

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

12/16/15

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Application Type

Access by Private Right of Way

Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s)

John Rhees

Mailing Address of Property Owner(s)

8940 Eagle Way
Huntsville UT 84317

Phone 801

557 6813

Fax

Email Address (required)

Johnrhees@gmail.com

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

SAME

Mailing Address of Authorized Person

Phone

Fax

Email Address (required)

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Project Name

River Ranch Subdivision
1st Amendment

Total Acreage

12.5

Current Zoning

FV3

Approximate Address

8888 E. Eagle Way
Huntsville UT 84317

Land Serial Number(s)

210980001

Proposed Use

Residential
Lot Access

Project Narrative

Proposing building one home or
right of way as access

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:

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), John Rhee, 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.

[Signature] Property Owner _____ Property Owner

Subscribed and sworn to me this ____ day of _____, 20__.

Notary

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

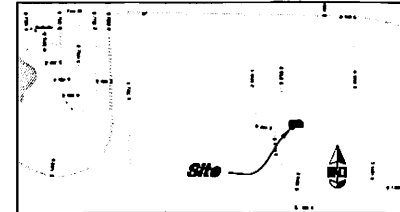
_____ Property Owner _____ Property Owner

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Notary

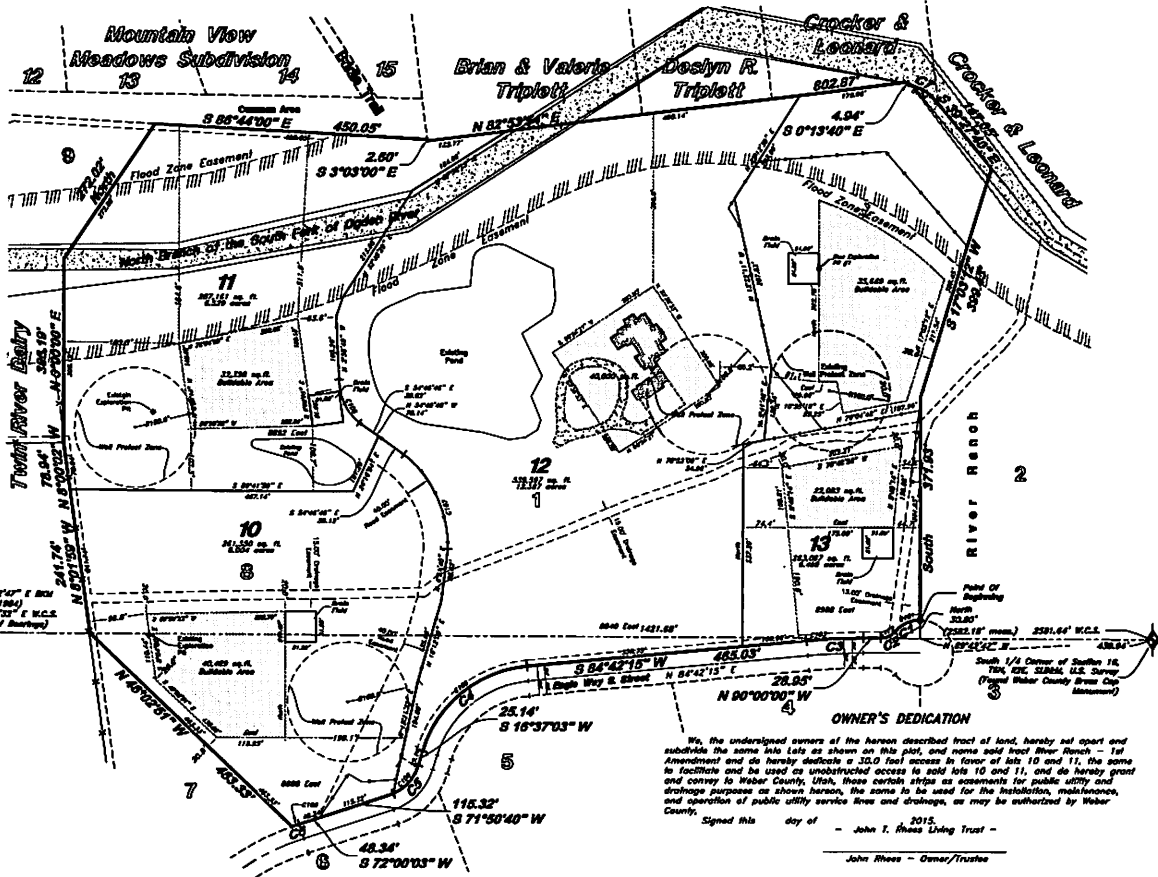
River Ranch - 1st Amendment

Amending Lot 1 River Ranch
A part of the Southwest 1/4 of Section 16 and the Northwest 1/4 of Section 21, T6N, R2E, SLBAM, U.S. Survey
Huntsville District, Weber County, Utah
September 2015



- Legend**
- Street Monument (M.C.)
 - Road Line (R.C.)
 - Public Utility Easement (P.U.E.)
 - Public Utility & Drainage Easement (P.U.D.E.)
 - Set 3/8" x 24" Long
 - Huber & Cap 1/2" Lath
 - Test Pit
 - Flood Zone Easement
 - Section Corner

- Notes:**
- Lot 10**
Exploration PH #1 - 1999
0-13" loam, 10-20% gravel
13-58" gravelly loamy sand, 80% gravel
- Lot 11**
Exploration PH #1 - 1999
0-20" loam, gravel structure, 10% gravel
20-32" gravelly sandy loam, 50% gravel
32-68" gravelly loamy sand, 80% gravel
- Lot 12**
no soils need be referenced
- Lot 13**
Exploration PH #1 - 2015
0-15" coarse sandy loam, granular structure
13-82" gravelly loam, single grain structure,
70% gravel, fine to cobble
- Lot 14**
Exploration PH #2 - 2002
0-12" Sandy Loam
12-70" Gravelly Loamy Sand



PROPERTY LINE CURVE DATA

Curve	Date	Radius	Length	Chord	Chord Bearing
C1	0°49'47"	55.05'	47.82'	46.21'	S 63°09'24" W
C2	0°49'47"	36.00'	26.41'	25.21'	S 63°09'24" W
C3	3°17'43"	1823.08'	84.71'	84.71'	S 87°21'08" W
C4	0°03'42"	303.80'	237.67'	233.83'	S 89°29'28" W
C5	0°39'08"	78.00'	64.87'	63.68'	S 41°17'09" W
C6	1°24'15"	481.25'	13.82'	13.84'	S 77°08'24" W
C7	0°23'28"	70.80'	33.81'	33.34'	S 81°09'29" E
C8	0°49'47"	55.05'	47.82'	46.21'	S 63°09'24" W
C9	0°49'47"	36.00'	26.41'	25.21'	S 63°09'24" W
C10	3°17'43"	1823.08'	84.71'	84.71'	S 87°21'08" W
C11	0°23'28"	70.80'	33.81'	33.34'	S 81°09'29" E
C12	0°49'47"	55.05'	47.82'	46.21'	S 63°09'24" W
C13	0°49'47"	36.00'	26.41'	25.21'	S 63°09'24" W
C14	3°17'43"	1823.08'	84.71'	84.71'	S 87°21'08" W
C15	0°03'42"	303.80'	237.67'	233.83'	S 89°29'28" W
C16	0°39'08"	78.00'	64.87'	63.68'	S 41°17'09" W
C17	1°24'15"	481.25'	13.82'	13.84'	S 77°08'24" W
C18	0°23'28"	70.80'	33.81'	33.34'	S 81°09'29" E
C19	0°49'47"	55.05'	47.82'	46.21'	S 63°09'24" W
C20	0°49'47"	36.00'	26.41'	25.21'	S 63°09'24" W
C21	3°17'43"	1823.08'	84.71'	84.71'	S 87°21'08" W
C22	0°03'42"	303.80'	237.67'	233.83'	S 89°29'28" W
C23	0°39'08"	78.00'	64.87'	63.68'	S 41°17'09" W
C24	1°24'15"	481.25'	13.82'	13.84'	S 77°08'24" W
C25	0°23'28"	70.80'	33.81'	33.34'	S 81°09'29" E

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 _____, 2015.

WEBER COUNTY SURVEYOR

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 are in force and effect.

Signed this day of _____, 2015.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County Offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who associated this plat from the responsibilities and/or liabilities associated therewith.

Signed this day of _____, 2015.

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, hereon are hereby approved and accepted by the commissioners of Weber County, Utah.

Signed this day of _____, 2015.

Chairman, Weber County Commission

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 _____, 2015.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this day of _____, 2015.

Weber County Engineer

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AS AT _____ OF OFFICIAL RECORD. PAGE _____ OF _____ RECORDS

WEBER COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 8242920 in accordance with Title 36, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have certified all measurements shown hereon this plat of River Ranch - 1st Amendment in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this day of _____, 2015.

6242920
License No. _____
Andy Hubbard

BOUNDARY DESCRIPTION

A Part of River Ranch, Weber County, Utah being a Part of the Southwest Quarter and the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville District Weber County, Utah and being more particularly described as follows:

Beginning at the Southwest Corner of Lot 2 said River Ranch being 439.34 feet North 82°42'47" West and 30.80 feet Due North from the South Quarter Corner of said Section 16 and running thence when (1) courses along the northerly of said Eagle Way South street as follows: (1) Southwesterly along the arc of a 53.00 foot Radius curve to the left a distance of 47.68 feet (Delta Angle equals 49°40'47", Center bears South 0°00'01" West, and Long Chord bears South 43°09'58" West 48.21 feet) to a point of curvature; (2) Southwesterly along the arc of a 30.00 foot Radius curve to the right a distance of 26.01 feet (Delta Angle equals 49°10'47", Center bears North 49°40'47" West, and Long Chord bears South 63°09'58" West 23.21 feet); (3) Due West 26.85 feet to a point of curvature; (4) Southwesterly along the arc of a 1025.00 foot Radius curve to the left a distance of 84.74 feet (Delta Angle equals 31°17'03", Center bears Due South, and Long Chord bears North 67°21'08" West 84.71 feet); (5) South 84°42'15" West 485.03 feet to a point of curvature; (6) Southwesterly along the arc of a 200.00 foot Radius curve to the left a distance of 337.87 feet (Delta angle equals 80°55'12", Center bears South 91°14'51" East, and Long Chord bears South 50°39'39" West 232.83 feet); (7) South 163°37'03" West 23.14 feet to a point of curvature; (8) Southwesterly along the arc of a 75.00 foot Radius curve to the right a distance of 64.58 feet (Delta angle equals 49°20'08", Center bears North 72°22'52" West, and Long Chord bears South 41°17'03" West 62.80 feet); (9) South 71°50'40" West 115.32 feet; (10) South 72°00'03" West 48.34 feet to a point of curvature; (11) and Southwesterly along the arc of a 481.25 foot Radius curve to the left a distance of 12.84 feet (Delta Angle equals 1°24'15", Center bears South 17°24'54" East, and Long Chord bears South 71°00'51" West 12.84 feet) to the northeast corner of Lot 7, said River Ranch; thence North 45°02'31" West 48.33 feet along the Easterly line of said lot 7; thence North 87°15'30" West 241.74 feet; thence North 0°00'01" West 78.84 feet to the Southwest corner of lot 5, said River Ranch; thence South 283°00'00" East 2.60 feet; thence North 53°17'53" East 272.02 feet to the South line of Mountain Valley Meadows Subdivision, Weber County, Utah, thence South 87°46'00" East 450.03 feet along said South line; thence South 283°00'00" East 2.60 feet; thence North 82°33'54" East 802.87 feet; thence South 0°13'40" East 4.84 feet to a point on the arc of curve; thence Southwesterly along the arc of a 70.80 foot Radius curve to the right a distance of 33.31 feet (Delta angle equals 43°23'59", Center bears South 7°06'42" West, and Long Chord bears South 81°10'29" East 32.24 feet); thence South 39°21'40" East 147.03 feet to the Northwest Corner of Lot 2, said River Ranch; thence two (2) courses along the West line of said Lot 2 as follows: (1) South 17°03'12" West 398.43 feet; and (2) Due South 371.83 feet to the point of beginning.

Contains 31.489 acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and dedicate the same into lots as shown on this plat, and name said tract River Ranch - 1st Amendment and do hereby dedicate a 30.0 foot access in favor of lots 10 and 11, the same to facilitate and be used as unobstructed access to said lots 10 and 11, and do hereby grant and convey to Weber County, Utah, those certain strips as monuments for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainages, as may be authorized by Weber County.

Signed this day of _____, 2015.

John Rhee - Owner/Trustee

ACKNOWLEDGMENT

State of Utah
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by John Rhee.

Reading At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public Commissioned in Utah

Print Name

