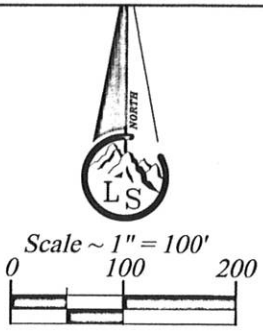


PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2018



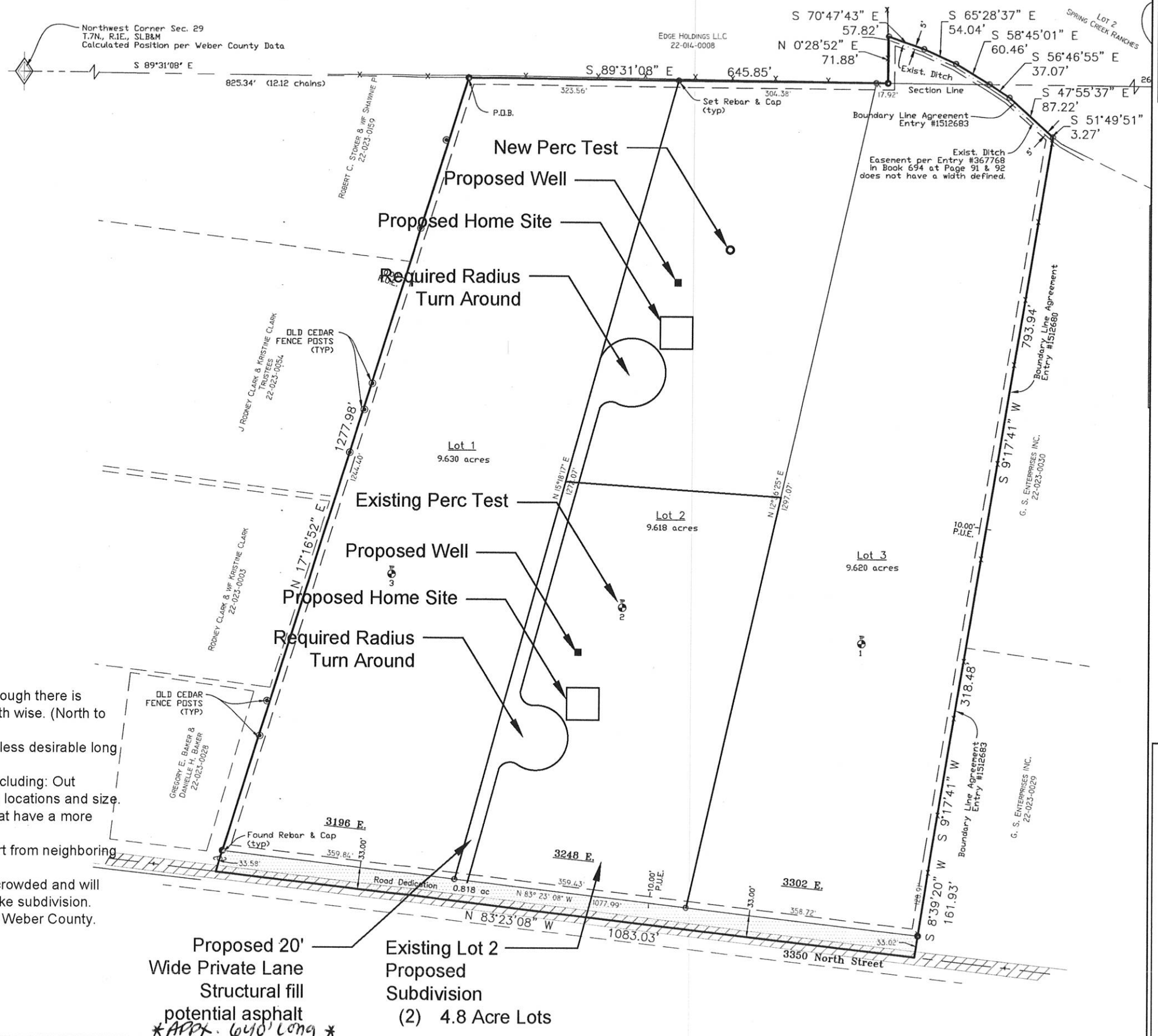
- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ▨ ROAD/STREET DEDICATION

- NOTE:**
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
 2. Each lot may be subject to the Easement as contained in the Entry #367768 in Book 694 at Page 91 & 92 of Official Records. This recorded easement does not contain a width for the easement and cannot be shown on this plat.
 3. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

Alternate Access Narrative: is requested although there is sufficient frontage to divide the property length wise. (North to south)

*Dividing property in a more block shape vs. less desirable long lineal shape.

- Gives a more diverse use for the property including: Out buildings, farming/ crops, circulation, building locations and size.
- Value is significantly higher for properties that have a more open layout and less restrictive setbacks.
- Well and Septic locations will be further apart from neighboring properties with a block like subdivision.
- View corridor down 3350 North will be less crowded and will appear more rural by subdividing in a block like subdivision.
- Block like subdivision will meet the needs of Weber County.



Proposed 20' Wide Private Lane Structural fill potential asphalt
APPR. 640' Long

Existing Lot 2 Proposed Subdivision (2) 4.8 Acre Lots

L1.0

Concept Plan

PROPERTY OF VALLEY DESIGN BUILD. ANY USE OF THIS PROPERTY WITHOUT WRITTEN CONSENT FOR BIDDING OR INSTALLATION PURPOSES, OUTSIDE OF VDB, IS PROHIBITED.

VALLEY DESIGN BUILD
EDEN, UTAH 801-510-7142