

Collier, Steve

From: Collier, Steve
Sent: Tuesday, October 23, 2018 5:30 PM
To: 'Spencer Priest'
Subject: RE: Easement
Attachments: 20181023_Highlands at Wolf Creek Phase 8 1st Amendment_3rd Submittal.pdf

Spencer,

I just glanced over the latest plat you guys submitted for The Highlands at Wolf Creek. I like the direction you have taken, and wanted to send out a couple minor comments quickly without having to post an additional official review. I have a couple requests about the trail and a couple previous comments that still need to be addressed. See the attached comments.

Feel free to reach out to me if you have any questions.

Thanks,

Steve Collier P.L.S.

Surveyor's Office
Office: (801) 399-8018



Weber County Surveyor's Office
2380 Washington BLVD., Suite 370
Ogden, Utah 84401

From: Collier, Steve
Sent: Monday, October 22, 2018 9:49 AM
To: 'Spencer Priest' <spencer@gecivil.com>
Subject: RE: Easement

Spencer,

Engineering mentioned that the trail may be maintained by the HOA, please verify, but may still be open to the public. If it is an HOA trail, then no dedication would be needed, however, there should be some language to preserve the public rights, if it is open to the public, please verify. I've seen some plats that have labeled the open space as "open to the public", which would work, but it would probably be beneficial to specify how it is to be used by the public. Hopefully this opinion from Engineering will help point you in the right direction to correctly identify and preserve existing rights to the land within the proposed subdivision boundary.

Feel free to reach out to me with any questions, I'm happy to help however I can.

Thanks,

Steve Collier P.L.S.

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From: Collier, Steve
Sent: Monday, October 15, 2018 11:05 AM
To: 'Spencer Priest' <spencer@gecivil.com>
Subject: RE: Easement

I just reached out to Weber Pathways, they said it is not their trail. The easement needs to be granted to whomever is maintaining the trail. It might be the resort. I'll ask around in planning and engineering to see if I can get an answer there, but essentially, it'll be the applicant's burden to find out who is maintaining the trail. I do not believe that the county is maintaining the trail.

Thanks,

Steve Collier P.L.S.
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From: Spencer Priest [<mailto:spencer@gecivil.com>]
Sent: Monday, October 15, 2018 10:37 AM
To: Collier, Steve <scollier@co.weber.ut.us>
Subject: [EXTERNAL]RE: Easement

Steve,
Thanks for the follow up. Megan told me she spoke with you this morning, and we think things are cleared up. The adjoining plat does show an easement, but it does not dedicate it, or the common area to anyone. So it is assumed that it is a county easement. Is that correct?

Spencer Priest, Survey Technician | Gardner Engineering
Office 801.476.0202 | spencer@Gecivil.com



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From: Collier, Steve <scollier@co.weber.ut.us>
Sent: Monday, October 15, 2018 10:30 AM
To: Spencer Priest <spencer@gecivil.com>
Subject: RE: Easement

Spencer,

I spoke with Megan this morning about the Highlands at Wolf Creek Phase 8 1st amendment. Hopefully I was able to clarify any confusion over the phone with her, but I want to do my best to make sure I'm correctly understood. Basically, **if the existing trail is open to use of the general public** which seems likely that would be the case, **then the plat needs to show an easement for such use, along with rights to maintain the trail.** If no documented easement currently exists, then the easement needs to be documented and shown on the plat accordingly. I suggested that Megan reach out to Weber Pathways to see if that is one of their trails, and if so, find out how wide an easement would need to be to maintain the trail. The attached plat shows a 20-foot-wide easement, perhaps that could be followed for this segment of trail, whatever would be sufficient to maintain and use the trail.

I've attached an adjoining plat that shows the 20'-wide easement for the trail.

Thanks,

Steve Collier P.L.S.

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From: Rahimzadegan, Bahram
Sent: Friday, October 12, 2018 2:01 PM
To: Spencer <spencer@gecivil.com>
Cc: Collier, Steve <scollier@co.weber.ut.us>
Subject: Easement

Spencer,

I spoke with Steven and he would like to look at the subdivision Monday morning, after that he will contact you and specify what he is looking for.

Bahy Rahimzadegan P.L.S.
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Office: (801) 399-8075



WEBER COUNTY

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