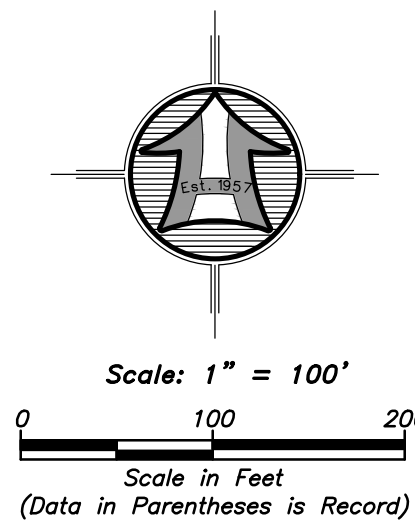


# Silverline Industrial Park Subdivision

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 Works and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Herby 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

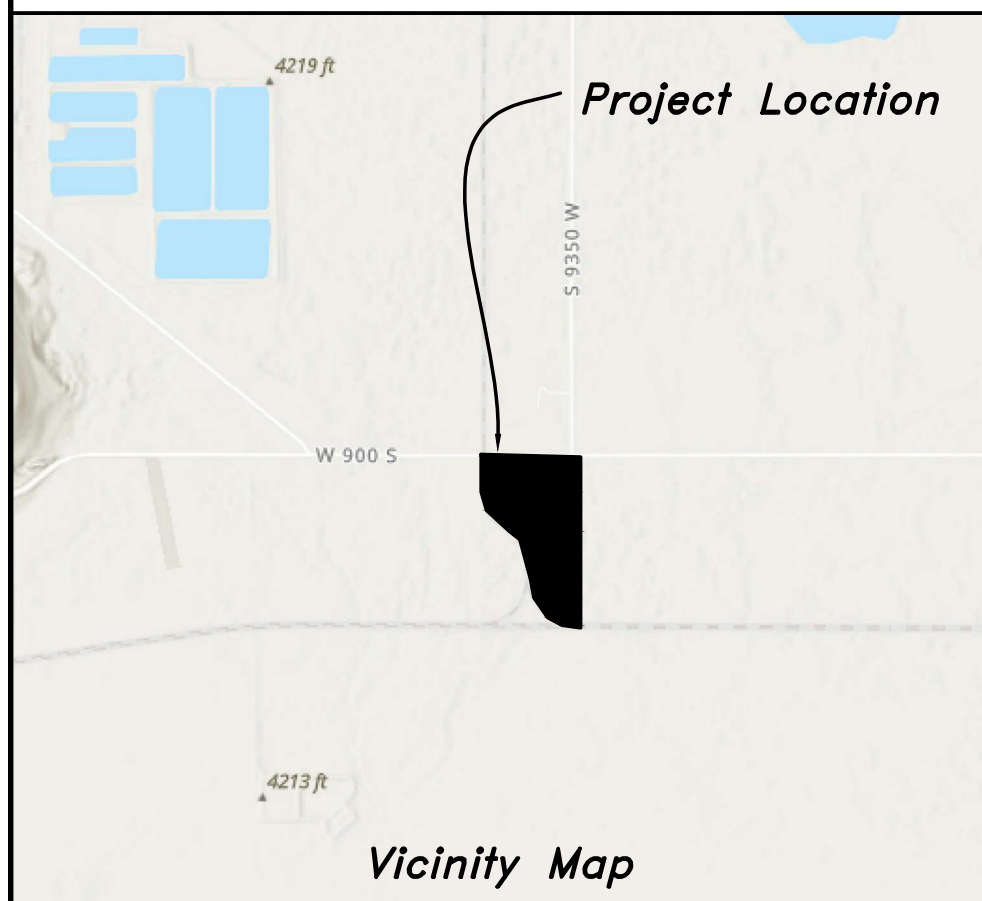
## WEBER COUNTY PLANNING COMMISSION APPROVAL

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



**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
 Brigham City Ogdens Logan  
 (435) 723-3491 (801) 399-4905 (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#

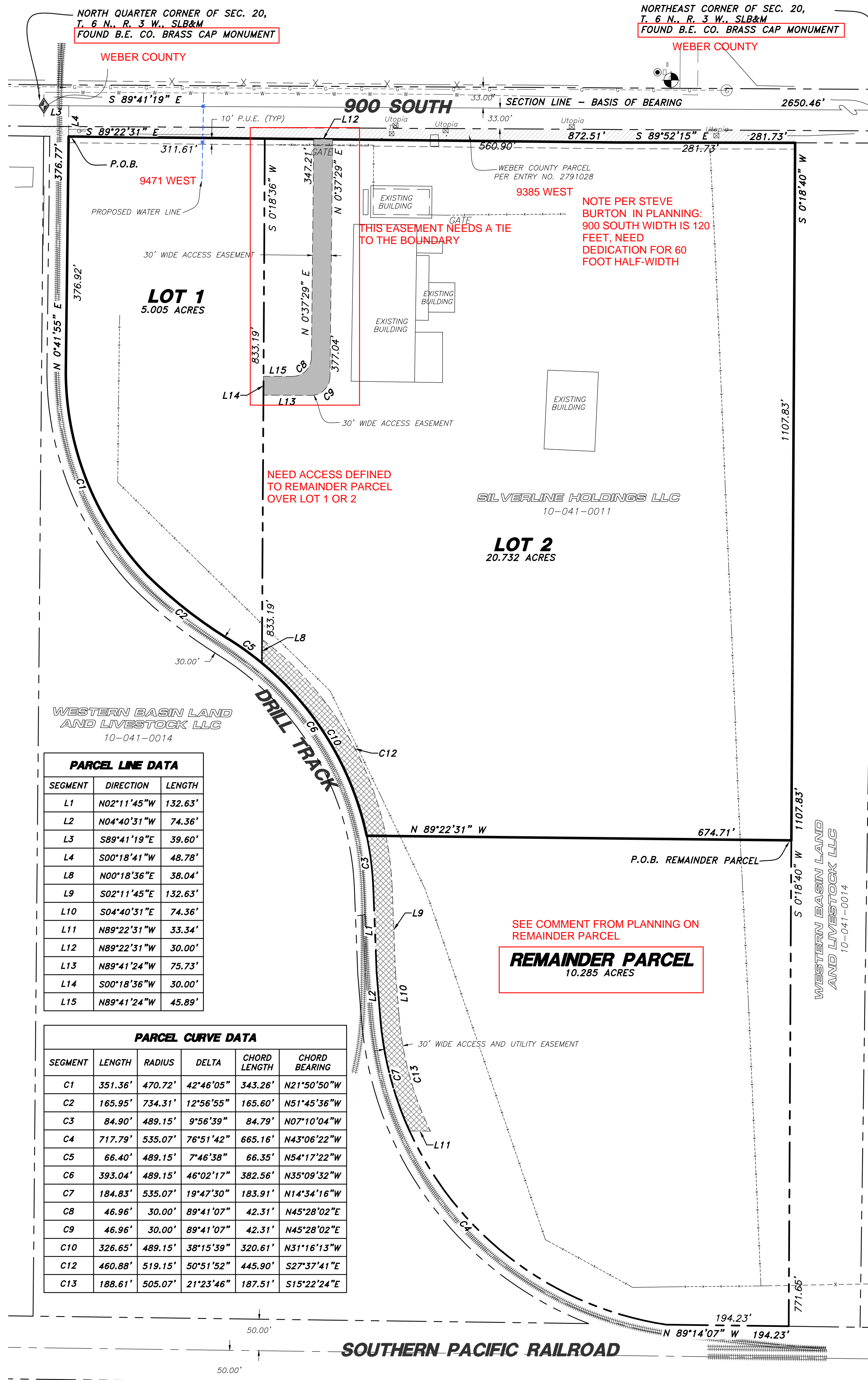
## LEGEND

- 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
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

## 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.



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'

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
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

### 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.  
 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 TRACK 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 1107.83 FEET ALONG THE WEST LINE OF SAID WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY; THENCE NORTH 89°22'31" WEST 674.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DRILL TRACK; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 489.15 FOOT RADIUS CURVE, A DISTANCE OF 393.04 FEET, CHORD BEARS NORTH 35°09'32" WEST 382.56 FEET, HAVING A CENTRAL ANGLE OF 46°02'17"; (2) 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"; (3) 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 (4) NORTH 00°41'55" EAST 376.77 FEET TO THE POINT OF BEGINNING. CONTAINING 25.737 ACRES.

### REMAINDER PARCEL 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 WEST LINE OF WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY, TAX ID. NO. 10-041-0014 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 TO THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET AND ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) 872.51 FEET SOUTH 89°22'31" EAST AND (2) 281.73 FEET SOUTH 89°52'15" EAST TO THE NORTHWEST CORNER OF SAID WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY AND 1107.83 FEET SOUTH 00°18'40" WEST ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20;  
 RUNNING THENCE SOUTH 00°18'40" WEST 771.65 FEET ALONG SAID WEST LINE 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 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 64.90 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 THE 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.  
 NEED ACCESS DEFINED TO REMAINDER PARCEL OVER LOT 1 OR 2  
 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