



W2847689

EH 2847689 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
17-MAR-17 9:59 AM FEE \$15.00 DEP JKC
REC FOR: SMHG PH 1 LLC

Ordinance 2017-4

An ordinance of Weber County vacating a 10 foot drainage easement and a 10 foot sanitary sewer easement running North to South from Copper Crest, a private road to Spring Park, a public road located in the Summit Eden Phase 1C Subdivision.

Whereas, SMHG Phase 1, LLC, the owner of Summit Eden Phase 1C, has filed a petition to amend Summit Eden Phase 1C; and

Whereas, SMHG Phase 1, LLC, the owner of Summit Eden Phase 1C, has filed a petition to vacate two easements located within Summit Eden Phase 1C; and

Whereas, a 10 foot drainage easement located along the west lot line of Lot 51R and Lot 65 and the east lot line of Lot 52R and Lot 66 as well as a 10 foot sanitary sewer easement located along the east lot line of Lot 54 and along the west lot line of Lot 55 running in a southerly direction along the interior lot line of an open space parcel identified as "Parcel G" on the original subdivision plat for the Summit Eden Phase 1C and later amended to "Parcel OS2" in the Summit Eden Phase 1C Amendment 2 have been deemed unnecessary based on a new subdivision configuration and the proposed "Parcel OS7" being deemed a blanket Public Utility Easement; and

Whereas, after providing proper public notice, a public hearing was held on February 21, 2017 regarding the vacation of the aforementioned easements in Summit Eden Phase 1C; and

Whereas, the Weber County Engineering Division has been notified and has provided written approval of the public utility easement vacation; and

Whereas, the applicable utility providers have been notified and have provided approval of the public utility easement vacation; and

Whereas, the improvements have not been installed within the dedicated easements; and

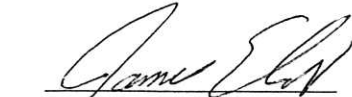
Whereas, a subdivision plat has been prepared to amend Summit Eden Phase 1C to remove the associated easements within the amended subdivision boundaries; and

Whereas, the vacation of the 10 foot drainage easement and a 10 foot sanitary sewer will not substantially affect the health, safety, and welfare of the general public; and

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

See Attached "Exhibit A"

Passed, adopted, and ordered published this 21 day of February, 2017, by the Weber County Board of Commissioners.


James Ebert, Chair

Commissioner Ebert
Commissioner Gibson
Commissioner Harvey

Voting ay
Voting ay
Voting ay

ATTEST: Ricky D. Hatch
Ricky D. Hatch, CPA Weber County Clerk

Exhibit A

Drainage Easement to be Vacated

A 10' wide Drainage Easement as depicted on Summit Eden Phase 1C subdivision plat, as recorded on January 27, 2014 as entry number 2672945 in the office of the Weber County Recorder. Said easement is 10' in width and is centered on the shared lot line of Lot 51R and Lot 52R and the shared lot line of Lot 65 and Lot 66. Said easement is more particularly described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREST (ROAD PARCEL A), SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'10" EAST 628.01 FEET AND EAST 3,728.38 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE NORTHEASTERLY ALONG A 518.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 89°17'43" EAST, A DISTANCE OF 10.00 FEET), THROUGH A CENTRAL ANGLE OF 1°06'22", A DISTANCE OF 10.00 FEET; THENCE SOUTH 0°42'17" EAST 77.05 FEET; THENCE SOUTH 84°03'51" WEST 1.04 FEET; THENCE SOUTH 12°07'13" WEST 74.03 FEET TO A POINT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 77°52'47" WEST 10.00 FEET; THENCE NORTH 12°07'13" EAST 70.77 FEET; THENCE NORTH 84°03'51" EAST 1.51 FEET THENCE NORTH 0°42'17" WEST 77.96 FEET TO THE SAID SOUTHERLY LINE OF COPPER CREST AND THE POINT OF BEGINNING.

CONTAINING 1,499 SQ.FT. OR .0344 ACRES

Exhibit A

Sanitary Sewer Easement to be Vacated

A 10' wide Sanitary Sewer Easement as depicted on Summit Eden Phase 1C subdivision plat, as recorded on January 27, 2014 as entry number 2672945 in the office of the Weber County Recorder. Said easement is 10' in width and the northern portion is centered on the shared lot line of Lot 54 and Lot 55. The southern portion of said easement is located in which the western edge runs along the shared property line between Parcel G and Lot 63 with the entire southern portion located within Parcel G (Parcel G was renamed as Parcel OS2 on Summit Eden Phase 1C Amendment 1 plat, recorded February 5, 2016 as entry number 2776993). Said easement is more particularly described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREST (ROAD PARCEL A), SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'10" EAST 618.23 FEET AND EAST 3,848.05 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 84°03'51" WEST 10 FEET; THENCE SOUTH 5°56'09" EAST 75.00 FEET; THENCE NORTH 84°03'51" EAST 2.29 FEET; THENCE SOUTH 5°56'09" EAST 65.60 FEET; THENCE SOUTH 31°12'27" WEST 74.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG A 268.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 57°43'24" WEST, A DISTANCE OF 10.00 FEET), THROUGH A CENTRAL ANGLE OF 2°08'18", A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 63; THENCE ALONG SAID LOT LINE FOLLOWING 2 COURSES 1) NORTH 31°12'27" EAST 70.77 FEET, 2) NORTH 5°56'09" WEST 62.24 FEET TO THE NORTHEAST CORNER OF LOT 63; THENCE SOUTH 84°03'51" WEST 2.29 FEET; THENCE NORTH 5°56'09" WEST 75.00 FEET TO THE SAID SOUTHERLY LINE OF COPPER CREST AND THE POINT OF BEGINNING.

CONTAINING 2,115 SQ.FT. OR .0485 ACRES