

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 03, 2019
4:00 to 5:00 p.m.

1. LVH 041119: Consideration and action on a request for approval of Heatherglenn Subdivision, a proposal to re-align a boundary between lot one of Heatherglenn Subdivision and lot two of Heatherglenn Subdivision Phase 2, to create two 1.3-acre lots. Felix Lleverino, Presenter
2. 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

Synopsis

Application Information

Application Request: Consideration and action proposal to re-align a boundary line between lot one of Heatherglen Subdivision and lot two of Heatherglen Subdivision Phase two, to create two 1.3-acre lots.

Agenda Date: Wednesday, July 03, 2019

Applicant: Arthor Pluim, Owner

File Number: LVH 041119



Property Information

Approximate Address: 3267 W 4000 N

Project Area: 2.6 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 19-010-0063, 19-307-0001

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Development History

On February 18th 1999 Heatherglen Subdivision, one lot, was recorded. On January 22nd 2013 the remaining 5.23-acre parcel from phase 1 was subdivided to create Heatherglen Subdivision Phase 2, four lots.

Background and Summary

The applicant is requesting approval of an amendment to Heatherglen Subdivision Phases 1 and 2. This amendment will realign the boundary between lots one and two creating two 1.3-acre residential lots. Access to the properties will be via the public right of way 4000 North Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-5. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses (Page 2-5, West Central Weber General Plan, September 23, 2003).

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1.

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. This proposal exceeds the minimum standards with regard to lot area and width.

Small Subdivision: "The Planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water Improvement District will provide culinary water to these properties. A letter from December 11, 1998, states that the District will want an 8" line run. The owner will be obligated to pay the cost of running a 2" line.

Sewer Services: Soil evaluations for each lot are complete and approved as of September 1, 2011.

Review Agencies: The Weber County Fire District and Weber County Engineering have approved this proposal. Weber County Planning and Surveying have submitted comments that will be addressed by a revised subdivision plat.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends approval of Heatherglen Subdivision Phase Three, a proposal to create two 1.3-acre residential lots. This recommendation is based on the following conditions:

1. A deferral agreement must be entered into by the owner and recorded with the final Mylar.

The following findings are the basis for the planning staff's recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Heatherglen Subdivision Phase Three, a proposal to create two 1.3-acre residential lots, 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

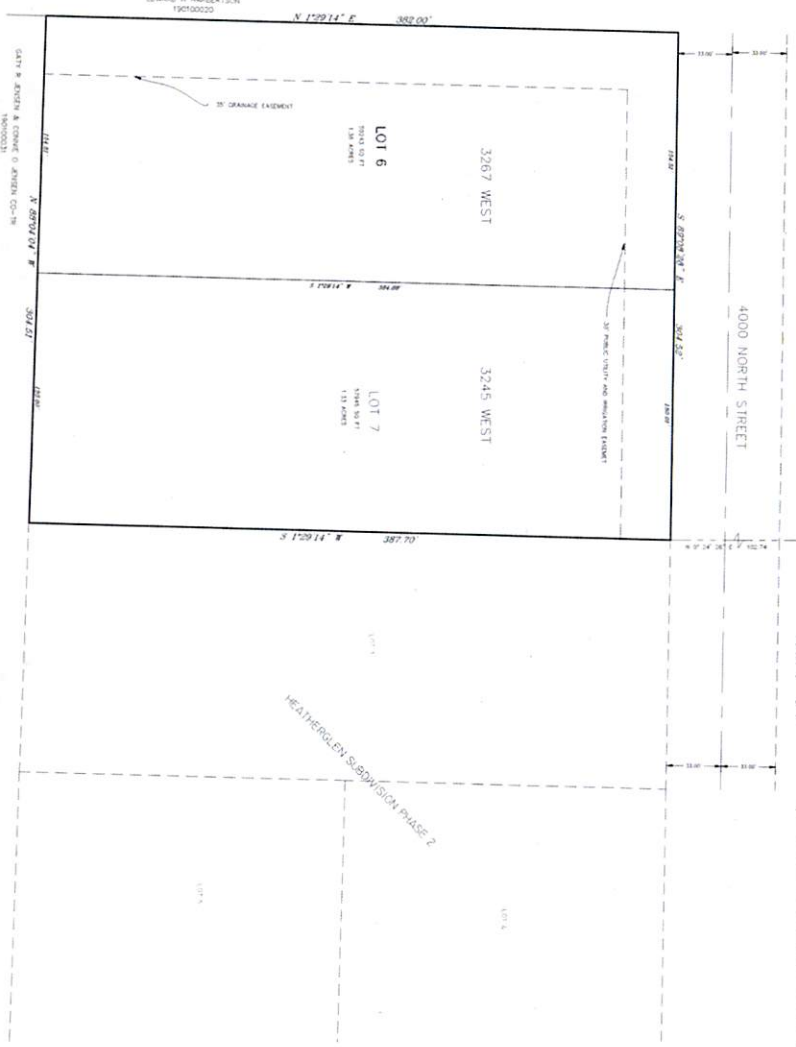
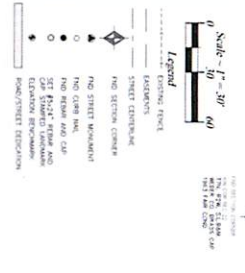
Exhibits

- A. Heatherglen Subdivision Phase 3 plat
- B. Current Recorders Plat
- C. Heatherglen Subdivision plat
- D. Heatherglen Subdivision Phase 2 plat

Area Map



HEATHERGLEN SUBDIVISION PHASE 3
 An Amendment to Heatherglen Subdivision and Heatherglen Subdivision Phase 2
 PART OF THE NW 1/4 OF SECTION 22 TOWNSHIP 7 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN
 UNINCORPORATED WEBER COUNTY, UTAH - MARCH 2018



1. Please include a North Arrow
2. Check for encroachments
3. Update the deed in the file
4. Please call the following at once
5. Approve all the proposed lots in the agricultural zones. Agricultural zones are those areas that are zoned for agricultural purposes and are designated as such in the zoning ordinance. The applicant shall provide a letter of approval from the zoning administrator for each lot.
6. Please call the following at once
7. Please call the following at once
8. Please call the following at once
9. Please call the following at once
10. Please call the following at once

WEBER COUNTY DEPARTMENT
 I, County Clerk, do hereby certify that the above described plat was filed for record in the office of the County Clerk on this 1st day of March, 2018, at 10:00 AM. The County Clerk's Office is located at 100 North Main Street, Ogden, Utah 84401.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 This plat was approved by the Planning Commission on this 1st day of March, 2018, at 10:00 AM. The Planning Commission is located at 100 North Main Street, Ogden, Utah 84401.

WEBER COUNTY ATTORNEY
 This plat was approved by the County Attorney on this 1st day of March, 2018, at 10:00 AM. The County Attorney is located at 100 North Main Street, Ogden, Utah 84401.

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HEATHERGLEN SUBDIVISION PHASE 2
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Professional Surveyors, Inc.
 100 North Main Street, Ogden, Utah 84401
 Phone: 435-771-0000

APPROVED
 By: _____ Date: _____

AMENDED FILE
 By: _____ Date: _____

FILED
 By: _____ Date: _____

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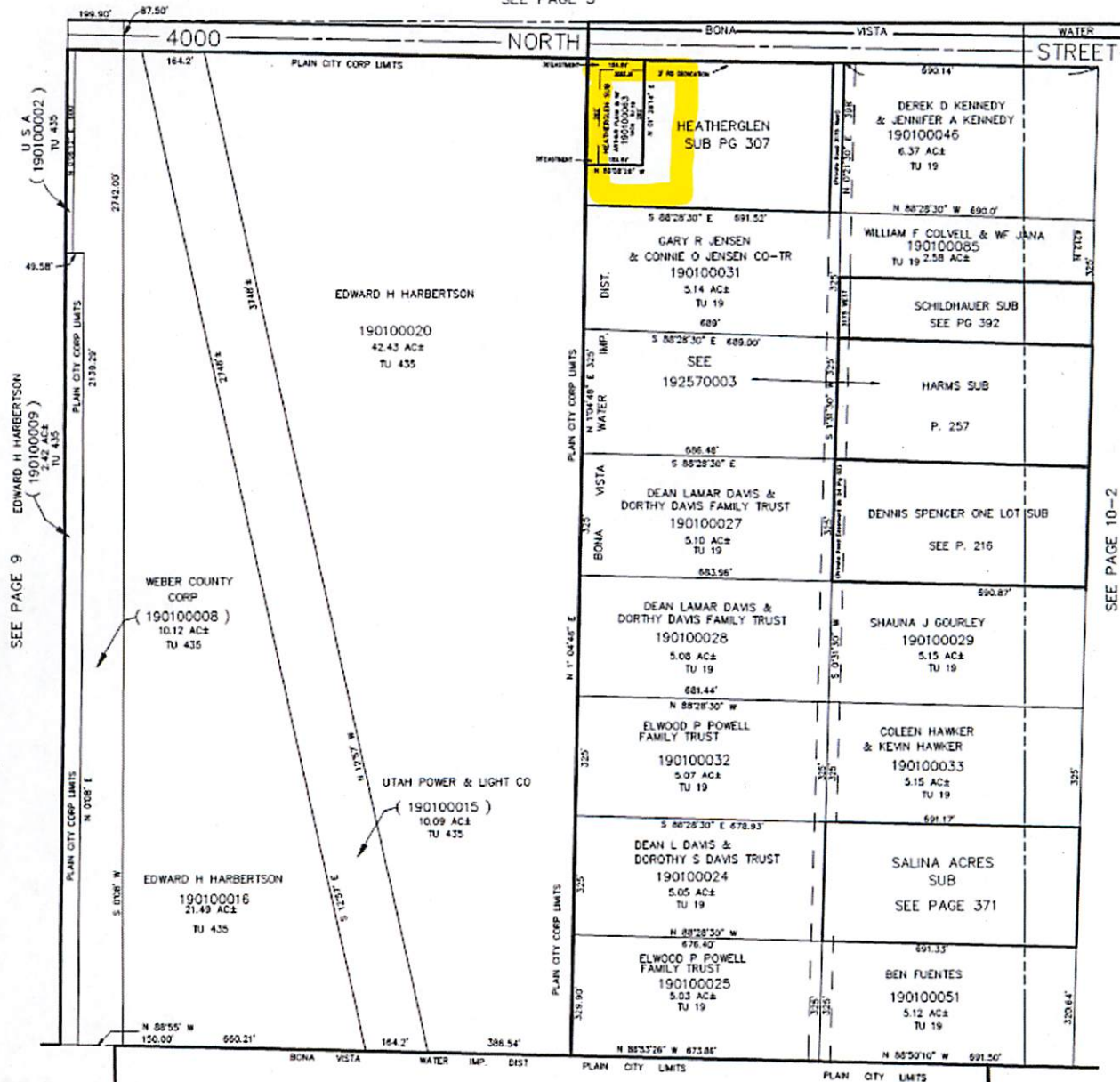
N.W. 1/4
SECTION 22, T.7N., R.2W., S.L.B. & M.

IN WEBER COUNTY, PLAIN CITY

TAXING UNIT: 19. 435

SCALE 1" = 200'

SEE PAGE 3



SEE PAGE 9 EDWARD H HARBERTSON (190100009) TU 435

WEBER COUNTY CORP (190100008) 10.12 AC± TU 435

EDWARD H HARBERTSON (190100016) 21.49 AC± TU 435

UTAH POWER & LIGHT CO (190100015) 10.09 AC± TU 435

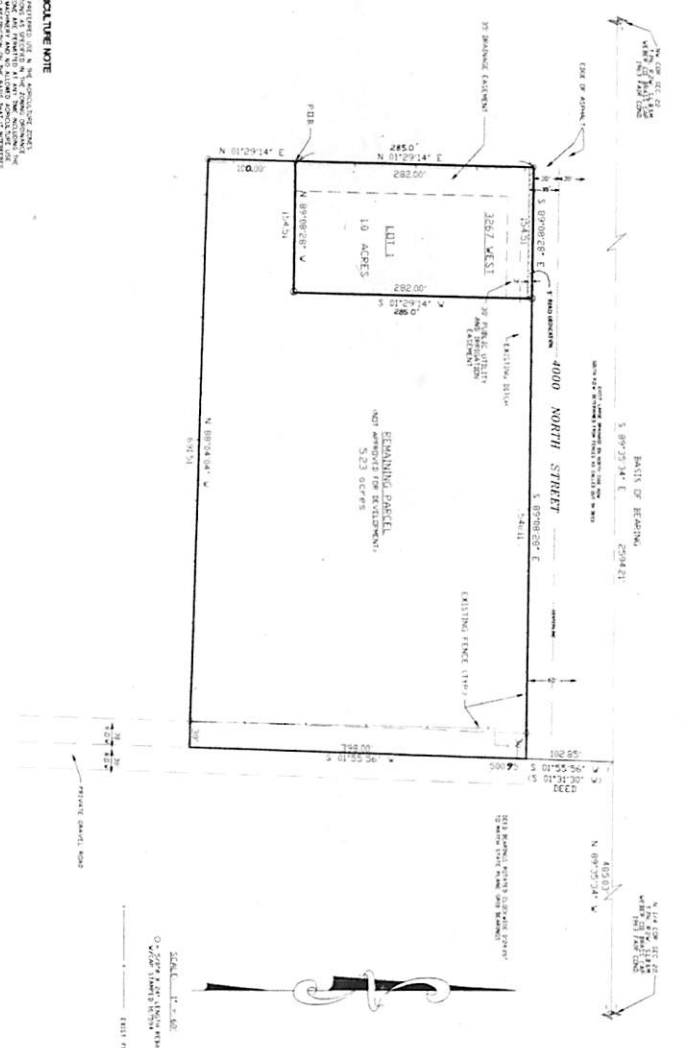
SEE PAGE 10-2

SEE PAGE 10

HEATHERGLEN SUBDIVISION

A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M.

JANUARY 1999



APPLICATIVE NOTE

APPLICATIVE NOTE: THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 24-1-1, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, R.S. 24-1-2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE FOREGOING PLAT, MAP, AND INSTRUMENT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 24-1-1, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, R.S. 24-1-2.

Dated this 11th day of February 1999.

Scott A. Anderson

WEBER COUNTY ATTORNEY

I HAVE REVIEWED THE PLAT, MAP, INSTRUMENT AND OTHER INSTRUMENTS REFERRED TO IN THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE CONSENTED TO THE SAME.

Dated this 11th day of February 1999.

Scott A. Anderson

WEBER COUNTY PLANNING COMMISSION APPROVAL

WE HEREBY APPROVE THE FOREGOING PLAT, MAP, AND INSTRUMENT AND THE SUBDIVISION THEREIN.

Dated this 11th day of February 1999.

Scott A. Anderson

WEBER COUNTY SHERIFF

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.

Dated this 11th day of February 1999.

Scott A. Anderson

WEBER COUNTY COMMISSION

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.

Dated this 11th day of February 1999.

Scott A. Anderson

SHERIFF'S CERTIFICATE

I, SHERIFF SCOTT A. ANDERSON, COUNTY OF SAN JUAN, STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.

Dated this 11th day of February 1999.

Scott A. Anderson

OWNER'S DECLARATION

WE, THE UNDERSIGNED, OWNERS OF THE DESCRIBED TRACT OF LAND DO HEREBY DECLARE AND WARRANT THAT WE ARE THE SOLE AND SEVERAL OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING PLAT, MAP, AND INSTRUMENT AND THAT WE HAVE NO INTERESTS IN THE LAND SURVEYED HEREON.

Dated this 11th day of February 1999.

Scott A. Anderson

ACCOMPLISHMENT

I HEREBY CERTIFY THAT THE FOREGOING PLAT, MAP, AND INSTRUMENT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 24-1-1, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, R.S. 24-1-2.

Dated this 11th day of February 1999.

Scott A. Anderson

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M. IS HEREBY SUBDIVIDED INTO SEVERAL LOTS. THE BOUNDARY DESCRIPTION OF THE LOTS IS AS FOLLOWS:

LOT 1: 10 ACRES. BOUNDARY DESCRIPTION: [Detailed description of Lot 1 boundary]

REMAINING PARCEL: 5.53 ACRES. BOUNDARY DESCRIPTION: [Detailed description of Remaining Parcel boundary]

WARNING

THE PURCHASER OF THIS GROUND SHALL BEWARE OF ALL EASEMENTS, RIGHTS, AND INTERESTS IN THE LAND SURVEYED HEREON. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LANDOWNER'S STATEMENT		WEBER COUNTY RECORDER	
NAME	DATE	FILED FOR RECORD	DATE
SCOTT A. ANDERSON	11/11/99	11/11/99	11/11/99
I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.		I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT, MAP, AND INSTRUMENT AND HAVE FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED HEREON.	
Dated this 11th day of February 1999.		Dated this 11th day of February 1999.	
<i>Scott A. Anderson</i>		<i>Scott A. Anderson</i>	

OL-EL

HEATHERGLEN SUBDIVISION PHASE 2

A PART OF THE N.W. 1/4 OF SECTION 22, T. 7 N., R. 2 W., S.L.B. and M.
MAY 12

SURVEYORS CERTIFICATE

I declare a natural, unobstructed, correct bearing and distance to be the true and correct bearing and distance of the property hereon shown in the plat in accordance with section 101-1-10 and 101-1-11, and I have caused the same to be surveyed and the same to be recorded in the public records of the county in which the same are situated. I have also caused the same to be surveyed and the same to be recorded in the public records of the county in which the same are situated. I have also caused the same to be surveyed and the same to be recorded in the public records of the county in which the same are situated.

PLS. # 10774
John E. Peterson
19794
SURVEYOR

OWNER DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND MORE SAID TRACT HEREINAFTER PARCELS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, OAH, ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A FUTURE RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER COLLECTION, DRAINAGE, AND SEWERAGE FACILITIES, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY, STORM WATER COLLECTION, DRAINAGE, AND SEWERAGE FACILITIES, OR FOR THE PERFORMING, PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH ALL BUILDINGS OR IMPROVEMENTS THEREON, WHICH SAID DEDICATION SHALL BE BINDING ON ALL SUCCESSORS IN INTEREST IN SAID TRACT OF LAND.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER
I, *John E. Peterson*, PERSONALLY APPEARS before me, the undersigned, a Notary Public in and for the County of Weber, State of Utah, on this 11th day of November, 2012, and he acknowledges to me that they signed the foregoing instrument voluntarily and for the purposes therein mentioned.

WEBER-MORGAN HEALTH DEPARTMENT

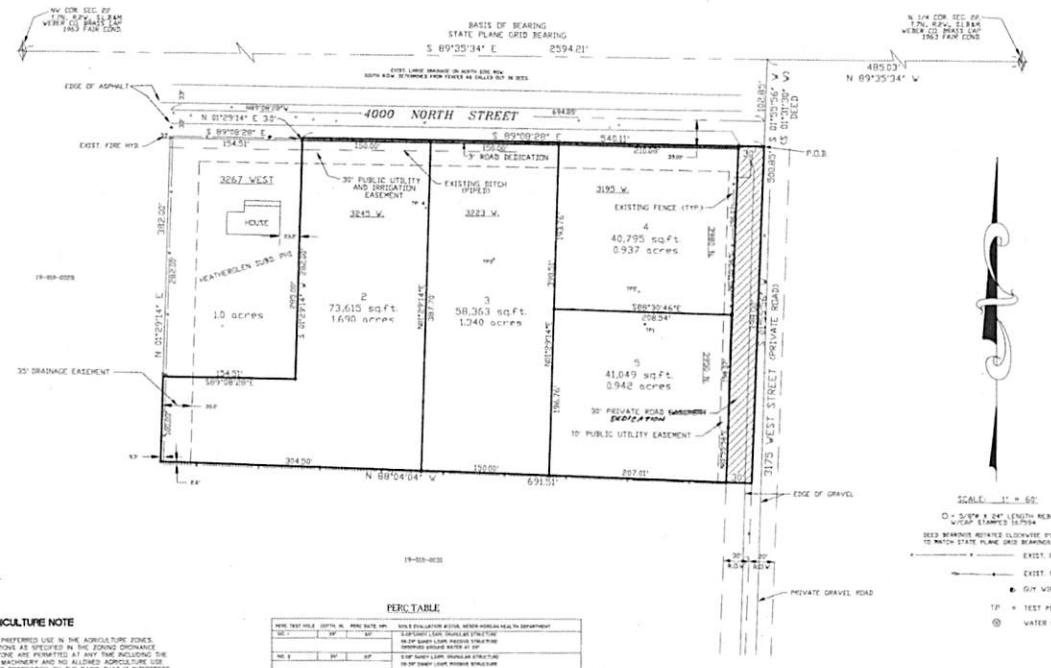
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE ADEQUATE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS 11th OF NOVEMBER, 2012.
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT FLAT BASIN AND MERIDIAN BEGINNING AT A POINT NORTH 89°29'44" WEST 489.03 FEET ALONG THE SECTION LINE AND SOUTH 1°00'00" WEST 489.03 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION OF AND RUNNING THENCE SOUTH 1°00'00" WEST 489.03 FEET; THENCE NORTH 89°29'44" WEST 489.03 FEET; THENCE NORTH 89°29'44" EAST 489.03 FEET TO THE SOUTHWEST CORNER OF HEATHERGLEN SUBDIVISION PHASE 1; THENCE THE FOLLOWING TWO (2) COURSES ALONG HEATHERGLEN SUBDIVISION PHASE 1, SOUTH AND EAST LINE (1) SOUTH 89°29'44" EAST 134.03 FEET; (2) NORTH 89°29'44" EAST 134.03 FEET TO THE SOUTH LINE OF 4000 NORTH STREET; THENCE SOUTH 89°29'44" EAST 340.03 FEET ALONG SOUTH LINE OF SAID STREET TO THE POINT OF BEGINNING.

NOTARIES

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 5 LOT SUBDIVISION. THE BEARINGS WERE ROTATED TO WEBER COUNTY STATE PLANE GRID BEARING SYSTEM.
THE SOUTH LINE OF 4000 NORTH AND THE WEST LINE OF 3025 WEST WERE DETERMINED USING AVERAGE 50% OF FENCES.



STATE OF UTAH
DEPARTMENT OF AGRICULTURE
COUNTY OF WEBER

AGRICULTURE NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND TO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

PERFECTABLE

NO. OF LOTS	NO. OF LOTS	NO. OF LOTS	NO. OF LOTS
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE ADEQUATE FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS 7th DAY OF December, 2012.
Debra A. Maxwell
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION COMPLIES WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL BURDEN IS SUFFICIENT FOR THE INSTALLATION OF THESE SERVICES.
SIGNED THIS 7th DAY OF November, 2012.
John D. Keith
COMMISSIONER

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THIS SUBDIVISION COMPLY WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL BURDEN IS SUFFICIENT FOR THE INSTALLATION OF THESE SERVICES.
SIGNED THIS 7th DAY OF November, 2012.
John D. Keith
ENGINEER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL, COMPUTATIONAL, SECTION, AND FOR NEIGHBORHOOD UTILITIES AND APPROVED THE SAME FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, STATE OF UTAH.
SIGNED THIS 11th DAY OF November, 2012.
John E. Peterson
SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES AND FINANCIAL BURDEN OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREBY ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF THE WEBER COUNTY, UTAH THIS 22nd DAY OF January, 2013.
Karl A. Jensen
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND I AM OF THE OPINION THAT THE SAME COMPLY WITH THE LAWS OF THE STATE OF UTAH AND ARE VALID AND ENFORCEABLE.
SIGNED THIS 15th DAY OF January, 2013.
Christie Hutchins

LANDMARK SURVEYING

A COMPLETE SURVEYING SERVICE
1000 S. 1000 W. SALT LAKE CITY, UT 84119
PHONE: 325-1111
FAX: 325-1111
WWW.LANDMARKSURVEYING.COM

WEBER COUNTY RECORDER

ENTRY # 246719
FILED FOR RECORDS & RECORDS
THIS 22nd DAY OF Jan, 2013
AT 4:48 PM, ROOM 73
PAGE 70
Ernest D. Rowley
RECORDER