



W3182033

EH 3182033 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
08-SEP-21 10:51 AM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

**BUILDING ON A PRIVATE RIGHT OF WAY/ACCESS EASEMENT
EQUITABLE SERVITUDE AND COVENANT
(TO RUN WITH THE LAND)**

This Covenant is entered into this 8th day of Sept, 2021 between Ritter Ranch Company, LC, hereafter referred to as Grantor, and Weber County, Grantee, hereafter referred to as County.

WHEREAS, Grantor has applied for approval from the County for access by a private right of way/access easement, which is allowed in the Uniform Land Use Code of Weber County, Utah (LUC) if an applicant meets the specific criteria and conditions set forth in LUC §108-7-29 and §108-7-31 for lots that do not have frontage on a public street but have access by a private right-of-way/access easement; and

WHEREAS, based on substantial evidence, it has been shown that it is unfeasible or impractical to extend a public street to serve Grantor's lot, the County finds that circumstances support the approval of a private right-of-way/access easement as access to the lot; and

WHEREAS, access to the lot is only feasible or practical at this time by means of a private right-of-way at least 20 ft. wide;

NOW THEREFORE, as a condition of approval for access by a private right of way/access easement as outlined in LUC§ 108-7-31(2)(b), the Grantor(s) hereby executes this equitable servitude and perpetual covenant, which the parties intend to run with the land and be binding on Grantor and its assigns and other successors in interest. Grantor covenants to pay a proportionate amount of the costs associated with developing a public street if, at any time in the future, the County deems it necessary to replace the private right-of-way/access easement with a public street that would serve as access to additional lots. The cost allocation will only apply to the private right of way/access easement identified as an area 20 feet in width and 707.78 feet in length as shown on the recorded subdivision plat providing access to the subject property.

Legal description of Grantor's subject property and Right of Way location is as follows:

All of Lot 1 of the Ritter Ranch Subdivision, Weber County, Utah.

See attached plat map (Exhibit A)

By [Signature]
GRANTOR

9/8/21
Date

On the 8 day of September, 2021, appeared before me Marta Borchert Grantor, and acknowledged that it had executed the above Covenant.

[Signature]
NOTARY PUBLIC

Residing at Weber County, Utah



Exhibit A: Ritter Ranch Subdivision Plat

Ritter Ranch Subdivision

PART OF THE NE 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: July



Scale ~ 1" = 150' 300'

Legend

- BOUNDARY
- STREET CENTERLINE
- PAR SECTION CORNER
- ▲ PAR SECTION CORNER
- ▲ PAR STREET CORNER
- ▲ PAR CORNER
- PAR CORNER AND CAP
- SETBACK
- ELEVATION MEASUREMENT
- SIGHT OF WAY MEASUREMENT
- RECORD DATA
- RECORD DATA
- RECORD DATA

AutoCAD SHX Text EASEMENTS (as labeled or granted)

LINE	AREA	AMOUNT	PERCENT	CLASS	HOWEVER & OTHERWISE
1	9070.00'	78.000'	28.00'	4.3 88'	N 45°00'00" W 39.60'
2	9070.00'	28.000'	28.00'	4.3 88'	S 45°00'00" W 38.60'

N 1/4 of Sec. 11, T16N, R11E, S11R, Salt Lake Co. UT, 3rd quarter corner. RTK GPS observed coordinates N=1562451.091 E=1586240.214 U.S. FT.

N 1/4 of Sec. 11, T16N, R11E, S11R, Salt Lake Co. UT, 3rd quarter corner. RTK GPS observed coordinates N=1562451.091 E=1586240.214 U.S. FT.

Corner of Section 11, T16N, R11E, S11R, Salt Lake Co. UT, 3rd quarter corner. RTK GPS observed coordinates N=1562451.091 E=1586240.214 U.S. FT.

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