



"W2346872"

E# 2346872 PG 1 OF 9
ERNEST D ROWLEY, WEBER COUNTY RECORDER
09-JUN-08 425 PM FEE \$.00 DEP SPY
REC FOR: WEST HAVEN

ORDINANCE NO. 08-2008

AN ORDINANCE OF WEST HAVEN CITY, UTAH, TERMINATING AND VACATING PADS 21 – 28, INCLUDING ALL COMMON OPEN SPACE OF THE VILLAGE AT CHILDS FARMS P.U.D. PHASE 1; ESTABLISHING AND APPROVING AN AMENDED PLAT FOR THE VILLAGE AT CHILDS FARMS P.U.D. PHASE 1, 1ST AMENDMENT; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1. Recitals:

WHEREAS, West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city has previously adopted a Subdivision Ordinance which, among other things, provides for certain procedures and fees for the approval of proposed site plans for development within the City; and,

WHEREAS, the City Council finds that the Planning Commission has recommended certain changes thereto; and,

WHEREAS, the City Council finds that the necessary public hearing(s), if needed, has been conducted in this matter; and,

WHEREAS, the City Council finds that the it is in the public interest to effectively promulgate certain changes to these regulations and that the adoption of this Ordinance will serve those ends; and,

WHEREAS, the City Council finds that certain real property located in the City of West Haven, Weber County, Utah, was approved as a PUD Subdivision to be recorded with the Weber County Recorder; and,

WHEREAS, the City Council finds that the real property approved as a subdivision is commonly know and was recorded as The Village At Childs Farms P.U.D. Phase 1 subdivision recorded with Weber County, as show on the original plat, attached hereto as Attachment "B"; and,

WHEREAS, the City Council finds that the owner of The Village At Childs Farms P.U.D. Phase 1, West Haven City, Weber County, Utah, has petitioned West Haven City to amend said

The Village At Childs Farms P.U.D. Phase 1 Subdivision by vacating part of that subdivision; and,

WHEREAS, the City Council finds that as part of the approval process for the amended plat it is necessary to vacate and terminate the original The Village At Childs Farms P.U.D. Phase 1, as recorded and to vacate and terminate the public utility easements on said The Village At Childs Farms P.U.D. Phase 1;

WHEREAS, the City Council finds that the public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that

the real property which is described as all of The Village At Childs Farms P.U.D. Phase 1, specifically including pads 21 - 28 and the common areas listed on the original plat for those pads, West Haven West City, Weber County, Utah, is vacated as an approved subdivision lot and the real property which was approved as said lot is amended to read as The Village At Childs Farms P.U.D. Phase 1, 1st Amendment specifically including lots 21 - 28, , West Haven City, Weber County, Utah.

Be it further ordained that the easement estate as conveyed in the original subdivision of The Village At Childs Farms P.U.D. Phase 1, Subdivision, is hereby terminated and the easements granted in the Amended Plat Of Said The Village At Childs Farms P.U.D. Phase 1, 1st Amendment are hereby accepted and approved as further set out and identified in their amended condition as shown in Attachment "A" hereto and by this reference herein incorporated in full.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever,

this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5. Date of Effect:

BE IT FURTHER ORDAINED that this Ordinance, and the changes contemplated herein, shall become effective on the 7th day of May, 2008, and after publication or posting as required by law.

DATED this 7th day of May, 2008

WEST HAVEN CITY, a municipal corporation

by: Brian Melaney
Mayor Brian Melaney

Attested and recorded

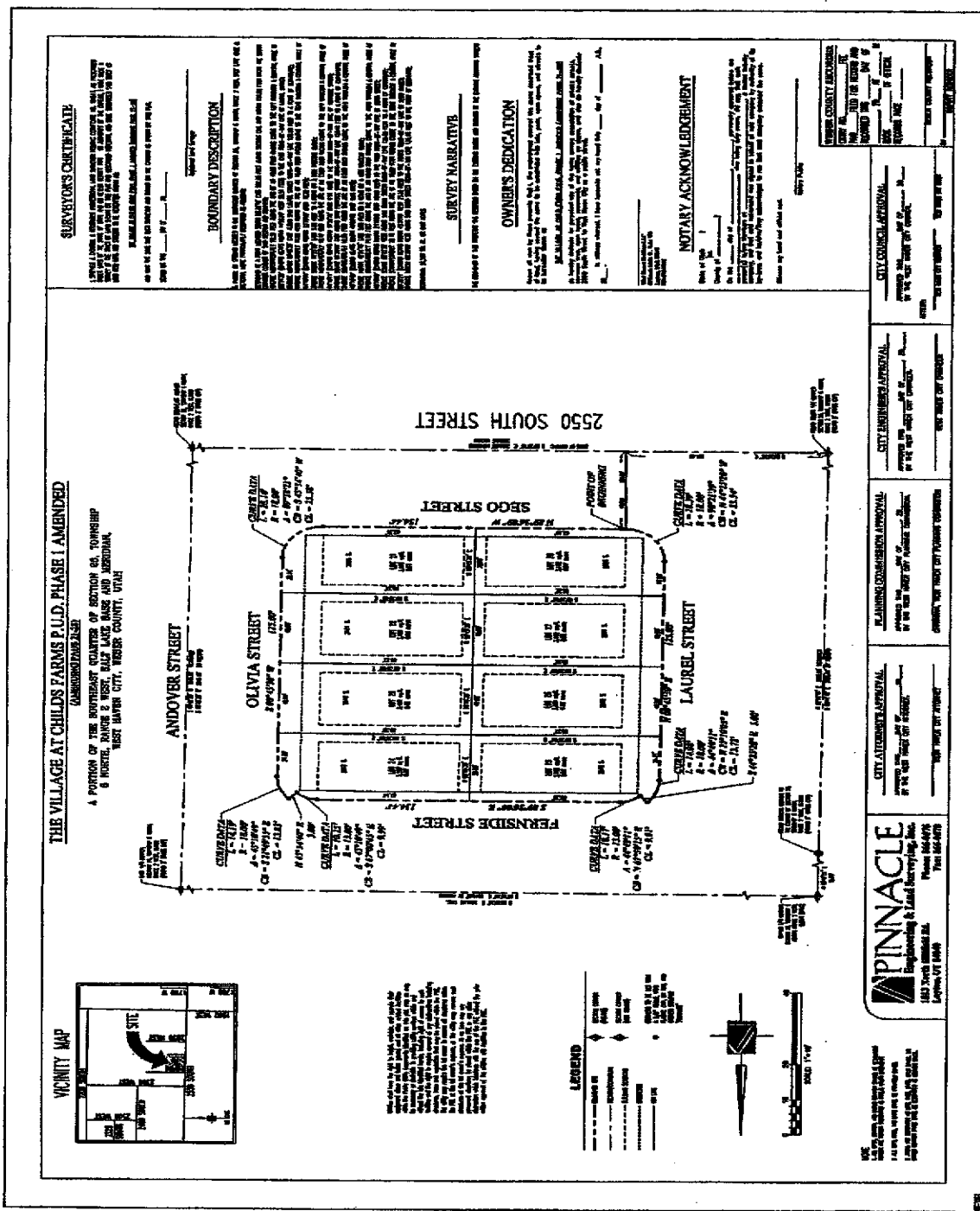
Janet Talbot
Janet Talbot
City Recorder

ATTACHMENT "A"

ORDINANCE NO. 09-2008

An Ordinance Of West Haven City, Utah, Terminating And Vacating Pads 21 – 28, Including All Common Open Space Of The Village At Childs Farms P.U.D. Phase 1; Establishing And Approving An Amended Plat For The Village At Childs Farms P.U.D. Phase 1, 1st Amendment; And Establishing An Effective Date For Those Changes.

Dated the 7th day of May, 2008



15-469-0001 to 0008

ATTACHMENT "B"

to

ORDINANCE NO. 09-2008

**Showing The Original Plat for The Village At Childs Farms P.U.D. Phase 1; As Part Of Establishing And Approving
An Amended Plat For The Village At Childs Farms P.U.D. Phase 1, 1st Amendment; And Establishing An Effective
Date For Those Changes.**

Dated the 7th day of May, 2008

The Village at Childs Farms P.U.D Phase 1

THE VILLAGE AT CHILDS FARMS

A PORTION OF THE SOUTHEAST QUARTER OF SEC
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE B
MERIDIAN, WEST HAVEN CITY, WEBER COUNTY.

DIST 1/4 CORNER,
SECTION 26, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SLSM
(ROUND 'J' BEARS CAP)

S 00°47'25" W 2645.37' MEASURED
S 00°47'33" W 2645.35' BY RECORDS

CIRCLE W INDUSTRIAL PARK SUBDIVISION

S 04°47'56" W

360.00'

N 00°47'04" E 2857.52' CALC.

SOUTHEAST 1/4 CORNER,
SECTION 26, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SLSM
(CALC)

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT

S 00°45'30" W
44.53'

S 89°14'30" E
76.28'

S 89°14'30" E
111.26'

N 00°23'51" E
65.71'

FUTURE DEVELOPMENT

*Elina
Common area*

CURVE DATA

A = 90°21'39"
R = 18.00'
L = 28.39'
(S 44°25'20" E
25.54')

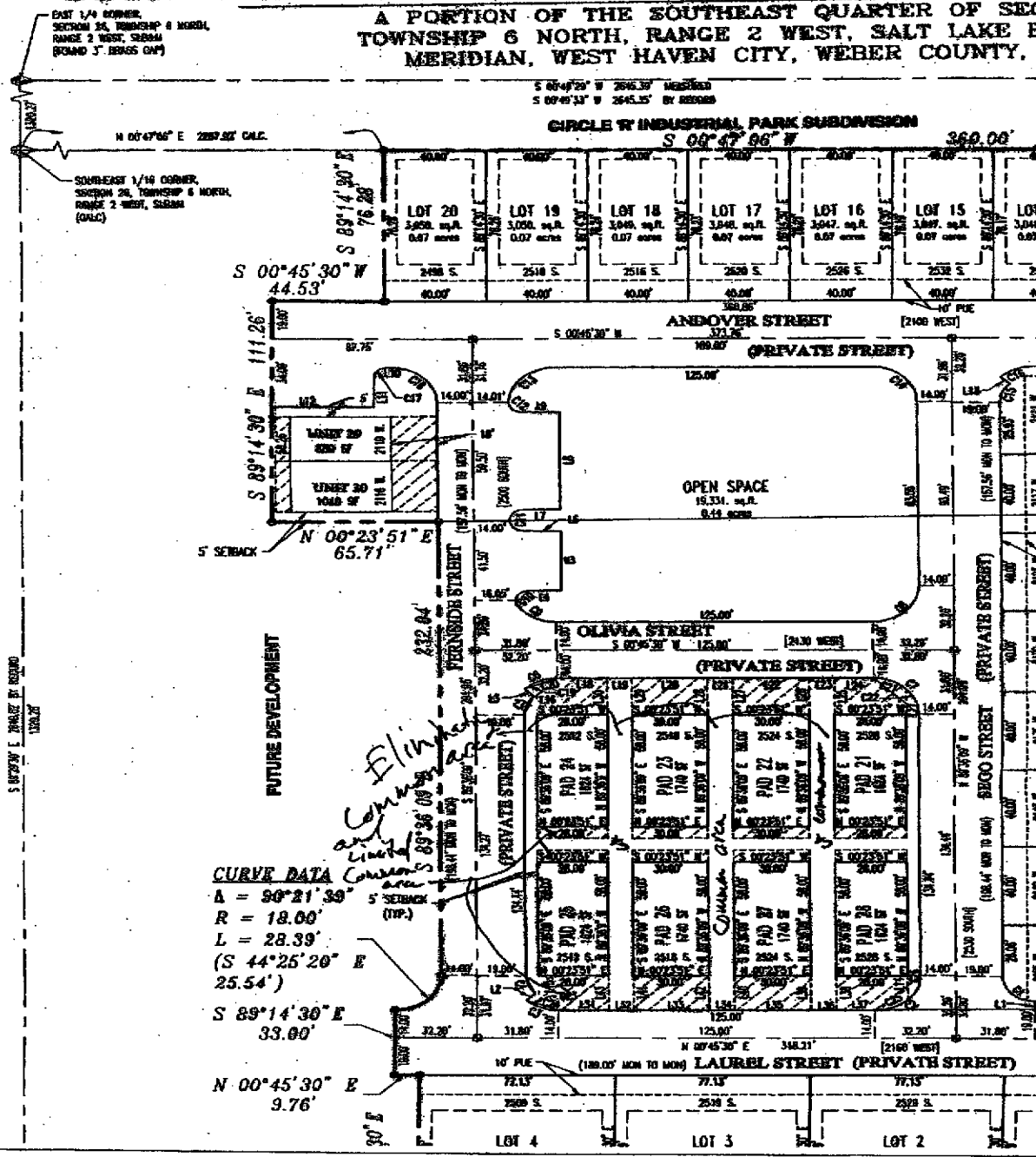
S 89°14'30" E
33.00'

N 00°45'30" E
9.76'

S 89°14'30" E 124.26'

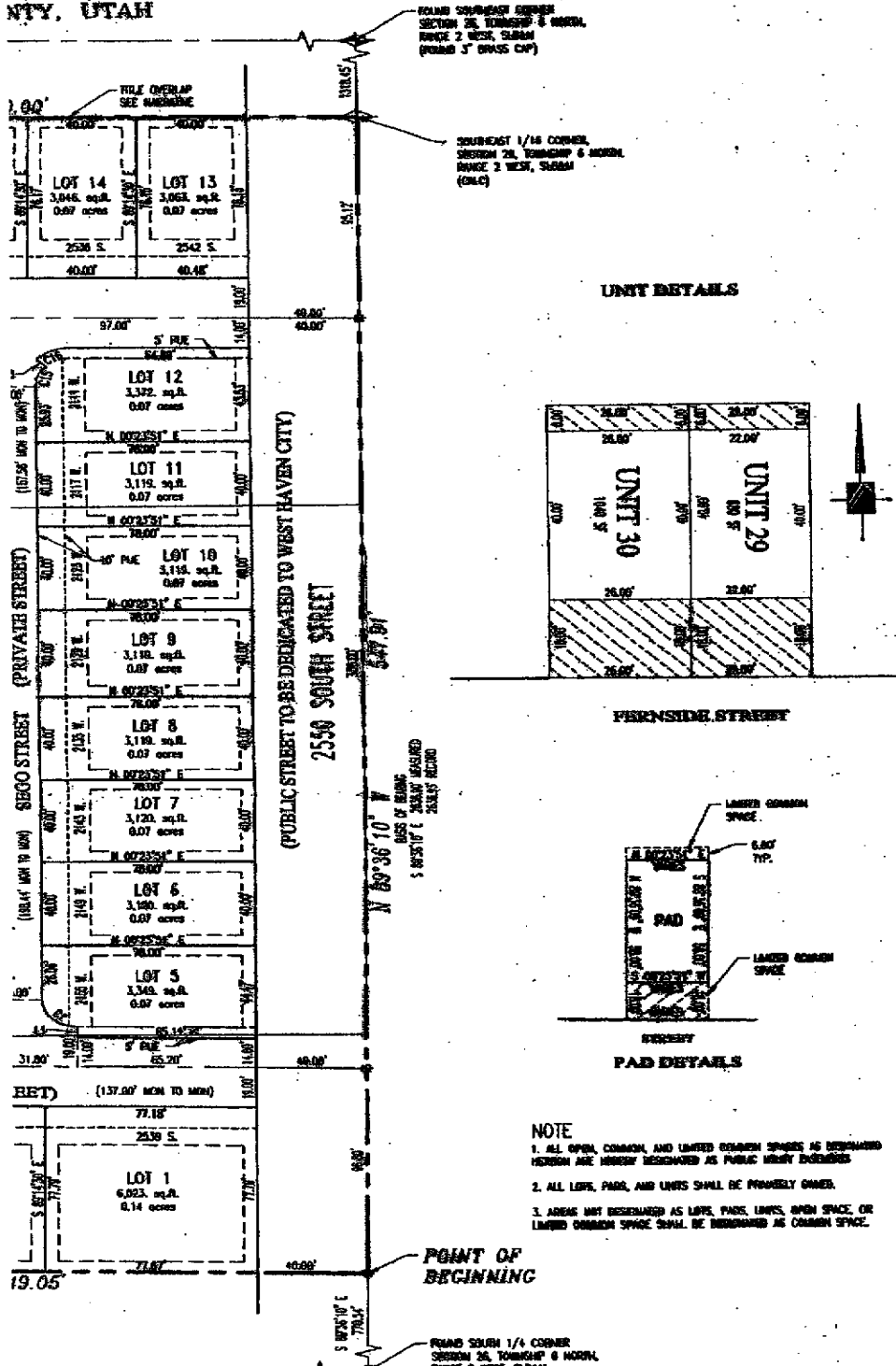
124.26'

90° E



VID F.U.D. PHASE 1

**SECTION 26,
KE BASE AND
NTY, UTAH**



1. STEPHEN J. FAURELL A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF UTAH, AND A SURVEY OF THE TRACT OF LAND SHOWN ON LAND INFO LOTS AND SURVEYS TO BE HEREON SAME HAS BEEN SURVEYED AND STAKED ON

SIGNED ON THIS 21 DAY OF July.

[Signature]

BOUND

BEGINNING AT A POINT BOUNDED SOUTH BY 1/4 SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLOAN (D&L); THENCE SOUTH 89°42'30" EAST 77.78 FEET TO A POINT ON A NON-TANGENT CURVE; BEG THE LEFT THROUGH A CURVED ANGLE OF 90° 232.04 FEET; THENCE NORTH 10°25'1" EAST 6 44.53 FEET; THENCE SOUTH 89°42'30" EAST 78 SECTION 26; THENCE SOUTH 89°42'30" WEST AT THENCE NORTH 89°31'10" WEST 547.91 FEET T

CONTAINS: 196,471 SF OR 4.51 ACRES

SU

THE BOUNDARIES OF THIS PROPERTY WERE IN OFFSET AND PARALLEL WITH THE MEASURED 5 WEST, SALT LAKE BRIDGE & MERRILL (2) THE AND COMPLETED WITH THE EAST LINE OF THE NORTH LINE WAS A NEW LINE. (4) THE EAST-SIDE SECTION 26 CALCULATED BEING UPON 1 RECORD WITH SAID SIXTEENTH LINE AND THE OF THE WEBER COUNTY RECORDS, THE CURVE AT THE NORTH LINE OF THE HEREON DESCRIBED

OWN

Known all men by these present of land, having caused the same to be hereafter known as

THE

do hereby dedicate for perpetuity common area, open space, on 2550 South Street to West Haven

In witness whereof, I have

20

[Signature]

Notary Public
for the State of Utah
My Commission Expires 06-30-2025

NOTARY

State of Utah
County of Wasatch

On the 21 day of July, 2025

person(s) is/are Member(s) of company, and that said instrument by-law, and he/she/they are

Witness my hand and official



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 191517, AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: THE VILLAGE AT CHILDS FARM P.U.D. PHASE 1 AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 21 DAY OF Jan, 2008

[Signature]
Registered Land Surveyor



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEARING S88°30'10"E 770.54 FEET ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 07°43'30" EAST 340.05 FEET; THENCE SOUTH 89°14'30" EAST 77.78 FEET; THENCE NORTH 89°48'00" EAST 8.26 FEET; THENCE SOUTH 89°14'30" EAST 33.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 28.30 FEET ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°11'30" (CHORD BEARS SOUTH 44°25'20" EAST 25.54 FEET); THENCE SOUTH 89°36'00" EAST 232.04 FEET; THENCE NORTH 89°23'51" EAST 65.71 FEET; THENCE SOUTH 89°14'30" EAST 111.26 FEET; THENCE SOUTH 07°43'30" WEST 44.53 FEET; THENCE SOUTH 89°14'30" EAST 76.28 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°47'00" WEST ALONG SAID SIXTEENTH LINE 360.00 FEET TO THE SOUTH LINE OF SAID SECTION 26; AND THENCE NORTH 89°36'10" WEST 547.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 196,471 SF OR 4.51 ACRES

SURVEY NARRATIVE

THE BOUNDARIES OF THIS PROPERTY WERE REINTRACED IN THE FOLLOWING MANNER: (1) THE SOUTH LINE WAS REINTRACED 40.00 FEET OFFSET AND PARALLEL WITH THE HERETOFORE SOUTH LINE OF THE WESTERN BOUNDARY OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN. (2) THE WEST LINE WAS REINTRACED BY THE BEED AS RELATED TO THE MEASURED SECTION LINE AND COINCIDES WITH THE LINE LINE OF THE UTM POWER & LIGHT PROPERTY BY BEED ALSO RELATED TO SECTION LINE. (3) THE NORTH LINE WAS A NEW LINE. (4) THE EAST LINE COINCIDES WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 26 CALCULATED BASED UPON THE QUARTER SECTION BREAKDOWN SHOWN HEREON. MORE THERE IS A CONFLICT IN THE RECORD WITH SAID SIXTEENTH LINE AND THE WEST LINE OF CIRCLE 7th SUBDIVISION PARK SUBDIVISION, A PLAT RECORDED IN THE OFFICE OF THE DEPUTY CLERK OF RECORDS, THE OVERLAP MEASURES 1.4 FEET AT THE NORTH LINE OF 2550 NORTH STREET AND 0.25 FEET AT THE NORTH LINE OF THE HERETOFORE DESCRIBED PARCEL.

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots, pads, open space, and streets to be hereafter known as

THE VILLAGE AT CHILDS FARM P.U.D. PHASE 1

do hereby dedicate for perpetual use of the home owners association all private streets, common area, open space, easements, and utilities as shown, and also do hereby dedicate 2550 South Street to West Haven City as a public street.

In witness whereof, I have hereunto set my hand this ___ day of ___ A.D., 20__

[Signature]
West Haven City, Utah
City of South Jordan, Utah
Lynn, Utah
801-555-0550

NOTARY ACKNOWLEDGEMENT

State of Utah)
)ss.
County of Wasatch)

On the 23 day of January, 2008, personally appeared before me Steph J. Fackrell who being duly sworn, did say, that such person(s) is/are member(s) of West Haven City, a limited liability company, and that said instrument was signed in behalf of said company by authority of its by-laws, and he/she/they acknowledged to me that said company executed the same.

EXAMINED MS

15-458-0001 to 0031 /u