



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Edgewater Beach Resort Phase 1 Amendment 2.

Type of Decision: Administrative

Agenda Date: Wednesday, June 27, 2018

Applicant: HWL Edgewater, LLC

Authorized Representative: Brock Loomis

File Number: UVE111717A

Property Information

Approximate Address: 5598 Ogden Canyon Rd

Project Area: 3.7 acres

Zoning: Commercial Valley Resort Recreation (CVR-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential/ Commercial

Parcel ID: 20-145-0031

Township, Range, Section: T6N, R1E, Section 13

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Agricultural

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting final approval of Edgewater Beach Resort Phase 1 Amendment 2. The proposed plat amendment is part of an approved Planned Residential Unit Development (PRUD) known as the Edgewater Beach Resort PRUD. The most recent approval of the PRUD allowed for an increase in the size of the commercial pad within phase 1 as well as an increase in size of the storage buildings.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the CVR-1 Zone. Single and multi-family dwellings, are a permitted use in the zone and as part of the PRUD.

Lot area, frontage/width and yard regulations: The PRUD approval permits the single and multi-family dwellings, as well as the commercial buildings to be constructed within the designated building pads, as shown on their respective subdivision plats (see Exhibit A).

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1. The proposed subdivision amendment will not create any new public streets. The proposal meets the criteria for “Small Subdivisions”, as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: There are no new residential or commercial building pads being proposed by the amended plat. Culinary water is currently being provided by Lakeview Water Company and Sewer is being provided by Mountain Sewer Corporation.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning, Engineering, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: A note will be required to be placed on the subdivision plat, prior to recording the mylar, that states that a geologic hazards study has been completed for the amended subdivision. The note shall reference the company that performed the study, the project number, and the date the study was completed.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of Edgewater Beach Resort Phase 1 Amendment 2, located at approximately 5598 Ogden Canyon Rd. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. A note on the final plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding AGEC's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.
2. All outdoor lighting within Phases 1 and 2 must be in compliance with the Ogden Valley Outdoor Lighting Ordinance, Title 108, Chapter 16, prior to recording the final mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Edgewater Beach Resort Phase 1 Amendment 2 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Final Subdivision Plat

Area Map 1



Exhibit A

TBC Curve Data

Table with 6 columns: Line #, Length, Direction, Radius, Length, Tangent, Chord, CH.DST. Contains curve data for lines L1 through L37.

LINE TABLE with 3 columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L37 with their respective lengths and directions.

LINE TABLE with 3 columns: LINE #, LENGTH, DIRECTION. Lists lines L38 through L105 with their respective lengths and directions.

LINE TABLE with 3 columns: LINE #, LENGTH, DIRECTION. Lists lines L106 through L140 with their respective lengths and directions.

NOTES

- 1. ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS... 2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT... 3. CULINARY WATERLINE AND THE SANITARY SEWER MAIN... 4. THERE ARE NO CONVERTIBLE OR WITHDRAWABLE AREAS... 5. ALL BUILDING THE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE... 6. ALL AREAS LABELED AS COMMON AREA... 7. UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS... 8. ALL AREAS LABELED AS COMMON AREA... 9. SEE "NATURAL HAZARDS DISCLOSURE" DOCUMENT AND AGEC GEOLOGICAL HAZARD REPORT DATED JANUARY 3RD 2018, AND MAY 2ND, 2017 IDENTIFIED AS PROJECT #1170319.

ACKNOWLEDGMENT

STATE OF UTAH) SS COUNTY OF WEBER) ON THIS THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ___ THAT HE SIGNED THE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

WEBER COUNTY SURVEYOR

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

MORGAN/WEBER HEALTH DEPT.

WEBER COUNTY COMMISSIONER'S OFFICE

PROJECT BENCHMARK

MONUMENT NO. 3-JRH ELEVATION=4969.025' (MAINTAINED BY WEBER COUNTY SURVEYOR)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°36'57"E.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS ___ DAY OF ___, A.D. 20__.

CHAIRMAN, WEBER COUNTY PLANNING 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

WEBER COUNTY ENGINEER

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

WEBER COUNTY ATTORNEY

MORGAN/WEBER HEALTH DEPT.

I HEREBY 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.

MORGAN/WEBER HEALTH DEPARTMENT

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: CELTIC BANK, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT, A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (4) SHEETS, SAID CELTIC BANK DOES HEREBY CONSENT TO RECORD THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT; WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 1 - 2ND AMENDMENT, AND DO HEREBY: DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES, DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEE'S AND ASSIGNS, A RIGHT--OF--WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEE'S, SUCCESSORS, OR ASSIGNS GRANT AND CONVEY TO EDGEWATER BEACH RESORT PHASE 1 HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT PHASE 1 HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE. ALL COMMON AREAS, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. NOTES NUMBER 1, 2, AND 7 ARE BY REFERENCE MADE A PART HEREOF AND INCORPORATED HEREIN.

SIGNED THIS ___ DAY OF ___, A.D. 20__ ADDITIONAL PROPERTY OWNERS TO SIGN SEPARATE EXHIBITS TO BE RECORDED WITH THE PLAT

JEFFREY W. SHUGARS AND KRISTINA SHUGARS, AS JOINT TENANTS JAMES T. ROBERTS AND KATHERINE B. ROBERTS, AS JOINT TENANTS CELTIC BANK CORPORATION DAVID LEE TOWERS, A MARRIED MAN

EDGEWATER BEACH RESORT PHASE 1 AMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UT MAY 2016

DEVELOPER

JACK FISHER HOMES BROCK LOOMIS 1148 W LEGACY CROSSING BLVD., STE 400 CENTERVILLE, UTAH 84014 801-335-8500

LAND USE

TOTAL AREA 161,453 S.F. (3.706 ACRES) COMMON AREA 128,833 S.F. (2.957 ACRES) 80% ROAD AREA 33,970 S.F. (0.779 ACRES) OPEN AREA 94,863 S.F. (2.269 ACRES) LIMITED COMMON AREA 7,100 S.F. (0.106 ACRES) 4% PRIVATELY OWNED BUILDING 25,520 S.F. (0.586 ACRES) 16%



VICINITY MAP NO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS, AND TO CREATE A SUBDIVISION PLAT. THE NORTH LINE WAS DETERMINED BY THE OWNER TO A FUTURE PHASE LINE. THE EAST LINE WAS DETERMINED BY THE PROPERTY OF THE UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT PARCEL 20-013-0007 ALONG A FENCELINE ON THE COMMON BOUNDARY BETWEEN THE PARCELS. THE SOUTH BOUNDARY IS ALONG THE RIGHT OF WAY FOR HIGHWAY 39 AS LOCATED BY A WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "HORROCKS ENGINEERING".

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, LICENSE NO. 5251295; AND THAT 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 THAT THIS PLAT OF EDGEWATER BEACH RESORT PHASE 1 - AMENDMENT #2 IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY 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 RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



C. DAVID MCKINNEY PROFESSIONAL LAND SURVEYOR

10/31/17 DATE

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING N00°25'49"E 251.50 FEET AND S89°34'11"E 8.72 FEET FROM FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE N00°09'59"E 350.70 FEET; THENCE S89°34'11"E 103.01 FEET; THENCE N65°29'31"E 139.65 FEET TO A POINT ON A 66.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARING S44°00'46"E); THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 60.50 FEET THROUGH A CENTRAL ANGLE OF 51°57'16" (CHORD S69°52'23"E 58.45') TO A POINT ON A LINE; THENCE S17°58'09"E 66.23 FEET; THENCE N72°01'51"E 28.00 FEET; THENCE S17°38'34"E 8.59 FEET TO A POINT ON A 15.0 FOOT RADIUS CURVE TO THE LEFT; THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 22.64 FEET THROUGH A CENTRAL ANGLE OF 86°27'51" (CHORD S60°20'46"E 20.55') TO A POINT ON A LINE; THENCE S13°34'41"E 26.0 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 87.35 FEET; THENCE S70°43'57"E 69.24 FEET; THENCE S17°56'43"W 128.53 FEET; THENCE S14°34'08"W 11.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE ALONG 1859.88 FOOT RADIUS CURVE TO THE RIGHT; THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 80.87 FEET THROUGH A CENTRAL ANGLE OF 02°29'28" (CHORD N71°58'20"W 80.86') TO A POINT ON A LINE AND (2) N70°43'36"W 312.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 161,460 SQUARE FEET OR 3.706 ACRES.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) SS COUNTY OF WEBER) ON THIS THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ___ THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC RESIDING IN WEBER COUNTY, STATE OF UTAH MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF UTAH) SS COUNTY OF WEBER) ON THIS THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ___ THAT HE SIGNED THE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

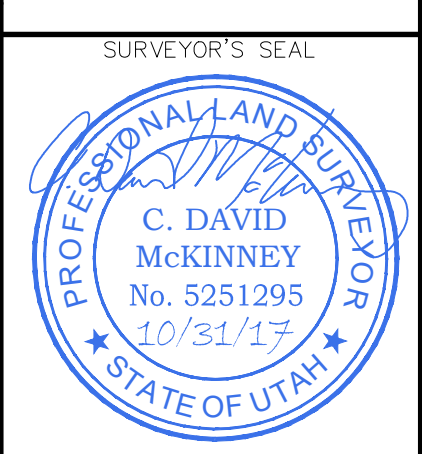
NOTARY PUBLIC RESIDING IN WEBER COUNTY, STATE OF UTAH MY COMMISSION EXPIRES:

EDGEWATER BEACH RESORT PHASE 1 - AMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

SUBDIVISION PLAT FOR PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH

COUNTY ENGINEER'S SEAL CLERK-RECORDER SEAL



COUNTY SURVEYOR

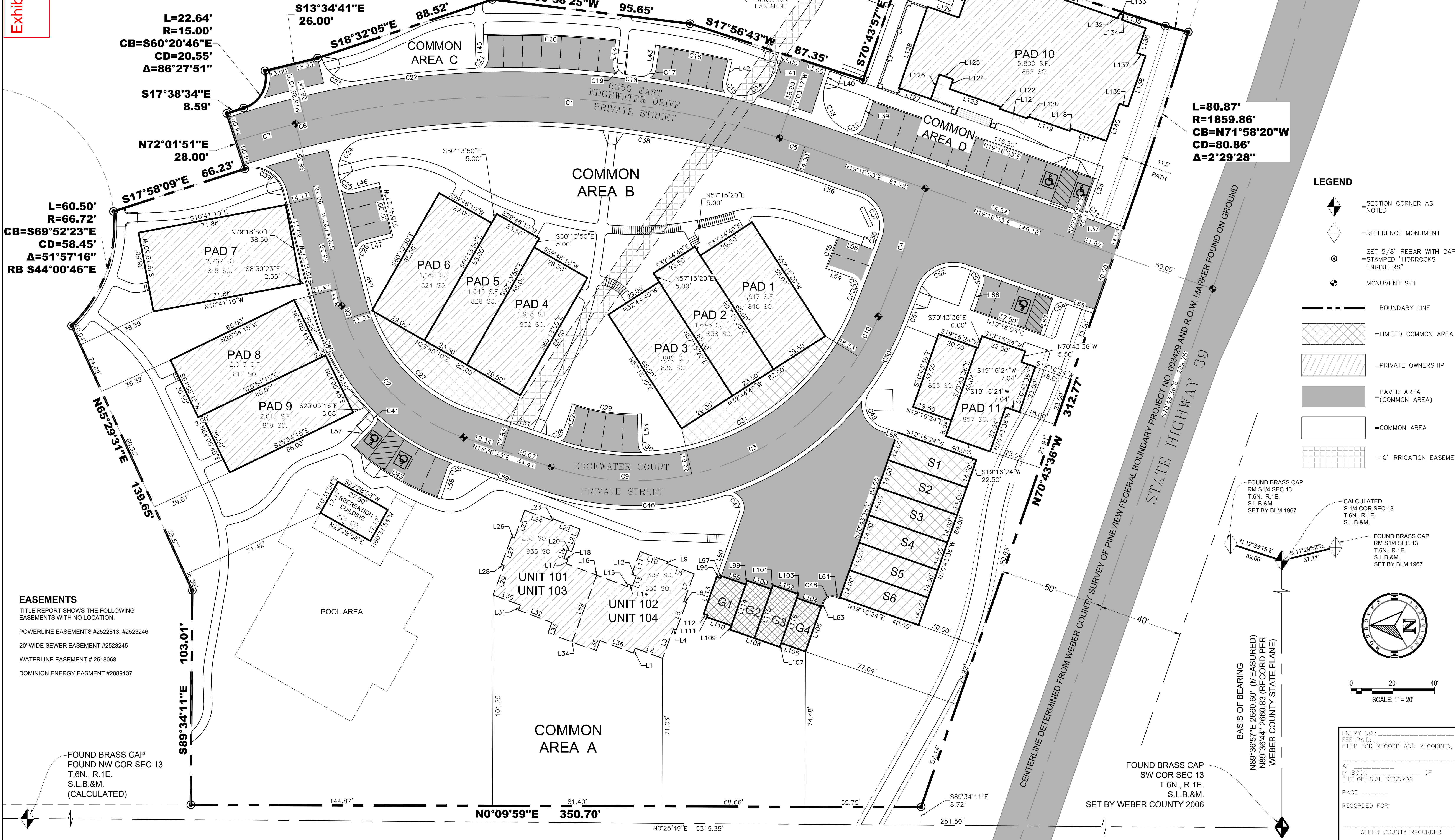
HORROCKS ENGINEERS

ENTRY NO.: FEE PAID: FILED FOR RECORD AND RECORDED, AT IN BOOK OF THE OFFICIAL RECORDS, PAGE RECORDED FOR: WEBER COUNTY RECORDER DEPUTY

**EDGEWATER BEACH RESORT
PHASE 1 - AMENDMENT #2**

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

Exhibit A



L=22.64'
R=15.00'
CB=S60°20'46"E
CD=20.55'
Δ=86°27'51"

S17°38'34"E
8.59'

N72°01'51"E
28.00'

S17°58'09"E
66.23'

L=60.50'
R=66.72'
CB=S69°52'23"E
CD=58.45'
Δ=51°57'16"
RB S44°00'46"E

L=80.87'
R=1859.86'
CB=N71°58'20"W
CD=80.86'
Δ=2°29'28"

- LEGEND**
- SECTION CORNER AS NOTED
 - =REFERENCE MONUMENT
 - SET 5/8" REBAR WITH CAP =STAMPED "HORROCKS ENGINEERS"
 - MONUMENT SET
 - BOUNDARY LINE
 - =LIMITED COMMON AREA
 - =PRIVATE OWNERSHIP
 - PAVED AREA (COMMON AREA)
 - =COMMON AREA
 - =10' IRRIGATION EASEMENT

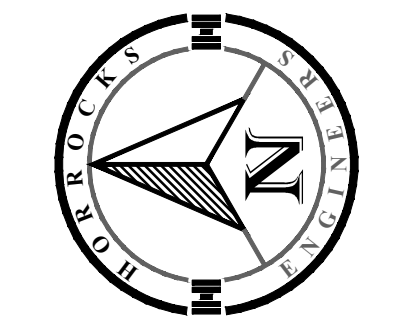
EASEMENTS
TITLE REPORT SHOWS THE FOLLOWING EASEMENTS WITH NO LOCATION.

POWERLINE EASEMENTS #2522813, #2523246
20" WIDE SEWER EASEMENT #2523245
WATERLINE EASEMENT # 2518068
DOMINION ENERGY EASMENT #2889137

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967

CALCULATED
S 1/4 COR SEC 13
T.6N., R.1E.
S.L.B.&M.

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967



ENTRY NO.: _____
FEE PAID: _____
FILED FOR RECORD AND RECORDED.

AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS,

PAGE _____

RECORDED FOR: _____

WEBER COUNTY RECORDER
DEPUTY

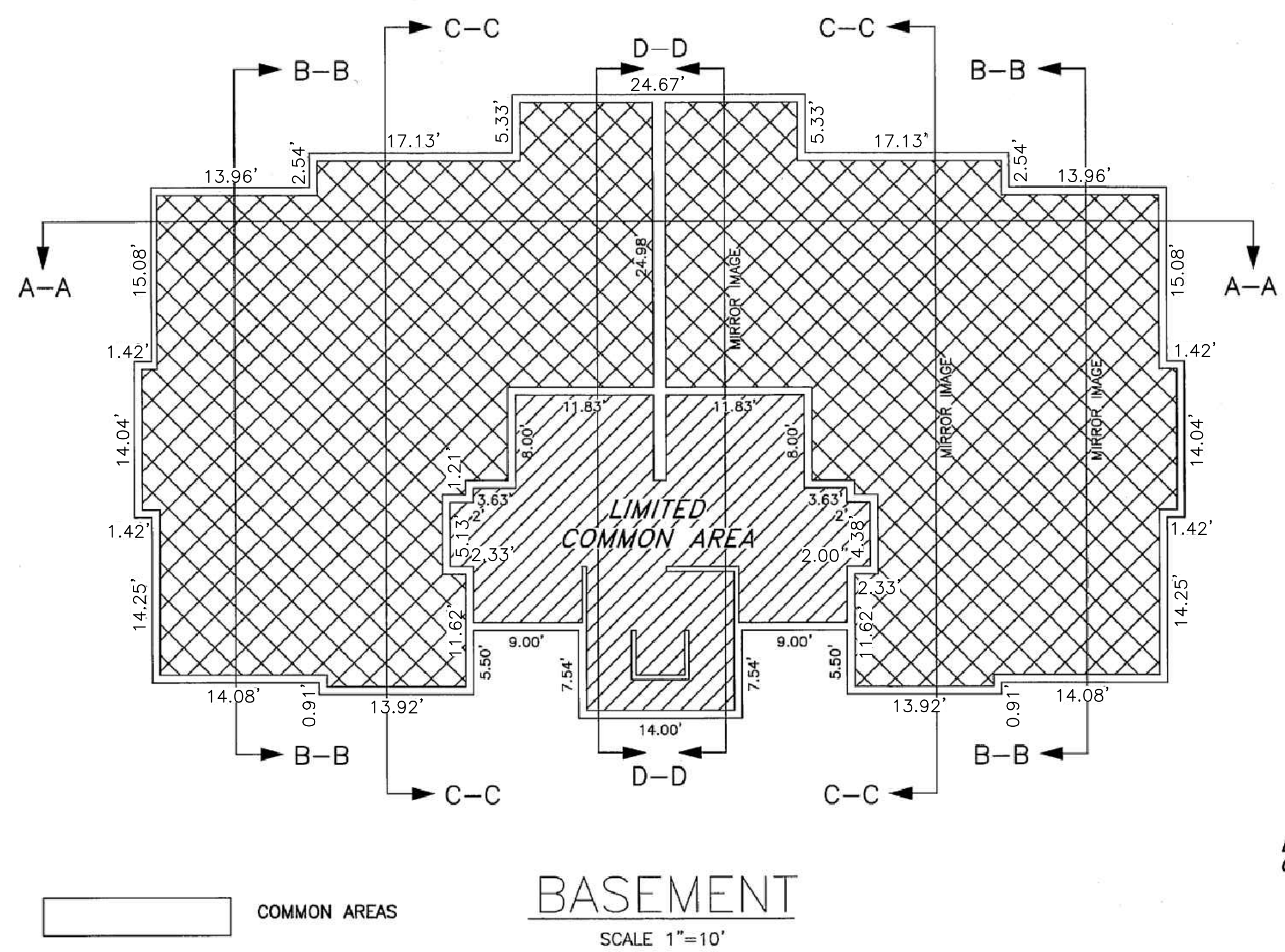
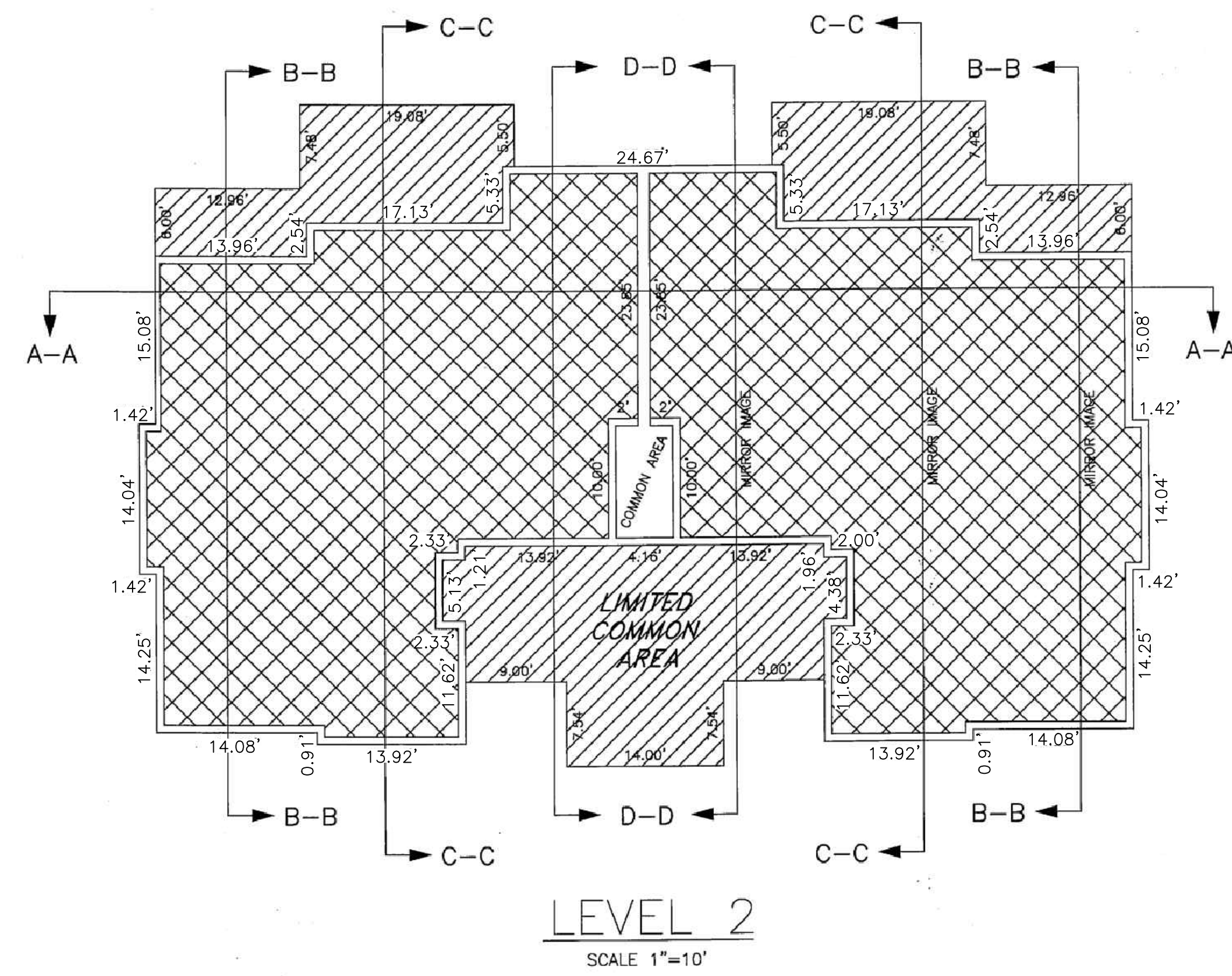
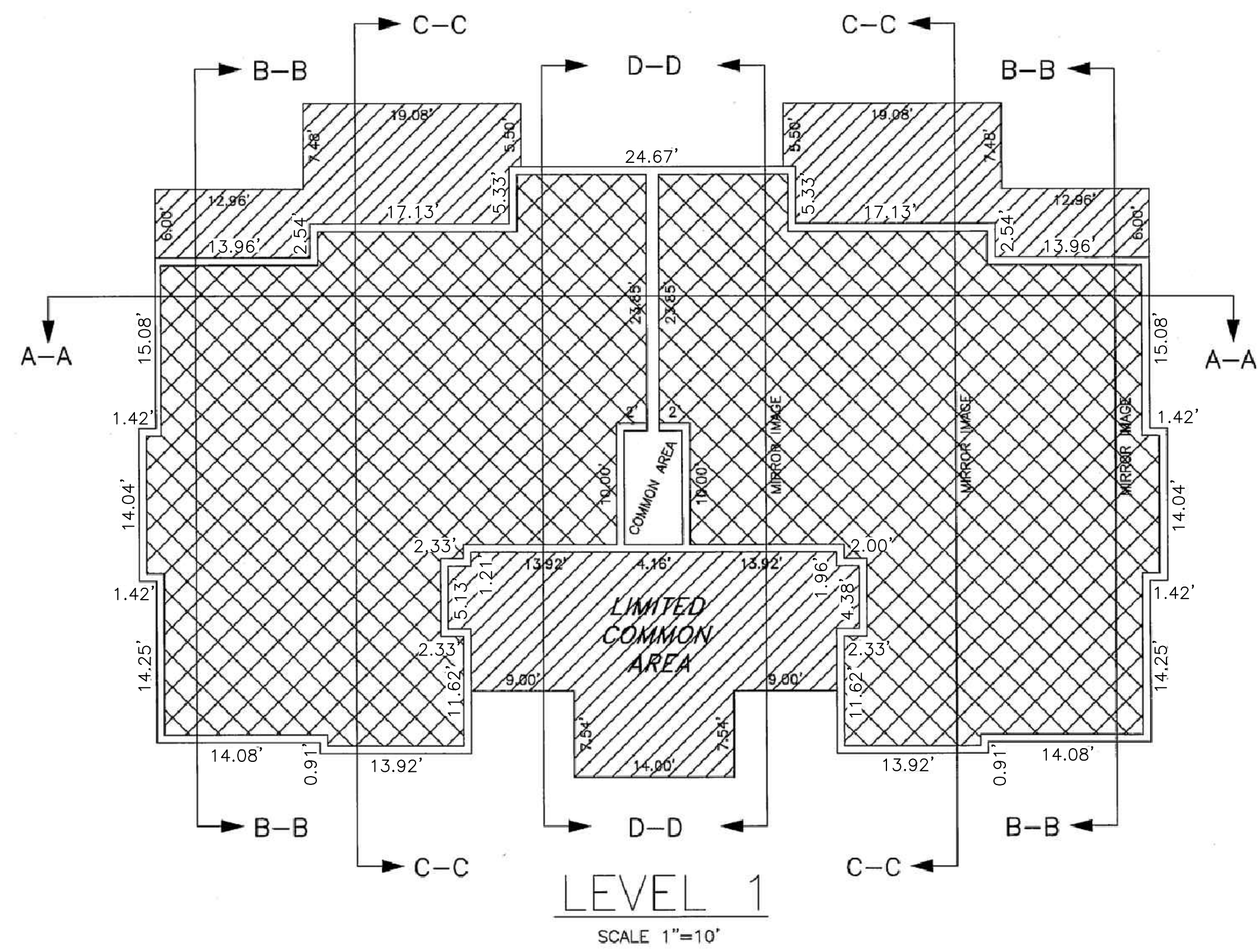
FOUND BRASS CAP
SW COR SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY WEBER COUNTY 2006

BASIS OF BEARING
N89°36'57"E 2660.60' (MEASURED)
N89°36'44" 2660.83 (RECORD PER
WEBER COUNTY STATE PLANE)

CENTERLINE DETERMINED FROM WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND

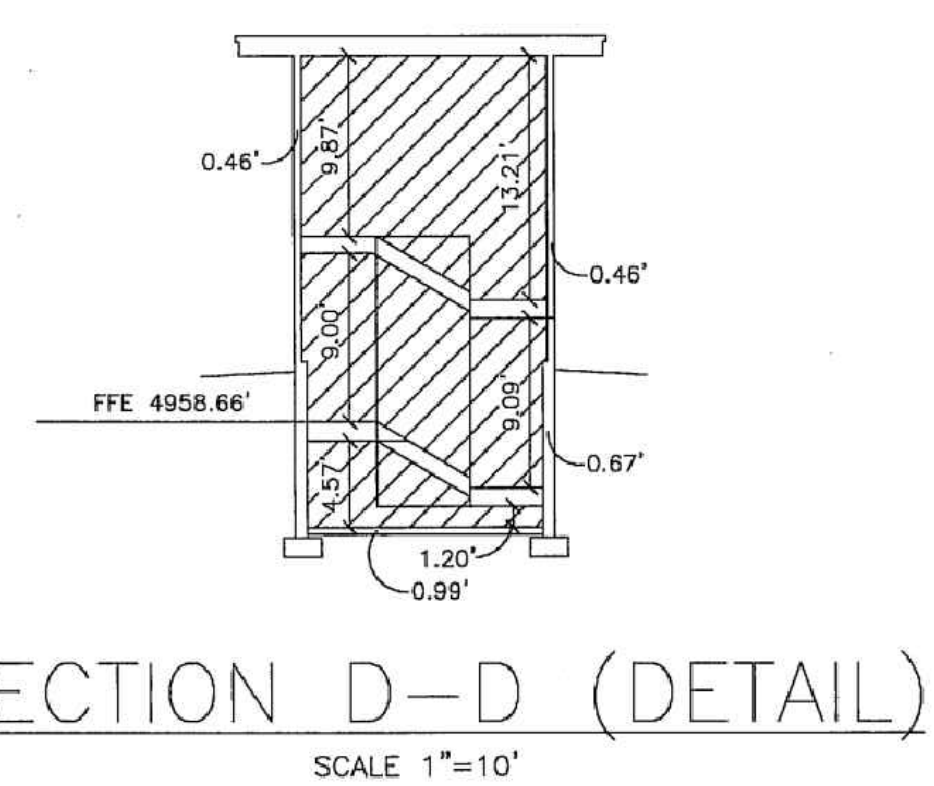
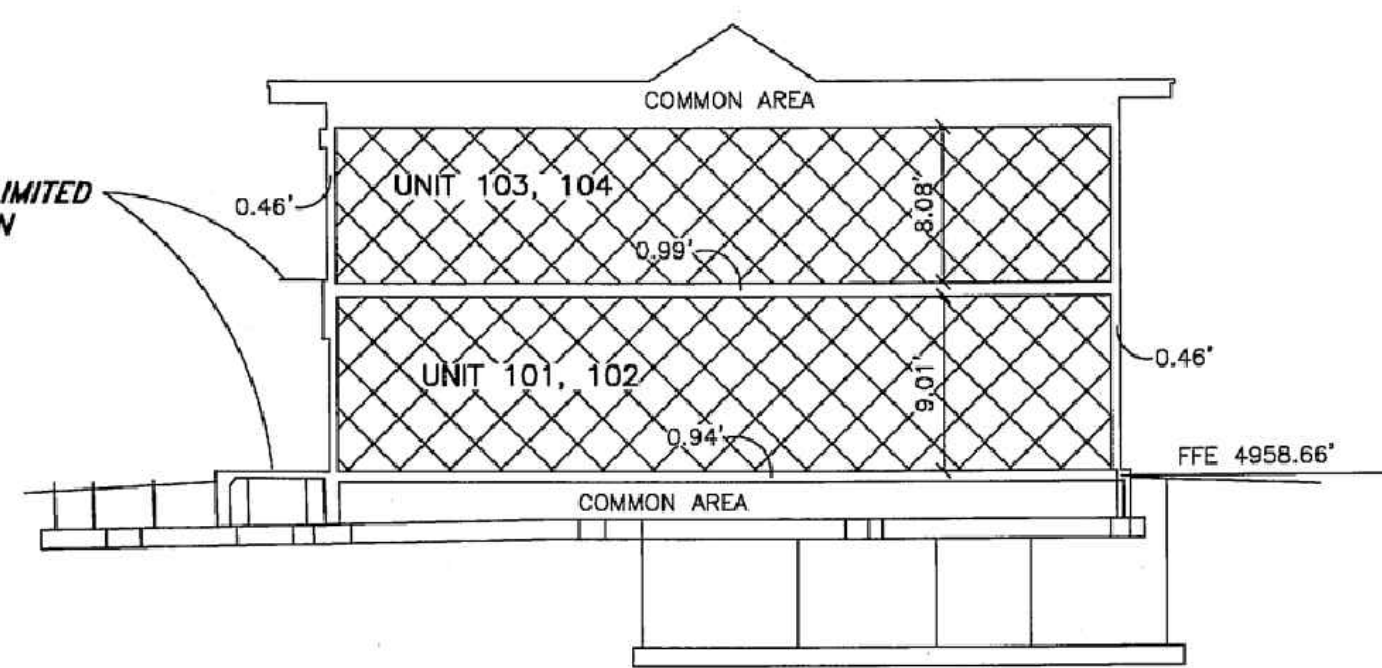
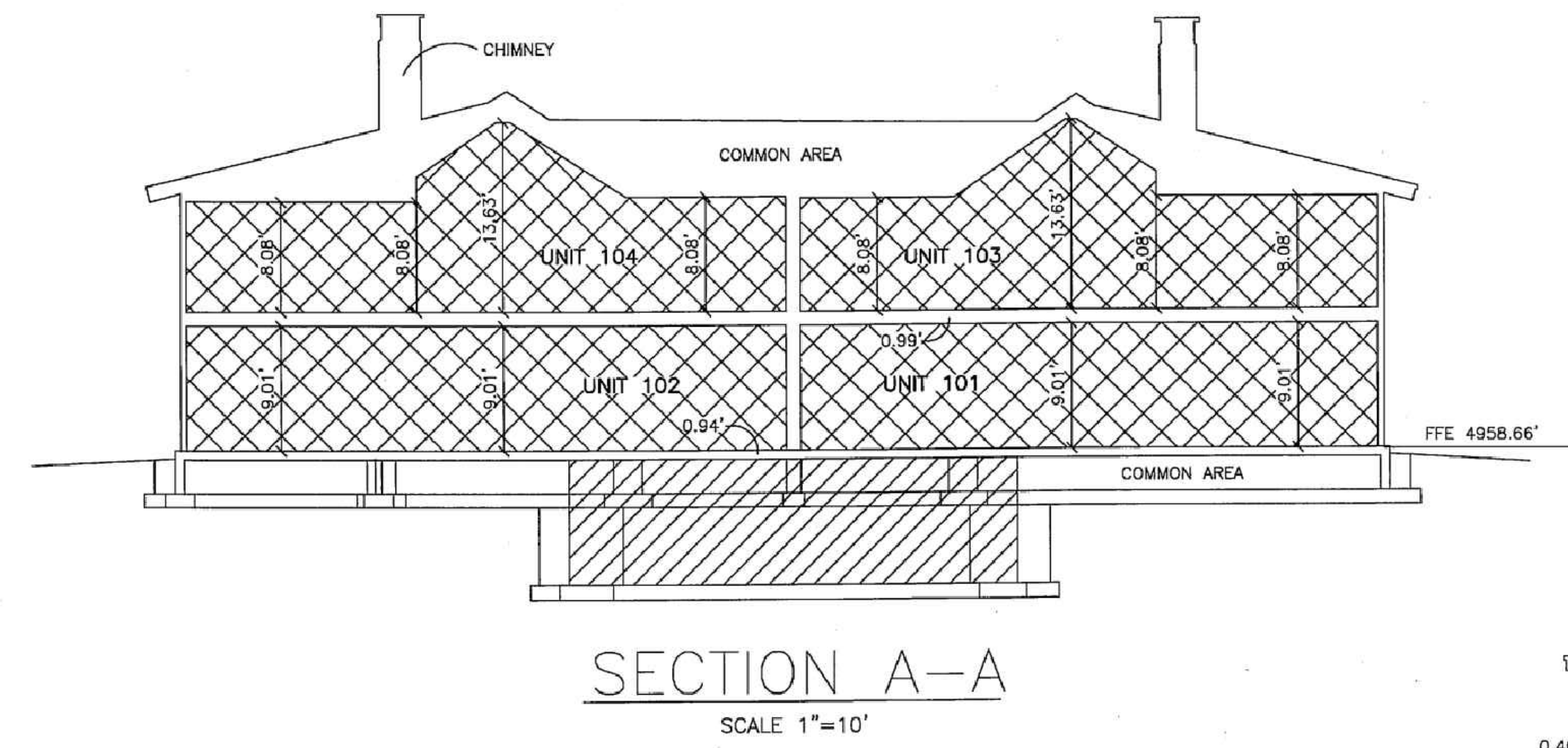
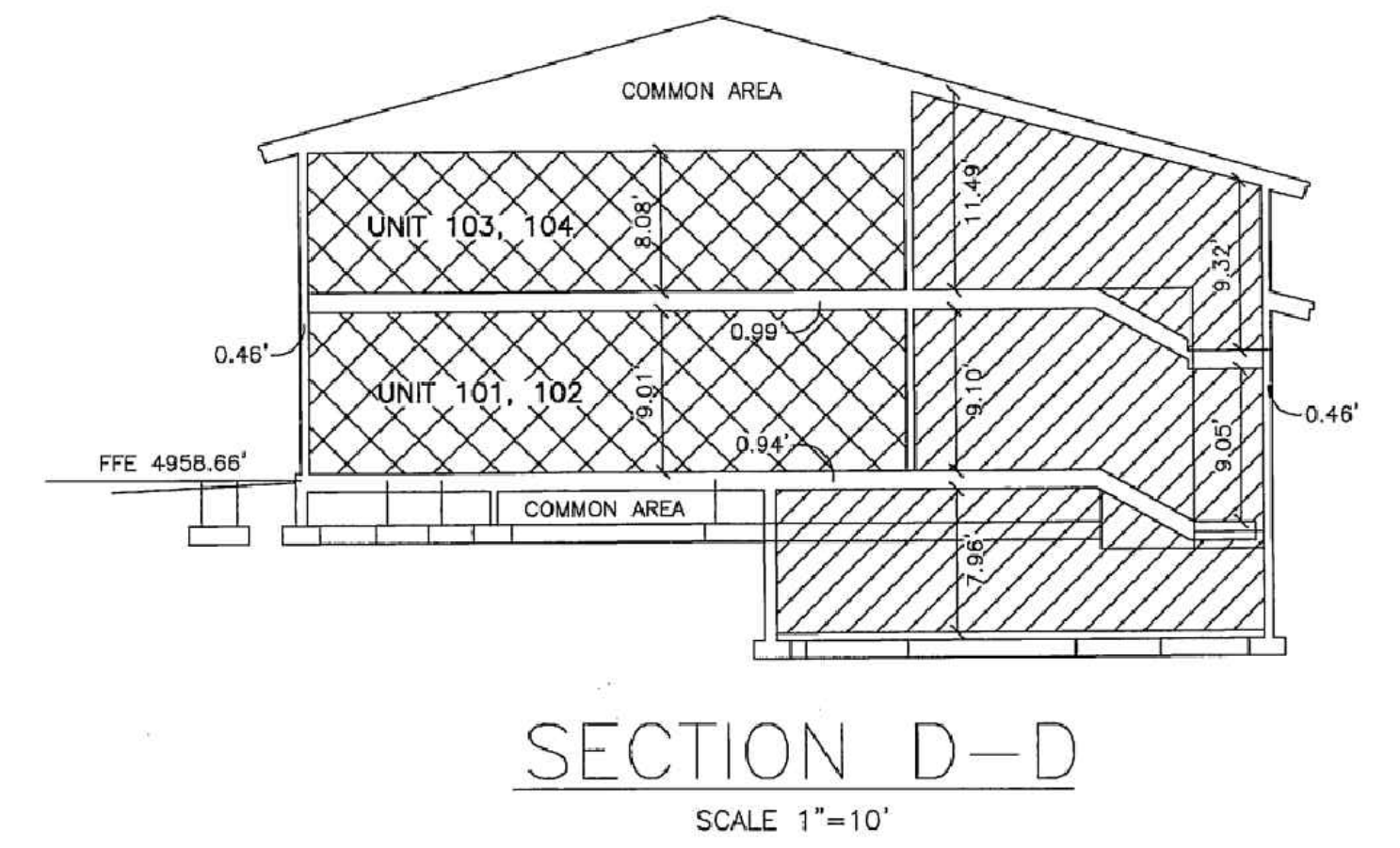
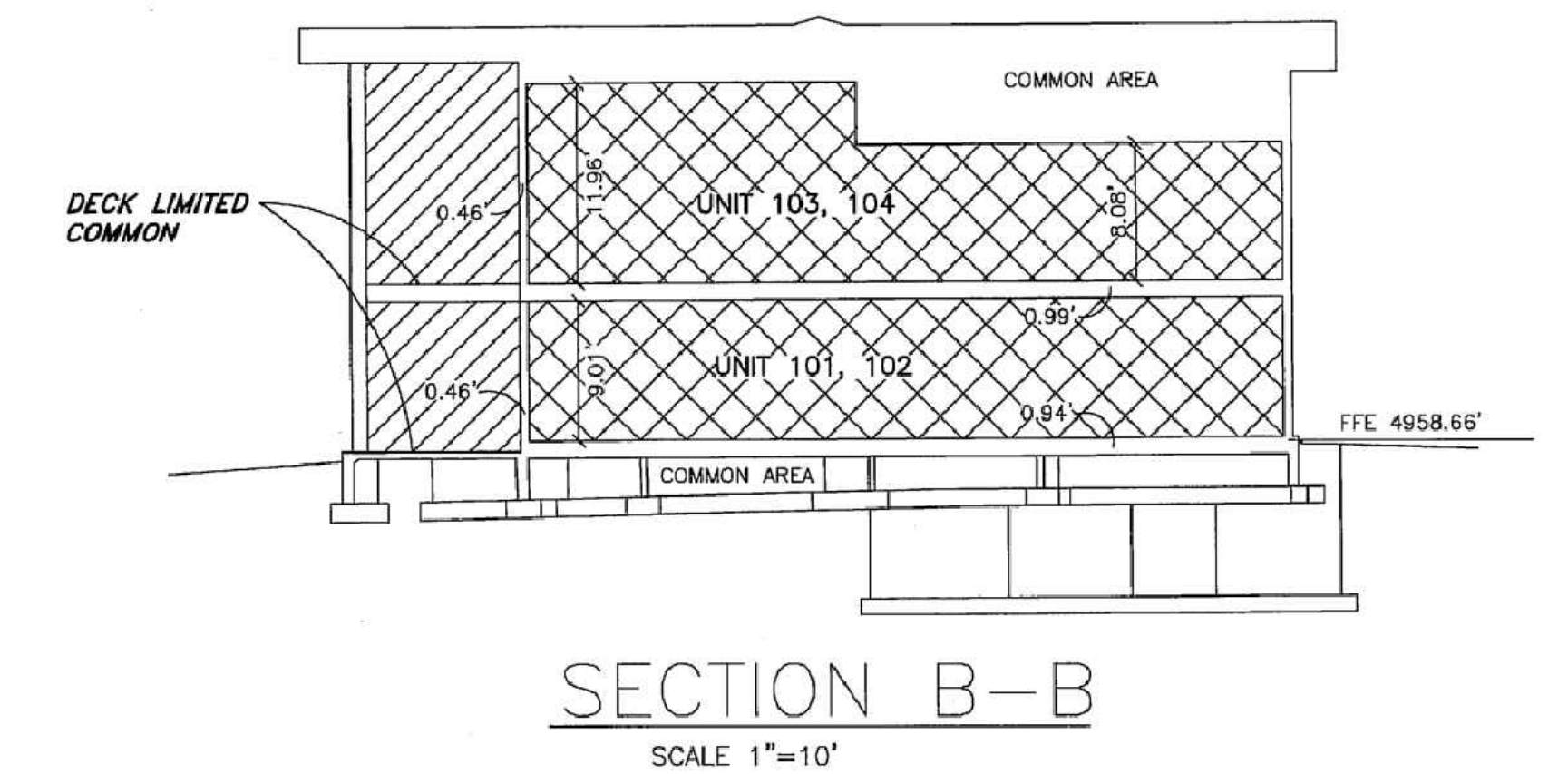
STATE HIGHWAY 39

Exhibit A



- COMMON AREAS
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE OWNERSHIP

CONDOMINIUM NOTES:
UNITS 101-104 ARE CONDOMINIUM UNITS
ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREA. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
DIMENSIONS ON BUILDINGS VARY SLIGHTLY. AS-BUILT DIMENSIONS WILL CONTROL.



ENTRY NO: _____
FEE PAID: _____
FILED FOR RECORD AND RECORDED,
AT _____ OF
IN BOOK _____ OF
THE OFFICIAL RECORDS,
PAGE _____
RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY