

ORDINANCE NO. 2022-27

AN ORDINANCE OF PLEASANT VIEW CITY VACATING PUBLIC UTILITY EASEMENT WITHIN WILLOW BROOK VILLAGE SUBDIVISION

Owner has filed a petition to vacate the public utility easements within lots ID #17-217-0003, 17-217-0004 and 17-217-0005, Willow Brook Village Subdivision, at Lynne Street (2243 N) and HWY 89, as depicted in Exhibit A of this ordinance; and

WHEREAS, after providing proper public notice, a public hearing was held before the Pleasant View City Council on October 11, 2022, regarding the vacation of the public utility easements; and

WHEREAS, Pleasant View City Public Works and Engineering have been notified and have provided written approval of the public utility easement vacation; and

WHEREAS, the Council finds that good cause exists to vacate the public utility easement, and that it will not substantially affect the Pleasant View City General Plan, and that neither the public interest nor any person will be materially injured;

NOW THEREFORE, the Pleasant View City Council ordains as follows: the public utility easements running along the west and south sides of Lot 4, ID #17-217-0004, the west and north sides of Lot 5, ID #17-217-0005, and the public utility easement along the east side of Lot 3, 17-217-0004. All of these easement vacations are part of the Willow Brook Village Subdivision, at Lynne Street (2243 N) and HWY 89, and are hereby vacated, as depicted in Exhibit A of this ordinance.

This Ordinance shall be effective upon adoption and recordation at Weber County.

Adopted and ordered published this 11TH day of October 2022.

Pleasant View City

By _____
Leonard M. Call, Mayor

ATTEST:

Laurie Hellstrom, Recorder

Council Member Arrington Voted _____
Council Member Gibson Voted _____
Council Member Marriott Voted _____
Council Member Nelsen Voted _____
Council Member Urry Voted _____

EXHIBIT A

PART OF THE WEST 1/2, OF SECTION 31, T.7N., R.1W., S.L.B. & M.

WILLOW BROOK VILLAGE SUBDIVISION

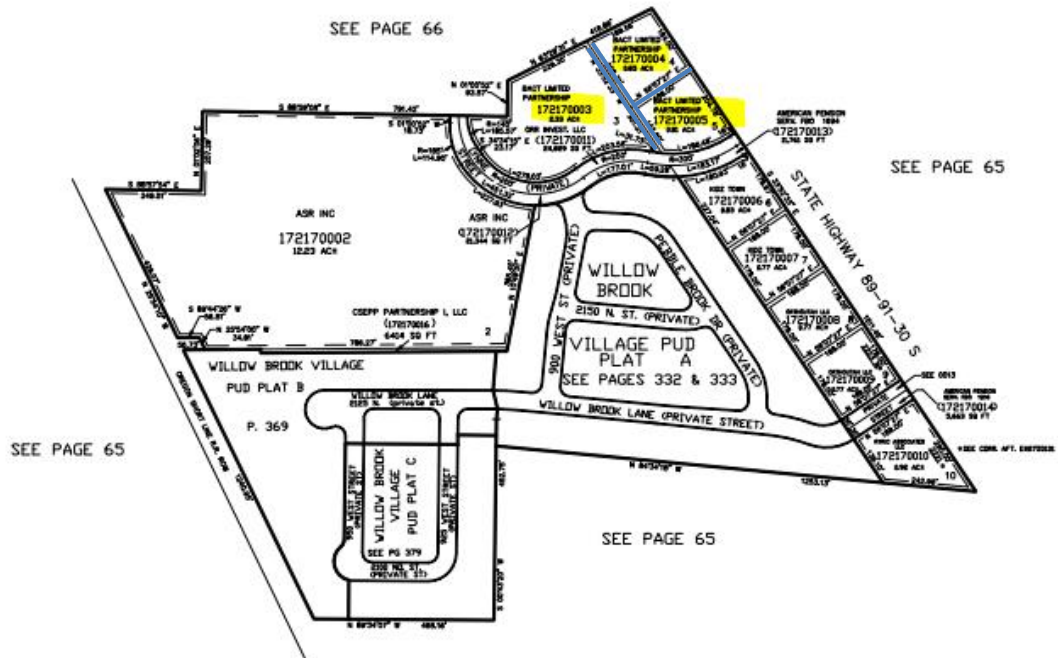
IN PLEASANT VIEW CITY

SCALE 1" = 200'

TAXING UNIT: 64

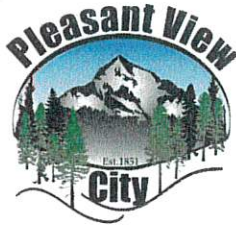
217

218 & 219
OMITTED



10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN

FOR COMPLETE ENG DATA SEE
ORIGINAL DESIGNATION PLAT IN
BOOK 47, PAGE 26 OF RECORDS.



APPLICATION TO VACATE A PUBLIC UTILITY EASEMENT

All utility companies having an interest in a utility easement must provide written authorization for requests to vacate. The utility company should provide, on company letterhead, a letter of approval granting permission. Applications are considered in accordance with Utah Code § 10-9a-609.5. All signed letters (originals only) must be attached to this application.

SUBDIVISION NAME: Willowbrook LOCATION: Highway 89 & Lynne St.

PARCEL ID NUMBER: 172170004; 172170005; 172170003

PROPOSAL DESCRIPTION AND SITE PLAN OF THE PROPERTY INDICATING THE EASEMENT(S) TO BE VACATED (Attach map):

Vacation of Public Utility Easement (PUE) Running along the west side of Lot 4 and Lot 5 and running east along Lot 3.

PROPERTY OWNER(S): (attach additional pages if needed)

NAME(S): BACT Limited Partnership PHONE: 801. 599. 8894

ADDRESS 8610 S Sandy Pkwy Suite 710 EMAIL: andrewn@bonnevillesbuilders.com

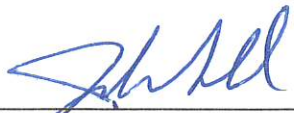
The following information is provided for the applicant to contact the City's Public Works Department to request written authorization for vacation with consideration of water, storm water, storm sewer, etc. If authorization is not provided, reasoning is stated.

Public Works Department Contact: 801-827-0453 or tjackson@pleasantviewcity.com

Written verification and approval for vacation of easement is also required from each of the following utilities:

- | | |
|---|---|
| ☐ Bona Vista Water | ☐ OpticLoop |
| ☐ Central Weber Sewer District | ☐ Pine View Water |
| ☐ CenturyLink/Lumen | ☐ Rocky Mountain Power |
| ☐ Comcast Cable | ☐ STRATA Networks |
| ☐ Connex | ☐ Senawave |
| ☐ Dominion Energy | |

The information on this form is true and accurate to the best of my knowledge. I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application as stated in § 17.02.100 of the subdivision ordinance.



Signature of Applicant/Agent

Subdivision Amendment/Easement Vacation Fee: \$150.00

Date Paid: 10/11/22 Amount: \$150.00
Total Paid: \$150.00

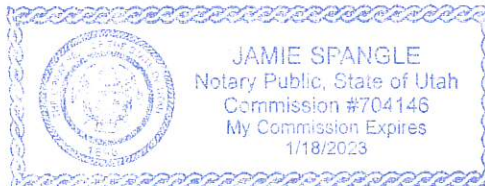
(*Applicant is also responsible for any actual cost to the city (engineering, postage, etc.)

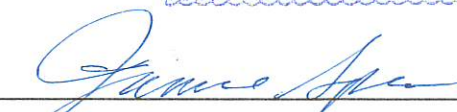
State of Utah

County of Weber Salt Lake

On this 11 day of October, 20 22, before me,
Jamie Spangle, a notary public, personally appeared
John Tebbes, proved on the basis of satisfactory evidence to be
the person(s) whose name is subscribed to this instrument, and acknowledged he executed the
same.

Witness my hand and official seal.



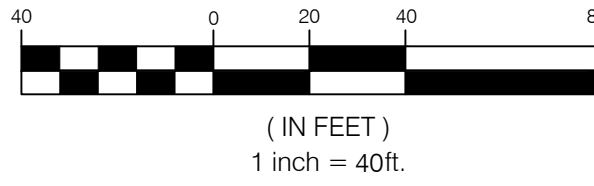
Notary Name Signature: 
My commission expires: 1-18-2023

WILLOW BROOK VILLAGE SUBDIVISON AMENDED

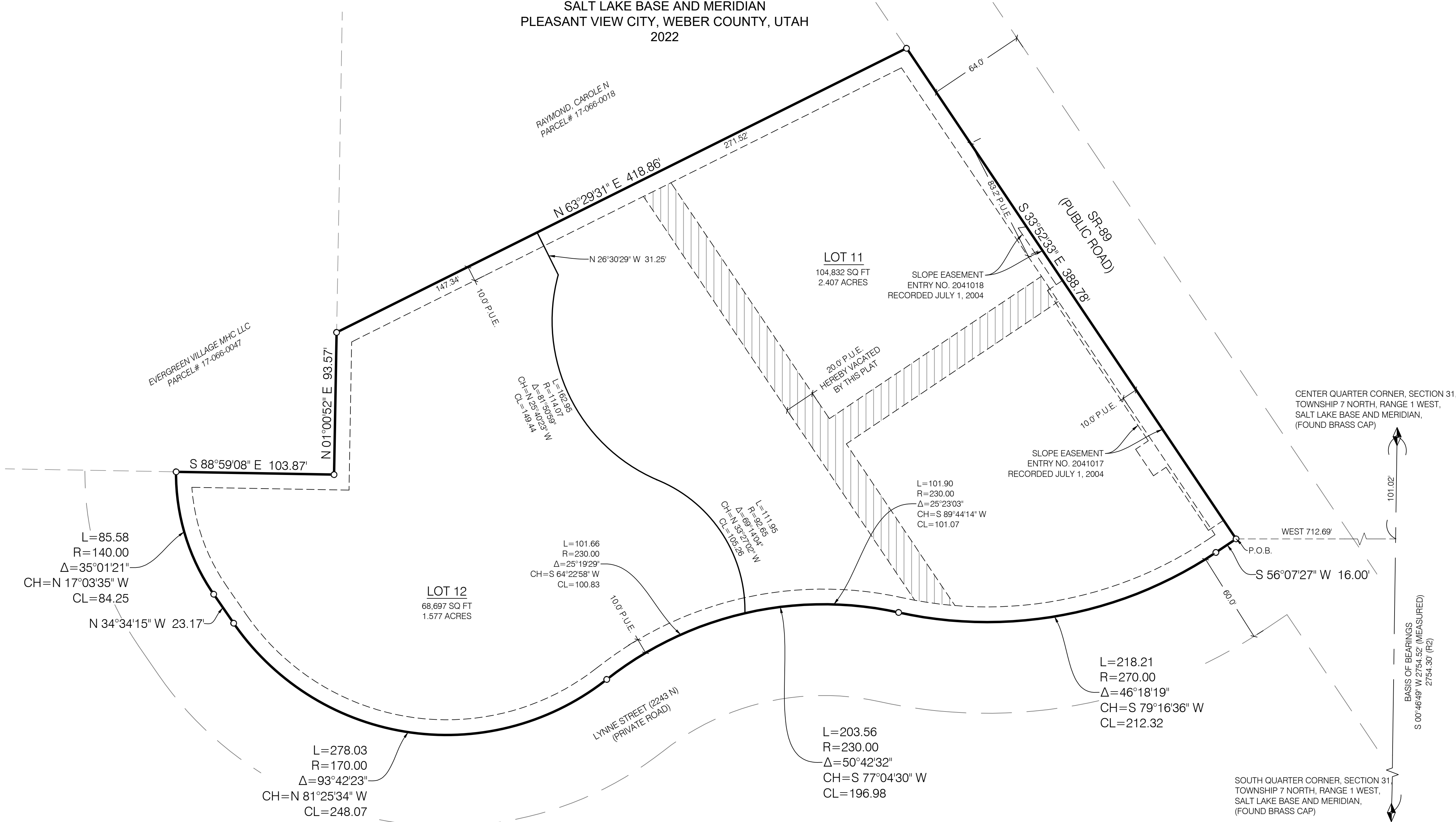
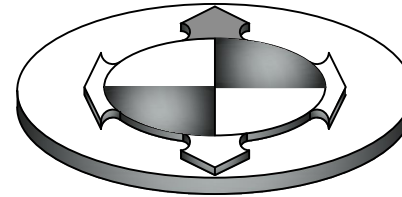
AMENDING LOTS 3, 4, & 5

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH
2022

GRAPHIC SCALE



NORTH



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531. AND THAT 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 ON THIS PLAT AND THAT THIS PLAT OF WILLOW BROOK VILLAGE SUBDIVISION AMENDED, AMENDING LOTS 3, 4, & 5 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILED WITH.



BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF STATE ROAD - 89 AND THE NORTHERLY RIGHT OF WAY LINE OF LYNNE STREET, SAID POINT BEING SOUTH 00°46'49" WEST 101.02 FEET ALONG THE QUARTER SECTION LINE AND WEST 712.69 FEET FROM THE CENTER QUARTER CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF LYNNE STREET THE FOLLOWING SIX (6) COURSES: 1) SOUTH 56°07'27" WEST 16.00 FEET; 2) SOUTHWESTERLY 218.21 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE THE RIGHT, CHORD BEARS SOUTH 79°16'36" WEST 212.32 FEET; 3) SOUTHWESTERLY 203.56 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 77°04'30" WEST 196.98 FEET; 4) NORTHWESTERLY 278.03 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 81°25'34" WEST 248.07 FEET; 5) NORTH 34°34'15" WEST 23.17 FEET; 6) NORTHWESTERLY 85.58 FEET ALONG THE ARC OF A 140.0 RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 17°03'35" WEST 84.25 FEET; THENCE SOUTH 88°59'08" EAST 103.87 FEET; THENCE NORTH 01°00'52" EAST 93.57 FEET; THENCE NORTH 63°29'31" EAST 418.86 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD - 89; THENCE SOUTH 33°52'33" EAST 388.78 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 3.984 ACRES, MORE OR LESS

1 LOT

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT, SIMON GOE SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. TEMPORARY TURN AROUND EASEMENT TO BE VACATED UPON EXTENSION OF FUTURE DEDICATED ROAD.

SIGNED THIS _____ DAY OF _____, 2022
THE BACT LIMITED PARTNERSHIP

SIGNATURE _____
TITLE: _____
PRINT NAME: _____

L.P. ACKNOWLEDGMENT

STATE OF UTAH }
County of Salt Lake } S.S.
ON THE _____ DAY OF _____, A.D., 2022, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A _____ OF THE BACT LIMITED PARTNERSHIP, AND THAT THE OWNERS' DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID L.P., AND SAID ACKNOWLEDGED TO ME THAT SAID L.P. EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____
PRINT NAME _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

WILLOW BROOK VILLAGE SUBDIVISON AMENDED AMENDING LOTS 3, 4, & 5

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

PAGE 1 OF 1

OWNER / DEVELOPER:

NAME: BONNEVILLE BUILDERS
TELEPHONE: 801.599.8894
EMAIL ADDRESS:
ANDREW@BONNEVILLEBUILDERS.COM



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

LEGEND

	SECTION CORNER (NOT FOUND)		SECTION LINE
	WEBER COUNTY SECTION CORNER		BOUNDARY LINE
	PROPERTY CORNER (SET 3/4 REBAR AND CAP)		LOT LINE
	P.U.E. PUBLIC UTILITY EASEMENT		STREET CENTERLINE
	STREET MON. (TO BE CONST.)		EASEMENT LINE
	STREET MON. (FOUND)		RIGHT OF WAY LINE

PLEASANT VIEW CITY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO PLEASANT VIEW CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022

CITY ENGINEER

PLEASANT VIEW CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, AND THE DEDICATION OF THIS PLAT, INCLUDING ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY.

SIGNED THIS _____ DAY OF _____, 2022

MAYOR

ATTESTED BY CITY RECORDER

PLEASANT VIEW PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY PLEASANT VIEW CITY PLANNING COMMISSION

SIGNED THIS _____ DAY OF _____, 2022

PLANNING COMMISSION CHAIR

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY