



"W2531444"

EH 2531444 PG 1 OF 6  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
21-JUN-11 303 PM FEE \$1.00 DEP RNP  
REC FOR: WEBER COUNTY PLANNING

**EASEMENT AGREEMENT  
FOR A FUTURE ROADWAY WITHIN THE  
WADE PILCHER SUBDIVISION  
WITH  
WEBER COUNTY**

**Parties:** The parties to this Easement Agreement for a Future Roadway are:

- 1) Carol Lee Pilcher, Property Owner & Developer or successors and assigns, Exhibit C;
- 2) Wade Theodore Pilcher or successors and assigns, Exhibit D; and
- 3) Weber County

**Effective Date:** The Effective Date of this Agreement will be the date that it is recorded with the subdivision plat for the Wade Pilcher Subdivision.

**AGREEMENT**

**WHEREAS**, the following items form in whole the agreement between Carol Pilcher and Wade Pilcher or successors and assigns with Weber County in regards to the future addition of a county road on the proposed remainder parcel on the Wade Pilcher Subdivision plat (22-023-0056), whose ownership is to be retained by Carol Lee Pilcher.

**WHEREAS**, all Property Owners agree that there is no unreasonable hardship, including a financial hardship, in not extending Carol Street to the south boundary of Lot 2 (See exhibit A for a Legal Description of the Road Easement) in the Wade Pilcher Subdivision at this time.

**WHEREAS**, all Property Owners agree that the road will be constructed in the future, either when the remainder parcel shown on the Wade Pilcher Subdivision Plat is developed, or when the property to the West (exhibit E) seeks to develop and extends Nordic Meadows Drive to said remainder parcel.

**WHEREAS**, recorded with the agreement is an attachment with the agreed upon future Neighborhood Traffic Circulation Plan (exhibit B) showing the future connections of Nordic Meadows Drive and Carol Street. It is recognized that an engineered roadway design will be more detailed and will include the identified connections when development begins.

Now Therefore, it is agreed by the identified parties that the expectations and conditions of this Easement Agreement are hereby to be met as follows;

- 1. Carol Pilcher, Wade Pilcher, or successors and assigns will have up to two (2) years from the time the adjacent property to the West (exhibit E) receives final subdivision plat approval for

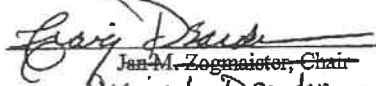
22-308-0201 + 0002  
22-023-0160, 0016

land development and extension of Nordic Meadows Drive, to begin construction of the road segment (See Wade Pilcher Subdivision Plat and exhibit A).

2. Carol Pilcher, Wade Pilcher, or successors and assigns agree that they will dedicate the property described in the right-of-way easement (exhibit A) and install the improvements required in connecting Carol Street to Nordic Meadows Drive.

Passed and Adopted this June 21, 2011 by the Board of County Commissioners of Weber County, Utah,

Commissioner Gibson Voting \_\_\_\_\_  
Commissioner Zogmaister Voting \_\_\_\_\_  
Commissioner Dearden Voting \_\_\_\_\_

  
~~Jan M. Zogmaister, Chair~~  
Craig L. Dearden,  
Vice Chair

ATTEST:

by Fatima Faneluis, Admin. Assistant  
Ricky D. Hatch, CPA Weber County Clerk

Carol Lee Pilcher  
Property Owner, Exhibit C

Carol Lee Pilcher

STATE OF UTAH )

:SS

COUNTY OF WEBER )

On the 21 day of June, 2011,

personally appeared before me  
Carol Lee Pilcher the signer(s) of the foregoing  
instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Angela Martin

Residing at:



Wade Pilcher  
Property Owner, Exhibit D

Wade Pilcher

STATE OF UTAH )

:SS

COUNTY OF WEBER )

On the 21 day of June, 2011,

personally appeared before me  
Wade Pilcher the signer(s) of the foregoing  
instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Angela Martin

Residing at:



Exhibit A  
ROAD EASEMENT  
LEGAL DESCRIPTION

*22-023-0160*

PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING SOUTH 0°31'28" WEST 1779.84 FEET ALONG THE QUARTER SECTION LINE, NORTH 88°37'46" WEST 330.76 FEET, SOUTH 4°48'00" EAST 162.95 FEET, SOUTH 11°41'57" WEST 47.96 FEET, SOUTH 46°15'52" WEST 9.83 FEET, SOUTH 0°31'28" WEST 651.82 FEET, SOUTH 0°21'20" WEST 235.54 FEET, SOUTH 18°37'22" WEST 28.12 FEET AND NORTH 88°21'02" WEST 348.14 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29, AND RUNNING THENCE NORTH 88°21'02" WEST 62.62 FEET, THENCE NORTH 18°16'36" EAST 255.51 FEET TO THE SOUTH LINE OF PINECREEK SUBDIVISION, THENCE ALONG THE SOUTH LINE OF SAID PINECREEK SUBDIVISION, THENCE SOUTH 18°16'36" WEST 232.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.3363 ACRES

Exhibit C

22-308-0001

ALL OF LOT 1, WADE PILCHER SUBDIVISION, WEBER COUNTY, UTAH. Along with the remaining parcel described as such on the Wade Pilcher Subdivision dedication plat.

Exhibit D

22-308-0002

ALL OF LOT 2, WADE PILCHER SUBDIVISION, WEBER COUNTY, UTAH.

Exhibit E

22-023-0016

PART OF THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN AN OLD BOUNDARY LINE FENCE, BEING 3590.34 FEET SOUTH 0D08'58" WEST ALONG THE SECTION LINE AND 969.74 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29, RUNNING THENCE ALONG EXISTING FENCES THE FOLLOWING SIX (6) COURSES, NORTH 88D32'52" WEST 191.78 FEET, NORTH 87D14'30" WEST 94.21 FEET, SOUTH 86D54'45" WEST 46.21 FEET TO A FENCE CORNER, SOUTH 1D25'48" WEST 366.44 FEET, SOUTH 1D14'45" WEST 233.05 FEET, AND SOUTH 3D36'34" WEST 63.31 FEET TO THE NORTHLINE OF NORDIC VALLEY ROAD, THENCE SOUTH 89D07'06" WEST 22.22 FEET AND NORTH 89D19'51" WEST 340.96 FEET ALONG SAID NORTH LINE OF NORDIC VALLEY ROAD, THENCE NORTH 0D17'37" WEST 679.80 FEET TO AN EXISTING FENCE, THENCE NORTH 53D47'05" EAST 507.16 FEET, THENCE NORTH 0D28'34" EAST 951.75 FEET, THENCE SOUTH 43D33'43" EAST 209.14 FEET, THENCE SOUTH 67D41'08" EAST 489.93 FEET, THENCE SOUTH 16D42' EAST 1013.27 FEET (SOUTH 17D30'08" WEST 987.37 FEET CALCULATED TO CLOSE) TO THE POINT OF BEGINNING. CONTAINS 18.945 ACRES. SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE RIGHT OF WAY BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTH LINE OF 3300 NORTH STREET, BEING 1778.76 FEET SOUTH 0D08'58" WEST ALONG THE SECTION LINE 1331.27 FEET WEST TO SAID SOUTH LINE OF 3300 NORTH STREET AND 234.93 FEET SOUTH 88D54'12" EAST ALONG SAID SOUTH LINE FROM THE NORTHEAST CORNER OF SAID SECTION 29, RUNNING THENCE SOUTH 27D28'11" WEST 79.60 FEET, THENCE SOUTH 12D52'25" WEST 690.25 FEET.

Sketch of City Street System Exhibit B

February 28, 2011

