

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed <i>9/24/15</i>	Fees (Office Use) <i>225.00</i>	Receipt Number (Office Use)	File Number (Office Use) <i>AE2015-05</i>
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Application Type

<input checked="" type="checkbox"/> Access by Private Right of Way	<input type="checkbox"/> Access at a location other than across the front lot line
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Property Owner Contact Information

Name of Property Owner(s) <i>KEO Pineview LLC</i>		Mailing Address of Property Owner(s) <i>2248 So. Oneida St. SLC, UT 84109</i>
<i>KEO Properties</i>		
Phone <i>801-455-2044</i>	Fax <i>—</i>	

Email Address (required) <i>d.korch@rd.yahoo.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>ANDY HUBBARD</i>		Mailing Address of Authorized Person <i>5746 S. 1475E OGDEN, UT 84403</i>
Phone <i>801-394-4515</i>	Fax <i>801-392-7544</i>	

Email Address (required) <i>ANDY@EGREATBASINENG.COM</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Information

Project Name <i>KEO HOMESTEAD</i>	Total Acreage <i>21.273</i>	Current Zoning <i>FU-3</i>
Approximate Address <i>5550 E. Highway 39 Huntsville, UT 84317</i>	Land Serial Number(s) <i>20-015-0010</i>	

Proposed Use <i>Residential lot Single Residential Home</i>
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Project Narrative <i>See Attached</i>
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Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

^{N/A} Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:



Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Property Owner Affidavit

I (We), Katherine E. Orchard, 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.

Katherine E. Orchard Property Owner _____ Property Owner

Subscribed and sworn to me this 31st day of July, 20 15

[Signature] Notary



Authorized Representative Affidavit

I (We), Katherine E. Orchard, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Andy Hubbard, 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.

Katherine E. Orchard Property Owner _____ Property Owner

Dated this 31st day of July, 20 15, personally appeared before me Katherine E. Orchard, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature] Notary



PROJECT NARRATIVE

KEO Pineview LLC is requesting to use an existing right of way to access the subdivided lot. We have attached a number of deeds dating back to 1974 which show the access right of way for this parcel being included as part of the transfer of property.

The owners are not proposing any additional improvements along the existing right of way and wish to maintain the rural and mountain feeling of the access and adjoining property through which the right of way passes. If granted this will be the fifth private access along this right of way which is allowed in the county ordinance.

The property owner has also received a Well permit and is in the process of finalizing the approval with Weber Morgan Health on the Septic System.



W2647966

Recording Requested by:
First American Title Company, LLC
6033 S. Fashion Pointe Dr, Ste 90
South Ogden, UT 84403
(801)479-4113

E# 2647966 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
30-Jul-13 1238 PM FEE \$13.00 DEP SY
REC FOR: FIRST AMERICAN - SOUTH OGDEN
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
Grantee
2248 Onelda Street
Salt Lake City, UT 84109

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. 396-5560204 (SP)
A.P.N.: 20-015-0010

Barbara B. Greiner, Grantor, of Huntsville, Weber County, State of UT, hereby CONVEY AND WARRANT to

KEO Pineview LLC, Grantee, of Salt Lake City, Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AND RUNNING THENCE NORTH 0°26'33" WEST 1438.29 FEET ALONG THE SECTION LINE; THENCE EAST 649.58 FEET; THENCE SOUTH 0°05'09" EAST 1438.26 FEET TO THE SECTION LINE; THENCE WEST 640.62 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY: A STRIP OF GROUND 60 FEET WIDE, 30 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS NORTH 0°26'33" WEST 1378.29 FEET ALONG THE SECTION LINE AND EAST 619.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14 AND RUNNING THENCE NORTH 0°05'09" WEST 850.00 FEET; THENCE ALONG THE ARC OF A REGULAR 1129.91 FOOT RADIUS CURVE TO THE LEFT FOR A LENGTH OF 1157 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY FENCE LINE OF THE PINEVIEW-HUNTSVILLE STATE HIGHWAY.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2012 and thereafter.

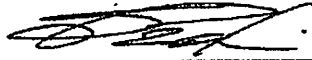
Witness, the hand(s) of said Grantor(s), this July 29, 2013.

Barbara B. Greiner
Barbara B. Greiner

STATE OF Utah)
County of Weber)ss.
)

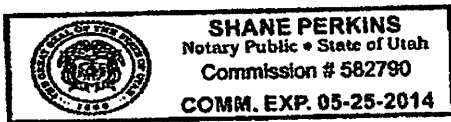
On July 29, 2013, before me, the undersigned Notary Public, personally appeared **Barbara B. Greiner**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires: 5-25-2014

Notary Public



EM 1117426 BK1585 PG2117

Record at Request of _____ DOUG CROFTS, WEBER COUNTY RECORDER
at _____ M. Fee Paid \$ _____ 27-AUG-70 2:17 PM FEE 17.00 DEP SM
REC FOR: JEAN ROBERT BABILIS

by _____ Dep. Book _____ Page _____

Ref.: _____ Mail tax notice to _____

Address _____

DEED OF DISTRIBUTION

BY PERSONAL REPRESENTATIVE

THIS DEED, made by BARBARA B. GREINER, as personal representative of the estate of JOHN J. GREINER, deceased, Grantor, to BARBARA B. GREINER, Grantee, whose address is 989 East 5675 South, #67, South Ogden, Utah.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Number 89-3917238 ES, in Weber County, State of Utah;

WHEREAS, Grantee is entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantor conveys and releases to Grantee the following described real property in Weber County, State of Utah:

Part of the Southwest Quarter of Section 14, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest corner of said Section 14, and running thence North 0 degrees 26' 33" West 1438.29 feet along the Section line; thence East 649.58 feet; thence South 0 degrees 05' 09" East 1438.26 feet to the Section line; thence West 640.62 feet along said Section line to the point of beginning. Contains 21.30 Acres.

Subject to and together with the following described right-of-way: A strip of ground 60 feet wide, 30 feet on each side of and parallel to the following described centerline: Beginning at a point which is North 0 degrees 26' 33' West 850.00 feet and thence along the arc of a regular 1129.91 foot radius curve to the left for a length of 1157 feet, more or less, to the Southerly right-of-way fence line of the Pineview-Huntsville State Highway.

EXECUTED this 30th day of July, 1970.

Barbara B. Greiner
Personal Representative of the estate of JOHN J. GREINER deceased.

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 30th day of July A.D. one thousand nine hundred and ninety personally appeared before me BARBARA B. GREINER as personal representative of the estate of JOHN J. GREINER deceased as the signer of the following instrument, who duly acknowledged to me that (s)he executed the same.



Tamra A. Palmer
NOTARY PUBLIC
Address: Ogden Utah

DOUGLAS S. WEBER COUNTY RECORDER DEPUTY

APR 27 10 22 AM '74

*P.O. Box 2000
Ogden City, Utah 84402*

Platted
Recorded
Compared
Microfilmed

Indexed
Abstracted
Paged

FILED IN
ENTERED VERIFIED
MICROFILMED

W.D. Ahlberg

550

WARRANTY DEED

905178

William D. Ahlberg, a single man,
of Ogden City, County of Weber,
hereby CONVEYS and WARRANTS TO

GRANTOR(S)
State of Utah

Ralph L. Ahlberg,

of Ogden City, County of Weber,
for the sum of TEN and 00/100
the following described tract(s) of land in

GRANTEE(S)
State of Utah,
Dollars (\$ 10.00)
County, State of Utah:

Part of the Southwest quarter of Section 14, Township 6 North, Range 11 East, Salt Lake Base and Meridian, U. S. Survey: Beginning at the Southwest corner of said Section 14, and running thence North 0° 26' 33" West 1438.29 feet along the Section line; thence East 649.58 feet; thence South 0° 05' 09" East 1438.26 feet to the Section line; thence West 640.62 feet along said Section line to the point of beginning, Contains 21.30 Acres.

Subject to and together with the following described right-of-way: A strip of ground 60 feet wide, 30 feet on each side of and parallel to the following described centerline: Beginning at a point which is North 0° 26' 33" West 1378.29 feet along the Section line and East 619.21 feet from the Southwest corner of said Section 14, and running thence North 0° 05' 09" West 850.00 feet and thence along the arc of a regular 1129.91 foot radius curve to the left for a length of 1157 feet, more or less, to the Southerly right-of-way fence line of the Pineview-Huntsville State Highway.

WITNESS the hands of said Grantors this 18th day of November, A. D. 19 74

Robert Schantz

William D. Ahlberg



State of Utah } ss On the 18th day of November, A. D. 19 74
County of Weber }

personally appeared before me William D. Ahlberg, a single man,

the signor(s) of the within instrument, who duly acknowledged to me that he executed the same.

Robert Schantz

Residing at: Ogden, Utah

My Commission expires 8/23/75

MAIL DEED TO:

MAIL-TAX NOTICE TO: