



W2629415

E# 2629415 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
10-APR-13 242 PM FEE \$1.00 DEP SOC
REC FOR: WEBER COUNTY PLANNING

Ordinance No. 2013-10

An Ordinance of Weber County Vacating Lot 2 of Valley Center Subdivision at Approximately 2200 North 5500 East.

Whereas, Paul Judd, has petitioned to vacate Lot 2 of Valley Center Subdivision located in Weber County, Utah; and

Whereas, the said lot and subdivision are also known with the dedication plat number of 38-17 and the recorded entry number as E#1295930; and

Whereas, the owners of said property desire a change in their property boundary by splitting said lot into three lots; and

Whereas, Weber County, State of Utah, acknowledges that a new Valley Center Estates Subdivision 1st Amendment subdivision plat will be recorded prior to this ordinance; and

Whereas, Weber County, State of Utah, acknowledges that the vacation of the above referenced subdivision plat will promote the general welfare, safety, health and convenience of the residents of the County; and

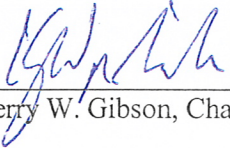
Whereas, the Board of County Commissioners of Weber County, State of Utah, has held a public meeting in order to allow the general public to comment;

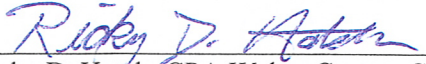
Now Therefore, the Board of County Commissioners of Weber County, State of Utah, Ordains as follows:

All of Lot 2 of Valley Center Subdivision is hereby vacated.

Passed, Adopted and Ordered published this March 12, 2013 by the Board of County Commissioners of Weber County, Utah.

Commissioner Bell	Voting	<u>aye</u>
Commissioner Zogmaister	Voting	<u>aye</u>
Commissioner Gibson	Voting	<u>aye</u>


Kerry W. Gibson, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk



Weber County



W2629416

EN 2629416 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
10-APR-13 242 PM FEE \$0.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

Onsite Wastewater Disposal Systems
Deed Covenant and Restriction
To Run With the Land

Notice is hereby given that onsite wastewater systems are part of the development of the Valley Center Estates - 1st Amendment. The installation of onsite wastewater systems is governed by provisions of the Utah Administrative Code and the Weber-Morgan Health Department Rules for Individual Wastewater Disposal Systems. Pursuant to R317-4-3, Subsection 3.3, soil exploration pits and percolation tests have been made at the rate of at least one test per lot in order to establish the feasibility of this subdivision.

State and local rules and regulations affecting the installation of onsite wastewater systems may change from time to time. If an owner of any lot described herein has not made a valid application for a wastewater system permit prior to any such change, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued. It is therefore recommended that the Weber-Morgan Health Department be contacted in order to determine whether this lot complies with current requirements.

Physical characteristics of lots within this subdivision may also change from the conditions under which the initial subdivision approval was granted. When, in the determination of the local health department, it appears that such physical changes may affect the suitability of the lot for the installation of an onsite wastewater system, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued.

In Witness Whereof, the Declarant hereby has executed the foregoing on the 10 day of April, 2013.

Paul L Judd
Signed

Signed

Paul L Judd
Printed

Printed

State Of Utah)

ss:

County Of Weber)

On the 10 day of April, 2013 personally appeared before me Paul L Judd and _____ the signers of the within instrument and who duly acknowledged to me that they executed the same.

My Commission Expires:

Angela Martin
Notary Public





Weber County



W2629417

EH 2629417 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
10-APR-13 242 PM FEE \$0.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

**Declaration of Deed Covenant to Run with the Land
Concerning Provision of Irrigation Water**

WITNESSETH

WHEREAS, Declarant is the owner of real estate situated in Weber County, Utah, more fully described as Valley Center Estates - 2nd Amendment, and

WHEREAS, Weber County, on behalf of Edey Water Works culinary water agency, requires irrigation water to be provided to each lot in said subdivision as part of the required improvements,

NOW THEREFORE, for such purposes, Declarant hereby makes the following Declaration of Covenants which shall run with the property:

1. That he holds sufficient irrigation water rights or shares for the lots in the above named subdivision as determined by the Irrigation Water District or Company.
2. That these rights or shares will not be disposed of except to the lots in said subdivision.
3. With the sale of each lot, he will transfer at no cost, the required water rights or shares needed to properly irrigate the lot, to the lot purchaser who is to be responsible for the proper use of the water as outlined in the irrigation water district's or company's distribution schedule and procedures.

This declaration and the rights, duties and obligations thereof shall run with the property in perpetuity unless modified or canceled in writing by the Weber County Planning Commission with said modification or cancellation being recorded in the Weber County Recorder's Office.

In Witness Whereof, the Declarant hereby has executed the foregoing on the 10 day of April, 2013.

Paul L Judd
Signed

Signed

Paul L Judd
Printed

Printed

State Of Utah)

ss:

County Of Weber)

On the 10 day of April, 2013 personally appeared before me Paul L. Judd and _____ the signers of the within instrument and who duly acknowledged to me that they executed the same.

My Commission Expires:

Angela Martin
Notary Public





Weber County



W2629418

EH 2629418 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
10-APR-13 2:43 PM FEE \$1.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

Deferring Public Improvements Agreement

I (We), Paul L Judd, and EDEN HILWING & DEVELOPMENT COMPANY, 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: Valley Center Estates - 1st Amendment

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: 654.85 feet on 2300 N, 5500 E, 2200 N Street(s).

Sidewalk: 654.85 feet on 2300 N, 5500 E, 2200 N Street(s).

Asphalt: 654.85 feet on 2300 N, 5500 E, 2200 N Street(s).

Other

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.

In Witness Whereof, the Declarant hereby has executed the foregoing on the 10 day of April, 2013.

Paul L Judd
Signed

Signed

Paul L Judd
Printed

Printed



Weber County


State Of Utah)

ss:

County Of Weber)

On the 10 day of April, 2013 personally appeared before me Paul L. Judd and _____ the signers of the within instrument and who duly acknowledged to me that they executed the same.

My Commission Expires:



Notary Public

