

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Application Type

Access by Private Right of Way

Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s)

Richard and Kimberly Allow Trust

Mailing Address of Property Owner(s)

5597 E Highway 39
Huntsville, UT. 84317

Phone

801-643-4800

Fax

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Email Address (required)

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

ZANE B FROENER

Mailing Address of Authorized Person

2600 Washington Blvd.
Ogden, UT. 84401

Phone

801-621-2121

Fax

801-621-2217

Email Address (required)

ZANE@FROENER.NET

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Project Name

Allow Property

Total Acreage

13.84

Current Zoning

Approximate Address

5599 E Highway 39 Huntsville, UT.

Land Serial Number(s)

20015013

Proposed Use

Residential + Agricultural

Project Narrative

Request is being made to gain access to property from the existing R.O.W. The frontage is along Highway 39 which curves limiting the site view and steepness of topography makes for a dangerous location.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:

Access off the front lot line is steep and along highway 39 that has limited site distances because of curving roadways and high speed (55mph.)



Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

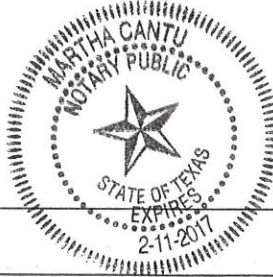
Property Owner Affidavit

I (We), Richard & Karla Allen, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Richard M Allen Property Owner Karla S Allen Property Owner

Subscribed and sworn to me this 13th day of March, 2015.

Tranquila Cante Notary



Authorized Representative Affidavit

I (We), Richard & Karla Allen, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Zane Froerer, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Richard M Allen Property Owner Karla S Allen Property Owner

Dated this 13 day of March, 2015, personally appeared Richard M Allen & Karla Allen, the signer(s) of the Representative Authorization Affidavit who duly acknowledged that they executed the same.

Tranquila Cante Notary



2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Richard M. Allen and Karla S. Allen, Trustees, or their successors in trust, under the Richard and Karla Allen Family Living Trust, dated July 16, 2011, and any amendments thereto

3. The land referred to in this Commitment is located in Weber County, UT and is described as:

PARCEL 1:

PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1438.29 FEET ALONG THE SECTION LINE AND EAST 619.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE NORTH 0°05'09" WEST 400 FEET; THENCE EAST 200 FEET; THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY FENCE LINE OF THE PINEVIEW-HUNTSVILLE STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY FENCE LINE TO A POINT NORTH 0°04'06" WEST OF A POINT EAST 671.07 FEET OF POINT OF BEGINNING; THENCE SOUTH 0°04'06" EAST ALONG AN EXISTING FENCE TO A POINT EAST 671.07 FEET FROM THE POINT OF BEGINNING; THENCE WEST 671.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY: A STRIP OF GROUND 60 FEET WIDE, 30 FEET EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1378.29 FEET ALONG THE SECTION LINE AND EAST 619.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; RUNNING

THENCE NORTH 0°05'09" WEST 850.0 FEET; THENCE ALONG THE ARC OF A REGULAR 1129.91 FOOT RADIUS CURVE TO THE LEFT FOR A LENGTH OF 1157 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY FENCE OF THE PINEVIEW OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY FENCE OF THE PINEVIEW HUNTSVILLE STATE HIGHWAY.

PARCEL 2:

PART OF THE WEST ONE HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1838.29 FEET ALONG THE SECTION LINE AND EAST 619.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE EAST 200 FEET; THENCE NORTH TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF THE PINEVIEW-HUNTSVILLE STATE HIGHWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY FENCE LINE TO THE SECTION LINE; THENCE ALONG ARC OF A 1129.91 FOOT RADIUS CURVE TO THE RIGHT FOR A LENGTH OF 1157 FEET, MORE OR LESS, THENCE SOUTH 0°26'33" EAST 390 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY: A STRIP OF GROUND 60 FEET WIDE, 30 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1838.29 FEET ALONG THE SECTION LINE AND EAST 619.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14, RUNNING THENCE NORTH 0°05'09" WEST 390.00 FEET AND THENCE ALONG THE ARC OF A REGULAR 1129.91 FOOT RADIUS CURVE TO THE LEFT FOR A LENGTH OF 1157 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY FENCE OF THE PINEVIEW HUNTSVILLE STATE HIGHWAY.

Said property is also known by the street address of:
Parcel 1: Vacant Land,
Parcel 2: 5597 East Highway 39, Huntsville, UT 84317,

SECTION 14, T.6N., R.1E., S.L.B. & M.

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IN WEBER COUNTY

SCALE 1" = 400'

TAXING UNIT: 318

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HUNTSVILLE TOWN CORP
SEE 200080010

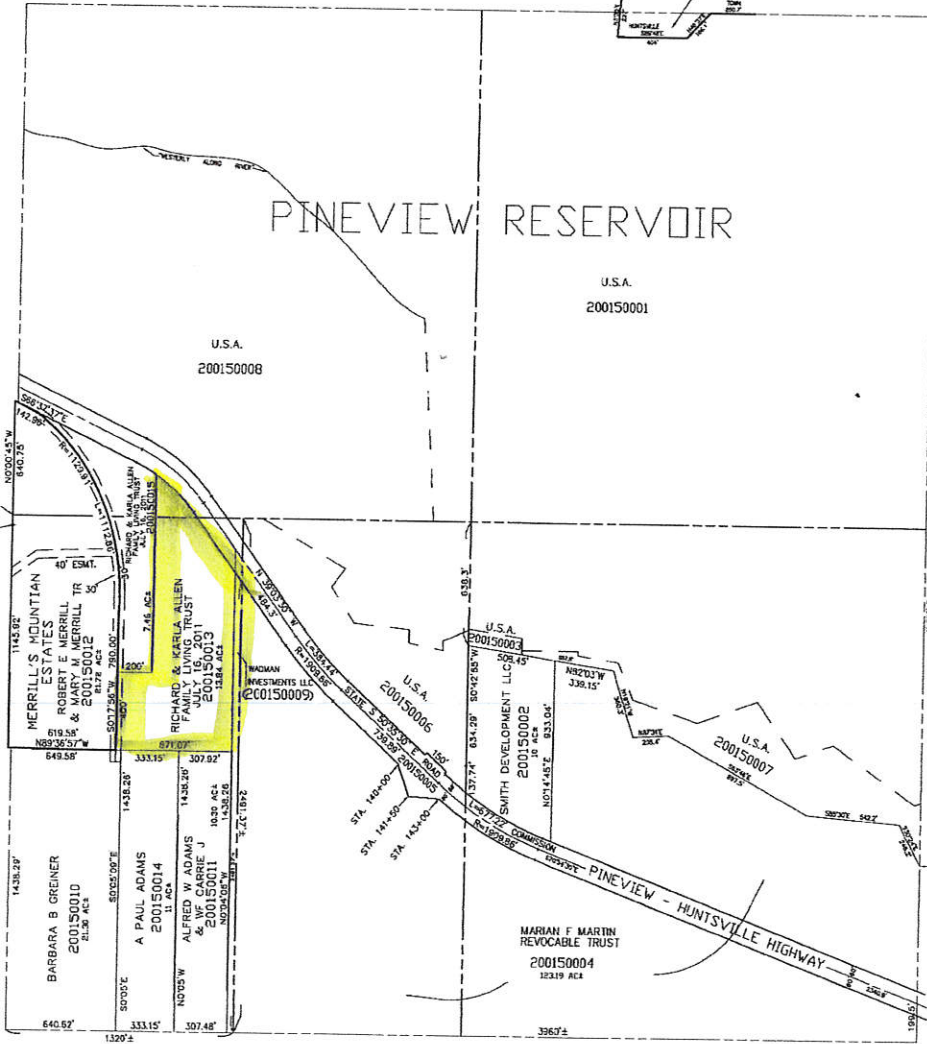
PINEVIEW RESERVOIR

U.S.A.
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