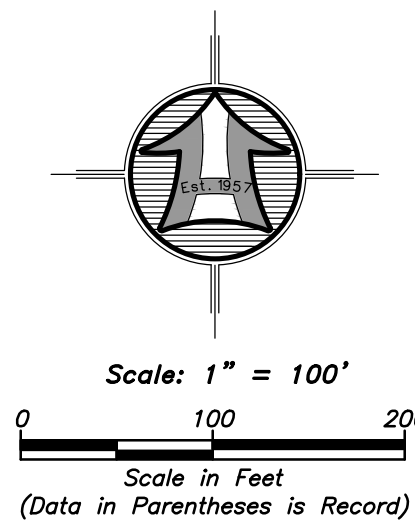


# Silverline Industrial Park Subdivision

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

## 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

## WEBER COUNTY PLANNING COMMISSION APPROVAL

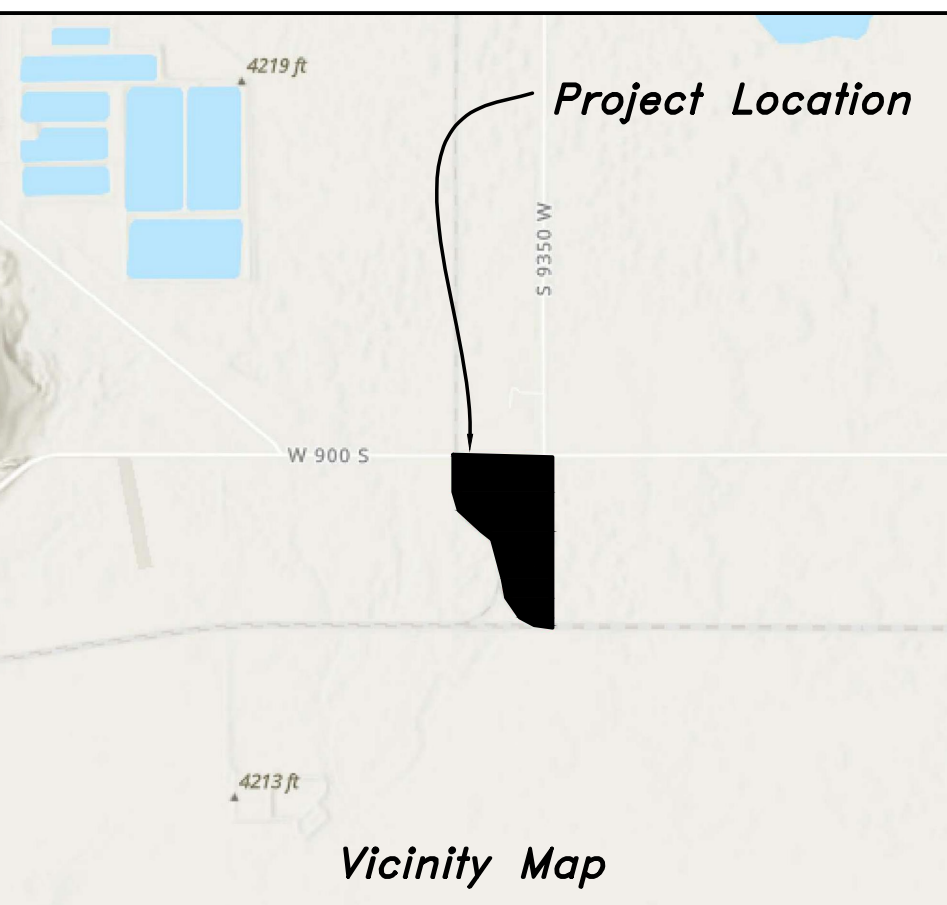
This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

Chairman, Weber County Planning Commission

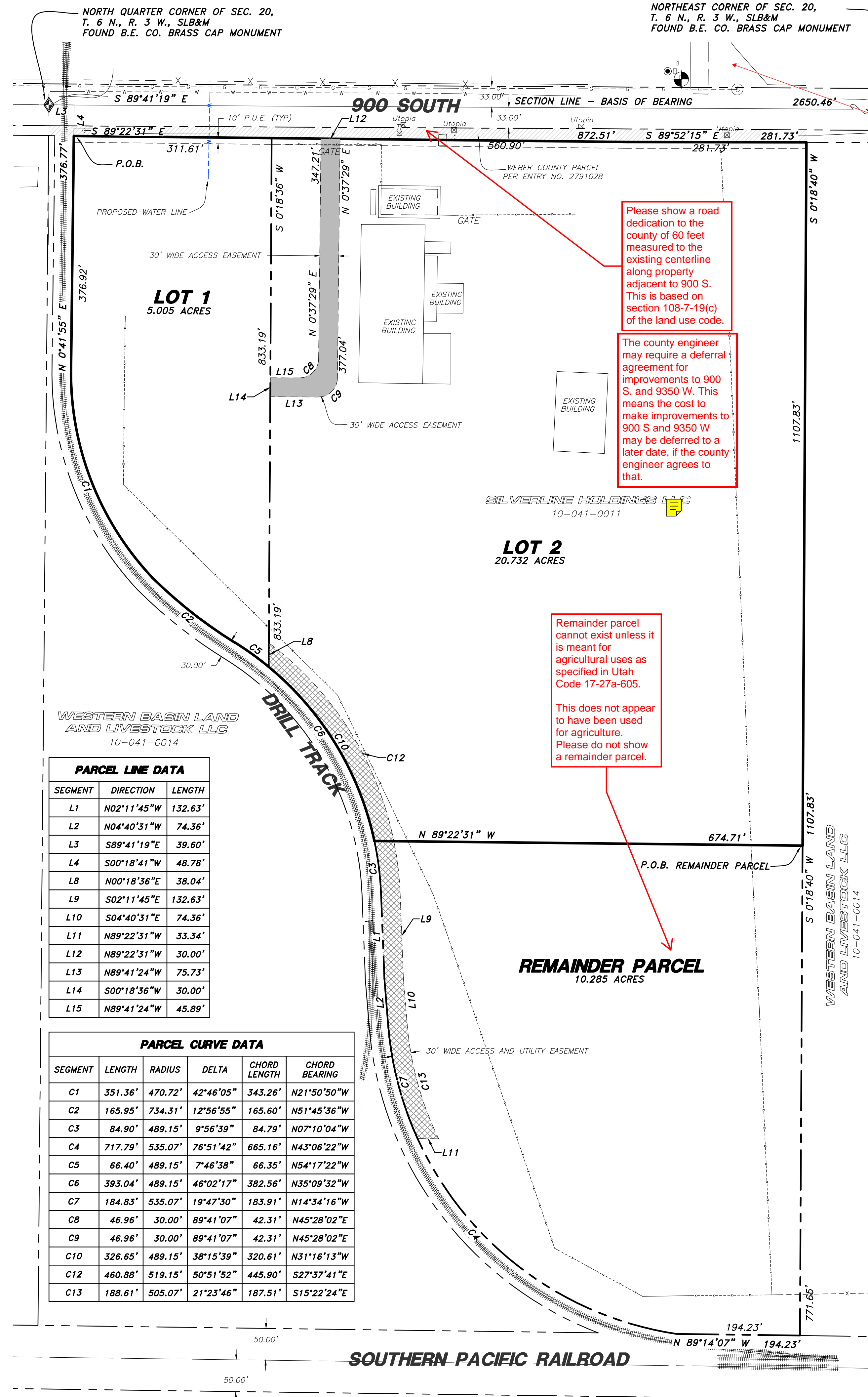
## NOTE:

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- Rebar and cap set as shown hereon.



Developer:  
 TIM MCKISSEN  
 9501 WEST 900 SOUTH  
 OGDEN, UTAH 84404  
 (801) 891-2411

**HAI** HANSEN & ASSOCIATES, INC.  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogdan Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating over 65 Years of Business



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°22'31"W	30.00'
L13	N89°41'24"W	75.73'
L14	S00°18'36"W	30.00'
L15	N89°41'24"W	45.89'

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	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
C3	84.90'	489.15'	9°56'39"	84.79' N07°10'04"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	393.04'	489.15'	46°02'17"	382.56' N35°09'32"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	326.65'	489.15'	38°15'39"	320.61' N31°16'13"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

Please show a road dedication to the county of 60 feet measured to the existing centerline along property adjacent to 900 S. This is based on section 108-7-19(c) of the land use code.

The county engineer may require a deferral agreement for improvements to 900 S. and 9350 W. This means the cost to make improvements to 900 S and 9350 W may be deferred to a later date, if the county engineer agrees to that.

Remainder parcel cannot exist unless it is meant for agricultural uses as specified in Utah Code 17-27a-605. This does not appear to have been used for agriculture. Please do not show a remainder parcel.

## 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.

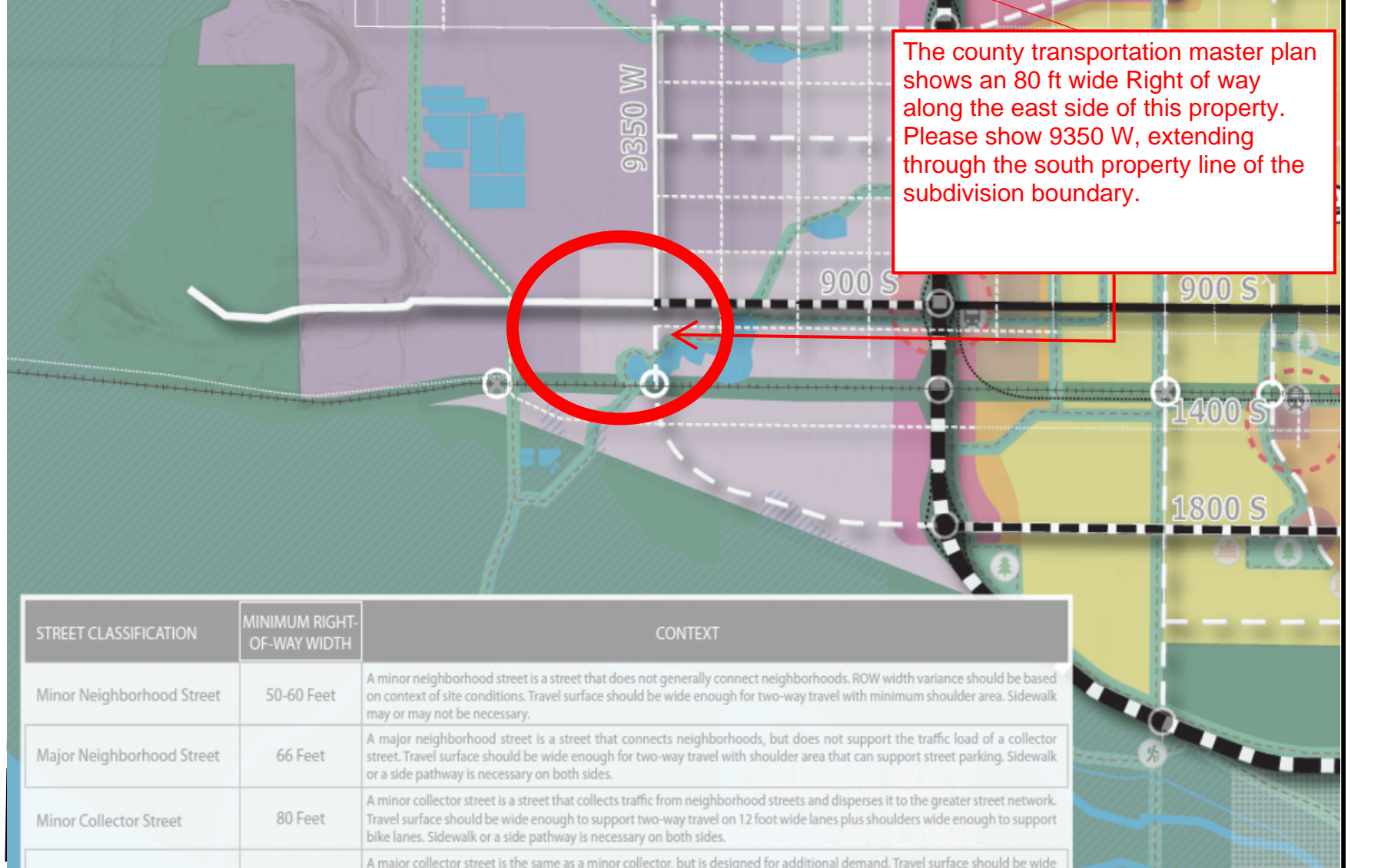
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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.



The county transportation master plan shows an 80 ft wide Right of way along the east side of this property. Please show 9350 W, extending through the south property line of the subdivision boundary.

STREET CLASSIFICATION	MINIMUM RIGHT-OF-WAY WIDTH	CONTEXT
Minor Neighborhood Street	50-60 Feet	A minor neighborhood street is a street that does not generally connect neighborhoods. ROW width variance should be based on context of the conditions. Street surface should be wide enough for two-way travel with minimum shoulder area. Sidewalk may or may not be necessary.
Major Neighborhood Street	66 Feet	A major neighborhood street is a street that connects neighborhoods, but does not support the traffic load of a collector street. Travel surface should be wide enough for two-way travel with shoulder area that can support street parking. Sidewalk or a side pathway is necessary on both sides.
Minor Collector Street	80 Feet	A minor collector street is a street that collects traffic from neighborhood streets and disposes it to the greater street network. Travel surface should be wide enough to support two-way travel on 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.

NO. 2874163; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) 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; AND (4) NORTHERLY TO THE LEFT ALONG THE ARC OF A 489.15 FOOT RADIUS CURVE, A DISTANCE OF 84.90 FEET, CHORD BEARS NORTH 07°10'04" WEST 84.79 FEET, HAVING A CENTRAL ANGLE OF 09°56'39"; THENCE SOUTH 89°22'31" EAST 674.71 FEET TO THE POINT OF BEGINNING. CONTAINING 10.285 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 AS SHOWN HEREON AND NAME SAID TRACT SILVERLINE INDUSTRIAL PARK SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A 30 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS TO THE OWNERS OF LOT 1 AND LOT 2, AND ALSO GRANT AND DEDICATE A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT TO THE OWNERS OF LOT 1, LOT 2, AND THE REMAINDER PARCEL, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TIM S. MCKISSEN REGISTERED AGENT OF SILVERLINE HOLDINGS, LLC

## 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 AUTHORIZATION 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