



\*W2733228\*



Weber County

EH 2733228 PG 1 OF 2  
LEANN H KILTS, WEBER COUNTY RECORDER  
30-APR-15 942 AM FEE \$4.00 DEP SPY  
REC FOR: WEBER COUNTY PLANNING

Deferring Public Improvements Agreement

I (We), Howard Kent Inc. and \_\_\_\_\_, Owner(s) of the hereinafter described real property in Weber County, Utah, grant unto Weber County, Utah, a body politic of the State of Utah or any future annexing municipality, a covenant to run and attach to the following described real property: Mountain Prime Subdivision

In consideration for Weber County, a body politic of the State of Utah, or any future annexing municipality, allowing the above owner(s) to improve and develop this property without constructing certain required public improvements at this time, the property owner(s) agree to:

- 1. Construct the deferred improvements within 60 days of the request from the Weber County Engineer or engineer of any future annexing municipality, at the property owner's own expense. Such improvements shall include, but not be limited to:

Curb and gutter: 1489.81 feet on Highway 39 Street(s).  
 Sidewalk: 1489.81 feet on Highway 39 Street(s).  
 Asphalt: 1489.81 feet on Highway 39 Street(s).  
 Other \_\_\_\_\_

All as required by Weber County to County or any future annexing municipality standards as outlined in the Weber County or annexing municipality Public Works Standards and Technical Specification Manual.

- 2. In the event action is taken to create a special improvement district to install any of the deferred improvements abutting said property, the owner(s) agree not to protest (his or their) full participation in such an improvement district.
- 3. In the event that installation of the required improvements has not been completed to Weber County's or future annexing municipalities satisfaction within the required time period after notice to the owner to make such installations, the owner(s) of the above described real property does hereby give and grant to Weber County or future annexing municipality, a LIEN on said lands to secure performance of the covenant and agreement herein before specified and to secure the installation of said improvements, together with the payment of all costs which Weber County or future municipality may incur in enforcing the provisions of this Agreement.

In Witness Whereof, the Declarant hereby has executed the foregoing on the 27th day of April 2015

Howard Kent - Pres

Signed \_\_\_\_\_  
Printed Howard Kent

Signed \_\_\_\_\_  
Printed \_\_\_\_\_



**Weber County**

State Of Utah )

ss:

County Of Weber )

SALT LAKE

On the 27<sup>TH</sup> day of APRIL, 2015 personally appeared before me \_\_\_\_\_  
HOWARD KENT and \_\_\_\_\_ the signers of the within instrument  
and who duly acknowledged to me that they executed the same.

My Commission Expires:



Sharon Schiess  
Notary Public



\*W2733229\*

**PRIVATE WELLS  
DEED COVENANT AND RESTRICTION  
TO RUN WITH THE LAND**

EH 2733229 PG 1 OF 1  
LEANN H KILTS, WEBER COUNTY RECORDER  
30-APR-15 942 AM FEE \$1.00 DEP SPY  
REC FOR: WEBER COUNTY PLANNING

Notice is hereby given that private wells are part of the development of Mountain Prime Subdivision. The wells for this subdivision have not been drilled, tested, and the quantity and quality of the water is unknown. A restrictive easement providing a zone of protection from all concentrated sources of pollution is to extend 100 ft. in all directions from the well.

The process required to obtain a source of water from a well may take six (6) months or longer for approval from the State of Utah, and a proven source of water may or may not be established.

Notice is hereby given that no waste water system permits can be issued until there is a proven water source, and no building permits can be issued until a waste water system permit has been issued.

DATED this \_\_\_\_\_ day of \_\_\_\_\_  
April, 20 15 \_\_\_\_\_ 27 day of \_\_\_\_\_

Howard Kent  
Subdivider

Subdivider

\*\*\*\*\*

STATE OF UTAH )  
                                  ) SS:  
COUNTY OF WEBER )  
                                  )  
                                  SALT LAKE

On the 27<sup>TH</sup> day of APRIL, 2015  
personally

appeared before me HOWARD KENT and  
the signers of the within instrument and who duly acknowledged to me that they executed the same.



Sharon Schiess  
Notary Public

Residing at: SANDY, UTAH



"W2733230"



EH 2733230 PG 1 OF 1  
LEANN H KILTS, WEBER COUNTY RECORDER  
30-APR-15 943 AM FEE \$1.00 DEP SPY  
REC FOR: WEBER COUNTY PLANNING

**Onsite Wastewater Disposal Systems  
Deed Covenant and Restriction  
To Run With the Land**

Notice is hereby given that onsite wastewater systems are part of the development of the Mountain Prime Subdivision. The installation of onsite wastewater systems is governed by provisions of the Utah Administrative Code and the Weber-Morgan Health Department Rules for Individual Wastewater Disposal Systems. Pursuant to R317-4-3, Subsection 3.3, soil exploration pits and percolation tests have been made at the rate of at least one test per lot in order to establish the feasibility of this subdivision.

State and local rules and regulations affecting the installation of onsite wastewater systems may change from time to time. If an owner of any lot described herein has not made a valid application for a wastewater system permit prior to any such change, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued. It is therefore recommended that the Weber-Morgan Health Department be contacted in order to determine whether this lot complies with current requirements.

Physical characteristics of lots within this subdivision may also change from the conditions under which the initial subdivision approval was granted. When, in the determination of the local health department, it appears that such physical changes may affect the suitability of the lot for the installation of an onsite wastewater system, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued.

In Witness Whereof, the Declarant hereby has executed the foregoing on the 27 day of April, 2015.

Howard Kent  
Signed  
Howard Kent  
Printed

\_\_\_\_\_  
Signed  
\_\_\_\_\_  
Printed

State Of Utah )  
County Of WEBER )

ss:

On the 27<sup>TH</sup> day of APRIL, 2015 personally appeared before me HOWARD KENT and \_\_\_\_\_ the signers of the within instrument and who duly acknowledged to me that they executed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public  
**SHARON SCHIESS**  
Commission #002067  
My Commission Expires  
January 20, 2017  
State of Utah

Sharon Schiess  
Notary Public