen & Associates

FROM: Brett M. Jones, P.E.   
City Engineer

RE: **ORCHARD VIEW ESTATES SUBDIVISION AMEND & EXTEND – Additional Review Comments**

Date: August 12, 2015

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Our office has completed a review of the resubmitted plat for the Orchard View Estates - Amend & Extend received on August 10, 2015. Our comments relative to the drawing received are as follows:

1. No additional comments.

Should you have further questions, please let us know.