

Weber County Subdivision Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>Vue de Valtalla</i>		Number of Lots <i>1</i>
Approximate Address <i>3835 E. 3300 N. Liberty</i>		Land Serial Number(s)
Current Zoning <i>Greenbelt</i>	Total Acreage <i>3.01</i>	
Culinary Water Provider <i>Nordic Valley Water Well</i>	Secondary Water Provider	Wastewater Treatment <i>powder mtn water & sewer</i>

Property Owner Contact Information

Name of Property Owner(s) <i>Carol Pilcher</i>		Mailing Address of Property Owner(s) <i>3835 E. 3300 N. Liberty W. 84310</i>	
Phone <i>801-745-3749</i>	Fax <i>NA</i>		
Email Address <i>NA</i>		Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Gwen Zabokrtsky</i>		Mailing Address of Authorized Person <i>4102 E. 4325 N. Eden W. 84310</i>	
Phone <i>801-829-8587</i>	Fax <i>NA</i>		
Email Address <i>gwenzab@gmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail	

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Landmark Surveying</i>		Mailing Address of Surveyor/Engineer <i>4646 South 3500 West # A-3 West Haven, Utah</i>	
Phone <i>801-731-4075</i>	Fax		
Email Address <i>Contact@landmarksurveying.com</i>		Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail	

Property Owner Affidavit

I (We), *Carol L. Pilcher* 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Carol L. Pilcher
(Property Owner)

(Property Owner)

Subscribed and sworn to me this *29* day of *Oct.*, 20*2019*

Authorized Representative Affidavit

I (We), Carol L. Pilcher, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Gwen Zabolovetski 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.

Carol Pilcher

(Property Owner)

(Property Owner)

Dated this 29 day of October, 2019 personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

STATE OF UTAH
COUNTY OF: Weber
ON THE 29 DAY OF October 2019
PERSONALLY APPEARED BEFORE ME
Carol Pilcher SIGNER(S) OF THE ABOVE
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME

Josiah
NOTARY PUBLIC

Teresa Shaum
Notary





Weber County

Incoming Application Processing Form

Project Name: Vue de Valhalla Sub
 Date Submitted: 5/9/2020 Zoning: _____ Received by: Tammy
 Culinary Water Provider: Well Secondary Water Provider: _____ Waste Water Provider: well septic

Project Type:

- | | |
|--|---|
| <input type="checkbox"/> Alternative Access | <input checked="" type="checkbox"/> Subdivisions: |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Subdivision (Small/Amendment) |
| <input type="checkbox"/> Building Parcel Designation | <input type="checkbox"/> Subdivision-(Prelim/Final) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision-Cluster |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Hillside Review | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Land Use Permit | <input type="checkbox"/> Zoning Development Agreement |
| | <input type="checkbox"/> Vacation |
| | <input type="checkbox"/> Other _____ |

Project Description: 1 lot sub w/ rd dedication

Applicable Ordinances:

- | | | |
|--|--|---|
| <input type="checkbox"/> Accessory Apartments | <input type="checkbox"/> Nonconforming Buildings, Uses and Parcels | <input type="checkbox"/> Petitioner Requirements-Rezoning Procedure Development Agreement |
| <input type="checkbox"/> Airport Zones and Height Regulations | <input type="checkbox"/> Ogden Valley Architectural, Landscape and Screening Standards | <input type="checkbox"/> Planned Residential Unit Development |
| <input type="checkbox"/> Cluster Subdivision | <input type="checkbox"/> Ogden Valley Lighting | <input type="checkbox"/> Public Buildings and Public Utility Substations and Structures |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Ogden Valley Pathways | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Drinking Water Source Protection | <input type="checkbox"/> Ogden Valley Sensitive Lands Overlay District | <input type="checkbox"/> Standards for Single Family Dwellings |
| <input type="checkbox"/> Hillside Development Review and Procedures and Standards | <input type="checkbox"/> Ogden Valley Signs | <input type="checkbox"/> Supplementary & Qualifying Reg |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Parking and Loading Space, Vehicle Traffic and Access Regulations | <input type="checkbox"/> Time Share |
| <input type="checkbox"/> Land Use Permit, Building Permit and Certificate of Occupancy | | <input checked="" type="checkbox"/> Zones & Districts |
| <input type="checkbox"/> Natural Hazards Overlay Districts | | |

Weber County Review Agencies:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Weber-Morgan Health Department-Drinking Water Division | <input type="checkbox"/> Weber County Economic Development Partnership | <input type="checkbox"/> Weber County School District-Transportation Division |
| <input checked="" type="checkbox"/> Weber-Morgan Health Department-Waste Water Division | <input checked="" type="checkbox"/> Weber County Engineering Division | <input type="checkbox"/> Weber County Sheriff |
| <input checked="" type="checkbox"/> Weber County Addressing Official | <input type="checkbox"/> Weber County GIS | <input type="checkbox"/> Weber County Special Events |
| <input type="checkbox"/> Weber County Animal Services | <input type="checkbox"/> Weber County CED | <input checked="" type="checkbox"/> Weber County Surveyor's Office |
| <input type="checkbox"/> Weber County Assessor's Office | <input checked="" type="checkbox"/> Weber County Planning Division | <input checked="" type="checkbox"/> Weber County Treasurer's Office |
| <input type="checkbox"/> Weber County Board of Adjustment | <input checked="" type="checkbox"/> Weber County Recorder's Office | <input checked="" type="checkbox"/> Weber Fire District |
| <input type="checkbox"/> Weber County Building Inspection | <input type="checkbox"/> Weber County Recreation Facilities | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Weber County Commission | <input type="checkbox"/> Weber County Roads Division | |

Outside Review Agencies:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bona Vista Water Improvement District | <input type="checkbox"/> Ogden Valley Starry Nights | <input type="checkbox"/> Utah Department of Transportation |
| <input type="checkbox"/> Causey Estates Lot Owners Assoc. | <input type="checkbox"/> Powder Mountain Water & Sewer District | <input type="checkbox"/> Utah Division of Air Quality |
| <input type="checkbox"/> Central Weber Sewer Improvement | <input checked="" type="checkbox"/> Dominion Energy | <input type="checkbox"/> Utah Division of Drinking Water |
| <input type="checkbox"/> Cole Canyon Water Company | <input checked="" type="checkbox"/> Rocky Mountain Power | <input type="checkbox"/> WC3 |
| <input type="checkbox"/> Centurylink | <input type="checkbox"/> State of Utah Dept of Ag & Food | <input type="checkbox"/> Weber Pathways |
| <input type="checkbox"/> Eden Irrigation Company | <input type="checkbox"/> Taylor Geotechnical | <input type="checkbox"/> West Warren-Warren Water & Sewer |
| <input type="checkbox"/> Hooper Irrigation Company | <input type="checkbox"/> Taylor-West Weber Water District | <input type="checkbox"/> Wolf Creek Water and Sewer Improvement District |
| <input type="checkbox"/> Hooper Water Improvement District | <input type="checkbox"/> Uintah Highlands Water & Sewer Dist | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Nordic Mountain Water Inc. | <input type="checkbox"/> US Forest Service | |

PLICE # 220 23-0160

Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 2016

NARRATIVE

The purpose of this map is to show the location of the proposed subdivision and the location of the proposed street. The subdivision is located in the SE 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Basin & Meridian, Unincorporated Weber County, Utah. The subdivision is bounded by the Salt Lake Basin & Meridian on the north, the Range 1 East on the east, and the Township 7 North on the south. The subdivision is bounded by the Salt Lake Basin & Meridian on the north, the Range 1 East on the east, and the Township 7 North on the south. The subdivision is bounded by the Salt Lake Basin & Meridian on the north, the Range 1 East on the east, and the Township 7 North on the south.

OWNERS DEDICATION

The undersigned hereby dedicates to the public the right of way for the proposed street, to be known as [Street Name], and the right of way for the proposed subdivision, to be known as [Subdivision Name]. The dedication is made for the use and benefit of the public and the State of Utah.

INDIVIDUAL AND TRUST ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I have read and understand the contents of this map and the legal description of the subdivision and street. I agree to the terms and conditions of this map and the legal description of the subdivision and street.

WEBER COUNTY SURVEYOR

By: [Signature] Weber County Surveyor

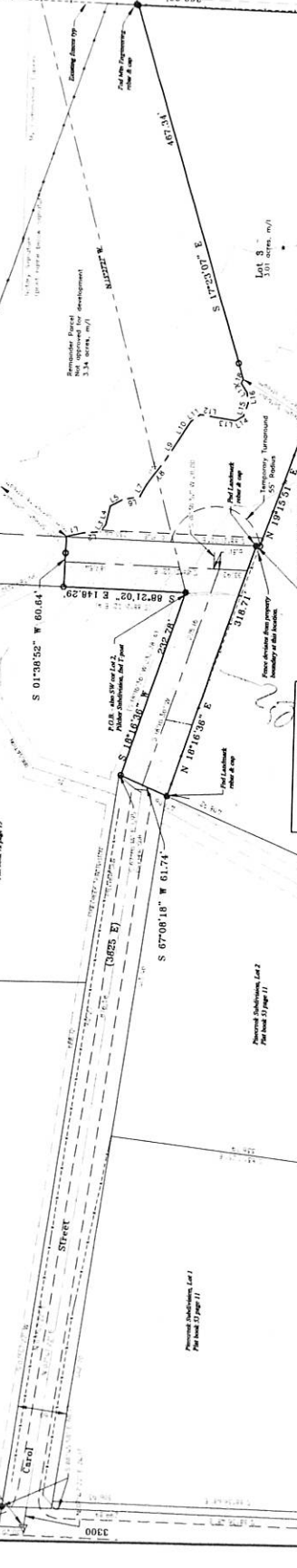
WEBER COUNTY ENGINEER

By: [Signature] Weber County Engineer



Lot Area Table

Lot No.	Bearing	Distance
L1	S 77°12'50" W	21.12'
L2	S 85°54'32" W	19.72'
L3	S 38°18'12" W	11.32'
L4	S 11°46'42" W	22.84'
L5	S 62°02'42" W	16.86'
L6	S 28°46'20" W	16.54'
L7	S 32°48'04" W	28.17'
L8	S 32°48'30" W	25.42'
L9	S 33°09'48" W	14.05'
L10	N 80°57'42" W	20.85'
L11	N 81°42'10" W	22.71'
L12	S 59°05'17" W	10.92'
L13	S 17°43'33" W	16.72'
L14	S 81°33'37" E	12.50'
L15	S 32°02'44" E	13.25'
L16	S 24°32'08" W	9.32'



WEBER COUNTY COMMISSION ACCEPTANCE

The Commission hereby accepts the proposed subdivision and street. The Commission is satisfied that the subdivision and street meet the requirements of the Utah Subdivision Map Act and the Utah Street Design Manual.

WEBER COUNTY HEALTH DEPARTMENT

The Health Department hereby approves the proposed subdivision and street. The Health Department is satisfied that the subdivision and street meet the requirements of the Utah Subdivision Map Act and the Utah Street Design Manual.

WEBER COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission hereby approves the proposed subdivision and street. The Planning Commission is satisfied that the subdivision and street meet the requirements of the Utah Subdivision Map Act and the Utah Street Design Manual.

DEVELOPER: Marcus Zabokratky

Address: [Address]

Subdivision: [Subdivision Name]

Map No. [Map No.]

Scale: 1" = 60'

Legend:

- EXISTING FENCE
- STREET CENTERLINE
- PROPOSED SECTION CORNER
- PROPOSED STREET MONUMENT
- PROPOSED CURB HAIL
- PROPOSED REBAR AND CAP
- PROPOSED MONUMENT
- PROPOSED BENCHMARK
- PROPOSED ELEVATION BENCHMARK
- PROPOSED RIGHT OF WAY MONUMENT
- PROPOSED STREET DEDICATION
- MEASURED DATA

City of [City Name]

City Engineer: [Signature]

City Recorder: [Signature]

County Recorder: [Signature]

By: [Signature]

Date: [Date]

EA 3054672 PG 3 OF 3



W2531444

EH 2531444 PG 1 OF 6
ERNEST D ROWLEY, WEBER COUNTY RECORDER
21-JUN-11 303 PM FEE \$4.00 DEP NNP
REC FOR: WEBER COUNTY PLANNING

**EASEMENT AGREEMENT
FOR A FUTURE ROADWAY WITHIN THE
WADE PILCHER SUBDIVISION
WITH
WEBER COUNTY**

Parties: The parties to this Easement Agreement for a Future Roadway are:

- 1) Carol Lee Pilcher, Property Owner & Developer or successors and assigns, Exhibit C;
- 2) Wade Theodore Pilcher or successors and assigns, Exhibit D; and
- 3) Weber County

Effective Date: The Effective Date of this Agreement will be the date that it is recorded with the subdivision plat for the Wade Pilcher Subdivision.

AGREEMENT

WHEREAS, the following items form in whole the agreement between Carol Pilcher and Wade Pilcher or successors and assigns with Weber County in regards to the future addition of a county road on the proposed remainder parcel on the Wade Pilcher Subdivision plat (22-023-0056), whose ownership is to be retained by Carol Lee Pilcher.

WHEREAS, all Property Owners agree that there is no unreasonable hardship, including a financial hardship, in not extending Carol Street to the south boundary of Lot 2 (See exhibit A for a Legal Description of the Road Easement) in the Wade Pilcher Subdivision at this time.

WHEREAS, all Property Owners agree that the road will be constructed in the future, either when the remainder parcel shown on the Wade Pilcher Subdivision Plat is developed, or when the property to the West (exhibit E) seeks to develop and extends Nordic Meadows Drive to said remainder parcel.

WHEREAS, recorded with the agreement is an attachment with the agreed upon future Neighborhood Traffic Circulation Plan (exhibit B) showing the future connections of Nordic Meadows Drive and Carol Street. It is recognized that an engineered roadway design will be more detailed and will include the identified connections when development begins.

Now Therefore, it is agreed by the identified parties that the expectations and conditions of this Easement Agreement are hereby to be met as follows;

- 1. Carol Pilcher, Wade Pilcher, or successors and assigns will have up to two (2) years from the time the adjacent property to the West (exhibit E) receives final subdivision plat approval for

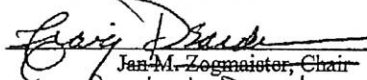
22-308-0001 & 0002
22-023-0160, 0016

land development and extension of Nordic Meadows Drive, to begin construction of the road segment (See Wade Pilcher Subdivision Plat and exhibit A).

2. Carol Pilcher, Wade Pilcher, or successors and assigns agree that they will dedicate the property described in the right-of-way easement (exhibit A) and install the improvements required in connecting Carol Street to Nordic Meadows Drive.

Passed and Adopted this June 21, 2011 by the Board of County Commissioners of Weber County, Utah,

Commissioner Gibson Voting _____
Commissioner Zogmaister Voting _____
Commissioner Dearden Voting _____



Jan M. Zogmaister, Chair
Craig L. Dearden,
Vice Chair

ATTEST:



Ricky D. Hatch, CPA Weber County Clerk

Carol Lee Pilcher
Property Owner, Exhibit C

Carol Lee Pilcher

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On the 21 day of June, 2011,
personally appeared before me
Carol Lee Pilcher the signer(s) of the foregoing
instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public
Angela Martin

Residing at:



Wade Pilcher
Property Owner, Exhibit D

Wade Pilcher

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On the 21 day of June, 2011,
personally appeared before me
Wade Pilcher the signer(s) of the foregoing
instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public
Angela Martin

Residing at:

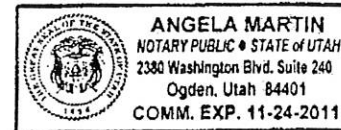


Exhibit A
ROAD EASEMENT
LEGAL DESCRIPTION

22-023-0160

PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING SOUTH 0°31'28" WEST 1779.84 FEET ALONG THE QUARTER SECTION LINE, NORTH 88°37'46" WEST 330.76 FEET, SOUTH 4°48'00" EAST 162.95 FEET, SOUTH 11°41'57" WEST 47.96 FEET, SOUTH 46°15'52" WEST 9.83 FEET, SOUTH 0°31'28" WEST 651.82 FEET, SOUTH 0°21'20" WEST 235.54 FEET, SOUTH 18°37'22" WEST 28.12 FEET AND NORTH 88°21'02" WEST 348.14 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29, AND RUNNING THENCE NORTH 88°21'02" WEST 62.62 FEET, THENCE NORTH 18°16'36" EAST 255.51 FEET TO THE SOUTH LINE OF PINECREEK SUBDIVISION, THENCE ALONG THE SOUTH LINE OF SAID PINECREEK SUBDIVISION, THENCE SOUTH 18°16'36" WEST 232.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.3363 ACRES

Exhibit C

22-308-0001

ALL OF LOT 1, WADE PILCHER SUBDIVISION, WEBER COUNTY, UTAH. Along with the remaining parcel described as such on the Wade Pilcher Subdivision dedication plat.

Exhibit D

22-308-0002

ALL OF LOT 2, WADE PILCHER SUBDIVISION, WEBER COUNTY, UTAH.

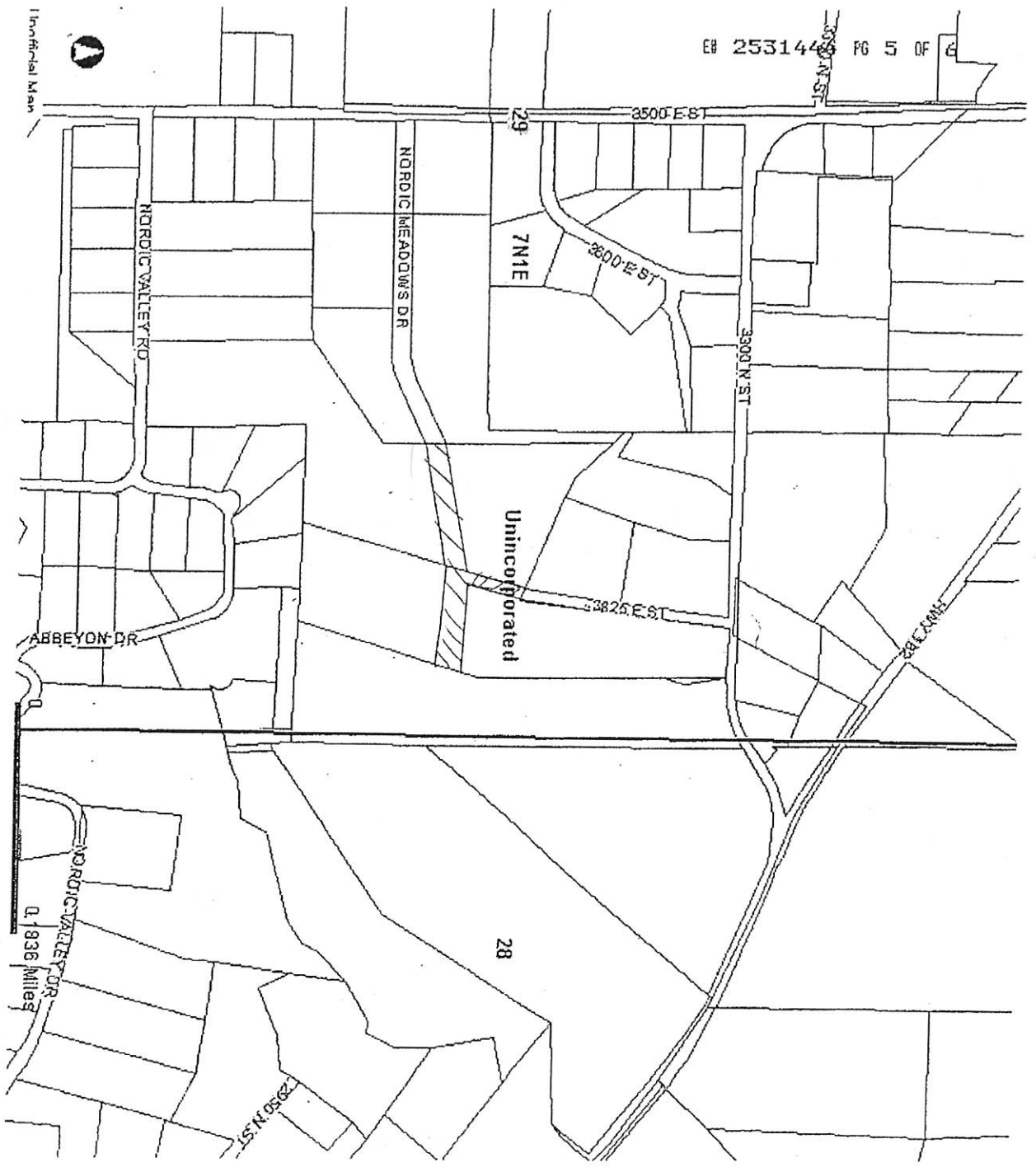
Exhibit E

22-073-0016

PART OF THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN AN OLD BOUNDARY LINE FENCE, BEING 3590.34 FEET SOUTH 0D08'58" WEST ALONG THE SECTION LINE AND 969.74 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29, RUNNING THENCE ALONG EXISTING FENCES THE FOLLOWING SIX (6) COURSES, NORTH 88D32'52" WEST 191.78 FEET, NORTH 87D14'30" WEST 94.21 FEET, SOUTH 86D54'45" WEST 46.21 FEET TO A FENCE CORNER, SOUTH 1D25'48" WEST 366.44 FEET, SOUTH 1D14'45" WEST 233.05 FEET, AND SOUTH 3D36'34" WEST 63.31 FEET TO THE NORTHLINE OF NORDIC VALLEY ROAD, THENCE SOUTH 89D07'06" WEST 22.22 FEET AND NORTH 89D19'51" WEST 340.96 FEET ALONG SAID NORTH LINE OF NORDIC VALLEY ROAD, THENCE NORTH 0D17'37" WEST 679.80 FEET TO AN EXISTING FENCE, THENCE NORTH 53D47'05" EAST 507.16 FEET, THENCE NORTH 0D28'34" EAST 951.75 FEET, THENCE SOUTH 43D33'43" EAST 209.14 FEET, THENCE SOUTH 67D41'08" EAST 489.93 FEET, THENCE SOUTH 16D42' EAST 1013.27 FEET (SOUTH 17D30'08" WEST 987.37 FEET CALCULATED TO CLOSE) TO THE POINT OF BEGINNING. CONTAINS 18.945 ACRES. SUBJECT TO AND TOGETHER WITH A 20 FOOT WIDE RIGHT OF WAY BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTH LINE OF 3300 NORTH STREET, BEING 1778.76 FEET SOUTH 0D08'58" WEST ALONG THE SECTION LINE 1331.27 FEET WEST TO SAID SOUTH LINE OF 3300 NORTH STREET AND 234.93 FEET SOUTH 88D54'12" EAST ALONG SAID SOUTH LINE FROM THE NORTHEAST CORNER OF SAID SECTION 29, RUNNING THENCE SOUTH 27D28'11" WEST 79.60 FEET, THENCE SOUTH 12D52'25" WEST 690.25 FEET.

Sketch of future street system Exhibit B

February 28, 2011



WEBER COUNTY RECORDER ABSTRACT OF TITLE

SERIAL NUMBER: 22-023-0160

PRIOR SERIAL NUMBERS (22-023-0056)

OWNER: CAROL LEE PILCHER TRUST	PO BOX 157 EDEN UT 843100157	TAX UNIT 36
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DESCRIPTION OF PROPERTY: 2011 R/P; ACRES: 6.91

PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 7N, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY. BEGINNING ON THE CENTERLINE OF COUNTY ROAD, 3250 NORTH STREET, SOUTH ALONG THE SECTION LINE 1689.80 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29, RUNNING THENCE SOUTH 54D48' WEST 38.54 FEET, THENCE SOUTH 73D14' WEST 227.68 FEET AND NORTH 88D20' WEST 80.54 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 1100.84 FEET THENCE SOUTH 18D11' WEST 760.97 FEET; TO AN OLD FENCE; THENCE WEST ALONG OLD FENCE 405 FEET; THENCE NORTH 16D42' EAST 1013.27 FEET; EAST 74.31 FEET, MORE OR LESS, THENCE SOUTH 67D08'18" EAST 6.64 FEET, MORE OR LESS, THENCE NORTH 07D47'22" EAST 888.12 FEET TO A POINT ON THE SOUTH LINE OF ROAD; THENCE NORTH 33 FEET; THENCE SOUTH 88D20' EAST 162.67 FEET, MORE OF LESS TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY FOR FUTURE ROAD PURPOSES OVER THE SOUTH 50 FEET THEREOF, EXCEPTING THE NORTH 25 FEET THEREFROM LYING IN SAID COUNTY ROAD.

EXCEPT THAT PORTION WITHIN WADE PILCHER SUB. #2531443

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
BOARD OF COUNTY COMMISSIONERS WHOM IT MAY CONCERN	ORDNCE \$0.00	1394-1772 849262	22-DEC-1981 12/21/1981 -		11:57
WEBER COUNTY COMMISSIONERS WHOM IT MAY CONCERN	ORDNCE 16-82 \$0.00	1409-0150 863830	09-SEP-1982 08/26/1982 -		10:32
STOREY, E N & WF WTR PILCHER, CAROL S WTR	WD \$10.00	1419-1533 874623	03-MAR-1983 10/14/1977 -		11:08
OGDEN TEACHERS CR UN PILCHER, CAROL LEE	RELEASE \$0.00	1441-1651 902538	27-FEB-1984 02/21/1981	2- REF	11:04
PILCHER, CAROL S PILCHER, CAROL LEE STOREY	QCD \$10.00	1675-2045 1241107	11-AUG-1993 08/11/1993 -		10:31
PILCHER, CAROL LEE STOREY WHOM IT MAY CONCERN	ANNL APPL \$0.00	1695-2835 1265557	28-DEC-1993 // -		02:29
UTAH FED SV BK FKA COMMERCIAL FED MTG CORP	ASGNMT \$0.00	1782-2274 1376833	05-DEC-1995 10/20/1995	1052-0868	08:43
PILCHER, CAROL LEE STOREY NORWEST FINL UT ETAL	TRUST DD \$53,807.37	1791-0723 1387409	09-FEB-1996 02/05/1996 -		04:01
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #18-96 \$0.00	1801-0295 1399404	12-APR-1996 04/03/1996 -		10:42
COMMERCIAL FED MTG CORP COMMERCIAL FED BK	SUB TR \$0.00	1805-1986 1405109	09-MAY-1996 // 1052-0868		08:53
COMMERCIAL FED BK TR PILCHER, JOHN R & WF	RECON \$0.00	1805-1987 1405110	09-MAY-1996 03/21/1996	1052-0868	08:53
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #25-96 \$0.00	1811-2786 1413086	18-JUN-1996 05/15/1996 -		09:23
PILCHER, CAROL LEE STOREY NORWEST FINL UT INC ETAL	TRUST DD \$62,258.76	1826-1842 1430559	20-SEP-1996 09/09/1996 -		04:04

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
HOME ABSTRACT & TITLE CO TR PILCHER, CAROL LEE STOREY	RECON \$0.00	1834-0502 1439367	07-NOV-1996 11/06/1996	1791-0723	01:41
PILCHER, CAROL LEE STOREY NFI ETAL	TRUST DD \$97,102.26	1854-0614 1462462	27-MAR-1997 03/21/1997	-	04:14
HOME ABSTRACT & TITLE CO TR PILCHER, CAROL LEE STOREY	RECON \$0.00	1854-0974 1462595	28-MAR-1997 03/27/1997	1826-1842	11:15
PILCHER, CAROL LEE STOREY NORWEST FINL UT INC ETAL	TRUST DD \$28,937.50	1933-1364 1550164	04-JUN-1998 06/02/1998	-	04:44
PILCHER, CAROL LEE STORY SUN VALLEY MTG PLUS ETAL	DEED OF TRST \$129,000.00	1953-2529 1571548	02-SEP-1998 08/28/1998	-	04:18
SUN VALLEY MTG PLUS FLAGSTAR BK	ASGNMT \$0.00	1953-2538 1571549	02-SEP-1998 08/28/1998	1953-2529	04:20
HOME ABSTRACT & TTL CO TR PILCHER, CAROL LEE STOREY	RECON \$0.00	1958-0298 1576072	23-SEP-1998 09/10/1998	1933-1364	03:14
HOME ABSTRACT & TTL CO TR PILCHER, CAROL LEE STOREY	RECON \$0.00	1964-2640 1583148	22-OCT-1998 10/06/1998	1854-614	11:33
PILCHER, CAROL LEE STOREY SUN VALLEY MTG CORP ETAL	DEED OF TRST \$129,000.00	2048-1995 1679182	13-DEC-1999 12/07/1999	-	03:50
SUN VALLEY MTG CORP FLAGSTAR BK	ASGNMT \$0.00	2048-2004 1679183	13-DEC-1999 12/07/1999	2048-1995	03:51
FLAGSTAR BK FKA ETAL FLAGSTAR BK ETAL	SUB TR/RECON \$0.00	2054-1852 1685903	24-JAN-2000 12/29/1999	1953-2529	04:26
FLAGSTAR BK BACKMAN STEWART TITLE SERV LTD	PT SUB TR \$0.00	2060-0094 1692069	28-FEB-2000 02/24/2000	2048-1995	04:28 1679182
BACKMAN STEWART TITLE SERV LTD PILCHER, CAROL LEE STOREY	PT RECON \$0.00	2060-0096 1692070	28-FEB-2000 02/25/2000	2048-1995	04:29 1679182
HARROP HOMES INC PILCHER, CAROL LEE STOREY ETAL	TRUST DD \$80,000.00	2060-0100 1692072	28-FEB-2000 02/25/2000	-	04:29
JOHNSON, ANNE WHOM IT MAY CONCERN	AFFT \$0.00	2061-0336 1693157	06-MAR-2000 03/02/2000	-	12:55
JOHNSON, ANNE WHOM IT MAY CONCERN	AFFT \$0.00	2061-0338 1693158	06-MAR-2000 03/02/2000	-	12:55
PILCHER, CAROL LEE STOREY WHOM IT MAY CONCERN	ANNL APPL \$0.00	2101-1400 1737274	15-NOV-2000 //	-	08:07
PILCHER, CAROL LEE STOREY SUN VALLEY MTG CORP ETAL	DEED OF TRST \$142,000.00	2160-0247 1788599	13-AUG-2001 08/07/2001	-	03:41
RIVERS, ROD TR ETAL PILCHER, CAROL LEE STOREY ETAL	SUB TR/RECON \$0.00	2176-1936 1803043	23-OCT-2001 10/19/2001	2048-1995	08:33
FLAGSTAR BK FKA FANNIE MAE	ASGNMT \$0.00	2201-2140 1820428	15-JAN-2002 12/07/2001	2048-1995	08:25 1679182
BACKMAN STEWART TTL SERV TR PITCHER, CAROL LEE STOREY	RECON \$0.00	2240-1516 1855934	19-JUN-2002 06/18/2002	2060-0100	11:48 1692072
PILCHER, CAROL LEE WELLS FARGO BK ETAL	DEED OF TRST \$25,000.00	2376-1860 1942900	30-MAY-2003 04/28/2003	-	08:15
PILCHER, CAROL LEE STOREY CHASE MANHATTAN MTG	DEED OF TRST \$142,000.00	2377-1057 1943201	30-MAY-2003 05/22/2003	-	01:20

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
PILCHER, CAROL LEE STOREY CHASE MANHATTAN MTG CORP	DEED OF TRST \$142,000.00	2406-2128 1957710	17-JUL-2003 05/22/2003 -		03:45
CHASE MTG CO ETAL PILCHER, CAROL LEE STOREY ETAL	SUB TR/RECON \$.00	- 1996671	05-DEC-2003 10/14/2003	2160-0247	08:23 1788599
WEBER COUNTY WHOM IT MAY CONCERN	RESOL 23-2005 \$.00	- 2156401	24-JAN-2006 07/12/2005 -		02:31
PILCHER, CAROL LEE STOREY PILCHER, CAROL LEE TR	WD \$10.00	- 2209661	21-SEP-2006 09/20/2006 -		03:12
CHASE HM FIN LLC ETAL RIVERS, ROD ETAL	SUB TR/RECON \$.00	- 2228707	14-DEC-2006 11/20/2006	2-REFS	08:25
PILCHER, CAROL LEE TR WHOM IT MAY CONCERN	ANNL APPL \$.00	- 2249634	19-MAR-2007 // -		02:37
WEBER BASIN WTR CONSERV DIST PILCHER, CAROL LEE STOREY	ORDR ON PETN \$.00	- 2470557	03-MAY-2010 02/26/2010 -		08:33
PILCHER, CAROL LEE TR WEBER COUNTY	NTC NON COMP \$.00	- 2526316	09-MAY-2011 05/09/2011 -		09:33
PILCHER, CAROL LEE TR WEBER COUNTY	NTC NON COMP \$.00	- 2526317	09-MAY-2011 05/09/2011 -		09:34
WEBER COUNTY ETAL WHOM IT MAY CONCERN	AGRMT \$.00	- 2531444	21-JUN-2011 06/21/2011 -		03:03 29-JUN-2011
CAROL LEE PILCHER TRUST WHOM IT MAY CONCERN	ANNL APPL \$.00	- 2534037	14-JUL-2011 07/12/2011 -		11:52 14-JUL-2011
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #27-2012 \$.00	- 2610456	13-DEC-2012 12/11/2012 -		10:38
STATE OF UTAH WHOM IT MAY CONCERN	CERT OF CREATION \$.00	- 2718461	20-JAN-2015 12/01/2014 -		01:50 20-JAN-2015
WEBER COUNTY WHOM IT MAY CONCERN	AFFT \$.00	- 2725109	09-MAR-2015 03/09/2015 -		09:38
STATE OF UTAH WHOM IT MAY CONCERN	CERT DISSOLUTION \$.00	- 2795066	25-MAY-2016 // -		11:23 15-JUN-2016
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #12-2016 \$.00	- 2795067	25-MAY-2016 05/10/2016 -		11:24 13-JUN-2016

*** RUN DATE: 13-MAY-2020 12:51 PM ***

*** END OF ABSTRACT ***



W3054672

EA 3054672 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
15-MAY-20 2:18 PM FEE \$40.00 DEP PV
REC FOR: CAROL LEE PILCHER

Please send tax notices to:

Carol Lee Pilcher
3835 East 3300 North
Liberty, Utah 84310

WARRANTY DEED

FOR VALUE RECEIVED, **Carol Lee Pilcher or Her Successor Trustee of the Carol Lee Pilcher Revocable Trust**, GRANTOR, hereby conveys and warrants to **Gwen Zabokrtsky of the Gwen Zabokrtsky Living Trust dated June 9, 2010** herein, GRANTEE, with full and complete interest in the following described property, located in Weber County, State of Utah, to wit:

LOT 3 OF VUE DE VALHALLA SUBDIVISION, WEBER COUNTY, UTAH

And otherwise described as:

SEE EXHIBIT A ATTACHED

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. Said Grantor does hereby covenant to and with the said Grantee(s), that she is the owner in fee simple of said premises; that it is free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

WITNESS the hand of said Grantor this 22 day of November, 2019.

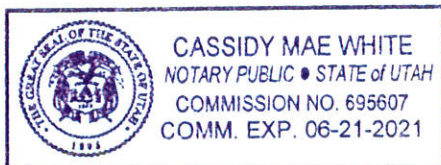
GRANTOR(S):

Carol Lee Pilcher

Carol Lee Pilcher as Trustee of the Carol Lee Pilcher Revocable Trust

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 22nd day of November, 2019, before me personally appeared Carol Lee Pilcher, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.



Cassidy Mae White
Notary Public

Exhibit A

A TRACT OF LAND BEING PART OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 21, 2006 AS ENTRY NUMBER 2209661 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF NORTH 00°26'21" EAST BETWEEN THE MONUMENTED LOCATION OF THE SOUTHEAST CORNER (HAVING WEBER COUNTY NAD83 COORDINATES OF RECORD OF N=3641442.8 E=1543139.4 U.S. FT) OF SAID SECTION 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, PILCHER SUBDIVISION (RECORDED AS PLAT BOOK 72 PAGE 15 ON JUNE 21, 2011 AS ENTRY NUMBER 2531443) SAID POINT BEING LOCATED AT NORTH 15°30'55" WEST 2518.42 FEET FROM SAID SOUTHEAST CORNER OF SECTION 29 (SAID SOUTHWEST CORNER OF LOT 2 IS LOCATED BY RECORD THE FOLLOWING NINE (9) COURSES, 1) SOUTH 00°31'28" WEST 1779.84 FEET ALONG QUARTER SECTION LINE, AND 2) NORTH 88°37'46" WEST 330.76 FEET, AND 3) SOUTH 04°48'00" EAST 162.95 FEET, AND 4) SOUTH 11°41'57" WEST 47.96 FEET, AND 5) SOUTH 46°15'52" WEST 9.83 FEET, AND 6) SOUTH 00°31'28" WEST 651.82 FEET, AND 7) SOUTH 00°21'20" WEST 235.54 FEET, AND 8) SOUTH 18°37'22" WEST 28.12 FEET, AND 9) NORTH 88°21'02" WEST 348.14 FEET ALL FROM SAID NORTHEAST CORNER OF SECTION 29);

RUNNING THENCE SOUTH 88°21'02" EAST 148.29 FEET, ALONG THE SOUTH BOUNDARY OF SAID LOT 2;

THENCE SOUTH 01°38'52" WEST 60.64 FEET, TO A POINT IN PINE CREEK;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES BEING IN OR NEAR THE CENTER OF PINE CREEK, 1) SOUTH 77°12'50" WEST 21.12 FEET, 2) SOUTH 85°54'32" WEST 19.72 FEET, 3) SOUTH 38°18'12" WEST 11.32 FEET, 4) SOUTH 11°46'42" WEST 22.94 FEET, 5) SOUTH 62°02'47" WEST 16.96 FEET, 6) SOUTH 78°26'41" WEST 21.02 FEET, 7) SOUTH 28°46'20" WEST 16.54 FEET, 8) SOUTH 36°11'07" WEST 38.84 FEET, 9) SOUTH 32°08'04" WEST 28.17 FEET, 10) SOUTH 32°14'30" WEST 25.45 FEET, 11) SOUTH 53°09'55" WEST 14.05 FEET, 12) NORTH 80°57'42" WEST 20.85 FEET, 13) NORTH 81°42'19" WEST 22.71 FEET, 14) SOUTH 59°05'17" WEST 10.92 FEET, 15) SOUTH 17°54'33" WEST 16.72 FEET, 16) SOUTH 08°12'37" EAST 12.50 FEET, 17) SOUTH 32°02'46" EAST 13.25 FEET, 18) SOUTH 24°35'08" WEST 5.23 FEET;

THENCE SOUTH 17°23'07" EAST 467.32 FEET, TO THE NORTH BOUNDARY OF ABBEYON ESTATES NO. 2 RECORDED NOVEMBER 21, 1990 AS PLAT BOOK 32 PAGE 85 AND ENTRY NUMBER 1124899;

THENCE NORTH 88°19'47" WEST 360.89 FEET, ALONG SAID NORTH BOUNDARY;

THENCE NORTH 88°19'47" WEST 8.218 FEET, TO A ONE (1) INCH PIPE IN AN OLD FENCE CORNER;

THENCE FOLLOWING FOUR (4) COURSES ALONG OR NEAR AN EXISTING FENCE LINE WHICH REPRESENTS THE HISTORICAL WEST BOUNDARY OF SAID ENTRY NUMBER 2209661, 1) NORTH 17°20'24" EAST 321.06 FEET, 2) NORTH 17°05'43" EAST 229.02 FEET, TO THE SOUTH BANK OF PINE CREEK, 3) NORTH 17°12'02" EAST 107.80 FEET, ACROSS PINE CREEK AND CONTINUING ALONG SAID HISTORIC FENCE LINE, 4) NORTH 19°15'51" EAST 198.35 FEET;

THENCE LEAVING SAID FENCE LINE, SOUTH 88°21'02" EAST 4.16 FEET;

THENCE NORTH 18°16'36" EAST 318.71 FEET, TO THE SOUTH BOUNDARY OF PINE CREEK SUBDIVISION RECORDED NOVEMBER 6, 2000 AS PLAT BOOK 53 PAGE 11 AND ENTRY NUMBER 1735926;

THENCE SOUTH 67°08'18" WEST 61.74 FEET, TO THE EAST BOUNDARY OF SAID LOT 2; THENCE SOUTH 18°16'36" WEST 232.78 FEET, ALONG SAID EAST BOUNDARY, TO THE POINT OF BEGINNING.

CONTAINING 3.659 ACRES, MORE OR LESS.



April 27, 2020

Gwen Zabokitsky
4102 E 4325 N
Eden, Utah 84317

RE: Wastewater Site and Soils Evaluation #14961
Approx. 3300 N 3825 E Eden, Utah 84317
Parcel # 22-023-0160

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on April 24, 2020. The exploration pit is located on the enclosed plat developed during the site evaluation along with the assigned numerical code for each exploration pit. The soil horizons, required percolation depths, actual and anticipated maximum ground water tables have been logged as follows:

Exploration Pit #1 (UTM Zone 12 Nad 83 0428276 E 4573933 N)
0-34" Gravelly Loam, Granular Structure, 25% Gravel
34-80" Coarse Loamy Sand with Clay Loam Lens', Single Grain Structure, 70% Gravel
Ground water encountered at 80 inches.

Conduct the required percolation test so that the bottom of the percolation test hole is at 46 inches deep from the original grade.

Exploration pits should be backfilled immediately upon completion of percolation testing to prevent a hazardous environment that may cause death or injury to people or animals.

Due to the soil types existing on this property the final readings of the **percolation tests will need to be witnessed by a representative from the Health Department**. Please make the percolation tester aware of the requirement so that arrangements can be made. Test results will not be accepted if this requirement is not met.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

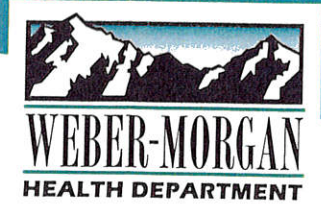
Monitoring of the maximum ground water table is required in the location of the above listed exploration pits. Please complete the enclosed application for maximum ground water table monitoring and return it along with the appropriate fees. The wells should be constructed in accordance with the enclosed diagram in order to provide the most accurate water table readings possible.

If you have any further questions, contact this office at your convenience.

Sincerely,

Craig Jorgensen
Environmental Health Division
801-399-7160

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



May 6, 2020

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Gwen Zabokitsky
Approx. 3300 N 3825 E
Parcel #22-023-0160
Soil log #14961

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. The placement of the well is critical so as to provide the required 100 foot protection zone around the well. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Documented ground water tables not to exceed 36 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches. The absorption field is to be designed using a maximum loading rate of 0.5 gal/sq. ft./day as required for the gravelly loam, granular structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160



GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER KENT L. JONES
Executive Director State Engineer/Division Director

FEBRUARY 27, 2015

THE CAROL LEE PILCHER REVOCABLE TRUST
C/O CAROL LEE PILCHER, TRUSTEE
3835 E 3300 N
LIBERTY, UTAH 84310

Normal -
538-7242
5/15

Dear Applicant:

RE: Application No. 35-12517 (E5143)
PROOF DUE DATE: APRIL 30, 2015

To complete an EXCHANGE OF WATER application in the State of Utah, you must submit formal proof that the development work has been completed and the water has been put to beneficial use. This proof must be prepared by a Utah-licensed land surveyor or engineer. Your DUE DATE for submitting this proof is on or before APRIL 30, 2015.


However, if the water uses do not exceed one residence, irrigation of 0.25 acre, and watering 10 livestock, you may be eligible to submit an Affidavit of Beneficial Use instead of a proof prepared by a licensed proof professional. The following is required to submit an affidavit: a copy of the Certificate of Occupancy for the residence; a copy of the plat map from your County Recorder's office; a map showing the water source and the uses of water; and a completed affidavit form. If you submit an affidavit, all required documents must be filed by the proof-due date shown above.

There is no fee for filing a proof or an affidavit. However, if either cannot be submitted by the proof-due date, an extension of time may be requested by completing the enclosed form and submitting it by the proof-due date. The fee for filing an extension of time request is \$50.00.

If the applicant is a public water supplier or wholesale electrical cooperative, extensions beyond 50 years can only be approved if the water is needed for the future needs of the public. Those extension requests must be accompanied by an adequate 40-year plan projecting the future needs of the applicant, in accordance with criteria specified in Section 73-1-4(2)(f), Utah Code Annotated 1953 (as amended).

Failure to submit a completed proof, affidavit, or an extension request on or before the PROOF DUE DATE will cause the application to LAPSE.

Your contact with this office, should you need it, is with our Regional Office in Salt Lake City. The telephone number is (801)538-7240.

Yours truly,

Kent L. Jones, P.E.
State Engineer

Enclosure: Extension Form

P R O O F D U E



GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

Division of Water Rights

BRIAN C. STEED
Executive Director

TERESA WILHELMSSEN
State Engineer/Division Director

OFFICIAL RECEIPT No. 20-01325

Date: April 9, 2020

RECEIVED FROM:

THE CAROL LEE PILCHER REVOCABLE TRUST
C/O CAROL LEE PILCHER, TRUSTEE
3835 E 3300 N
LIBERTY, UTAH 84310

NATURE OF SERVICE:

Before 14 Year Extension

35-12517 (E5143)

\$ 50.00

TOTAL: \$ 50.00

METHOD OF PAYMENT: Check 636

RECEIVED BY: EPAYNE



Weber County Corporation

Weber County Planning
2380 Washington Blvd, Ste 240

Customer Receipt	
Receipt Number	135592

Receipt Date
05/29/20

Received From:
gwen zabokotsky

Time: 11:37:0
Clerk: amartin

Description	Comment	Amount
ENG SUBDIV FEES	subdivision	\$200.00
PLAN SUBDIV FEE	subdivision	\$545.00
SURVEY SUBDIV	subdivision	\$425.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED:	\$1,170.00
AMT APPLIED:	\$1,170.00
CHANGE:	\$0.00