



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final plat approval Shannon Bee Estates 1st Amendment comprising of a lot line adjustment between two existing subdivided lots of record.

Type of Decision: Administrative

Agenda Date: Wednesday, September 29, 2021

Applicant: Don White & Tony Rocco (Owners)

File Number: UVS072221

Property Information

Approximate Address: 3799 Nordic Valley Dr., Eden, Utah 84310

Project Area: 2.453 Acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Residential/Vacant

Proposed Land Use: Residential

Parcel ID: 22-088-0012, 22-088-0011

Township, Range, Section: T7N, R1E, SE Quarter of Section 29

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Scott Perkes
 sperkes@co.weber.ut.us
 801-399-8772

Report Reviewer: RG

Applicable Ordinances

- Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Title 106 (Subdivisions)
- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Section 12 (Noncomplying Structures, Nonconforming Uses, And Nonconforming Lots)

Background and Summary

The owners of the two lots associated with this application (see **Exhibit A**) wish to perform a boundary line adjustment to reconfigure their shared side property line in a way that would leave both lots with unadjusted areas but improved street frontages with Nordic Valley Drive.

Both lots (#7 & 8) were considered to be legally non-conforming “Lots of Record” as they were created by the 1983 Shannon Bee Estates Subdivision (see **Exhibit B**), but do not meet the current FV-3 zoning minimum area of 3 acres. Per LUC Sec.

The owners previously exchanged quit claim deeds to effectuate the desired lot line adjustment. However this action unintentionally created two illegal lots because such a change is required to go through the subdivision amendment process (rather than quit claim deeds) in order to preserve the legal nonconforming status of the lots. This requirement is found in LUC Sec. 108-12-11(b) which reads as follows:

(b) Any lot legally platted within the bounds of a subdivision that was created pursuant to the standards of the zoning code and subdivision code in effect at the time of its creation, but no longer complies due to subsequent changes to these codes, may be amended pursuant to the minimum standards in effect at the time of its creation. The amendment shall not create any new lots. An amended plat shall be required.

Analysis

General Plan: This lot line adjustment between two lots of record is in harmony with the Ogden Valley General Plan by implementing creative designs that preserve natural, agricultural and open spaces within the valley.

Lot Line Adjustment:

County's definition of a "Lot Line Adjustment" is as follows:

"The term "lot line adjustment" means the relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record. An amended plat is required to do a lot line adjustment."

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

While both of these lots are nonconforming to the current FV-3 site development standards, LUC Sec. 12-11(b), as provided in the section above, allows for amendments to be made pursuant to the minimum standards in effect at the time of its creation as long as the amendment does not create any new lots. The zoning that was applicable to this area when originally created in 1983 was Forest Residential (FR-1). FR-1 zoning required a minimum lot width of 150 feet and a minimum area of 1 acre. The amended lots, as proposed, exceed both these minimum standards.

Small Subdivision: The Weber County Land Use Code (§101-1-7) defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of two existing lots and no new streets are being created or realigned. Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Culinary Water, Secondary Water, and Sewer Services: Eden Water Works and Eden Irrigation Co. have provided connections and service to the two exiting lots. This service will continue following the plat amendment. Waste water is served by on-site waste water treatment systems.

Review Agencies: With exception to the Weber-Morgan Health Department, the proposed subdivision has been reviewed by all County Reviewing agencies. Various agencies have remaining review comments that will need to be addressed prior to recording of the final plat mylar.

Staff recommends that a formal review of the proposed subdivision will need to be conducted by the Weber-Morgan Health Department to verify that the proposed lot line adjustment does not result in the encroachment of existing septic system components on adjacent property.

Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Staff Recommendations

Staff recommends final plat approval of the Shannon Bee Estates Subdivision 1st Amendment consisting of two lots. This recommendation is subject to all applicable review agency requirements and is based on the following condition:

1. A formal review of the proposed subdivision will need to be conducted by the Weber-Morgan Health Department to verify that the proposed lot line adjustment does not result in the encroachment of existing septic system components on adjacent property.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County ordinances.

Administrative Approval

Administrative final approval of Shannon Bee Estates 1st Amendment, 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. Shannon Bee Estates Subdivision 1st Amendment Plat
- B. Original Shannon Bee Estates Subdivision Plat (1983)

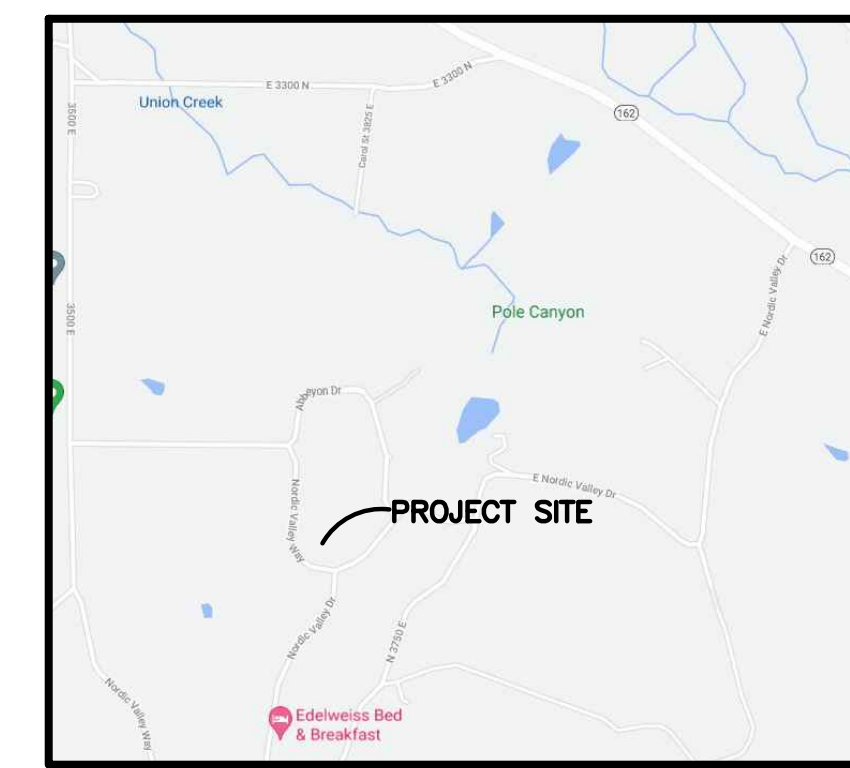
Area Map



SHANNON BEE ESTATES 1ST AMENDMENT

AMENDING LOTS 7 AND 8 OF SHANNON BEE ESTATES
PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2021

Exhibit A



VICINITY MAP
NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	340.96'	50.46'	50.42'	25.28'	S71°16'41"W	8°28'47"
C2	292.00'	282.59'	271.69'	153.46'	N76°45'36"W	55°26'56"
C3	143.89'	127.53'	123.39'	68.29'	N23°38'57"W	50°46'49"
C4	292.00'	243.88'	236.86'	129.56'	N80°33'26"W	47°51'16"
C5	292.00'	38.70'	38.68'	19.38'	N52°49'58"W	7°35'40"
C6	50.00'	32.65'	32.08'	16.93'	N44°33'39"E	37°25'07"
C7	176.89'	156.77'	151.69'	83.95'	S23°38'56"E	50°46'49"
C8	325.00'	314.52'	302.39'	170.80'	S76°45'36"E	55°26'56"
C9	373.96'	139.20'	138.40'	70.41'	N64°51'15"E	21°19'38"
C10	209.88'	186.02'	179.99'	99.62'	N23°38'55"W	50°46'49"
C11	358.00'	346.46'	333.09'	188.15'	N76°45'35"W	55°26'56"
C12	406.96'	150.91'	150.04'	76.33'	N64°53'42"E	21°14'45"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS: N89°15'05"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 7 AND 8 OF SHANNON BEE ESTATES AS SHOWN. THE BOUNDARY WAS DETERMINED USING A BEST FIT SOLUTION OF LOCAL FOUND PROPERTY MARKERS AS WELL AS EXISTING IMPROVEMENTS. THE BEARINGS FOR THE SUBDIVISION WERE LEFT AS REPRESENTED ON THE RECORDED PLAT OF SHANNON BEE ESTATES AND THE SECTION CORNERS WERE MEASURED FROM THAT BEARING BASE. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

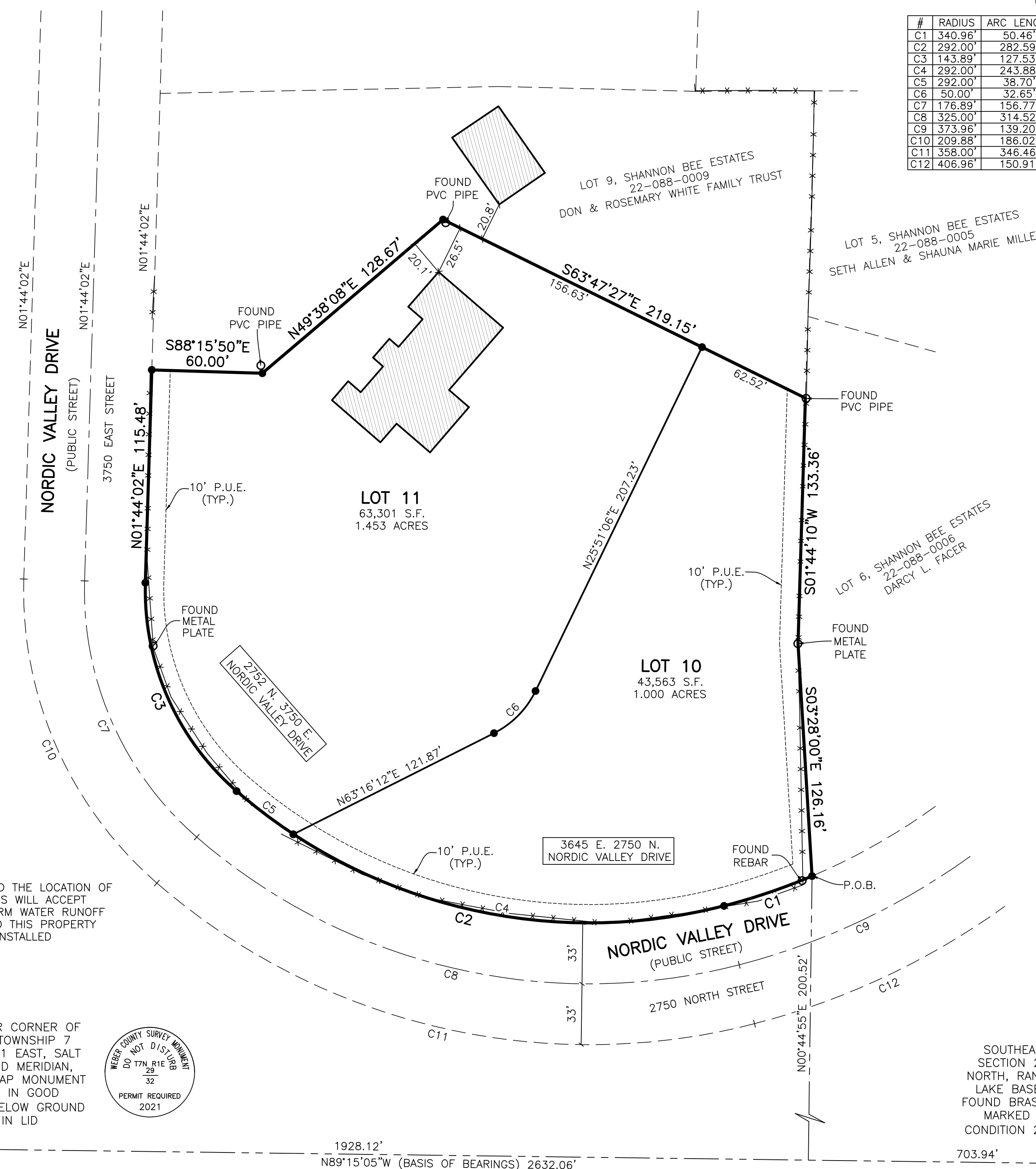
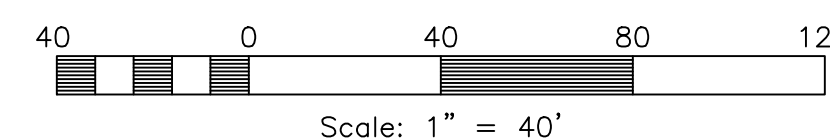
ALL OF LOTS 7 AND 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY DRIVE, SAID POINT BEING N89°15'05"W 703.94 FEET AND N00°44'55"E 200.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 340.96 FEET, AN ARC LENGTH OF 50.46 FEET, A DELTA ANGLE OF 08°28'47", A CHORD BEARING OF S71°16'41"W, AND A CHORD LENGTH OF 50.42 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.00 FEET, AN ARC LENGTH OF 282.59 FEET, A DELTA ANGLE OF 55°26'56", A CHORD BEARING OF N76°45'36"W, AND A CHORD LENGTH OF 271.69 FEET; (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 143.89 FEET, AN ARC LENGTH OF 127.53 FEET, A DELTA ANGLE OF 50°46'49", A CHORD BEARING OF N23°38'57"W, AND A CHORD LENGTH OF 123.39 FEET; AND (4) N01°44'02"E 115.48 FEET TO THE SOUTHERLY LINE OF LOT 9 OF SHANNON BEE ESTATES; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S88°15'50"E 60.00 FEET; (2) N49°38'08"E 128.67 FEET; AND (3) S63°47'27"E 219.15 FEET TO THE WESTERLY LINE OF LOT 6 OF SHANNON BEE ESTATES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S01°44'10"W 133.36 FEET; AND (2) S03°28'00"E 126.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 106,864 SQUARE FEET OR 2.453 ACRES MORE OR LESS.

LEGEND

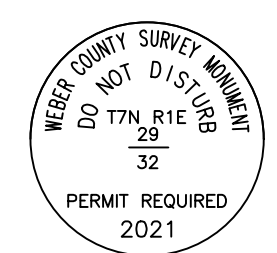
- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = ROAD CENTERLINE
- = EXISTING STRUCTURE



NOTE

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

SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP MONUMENT DATED 2021 IN GOOD CONDITION 6" BELOW GROUND IN RING IN LID



SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP MONUMENT MARKED 1987 IN GOOD CONDITION 2" ABOVE GROUND

DEVELOPER:
Don White
1200 Thrushwood Drive
Logan, UT 84321

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY # _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

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 APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SHANNON BEE ESTATES 1ST AMENDMENT** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SHANNON BEE ESTATES 1ST AMENDMENT**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

DON & ROSEMARY WHITE FAMILY TRUST
BY: DON WHITE, TRUSTEE

TONY ROCCO HEPP

ANGELA HEPP

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

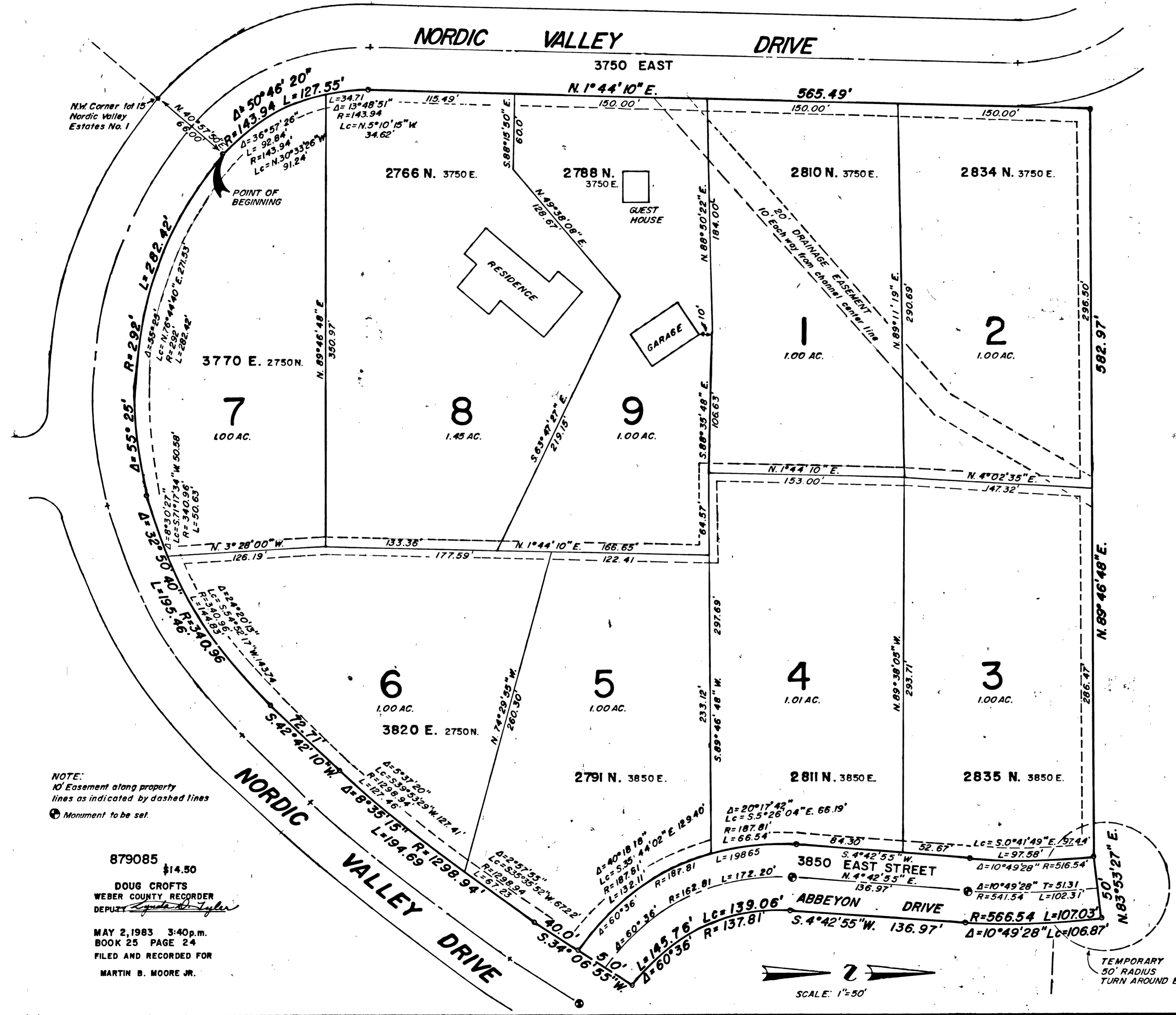
COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-2-2021
Name: SHANNON BEE ESTATES 1ST AMENDMENT
Number: 7465-01
Revision: 9-7-21 E.R.
Scale: 1"=40'
Checked: _____

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

SHANNON BEE ESTATES

PART OF S.E. 1/4 SECTION 29 T-7-N, R-1-E, S.L.B.&M.



PROPERTY DESCRIPTION

Being a part of the S.E. 1/4 of Section 29, T-7-N, R-1-E, S.L.B.&M. U.S. Survey. Beginning at a point which is N. 40° 57' 50" E., 66.0 feet from the N.W. corner of lot no. 15, Nordic Valley Estates no. 1, Weber County, Utah: Running Thence Northwestly along the arc of a curve to the right 127.55 feet (R=143.94 feet, Ch bears N. 23° 39' W. 123.42 feet) Thence N. 14° 41' 10" E., 565.49' Thence N. 89° 46' 48" E., 582.97 feet N. 83° 53' 27" E., 50.0 feet Thence in a Southeastly direction along the arc of a curve to the right, 107.03 feet (R=566.54 feet, Ch bears S. 0° 41' 49" E., 106.87 feet) Thence S. 4° 42' 55" W., 136.97 feet Thence Southeastly along the arc of a curve to the left, 145.76 feet (R=137.81, Lc bears S. 25° 35' 05" E., 139.06 feet.) Thence S. 34° 06' 55" W., 90 feet; Thence in a Southwesterly direction along the arc of a curve to the right, 194.69 feet (R=1298.94 feet Lc bears S. 38° 24' 32" W., 194.50 feet.) Thence S. 42° 42' 10" W., 72.71 feet; Thence Southwesterly along the arc of a curve to the right, 195.46 feet (R=340.96, Lc bears S. 59° 07' 30" W., 192.79 feet.) Thence Northwestly along the arc of a curve to the right, 282.42 feet (R=292.00, Lc bears N. 76° 44' 40" W., 271.53 feet) to the point of beginning.
Contains 9.93 Acres

SURVEYORS CERTIFICATE

I, Martin B. Moore Jr. Licensed Land Surveyor No. 3964, do hereby certify that this plat of Shannon Bee Estates, Weber County, Utah, correctly represents the above described property, based upon records of Weber County, Utah, and actual ground survey.
Signed this 11 day of February 1983.

1983
Lic. No. 3964 Signature Martin B. Moore Jr.

OWNERS DEDICATION

I, the undersigned owner of the hereon described tract of land set apart and subdivide the same into lots as shown on this plat, and name the subdivision Shannon Bee Estates, and hereby dedicate, grant, and convey to Weber County Utah those certain strips as easements for public utility and drainage purposes as shown hereon.
Signed this 12 day of April 1983.

Betty Jean Hensley
Betty J. Hensley

ACKNOWLEDGEMENT

On the 12 day of April 1983 personally appeared before me, the undersigned Notary Public, Betty Hensley, who duly acknowledged to me that she signed the above for purposes and considerations therein expressed.
April 3, 1986
Commission expires

Graham F. Shiver
Notary Public

I, the undersigned owner of that portion of the above described property designated as ABBEYON DRIVE, a 50 foot street thoroughfare, do hereby dedicate the same to Weber County, Utah for a public thoroughfare forever.
Signed this 28 day of April 1983.

William G. Ganswich (AS TRUSTEES) Cleo M. Ganswich
Cleo M. Ganswich

On the 28 day of April 1983 personally appeared before me, the undersigned Notary Public, William G. Ganswich and Cleo M. Ganswich who acknowledged to me that they signed the above for the purposes and considerations therein expressed.
April 3, 1986
Commission expires

Graham F. Shiver
Notary Public

WEBER COUNTY ENGINEER APPROVAL

Approved by the Weber County Engineers office this 11 day of April 1983, for compliance with county regulations.

Robert A. Hunter
County Engineer

WEBER COUNTY PLANNING COMMISSION

Approved by the Weber County Planning Commission this 8th day of March 1983.

Robert A. Hunter
Chairman

WEBER COUNTY COMMISSION

Approved by the Weber County Commission this 11th day of April 1983.

Robert A. Hunter
Chairman

WEBER COUNTY RECORDER

State of Utah ss
County of Weber This is to certify that this plat was filed for record in the county recorders office on the ___ day of ___, 1983.

File Number _____ County Recorder _____

NOTE:
10' Easement along property lines as indicated by dashed lines
Monument to be set.

879085 \$14.50
DOUG CROFTS
WEBER COUNTY RECORDER
DEPUTY Lynda M. Tyler
MAY 2, 1983 3:40 p.m.
BOOK 25 PAGE 24
FILED AND RECORDED FOR
MARTIN B. MOORE JR.

