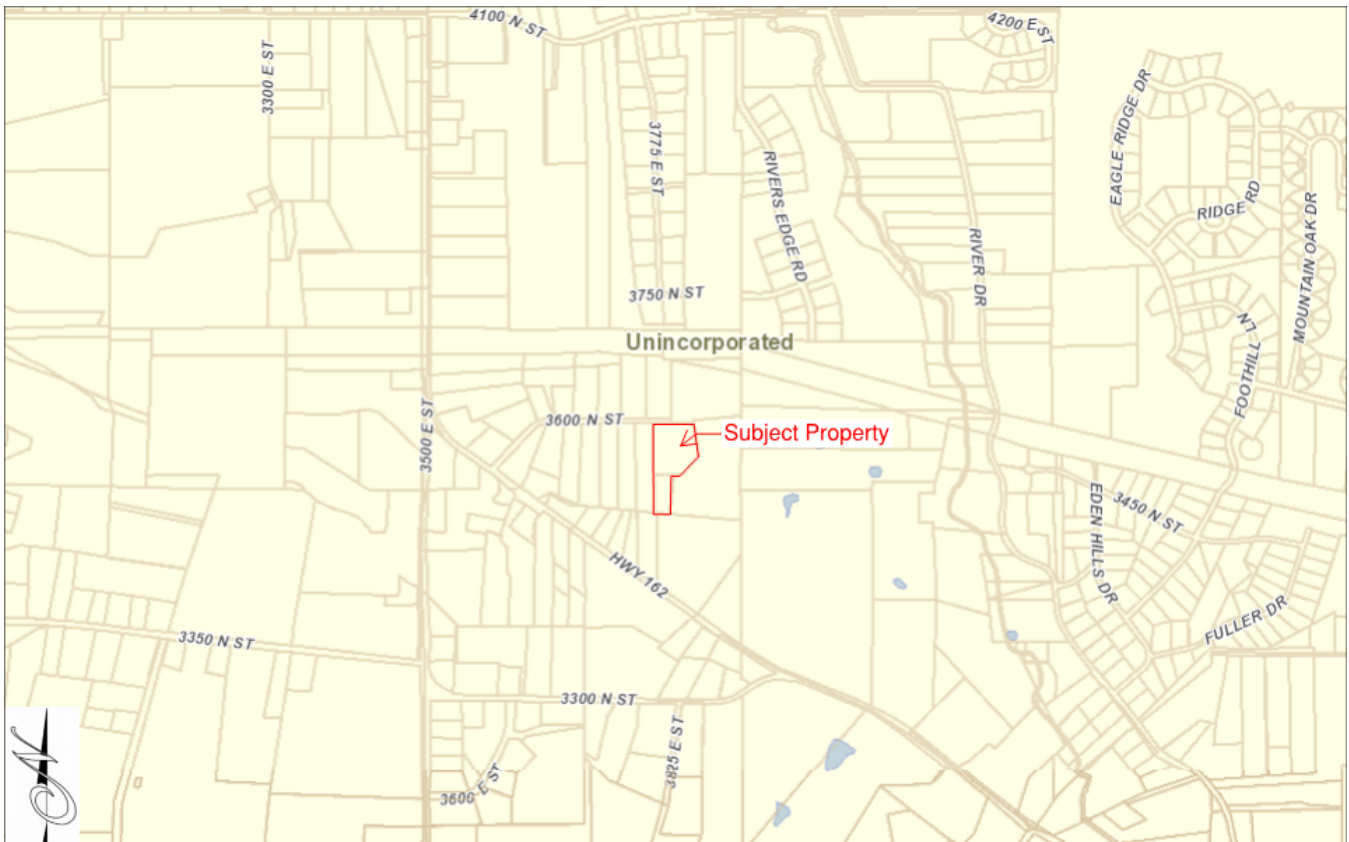


Map 1



Map 2



Ordinance _____

An ordinance of Weber County vacating a portion of Liberty Meadows Subdivision

Whereas, the owners of Lot 13 in the Liberty Meadows Subdivision have requested the proposed vacation; and

Whereas, the vacation of Lot 13 will allow a portion of the original lot to remain outside of the subsequent small subdivision boundaries as vacant agricultural property; and

Whereas, the subsequent small subdivision plat will correct the location of the drainage easement and grant rights for ingress and egress to Weber County for maintenance of the drainage easement; and

Whereas, the vacation of Lot 13 in the Liberty Meadows Subdivision will not vacate any public streets, rights-of-way, or easements; and

Whereas, the vacation of Lot 13 in the Liberty Meadows Subdivision will not adversely affect the public health, safety, or welfare; and

Whereas, the Weber County Commission, after appropriate notice, considered the vacation of Lot 13 in the Liberty Meadows Subdivision on _____, 2015;

Now Therefore, the Weber County Board of Commissioners ordains and vacates the following:

All of Lot 13, Liberty Meadows Subdivision as shown on the official dedication plat recorded as entry number 582556 in book 17 page 68 on November 16, 1972 in the Office of the Weber County Recorder.

Adopted and ordered published this ____ day of _____, 2015 by the Weber County Board of Commissioners,

Commissioner Bell	Voting _____
Commissioner Gibson	Voting _____
Commissioner Ebert	Voting _____

Kerry W. Gibson, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk/Auditor

Summary of Ordinance _____

An ordinance of Weber County vacating a portion of Liberty Meadows Subdivision more correctly known as all of Lot 13, Liberty Meadows Subdivision. Adopted and ordered published this _____ day of _____, 2015, by the Weber County Board of Commissioners with Commissioners Bell, Gibson, and Ebert voting aye. Copies of the complete ordinance may be reviewed in the Weber County Clerk/Auditor's office 2380 Washington Blvd, Suite 320, Ogden, Utah.

Exhibit B-Planning Commission Draft Minutes

Minutes of the Ogden Valley Planning Commission Regular meeting May 05, 2015 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Laura Warburton, Chair; Ann Miller; John Howell, Greg Graves, Kevin Parson, Greg Graves, Pen Hollist

Absent/Excused: Will Haymond

Staff Present: Sean Wilkinson, Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen, Planner 1; Brett Peterson, Legal Counsel; Kary Serrano, Secretary

Guests: Kirk Langford, Steve Clarke, Kim Wheatley, Lee Schussman

Pledge of Allegiance

Roll Call:

1. Petitions, Applications and Public Hearings

1.1. Legislative Item:

a. New Business

- 1. SUBVAC 2014-03:** Consideration and action on a request to vacate Lot 13 of the Liberty Meadows Subdivision as part of a plat amendment to correct the location of a drainage easement and to reconfigure the Lot lines that have been established through previously recorded boundary line adjustment located at 3500 E 3700 N, Eden UT (Cecil Satterthwaite, Authorized Agent)

Ronda Kippen said the applicant is requesting to vacate Lot 13 of the Liberty Meadows Subdivision as part of a plat amendment to correct the location of a drainage easement and to reconfigure the Lot lines that have been established through previously recorded boundary line adjustment. The Liberty Meadows Subdivision was recorded in 1972, with a drainage easement that goes right down the center of Lot 13. In 1976 it was brought to the county's attention that this easement was in the wrong location and needed to be corrected. The County Surveyor and Engineer actually went out and verified that the easement was not where the actual drainage is and that it needed to be corrected. Because of the erroneous recorded easement the additional property deeded to Mr. Satterthwaite and the area of Lot 13 that will not be part of the new subdivision, an ordinance to vacate Lot 13 is necessary according to State Statue 17-27a-609 states, "that a legislative body may vacate a subdivision or a portion of a subdivision by recording in the County Recorder's Office, an ordinance describing the subdivision or the portion being vacated." It further states, "the land use authority may approve a vacation if the land use authority finds that there is good cause for the vacation or amendment and no public street, right-of-way, or easement has been vacated or amended."

Ronda Kippen said they are reconfiguring the lot and will be re-identified per the County Surveyor as Lot 24. The subdivision amendment will be taken care of administratively in a public meeting in the Planning Division office. The vacating ordinance will be recorded with the new subdivision plat, so they don't create any type of nonconformity for Mr. Satterthwaite. The reason this came forward, is because Mr. Satterthwaite wanted to build a barn, and his site plan identified the barn location in the easement overlapping the original lot line. Staff is unable to approve the site plan until a new plat is recorded correcting the errors. Included in the findings for good cause for the amendment, as part of staff's recommendation that the vacation will allow for a new subdivision plat to move forward, correcting the location of the drainage easement, and granting right for ingress and egress for maintenance to Weber County. The proposal shows good cause for the vacation which will correct the errors found in the previously recorded plat. The applicant has worked with the County Engineer and the applicant's engineer to identify the high water mark because this drainage is not on the adopted stream corridor map. Once the new subdivision is recorded, access will be granted to Weber County in case they need to get in there to clean the easement out and maintain it.

Chair Warburton said as a point of clarification, staff did sent out notices, and how many people in the subdivision contacted staff that were affected, and did staff resolve their issues. Mrs. Kippen replied yes and there were two calls and the main concern was that the property to the east was going to be further subdivided

because they love their quiet neighborhood. The one gentleman that resides across the street is also impacted with the same issues of the drainage easement, so he may be coming in to correct that issue as well.

In response to Commissioner Hollist's request, Mrs. Kippen showed where the actual drainage corridor was located.

Commissioner Hollist asked with this actual drainage low land, will this action be given a drainage easement. Mrs. Kippen replied yes, they have actually dedicated a 15 foot easement on the inside of this lot, because they cannot do anything outside of the lot because it's not part of the subdivision. They have dedicated a 15 foot access easement for ingress and egress from the high water mark along this drainage so the county will be able to come along this area on the interior portion of the lot and they would have this area to be able to work within.

Cecil Satterthwaite, 4015 E River Drive, Liberty, representing his uncle Lynn Satterthwaite, said his uncle wanted to build a woodworking shop, he went in for a building permit, and found that the erroneous easement has never been corrected. Now they have the easement in the correct location, they had their engineer go survey it and put it on the plat. Now the easement is actually where the water runs.

Chair Warburton said that because this is a legislative matter, they are opening this up for public hearing. There were no response from the public, and it was closed for public hearing.

MOTION: Commissioner Parson moved to recommend approval of SUBVAC 2014-03 to vacate Lot 13 of the Liberty Meadows Subdivision according to staff recommendations in that this would correct the errors that have been identified. Commissioner Miller seconded. A vote was taken with Commissioner Miller, Howell, Graves, Parson, Hollist, and Chair Warburton voting aye. Motion Carried (6-0)

LIBERTY MEADOWS SUBDIVISION

PART OF THE S.E. 1/4 OF SECTION 20 AND THE N.E. 1/4 OF SECTION 29, T.7N, R.1E, S.L.B.8M.

WEBER COUNTY, UTAH

AUGUST, 1971

BOUNDARY DESCRIPTION

A part of the S.E. 1/4 of Section 20 and a part of the N.E. 1/4 of Section 29, T.7N, R.1E, S.L.B.8M. The NE 1/4 of Section 20 and the SE 1/4 of Section 29 are divided into 20 lots, each 20 acres, more or less, as shown on the attached plat. The lots are numbered 1 through 20. The boundary description of each lot is as follows: Lot 1, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 2, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 3, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 4, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 5, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 6, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 7, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 8, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 9, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 10, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 11, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 12, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 13, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 14, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 15, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 16, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 17, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 18, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 19, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20. Lot 20, 20.00 acres, bounded N. 77.80' by Section 29, E. 77.80' by Section 20, S. 77.80' by Section 29, and W. 77.80' by Section 20.

OWNERS DEDICATION

The undersigned owners of the foregoing described tract of land do hereby dedicate and reserve to the public the right of way for the utility easements and other easements as shown on the attached plat. The dedication is made by the undersigned owners of the land, and the same shall be binding on the heirs, assigns and assigns of the undersigned owners. The undersigned owners are: [List of owners and their addresses]

ENGINEERS CERTIFICATION

I, John D. Spivey, a registered professional engineer, do hereby certify that the foregoing plat of Liberty Meadows Subdivision is a true and correct representation of the land as shown on the attached plat. I have examined the original survey and the plat, and I find that the same are in accordance with the laws of the State of Utah. I have also examined the original survey and the plat, and I find that the same are in accordance with the laws of the State of Utah. I have also examined the original survey and the plat, and I find that the same are in accordance with the laws of the State of Utah.

COUNTY SUPERVISORS CERTIFICATE OF APPROVAL

I, Harry G. Spivey, County Supervisor, do hereby certify that I have carefully investigated the foregoing plat of Liberty Meadows Subdivision, and I find that the same are in accordance with the laws of the State of Utah. I have also examined the original survey and the plat, and I find that the same are in accordance with the laws of the State of Utah.

COUNTY ATTORNEYS CERTIFICATE OF APPROVAL

I have examined the proposed Plat of Liberty Meadows Subdivision, and I find that the same are in accordance with the laws of the State of Utah. I have also examined the original survey and the plat, and I find that the same are in accordance with the laws of the State of Utah.

582556 \$135
 FIELD AND RECORDING
 BLACKBURN-JONES Co.
 702 N. 16th St. M. 1110
 Salt Lake City, Utah 84119
 RUTH EMMES OLSEN
 WEBER COUNTY RECORDER
 100 West Center Street
 Ogden, Utah 84401

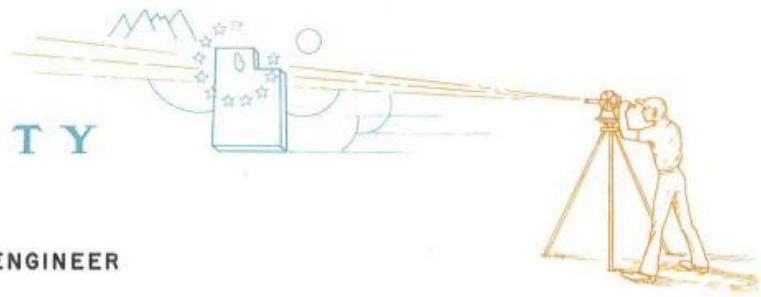
WEBER COUNTY

OGDEN, UTAH

OFFICE OF COUNTY SURVEYOR & ENGINEER

FRED W. MALAN
2568 Washington Blvd.
Phone 399-8371

December 28, 1976



Weber County Planning Commission
Graham F. Shirra, Director
7th Floor Municipal Bldg.
Ogden, Utah

Re: Liberty Meadows Subdivision - Vacation of 40' easement in lots
12, and 13.

Dear Graham:

A field inspection has been completed on Liberty Meadows Subdivision, and the proposed vacation of the 40' easement on lots 12, and 13. We agree that the vacation would correct the present plat as submitted. However, at the present time a new Easterly boundary is being surveyed. This new survey does incompass the creek in question in the Northerly section of lot number 12.

It is our suggestion at this time to go ahead and vacate the present easement, but we will need a new easement in its correct location after the present survey has been completed. Due to the new survey and new easement we believe this whole problem should be corrected at one time.

If there are any further questions, please feel free to call.

Respectfully,

Fred W. Malan
Weber County Surveyor & Engineer

Call 3-2-4453



"OVER 65 YEARS OF DEPENDABLE SERVICE"

BLACKBURN *Jones* COMPANY

905 - 24TH STREET • P.O. BOX 1479

OGDEN, UTAH 84402 • DIAL (801) 392-7516

December 7, 1976

To Whom it May Concern:

Re: Escrow contract Triple A Investment Co. Seller-Marsh Co., Inc. Buyer

There presently exists a recorded easement across Lot #13 Liberty Meadows Subdivision. This easement was platted in error. It was meant to describe the flow line of the creek running along the east boundary of the parcel as it now is described. The engineer made an error in preparing the subdivision plat.

Even though there is an easement shown, no one has any rights in the easement other than the owner of the property described. Mr. John Reeve of Bonneville Engineering and Surveying Co. is responsible for obtaining a release of said easement. We hope that this will be completed within the near future.

There presently exists a contract amount owing Triple A Investment Co., of approximately \$10,156. on Lot #14 and the portion of lot 13 called Parcel #2 and described by a metes and bounds description in the uniform real estate contract. If either Lot 14 or the lot called Parcel #2 in the Uniform Real Estate Contract is to be released in total, we would require one half of the existing balance to be paid in cash, which would amount to approximately \$5,078.

We trust that this will provide the information you desire.

Yours very truly,
TRIPLE A INVESTMENT CO., A Partnership

392-4433

By: *Bruce H Jones*
Bruce H. Jones




INSURANCE

REAL ESTATE

CONSTRUCTION



Exhibit E-Application

Weber County Vacation Application		
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401		
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use) <i>543LOT 2014-03</i>
Requesters Contact Information		
Name <i>Cecil Satterthwaite</i>		Mailing Address <i>Valen Management 690 W. 1100 S. Ogden, UT 84404</i>
Phone <i>801-391-1345</i>	Fax	
Email Address <i>csatterthwaite@hotmail.com</i>		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Property Information		
Address <i>Lynn Satterthwaite 3807 E. 3600 N. Eden, VT 84310</i>		Land Serial Number(s) <i>22-066-0011 22-013-0023</i>
Vacation Request <input checked="" type="checkbox"/> Easement <input type="checkbox"/> Road <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot		Current Zoning <i>AV-3</i>
Subdivision Name <i>Liberty Meadows</i>		Lot Number(s) <i>Liberty meadows Lot 13</i>
Project Narrative <i>An easement was recorded on the original plat in the wrong area, the easement is a drainage easement shown in the wrong area. A letter was written from the county surveyor and Engineer in 1976 stating the easement on the plat was shown in the wrong area. An amended plat was never completed at that time. We wish to make the amendment to place the easement in the correct location.</i>		
Property Owner Affidavit		
I (We), <i>Lynn Satterthwaite & Cecil Satterthwaite</i> depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.		
<i>[Signature]</i> (Property Owner)		<i>[Signature]</i> (Property Owner)
Subscribed and sworn to on this <i>18. December 2014</i> day of <i>December</i> , 20 <i>2014</i>		<i>[Signature]</i> (Notary)
		

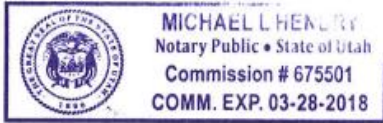
Authorized Representative Affidavit

I (We), Lynn Satterthwaite, melanie Satterthwaite
Brett Satterthwaite, Cecil Satterthwaite the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Cecil Satterthwaite to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Melanie Satterthwaite
(Property Owner)

[Signature]
(Property Owner)

Dated this 18 day of December, 2014, personally appeared before me Lynn Satterthwaite & Brett Satterthwaite the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

Exhibit F-Liberty Meadows 2nd Amendment-proposed plat



LIBERTY MEADOWS SUBDIVISION 2ND AMENDMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL 2014

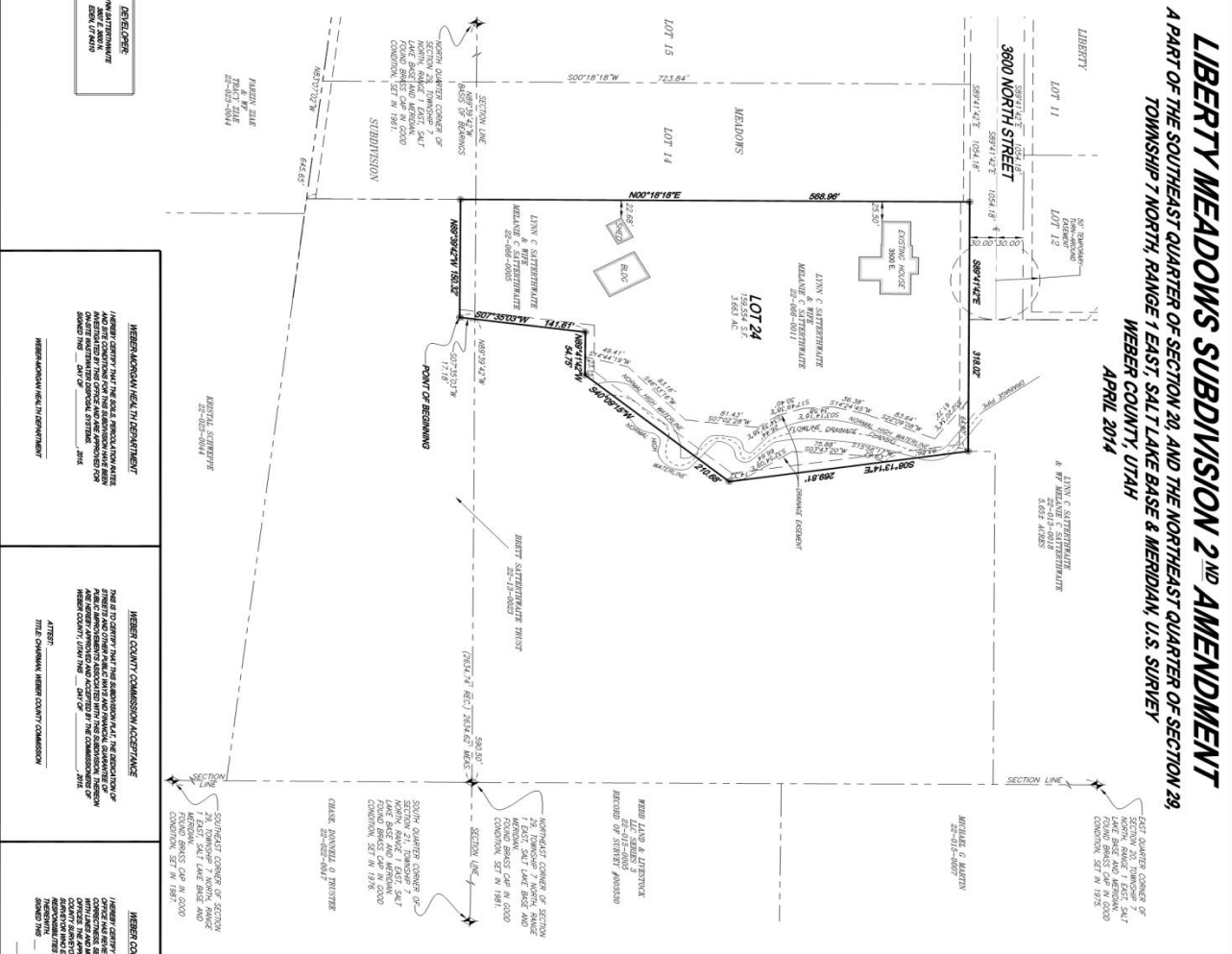
NOTE: AGRICULTURE ZONE
THE STATE OF UTAH HAS DESIGNATED THIS PROPERTY AS AGRICULTURE ZONE...

LEGEND
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
UT RICE PUBLIC UTILITY AND
DRAINAGE EASEMENT (UNLESS
OTHERWISE NOTED)
PUBLIC RIGHT-OF-WAY LINE

MEASUREMENTS
FOUND PEARL-BOND STAKE
FOUND STAKE
FOUND NAIL
FOUND NAIL TO BE SET
FOUND REBAR
FOUND REBAR
AS 1 1/2" REBAR & 6" TO BE SET
(8541999)

WEBER COUNTY PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON...
CHRYSLER WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE RECORDING OF THIS INSTRUMENT...
WEBER COUNTY ENGINEER



OWNER'S DECLARATION
I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND...
OWNER'S SIGNATURE

OWNER'S ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF WEBER
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND...
ACKNOWLEDGEMENT SIGNATURE

WEBER COUNTY SURVEYOR ACCEPTANCE
I HEREBY CERTIFY THAT THE BOUNDARY POINTS AND THE DIMENSIONS...
WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THE SUBDIVISION AT THE SUBDIVISION OF...
WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL STATEMENTS AND OTHER DOCUMENTS...
WEBER COUNTY ATTORNEY

DEVELOPER
LINA SUTTERHAUTE
WEBER COUNTY ENGINEER
CHRYSLER WEBER COUNTY ENGINEER

PREPARED BY:
WASATCH CIVIL
Consulting Engineering
5330 SOUTH 1820 WEST SUITE 1
PO BOX 1094 SANDY UTAH 84069 (801) 775-9191

COUNTY RECORDER
APR 14 2014 10:59 AM
COUNTY RECORDER