

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

June 27, 2018
04:00pm-5:00 p.m.

1. Consideration and action on a request for approval of Edgewater Beach Resort Phase 1 Amendment 2.
2. Consideration and action on a request for approval of Edgewater Beach Resort Phase 2 Amendment 2.
3. *Adjournment*

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



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 AGECE's geologic hazards reports dated January 3, 2018 and May 2, 2017, identified as project #1170319.

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 5 columns: Station, Radius, Length, Tangent, Chord, Offset. Contains 20 rows of curve data.

PROJECT BENCHMARKS

BENCHMARKS (MANIFESTED 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 NORTH QUARTER EAST SALT LAKE AND MERIDIAN U.S. SURVEY SHOWING MERIDIAN 45 169 30 57.2

COMMISSIONER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS DAY OF 20

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

MORGAN/WEBER HEALTH DEPARTMENT

WEBER COUNTY COMMISSION

DAVID LEE TONGER, AS WITNESS

WEBER COUNTY SURVEYOR

WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS

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

DATE: MAY 2016

DEVELOPER: JACK FISHER-HARRIS, BRACK LOCKMAN, 114 W WILHELM DR CROSSING BLVD, SITE 400, RPT-135-54650

LAND USE: TOTAL AREA: 61-453 SF. (3.706 ACRES); CORNER AREA: 128,550 SF. (3.706 ACRES); ROAD AREA: 34,870 SF. (0.779 ACRES); OPEN AREA: 94,863 SF. (2.189 ACRES); LIMITED COMMON AREA: 7,100 SF. (0.160 ACRES) 4E; PRIVATELY OWNED BUILDING: 25,520 SF. (0.586 ACRES) 6E

Three tables listing LINE #, LENGTH, and DIRECTION for various lines in the subdivision.



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND SUBDIVISION PLAT THE NORTH LINE WAS DETERMINED BY THE OWNER TO A POINT ON THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN U.S. SURVEY ALONG A FENCE LINE ON THE COMMON BOUNDARY BETWEEN THE 20-012-0077 ALONG A FENCE LINE ALONG THE RIGHT OF WAY FOR PROJECT 539 AS LOCATED BY A WEBER COUNTY SURVEYOR. THE BOUNDARY BETWEEN THIS SUBDIVISION AND THE BOUNDARY CORNERS MORE SET WITH A 3/8" X 24" REBAR AND PLASTIC CAP STAMPED "HORROCKS ENGINEERING".

NOTES

- 1. ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS THAT ARE SET ASIDE AND ARE TO REMAIN PERMANENT. ... 2. ALL OTHER AREAS CONTAINED WITHIN THIS PLAT SHALL NOT BE SUBJECT TO ANY SUBDIVISION.

ACKNOWLEDGEMENT

STATE OF UTAH) SS WEBER COUNTY SURVEYOR) ON THIS DAY OF) 20) THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME, THAT HE SIGNED THE OWNER'S AFFIDAVIT OF DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGEMENT

STATE OF UTAH) SS WEBER COUNTY ATTORNEY) ON THIS DAY OF) 20) THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME, THAT HE SIGNED THE OWNER'S AFFIDAVIT OF DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

SURVEYORS 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, STATE OF UTAH.



C. DAVID MCKINNEY, PROFESSIONAL LAND SURVEYOR, DATE: 5.31.16

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 89, S AND POINT BEING THE INTERSECTION OF SAID LINE AND A CURVE WITH A RADIUS OF 150 FEET, BEING 139 FEET TO A POINT ON SAID CURVE, BEING 139 FEET TO A POINT ON SAID CURVE, BEING 139 FEET TO A POINT ON SAID CURVE...

CERTIFICATE OF RECORD

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

ACKNOWLEDGEMENT

STATE OF UTAH) SS WEBER COUNTY ENGINEER) ON THIS THE DAY OF) 20) PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME, THAT HE SIGNED THE OWNER'S AFFIDAVIT OF DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGEMENT

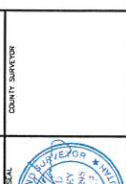
STATE OF UTAH) SS WEBER COUNTY ENGINEER) ON THIS THE DAY OF) 20) PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME, THAT HE SIGNED THE OWNER'S AFFIDAVIT OF DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

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WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS



DAVID LEE TONGER, AS WITNESS

WEBER COUNTY ENGINEERS

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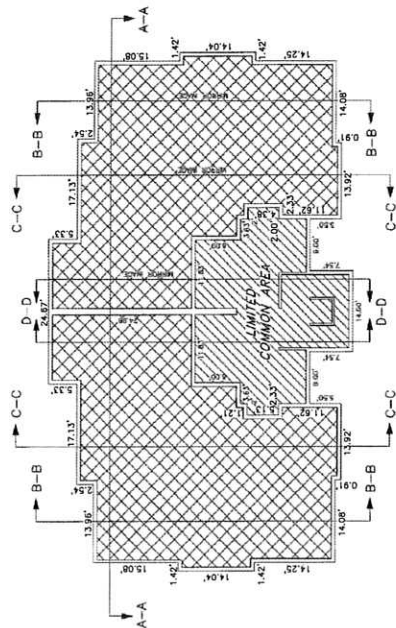
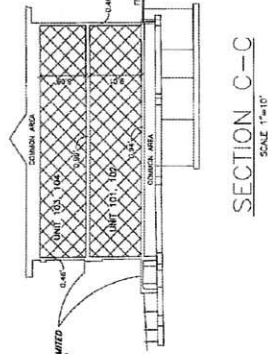
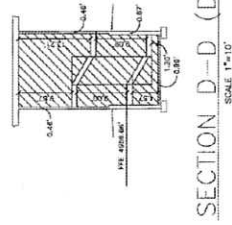
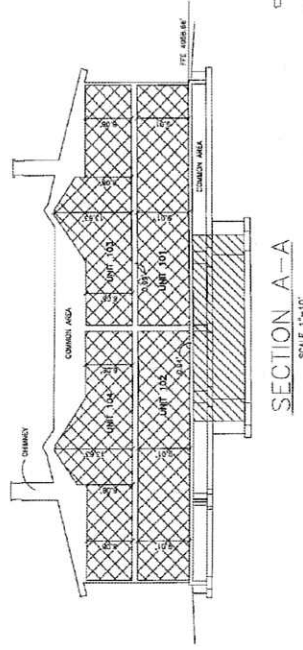
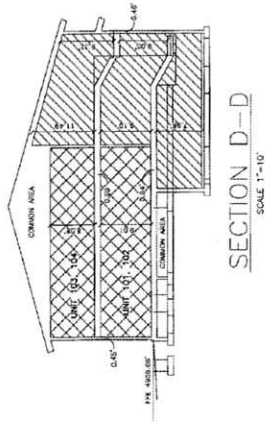
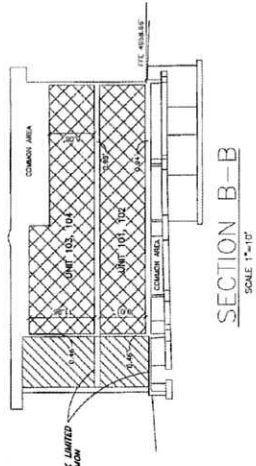
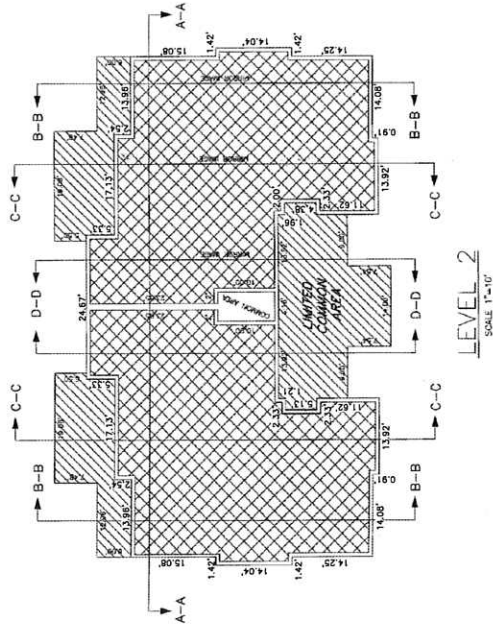
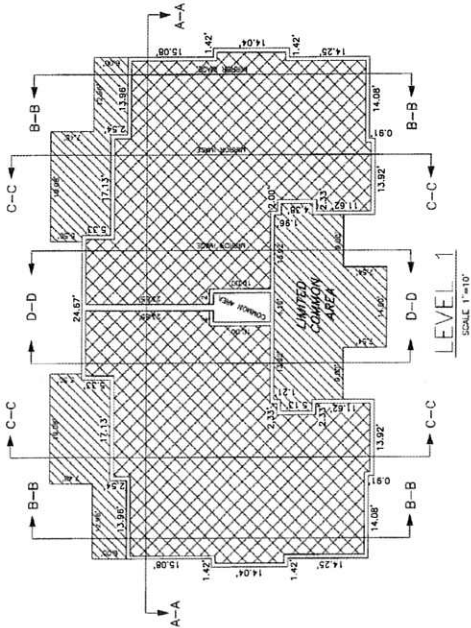
WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS

WEBER COUNTY ENGINEERS



BASEMENT

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

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

ENTRY NO. _____
 FILED FOR RECORD AND RECORDED.
 AT _____ OF
 THE OFFICIAL RECORDS.
 PAGE _____
 RECORDED FOR:
 WEBER COUNTY RECORDER
 DEPUTY



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

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Agenda Date: Wednesday, June 27, 2018

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Authorized Representative: Brock Loomis

File Number: UVE111717B

Property Information

Approximate Address: 5598 Ogden Canyon Rd

Project Area: 3.7 acres

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Existing Land Use: Residential

Proposed Land Use: Residential/ Commercial

Parcel ID: 20-155-0042

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

Adjacent Land Use

North: Residential	South: Residential
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Staff Information

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

Report Reviewer: RK

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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 2 Amendment 1, 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.

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 2 Amendment 1 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

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Rows C1 through C53.

CURVE TABLE

Table with columns: #, ARC LENGTH, RADIUS, DELTA, CHORD, CHORD LENGTH. Rows C1 through C53.

- 1. ALL PATI... DECKS AND DRIVEWAYS TO PADS ARE...
2. AND RESERVED FOR THE...
3. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT BUT NOT SHOWN WITH DIAGONAL STRIBES OR CROSS HATCHED...

DEVELOPER

JACK FISHER & ASSOCIATES
118 W. LEGACY CROSSING BLVD, STE 600
CENTREVILLE, UTAH 84014
801.525.6555

LAND USE

TOTAL AREA 131,133.57 SQ. FT. (3,000 ACRES)
ROAD AREA 24,492.57 SQ. FT. (0.56 ACRES)
LIMITED COMMON AREA 6,000.57 SQ. FT. (0.14 ACRES)
PRIVATELY OWNED BUILDING 48,800.57 SQ. FT. (1.12 ACRES) 2%

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS 'EDGEWATER BEACH RESORT PHASE 2'. FOUND SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

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

EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1

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 BASIN AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED... TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT...

DEDICATE ALL THOSE PORTIONS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS... TO BE USED AS PUBLIC THROUGHWAYS, DEDICATE AND RESERVE UNTO THEMSELVES THEIR HERITS THEIR GRANTEES AND ASSIGNS... A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION...

BOUNDARY DESCRIPTION

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

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 21, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NUMBER 5251936...



Form with fields for ENTRY NO., DATE, COUNTY OF UTAH, and SIGNATURE OF SURVEYOR AND DEPUTY.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)
I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH...

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)
I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE COUNTY OF UTAH...

HORROCKS ENGINEERS logo and address: 4805 SOUTH 1500 WEST SUITE 100 UT 84405 801-921-1025

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE form with fields for STATE OF UTAH, COUNTY OF UTAH, and SIGNATURE OF CHAIRMAN.

WEBER COUNTY SURVEYOR form with fields for STATE OF UTAH, COUNTY OF UTAH, and SIGNATURE OF SURVEYOR.

WEBER-MORGAN BEACH RESORT DEVELOPMENT form with fields for ENTRY NO., DATE, COUNTY OF UTAH, and SIGNATURE OF SURVEYOR.

EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1

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

SHEET

2 OF 2

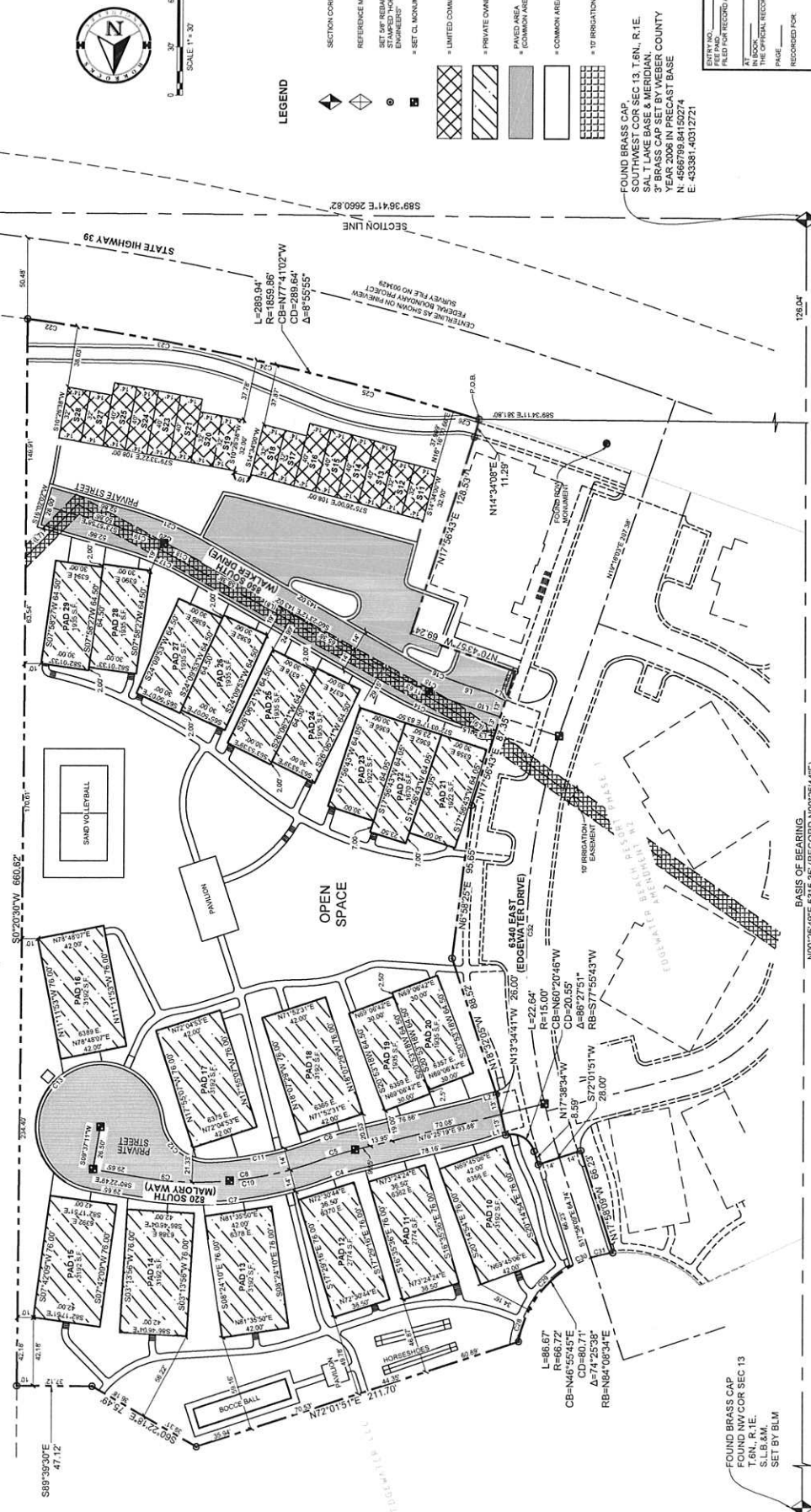
Exhibit A

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

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

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

UNLIT 3" DIA. 10' TALL
UNLIT 3" DIA. 10' TALL



LEGEND

- SECTION CORNER AS NOTED
- REFERENCE MONUMENT
SET BY REBAR WITH CAP
PROCESSED BY
ENGINEER
- SET CL MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- PAVED AREA
(COMMON AREA)
- COMMON AREA
- IRRIGATION EASEMENT

FOUND BRASS CAP,
SOUTHWEST COR SEC 13, T.6N., R.1E.
3" BRASS CAP SET BY WEBER COUNTY
YEAR 2006 IN PRECAST BASE.
N. 4566798.84150274
E. 433381.40312721

CITY NO. _____
FILED FOR RECORD AND RECORDED.
BY _____
DATE _____
PAGE _____
RECORDED FOR _____
WEBER COUNTY RECORDER
DEPUTY

BASIS OF BEARING
N00°25'49"E 5315.35' (RECORD N00°25'44"E)

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