

Silverline Industrial Park Subdivision

Weber County, Utah
A Part of the Northeast Quarter of Section 20,
Township 6 North, Range 3 West, Salt Lake Base & Meridian
March 2023

WEBER COUNTY COMMISSION ACCEPTANCE

This is to Certify that this Subdivision Plat, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah

Signed this _____ Day of _____, 2023.

Chairman, Weber County Commission

Attest

WEBER COUNTY ENGINEER

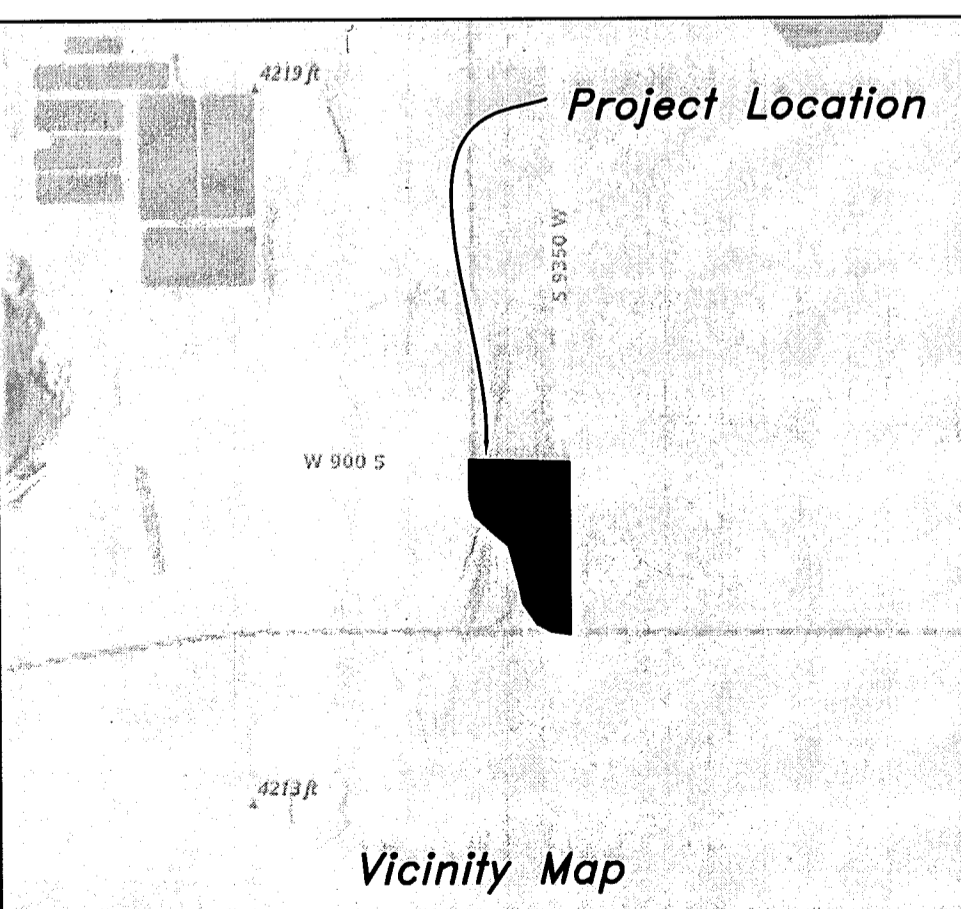
I Herby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this _____ Day of _____, 2023.

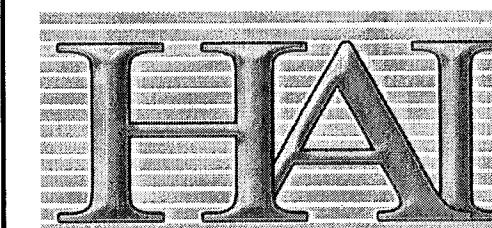
Weber County Engineer

NOTE:

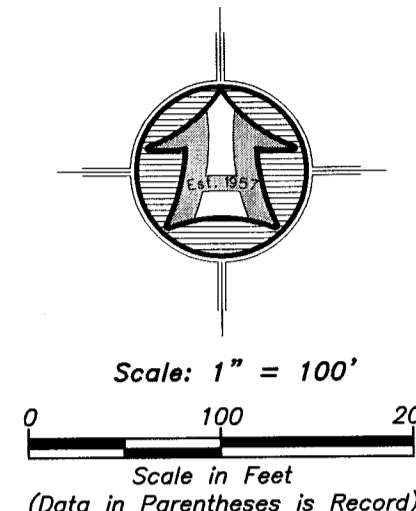
- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set as shown hereon.
- Easement Entry No. 276849, Book 550, Page 342, lies inside the existing 900 South Right-of-way, and not shown hereon.
- Easement Entry No. 833181, Book 1379, Page 811, lies inside the existing Drill Track railroad Right-of-way, and not shown hereon.
- Easement Entry No. 2588819, lies inside the existing Drill Tack railroad Right-of-way, and not shown hereon.
- Property is subject to deferral agreement for curb, gutter, and sidewalk.
- Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to the property until curb and gutter is installed.
- Further subdivision of the property, or change of use, may include a need for a traffic study to be provided addressing acceleration and turn lanes.



Developer:
TIM MCKISSEN
5501 WEST 900 SOUTH
OGDEN, UTAH 84404
(801) 891-2411



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) 389-4905 (435) 752-8272
Celebrating over 65 Years of Business



WEBER COUNTY ATTORNEY

I Have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Affect

Signed this _____ Day of _____, 2023.

Weber County Attorney

WEBER COUNTY SURVEYOR

I Herby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. The approval of this Plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ Day of _____, 2023.

Weber County Surveyor

ROS#

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Existing Water Line
- Proposed Water Line
- Fence Line
- 30' Wide Access Easement
- 30' Wide Access and Utility Easement
- Road Dedication to Weber County
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Weber County Benchmark WC-121

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY TIM MCKISSEN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.

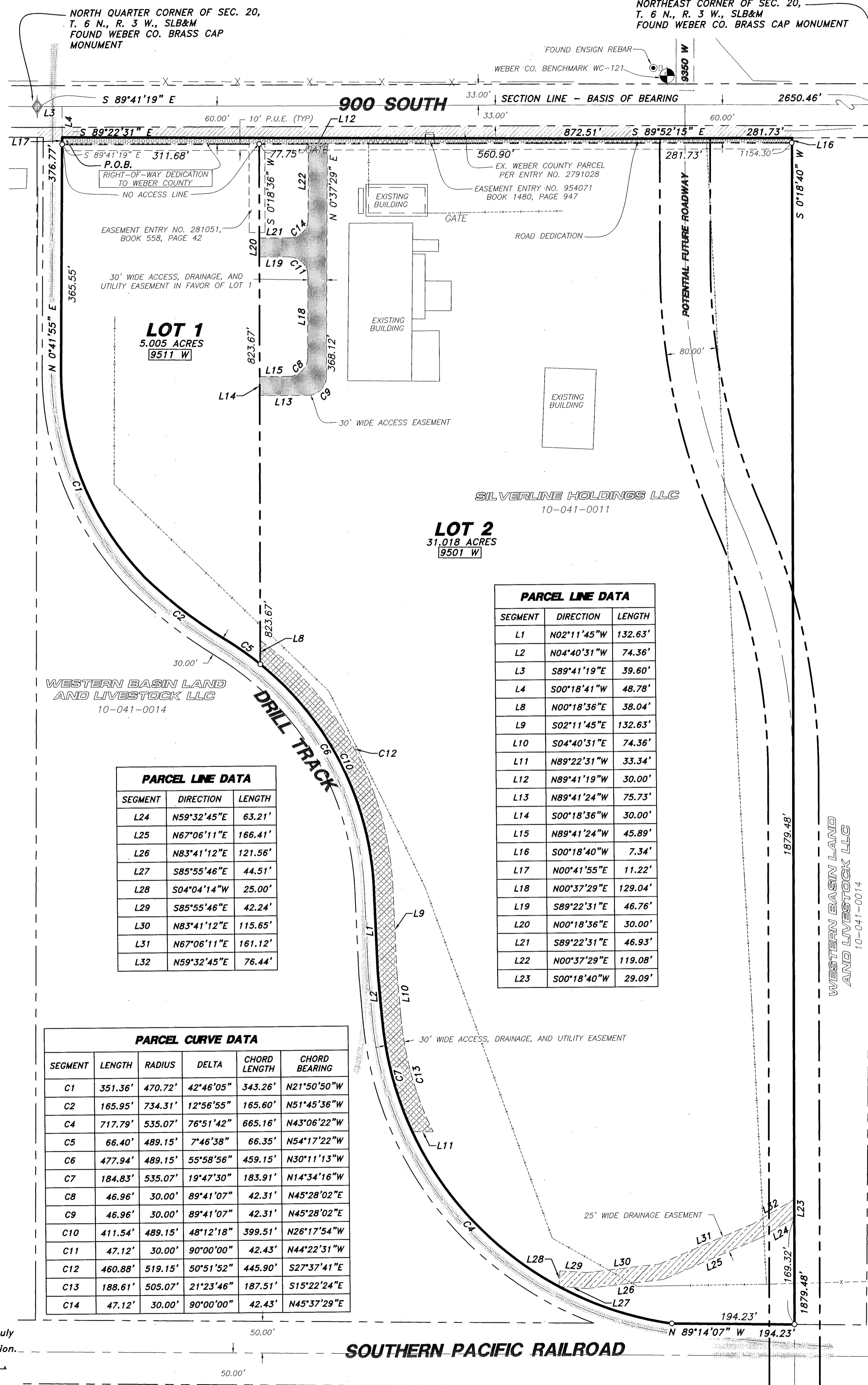
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°41'19" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.

Signed this _____ Day of _____, 2023.

Chairman, Weber County Planning Commission



PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L24	N59°32'45"E	63.21'
L25	N67°06'11"E	166.41'
L26	N83°41'12"E	121.56'
L27	S85°55'46"E	44.51'
L28	S04°04'14"W	25.00'
L29	S85°55'46"E	42.24'
L30	N83°41'12"E	115.65'
L31	N67°06'11"E	161.12'
L32	N59°32'45"E	76.44'

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	351.36'	470.72'	42°46'05"	343.26'	N21°50'50"W
C2	165.95'	734.31'	12°56'55"	165.60'	N51°45'36"W
C4	717.79'	535.07'	76°51'42"	665.16'	N43°06'22"W
C5	66.40'	489.15'	7°46'38"	66.35'	N54°17'22"W
C6	477.94'	489.15'	55°58'56"	459.15'	N30°11'13"W
C7	184.83'	535.07'	19°47'30"	183.91'	N14°34'16"W
C8	46.96'	30.00'	89°41'07"	42.31'	N45°28'02"E
C9	46.96'	30.00'	89°41'07"	42.31'	N45°28'02"E
C10	411.54'	489.15'	48°12'18"	399.51'	N26°17'54"W
C11	47.12'	30.00'	90°00'00"	42.43'	N44°22'31"W
C12	460.88'	519.15'	50°51'52"	445.90'	S27°37'41"E
C13	188.61'	505.07'	21°23'46"	187.51'	S15°22'24"E
C14	47.12'	30.00'	90°00'00"	42.43'	N45°37'29"E

PARCEL LINE DATA

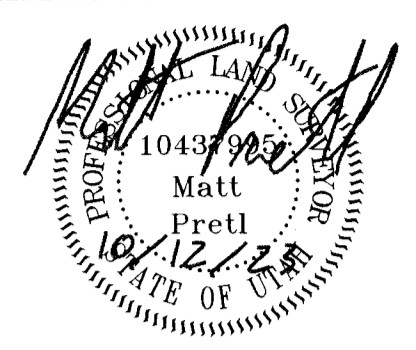
SEGMENT	DIRECTION	LENGTH
L1	N02°11'45"W	132.63'
L2	N04°40'31"W	74.36'
L3	S89°41'19"E	39.60'
L4	S00°18'41"W	48.78'
L8	N00°18'36"E	38.04'
L9	S02°11'45"E	132.63'
L10	S04°40'31"E	74.36'
L11	N89°22'31"W	33.34'
L12	N89°41'19"W	30.00'
L13	N89°41'24"W	75.73'
L14	S00°18'36"W	30.00'
L15	N89°41'24"W	45.89'
L16	S00°18'40"W	7.34'
L17	N00°41'55"E	11.22'
L18	N00°37'29"E	129.04'
L19	S89°22'31"E	46.76'
L20	N00°18'36"E	30.00'
L21	S89°22'31"E	46.93'
L22	N00°37'29"E	119.08'
L23	S00°18'40"W	29.09'

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 PROFESSIONAL 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 TWO (2) LOTS, KNOWN HEREAFTER AS SILVERLINE INDUSTRIAL PARK SUBDIVISION IN WEBER 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 WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 12TH DAY OF OCTOBER, 2023.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A DRILL TACK AS DESCRIBED OF RECORD IN ENTRY NO. 2874163 LOCATED 39.60 FEET SOUTH 89°41'19" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 48.78 FEET SOUTH 00°18'41" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°22'31" EAST 872.51 FEET; AND (2) SOUTH 89°52'15" EAST 281.73 FEET TO THE NORTHWEST CORNER OF THE WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY, TAX ID. NO. 10-041-0014; THENCE SOUTH 00°18'40" WEST 1879.48 FEET ALONG THE WEST LINE OF SAID WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTH 89°14'07" WEST 194.23 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF A DRILL TRACK AS DESCRIBED OF RECORD IN ENTRY NO. 2874163; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 535.07 FOOT RADIUS CURVE, A DISTANCE OF 717.79 FEET, CHORD BEARS NORTH 43°06'22" WEST 665.16 FEET, HAVING A CENTRAL ANGLE OF 76°51'42"; (2) NORTH 04°40'31" WEST 74.36 FEET; (3) NORTH 02°11'45" WEST 132.63 FEET; (4) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 489.15 FOOT RADIUS CURVE, A DISTANCE OF 477.94 FEET, CHORD BEARS NORTH 30°11'13" WEST 459.15 FEET, HAVING A CENTRAL ANGLE OF 55°58'56"; (5) NORTHWESTERLY ON A REVERSE NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 734.31 FOOT RADIUS CURVE, A DISTANCE OF 165.95 FEET, CHORD BEARS NORTH 51°45'36" WEST 165.60 FEET, HAVING A CENTRAL ANGLE OF 12°56'55"; (6) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 470.72 FOOT RADIUS CURVE, A DISTANCE OF 351.36 FEET, CHORD BEARS NORTH 21°50'50" WEST 343.26 FEET, HAVING A CENTRAL ANGLE OF 42°46'05"; AND (7) NORTH 00°41'55" EAST 376.77 FEET TO THE POINT OF BEGINNING. CONTAINING 36.023 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 HERON AND NAME SAID TRACT SILVERLINE INDUSTRIAL PARK SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, NAMELY THE 900 SOUTH STREET FRONTAGE RIGHT-OF-WAY PARCEL AS SHOWN HEREON, TO WEBER COUNTY, AND ALSO GRANT AND DEDICATE A 30 FOOT WIDE ACCESS, DRAINAGE, AND UTILITY EASEMENT ACROSS LOT 2 FOR THE BENEFIT OF LOT 1, AND ALSO GRANT AND DEDICATE THE SOUTHWESTERLY 30 FOOT WIDE ACCESS, DRAINAGE, AND UTILITY EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF LOT 1. WE ALSO DEDICATE THE PUBLIC UTILITY EASEMENTS AS SHOWN HERON TO THE PUBLIC, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, WE HEREBY DEDICATE THE 25.00 FOOT DRAINAGE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT 2 AS SHOWN HEREON TO WEBER COUNTY, ALONG WITH A MUTUALLY ACCEPTABLE ACCESS TO SAID EASEMENT ACROSS SUBJECT PROPERTY.

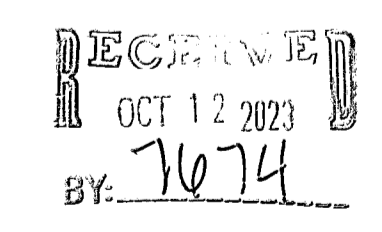
SIGNED THIS _____ DAY OF _____, 2023.

TIM S. MCKISSEN REGISTERED AGENT OF SILVERLINE HOLDINGS, LLC DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, TIM S. MCKISSEN, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A REGISTERED AGENT OF SILVERLINE HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID INSTRUMENT TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

WEBER-MORGAN HEALTH DEPARTMENT

I Herby Certify that the Soils, Percolation Rates, and Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems.

Signed this _____ Day of _____, 2023.

Weber-Morgan Health Department