

SUBSTANDARD ROADS

ACKNOWLEDGMENT OF SUB-STANDARD

IMPROVEMENTS AND WIDTH

THIS ACKNOWLEDGMENT is made by the owner's of real property in Unincorporated Weber County (hereinafter referred to as "owner") who desire to develop on a sub-standard private road with a private road easement.

WHEREAS, Owner desires to develop property identified as 3936 N 2925 W which abuts and has access from a private road easement which is identified as 2925 W Street, and

WHEREAS, the County Zoning Ordinance recognizes this type of road as providing the required "frontage" for a building lot, and

WHEREAS, the private road easement does not meet the County standards of right of way width or improvements required for a private road

WHEREAS, the private road owners currently have no plans to improve the condition of the roads, but will be responsible for the cost of the road improvements when 80 percent of the original 32 lots within Bay View Ranchettes are approved for development.

NOW THEREFORE, as a condition of receiving a building permit to construct a dwelling/building on 2925 Street, a private road easement determined to be a sub-standard Road by the County Engineer and County Commission, Owner hereby acknowledges the lesser standards of this road and agrees to build under these circumstances with no expectations of improvement either in road standards or level of service provided by the County with the present situation likely to continue for many years.

If, in the future, when 80 percent of the original 32 lots within Bay View Ranchettes are approved for development, Owner agrees to accept the responsibility together with the other owners fronting the sub-standard Road, to bring the road up to county improvement and R.O.W. width standards and acknowledges that County has no obligation to provide an increase in the level of service until such improvements are completed. Improvements will be designed by a Professional Engineer and approved by Weber County Engineer.

This agreement shall run with the land and be recorded in the office of the County Recorder and shall be an acknowledgment by future owners, heirs or assigns to the same extent. The Agreement shall remain in force and in effect until the County Road has been widened and/or improved to County standards.

