

ORDINANCE NO. 96-33

AN ORDINANCE TO AMEND THE UNIFORM ZONING ORDINANCE OF WEBER COUNTY, UTAH, BY AMENDING THE ZONING MAP OF THE EDEN AREA BY REZONING THE PROPERTY AT APPROXIMATELY 2620 N. HWY. 162 FROM AGRICULTURAL A-1 TO COMMERCIAL C-2.

THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY, STATE OF UTAH, ORDAIN AS FOLLOWS:

Section 1. The Weber County Zoning Ordinance is hereby amended by amending the zoning map of the Eden area by rezoning the following described properties from Agricultural A-1 to Commercial C-2.

Serial No. 22-046-0051 ✓

Description

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS WEST 594.00 FEET; SOUTH 42D50' EAST 414.00 FEET, AND SOUTH 13D29' EAST 47.74 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 34, RUNNING THENCE SOUTH 13D29' EAST 307.04 FEET, THENCE NORTH 88D00' WEST 556.40 FEET, MORE OR LESS, TO THE EAST LINE OF THE STATE ROAD, THENCE NORTH 44D35'09" WEST 168.65 FEET ALONG SAID EAST LINE TO A POINT SOUTH 75D42' WEST OF BEGINNING, THENCE NORTH 75D42' EAST 641.30 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO NAYLOR FAMILY INVESTMENT COMPANY BY DEED RECORDED IN BOOK 1455 JF RECORDS, PAGE 1128.

ALSO EXCEPT THAT PORTION THEREOF IN CONFLICT WITH PROPERTY OF RANDY S SHEPHERD AND WIFE ON THE NORTH AS CONVEYED BY DEED IN BOOK 1455 OF RECORDS PAGE 1134.

Serial No. 22-046-0023 ✓

Description

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON AN EXISTING FENCE CORNER WHICH IS WEST 594.00 FEET ALONG THE SECTION LINE, SOUTH 42D50' EAST 189.00 FEET, SOUTH 66D33'06" WEST 16.50 FEET; AND SOUTH 47D04' EAST 5.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE TWO COURSES ALONG AN EXISTING FENCE AS FOLLOWS; SOUTH 47D04' EAST 214.07 FEET, AND SOUTH 14D07' EAST 68.67 FEET; THENCE SOUTH 74D27'30" WEST 622.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE STATE ROAD; THENCE NORTH 44D35'09" WEST 174.10 FEET ALONG SAID LINE TO A FENCE CORNER; THENCE NORTH 65D29'15" EAST 607.02 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 594 FEET WEST AND 189 FEET SOUTH 42D50' EAST AND 16.50 FEET SOUTH 66D33'06" WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 47D04' EAST 5.0 FEET, THENCE SOUTH 65D29'15" WEST 607.02 FEET TO THE EAST LINE OF COUNTY ROAD, THENCE NORTHWESTERLY ALONG THE EAST LINE OF THE COUNTY ROAD TO A POINT SOUTH 66D33'06" WEST 601.46 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 66D33'06" EAST 601.46 FEET TO THE POINT OF BEGINNING.

Section 2. This ordinances shall become effective 15 days after publication.

Passed, Adopted, and Ordered published this 09 day of October, 1996, by the Board of County Commissioners of Weber County, Utah.

Commissioner Anderson	Voting	<i>ay</i>
Commissioner Burton	Voting	<i>ay</i>
Commissioner Ritchie	Voting	<i>ay</i>

Joe M. Ritchie

Joe M. Ritchie, Chair

ATTEST:
Linda G. Lunceford

Linda G. Lunceford, Weber County Clerk

DEFERRING PUBLIC IMPROVEMENTS
AGREEMENT

I (We), GABRIEL J. KLANIAN and SEDA KLANIAN

Owner(s) of the hereinafter described real property in Weber County, Utah, grant unto Weber County, Utah, a body politic of the State of Utah or any future annexing municipality, a covenant to run and attach to the following described real property:

22-154-0001 to 0003

Little Bear Subdivision

Et 1650873 BK2024 PG1182
DOUG CROFTS, WEBER COUNTY RECORDER
21-JUL-99 859 AM FEE \$4.00 DEP HW
REC FOR: WEBER.COUNTY.PLANNING

In consideration for Weber County, a body politic of the State of Utah, or any future annexing municipality, allowing the above owner(s) to improve and develop this property without constructing certain required public improvements at this time, the property owner(s) agree to:

1. Construct the deferred improvements within 60 days of the request from the Weber County Engineer or engineer of any future annexing municipality, at the property owner's own expense. Such improvements shall include, but not be limited to:

Curb and gutter,	<u>352.04</u>	feet on	<u>Highway 162</u>	<u>Street(s)</u>
Sidewalk,	<u>352.04</u>	feet on	<u>Highway 162</u>	<u>Street(s)</u>
Pavement,	<u>352.04</u>	feet on	<u>Highway 162</u>	<u>Street(s)</u>

All as required by Weber County to County or any future annexing municipality standards as outlined in the

Weber County or annexing municipality Public Works Standards and Technical Specification Manual.

2. In the event action is taken to create a special improvement district to install any of the deferred improvements abutting said property, the owner(s) agree not to protest (his or their) full participation in such an improvement district.

3. In the event that installation of the required improvements has not been completed to Weber County's or future annexing municipalities satisfaction within the required time period after notice to the owner to make such installations, the owner(s) of the above described real property does hereby give and grant to Weber County or future annexing municipality, a LIEN on said lands to secure performance of the covenant and agreement herein before specified and to secure the installation of said improvements, together with the payment of all costs which Weber County or future municipality may incur in enforcing the provisions of this Agreement.

DATED this 8TH day of JULY, 1999
AT NEWPORT BEACH, CALIFORNIA

Stella Klanton
Debra J. Klanton

State of CALIFORNIA
County of ORANGE

On the 8TH day of JULY, 1999 appeared before me
the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.



Donna L. Hokanson
Notary Public
Residing at: 1280 BISON
WIB CA 92660

E# 1650873 BK2024 PG1183