



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Public hearing to consider and take action on a request to vacate several public utility easements located on the side and rear lot lines of the Uintah Highlands Subdivisions No. 6, No. 7, & No. 8.

**Agenda Date:** Tuesday, February 16, 2021

**Applicant:**

- Scott & Nancy Waterfall (07-434-0004, 2060 E Ryan Cir.) **AUTHORIZED REPRESENTATIVE**
- Guy & Deborah Perry (07-712-0001, 2052 E Ryan Cir.)
- Ethan & Stephanie Baham (07-435-0007, 2044 E Ryan Cir.)
- Jeffery & Karen Penman (07-435-0006, 2028 E Ryan Cir.)
- Jared & Kandus Sewell (07-435-0005, 2016 E Ryan Cir.)
- George & Elaine Burleigh (07-435-0004, 2008 E Ryan Cir.)
- Naloni Marriott (07-435-0003, 2007 E Ryan Cir.)
- Donald & Lori Underwood (07-435-0002, 2021 E Ryan Cir.)
- David & Patricia Sugihara (07-435-0001, 2041 E Ryan Cir.)
- Jeffery & Wendi Jorgensen (07-434-0003, 2057 E Ryan Cir.)
- Greg & Michelle Nelson (07-434-0002, 2063 E Ryan Cir.)
- William & Lisa Galbraith (07-434-0001, 2069 E Ryan Cir.)

**File Number:** EV2021-01

### Property Information

**Approximate Address:** Ryan Circle, Ogden  
**Project Area:** Variable  
**Zoning:** R-2  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel IDs:** 07-434-0004; 07-712-0001; 07-435-0007; 07-435-0006; 07-435-0005; 07-435-0004; 07-435-0003; 07-435-0002; 07-435-0001; 07-434-0003; 07-434-0002; & 07-434-0001  
**Township, Range, Section:** T5N, R1W, Section 23, NW

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Scott Perkes  
[sperkes@co.weber.ut.us](mailto:sperkes@co.weber.ut.us)  
 801-399-8772

**Report Reviewer:** SB

## Background and Summary

The applicants have submitted a joint request (see **Exhibit A**) to vacate the 10-foot wide public utility easements along all the collective rear and side lot lines for Lots 8-11 of the Uintah Highlands Subdivision No. 6, Lots 12-18 of the Uintah Highlands Subdivision No. 7, and Lot 20 of the Uintah Highlands Subdivision No. 8. The purpose of the vacation requests is to allow each residential lot to become unencumbered by any unused public utility easements that currently occupy side and rear lot lines of the applicant’s lots. See **Exhibit B** for requested easements to be vacated by the applicants.

Mr. Scott Waterfall, acting as the authorized representative for each of the applicants, has submitted several letters from utility providers in the area that release claim to several, however not all, of the requested easements (Questar Gas, Rocky Mountain Power, and Uintah Highlands Improvement District) (see **Exhibits C, D, & E**).

It’s important to note that Questar Gas and the Uintah Highlands Improvement District have granted a release to all requested easements. However, Rocky Mountain Power granted a release to all requested easements **WITH EXCEPTION TO** those found on Lot 11 of the Uintah Highlands Subdivision No. 6, those found on Lots 15, 16, 17, & 18 of Uintah Highlands Subdivision No. 7, and those

found on Lot 20 of Uintah Highlands Subdivision No. 8. Rocky Mountain Power cited concerns about vacating easements adjacent to public rights of way (Combe Road, adjacent to Lots 15, 16, 17, & 18), and those adjacent to undeveloped property (adjacent to Lot 11).

## Weber County Engineering Department Analysis

The Weber County Engineering Department has submitted a review on this request as follows:

*I have had a chance to review the proposed easement vacation request and have the following comments:*

1. *There is an existing storm drain pipeline within the side lot easements between lots 17 and 18, and between lots 12 and 13, which the County will need the easement to remain in place.*
2. *The County Engineering Department recommends that the easement adjacent to public roads, in this case Combe Road and Ryan Circle remain in place.*
3. *The public utility and drainage easements along the rear of lots 8 through 15 can be vacated.*
4. *The public utility and drainage easement along the east lot lines of lot 11 can be vacated.*

## Analysis

**General Plan:** The vacation of unutilized easements is not anticipated to have a negative effect on the Southeast Planning Area Comprehensive Land Use Master Plan (1971).

**Additional Consideration:** Both the Uintah Highlands Subdivisions No. 6 & No.7 were recorded in September of 1993. The Uintah Highlands Subdivision No. 8 was recorded in May of 2008. During subdivision approval of these plats, the developer proposed to have 10 foot public utility easements along the front, rear, and some side property lines of each lot in the subdivisions for potential utility placement. With exception to the storm drain pipeline that passes through the side lot lines of lots 12- 13 and 17-18, it appears that all utilities serving each of the lots on Ryan Circle were only placed within the front lot line easements. That said, Rocky Mountain Power and the Weber County Engineering Division have indicated that the easements along the rear lot lines that front on Combe Road should remain for future utility expansion. As indicated above, Rocky Mountain Power has also identified easements on Lots 11 and 15 that should remain in place.

**Public Notice:** Public noticing and the noticing of potentially affected entities has been provided as outlined in state code Section 17-27a-208. No responses from the surrounding public or other possibly affected entities have been received at the time of the drafting of this report (02/05/2021).

## Commission Considerations

The applicant has proposed to vacate the public utility easements by ordinance. Under the state code, Section 17-27a-609.5, the legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

## Staff Recommendation

Staff recommends the vacation of the public utility easements that have been recommended by the Weber County Engineering Department and the various responding utility providers as outlined in **Exhibit B** and the enclosed Vacation Ordinance (see **Exhibit F**). This recommendation for approval is based on the following findings:

1. Vacating the identified easements will not have a negative effect on the Southeast Planning Area Comprehensive Land Use Master Plan.
2. The public interest or any person will not be materially injured by the proposed vacations.
3. The vacations will not be detrimental to the public health, safety, or welfare.
4. The vacations will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Vacation Application
- B. Requested vs. Recommended Easements to be Vacated
- C. Rocky Mountain Power Release Letter
- D. Questar Gas Release Letter
- E. Uintah Highland Improvement District Release Letter
- F. Draft Vacation Ordinance

Area Map



## Weber County Vacation Application

Application 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)
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**Requesters Contact Information**

Name <b>SCOTT WATERFALL</b>		Mailing Address <b>2060 RYAN CIR OGDEN, UT 84403</b>
Phone <b>801-476-3333</b>	Fax	
Email Address <b>swater1@msn.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

**Property Information**

Address <b>RYAN CIRCLE OGDEN, UT 84403</b>	Land Serial Number(s) <b>see below narrative</b>
Vacation Request <input checked="" type="checkbox"/> Easement <input type="checkbox"/> Road <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot	Current Zoning
Subdivision Name <b>UINTAH HIGHLANDS Nos. 6, 7, 8</b>	Lot Number(s) <b>see below</b>

**Project Narrative**

VACATE UTILITY EASEMENTS ON RYAN CIRCLE:

UINTAH HIGHLANDS No. 6:

074340001	Galbraith
074340002	Nelson
074340003	Jorgensen
074340004	Waterfall

UH No. 8: 077120001 Perry

UH No. 7:

074350001	Sugihara	074350005	Sewell
074350002	Underwood	074350006	Penman
074350003	Merriott	074350007	Baham
074350004	Burleigh		

**Property Owner Affidavit**

I (We), Nancy Waterfall, 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.

\_\_\_\_\_  
(Property Owner) \_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
(Notary)

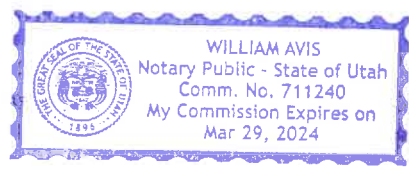
**Authorized Representative Affidavit**

X I (We), Jared & Kandus Sewell, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X [Signature]  
(Property Owner)

X Kandus Sewell  
(Property Owner)

Dated this 26<sup>th</sup> day of October, 2020, personally appeared before me Jared Sewell & Kandus Sewell, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature] William Avis  
(Notary)

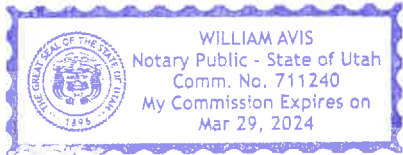
Authorized Representative Affidavit

I (We), JEFFERY D PENMAN Karen A Penman the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFA LI 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.

X Jeffery D Penman  
(Property Owner)

X Karen A Penman  
(Property Owner)

Dated this 26 day of October, 20 20, personally appeared before me Jeffery D. Penman & Karen A. Penman the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



William Avis  
(Notary)

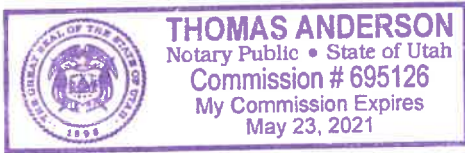
Authorized Representative Affidavit

I (We), W. GEORGE BURLEIGH & ELAINE BURLEIGH, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X  
X  
[Signature]  
(Property Owner)

X [Signature]  
(Property Owner)

Dated this 7th day of Oct, 20 20, personally appeared before me W George Burleigh and Elaine Burleigh, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]  
(Notary)

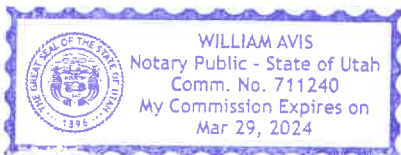
**Authorized Representative Affidavit**

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

Nancy Waterfall  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 26 day of Oct, 20 20, personally appeared before me Nancy Waterfall, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



William Avis  
(Notary)



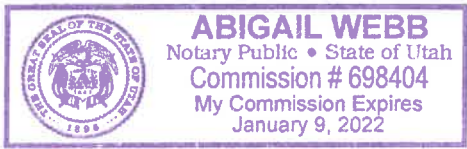
**Authorized Representative Affidavit**

X I (We), Ethan Baham and Stephanie Baham, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X [Signature]  
(Property Owner)

X [Signature]  
(Property Owner)

Dated this 10<sup>th</sup> day of October, 20 20, personally appeared before me Ethan Baham and Stephanie Baham the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Abigail Webb  
(Notary)

**Authorized Representative Affidavit**

X

I (We), Greg or Michelle Nelson the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X

Greg Nelson  
(Property Owner)

X Michelle Nelson  
(Property Owner)

Dated this 8th day of OCTOBER, 2020, personally appeared before me Greg and Michelle Nelson, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Steven Sullivan

(Notary)



**Authorized Representative Affidavit**

X I (We), William + Lisa Galbraith, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X William J Galbraith III  
(Property Owner)

X Lisa Galbraith  
(Property Owner)

Dated this 9<sup>th</sup> day of October, 20 20, personally appeared before me William J Galbraith III & Lisa Galbraith, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Jerry J Call  
(Notary)



**Authorized Representative Affidavit**

X

I (We), DS. and Lori Underwood, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X

Donald Scott Underwood  
(Property Owner)

Lori Underwood  
(Property Owner)

Dated this 6th day of October, 20 20, personally appeared before me Donald Scott Underwood, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

STATE OF UTAH  
COUNTY OF: Weber  
ON THE 6th DAY OF October 2020  
PERSONALLY APPEARED BEFORE ME  
Donald Scott Underwood SIGNER(S) OF THE ABOVE  
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT  
HE/SHE/THEY EXECUTED THE SAME  
Zachery Himelright  
NOTARY PUBLIC

Zachery Himelright (Notary)  
NOTARY PUBLIC  
Zachery Himelright  
705615  
Commission Expires  
April 5, 2023  
STATE OF UTAH

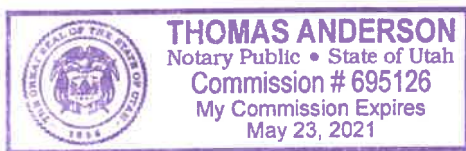
**Authorized Representative Affidavit**

X I (We), D.T. SUGIHARA & PATRICIA SUGIHARA, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SCOTT WATERFALL, 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.

X [Signature]  
(Property Owner)

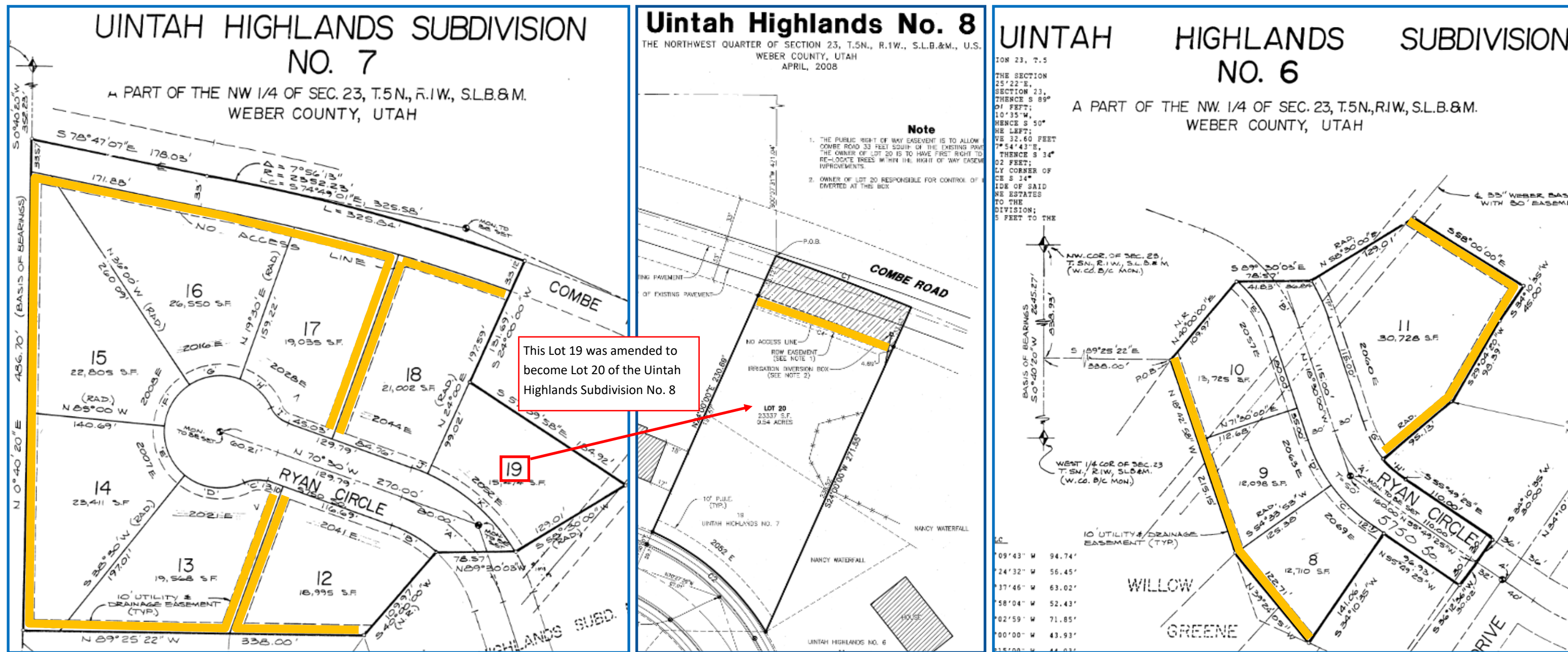
X [Signature]  
(Property Owner)

Dated this 16th day of Oct, 2020, personally appeared before me David and Patricia Sugihara, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

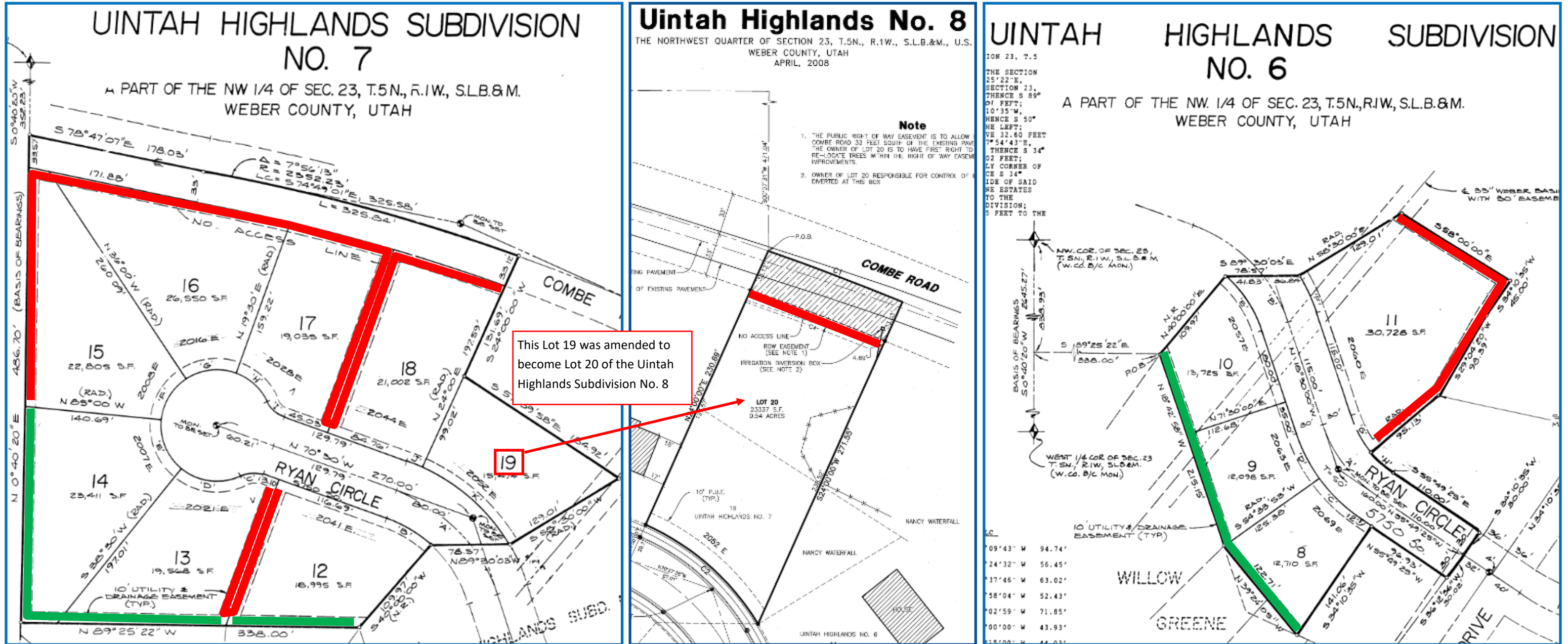




[Signature]  
(Notary)

# Easements Requested to be Vacated



# Recommended Vs. Not-Recommended Easements to be Vacated



-  Not Recommended for Vacation
-  Recommended for Vacation

**DISCLAIMER OF UTILITY EASEMENT**  
**For specifically identified lots in Uintah Highlands Subdivision No.6 and No. 7**

The undersigned, Rocky Mountain Power, a division of PacifiCorp, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following described real property in real property of Grantor in Weber County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit "A1 & A2" attached hereto and by this reference made a part hereof:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within **Lots 8, 9, and 10 Uintah Highlands Subdivision No. 6**, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within **Lots 12, 13, and 14 Uintah Highlands Subdivision No. 7**, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

Rocky Mountain Power,  
A Division of PacifiCorp

By: H. Dudley  
Harold Dudley, Right of Way Manager



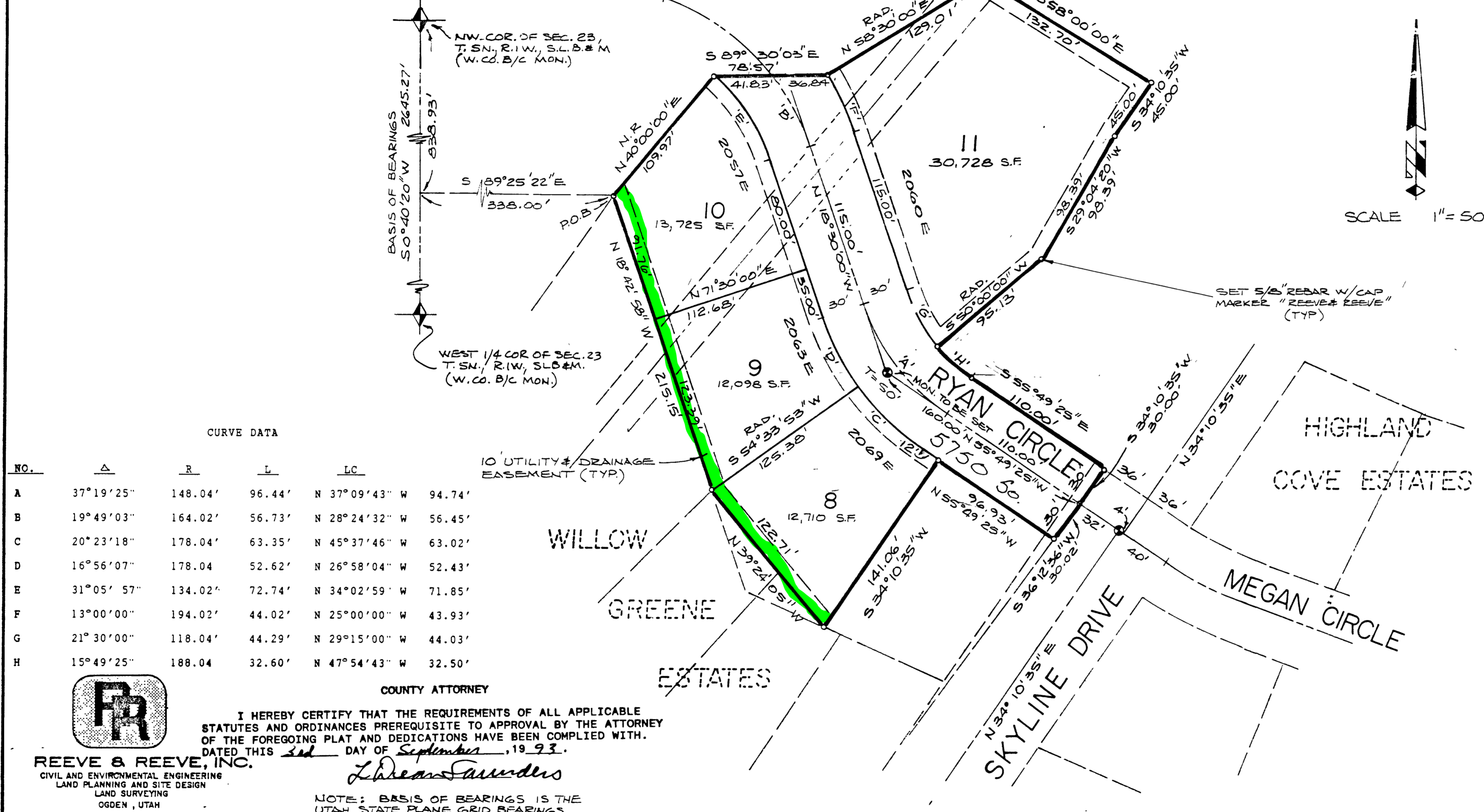
BOUNDARY DESCRIPTION

# UINTAH HIGHLANDS SUBDIVISION NO. 6

## A PART OF THE NW 1/4 OF SEC. 23, T.5N., R.1W., S.L.B.&M. WEBER COUNTY, UTAH

### RMP - Exhibit A1

A PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5 N., R.1 W., S.L.B.& M. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT S 0°40'20"W ALONG THE SECTION LINE (BASIS OF BEARINGS) 838.93 FEET AND S 89°25'22"E, 338.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23, AND RUNNING THENCE N 40°00'00"E, 109.97 FEET; THENCE S 89°30'03"E, 78.57 FEET; THENCE N 58°30'00"E, 129.01 FEET; THENCE S 58°00'00"E, 132.70 FEET; THENCE S 34°10'35"W, 45.00 FEET; THENCE S 29°04'20"W, 98.39 FEET; THENCE S 50°00'00"W, 95.13 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.60 FEET HAVING A 188.04 FOOT RADIUS (LONG CHORD IS S 47°54'43"E, 32.50 FEET); THENCE S 55°49'25"E, 110.00 FEET; THENCE S 34°10'35"W, 30.00 FEET; THENCE S 36°12'36"W, 30.02 FEET; THENCE N 55°49'25"W, 96.93 FEET TO THE NORTHERLY CORNER OF LOT 1, HIGHLAND COVE ESTATES SUBDIVISION; THENCE S 34°10'35"W, 141.06 FEET ALONG THE NORTHWESTERLY SIDE OF SAID LOT 1 TO THE NORTHERLY BOUNDARY OF WILLOW GREENE ESTATES SUBDIVISION; THENCE N 39°24'05"W, 122.71 FEET TO THE EASTERLY BOUNDARY OF WILLOW GREENE ESTATES SUBDIVISION; THENCE N 18°42'58"W ALONG SAID BOUNDARY, 215.15 FEET TO THE POINT OF BEGINNING. CONTAINS 2.097 ACRES.



I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF UINTAH HIGHLANDS NO. 6 SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 8 DAY OF APRIL, 1993.  
 3492 JAH LICENSE NUMBER  
 3492 REGISTERED LAND SURVEYOR  
 JOHN P. REEVE

OWNER'S DEDICATION AND CERTIFICATION  
 WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT UINTAH HIGHLANDS NO. 6, AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS 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 DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.  
 SIGNED THIS 18th DAY OF August, 1993.  
 Nelson Homesby  
 Bruce L. Nelson  
 Scott Waterfall

ACKNOWLEDGEMENT  
 STATE OF UTAH } ss.  
 COUNTY OF Webster  
 ON THE 18th DAY OF August, 1993, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Scott Waterfall (AND) Bruce L. Nelson, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME he SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 2, 1994 Craig Charles Parker  
 COMMISSION EXPIRES April 2, 1994 NOTARY PUBLIC  
 CRAIG CHARLES PARKER  
 2510 Westington Blvd  
 Ogden Utah 84471  
 My Commission Expires  
 April 2, 1994  
 STATE OF UTAH

ACKNOWLEDGEMENT  
 STATE OF UTAH } ss.  
 COUNTY OF Webster  
 ON THE 18th DAY OF August, 1993, PERSONALLY APPEARED BEFORE ME Bruce L. Nelson AND Scott Waterfall OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

April 2, 1994 Craig Charles Parker  
 COMMISSION EXPIRES April 2, 1994 NOTARY PUBLIC  
 CRAIG CHARLES PARKER  
 2510 Westington Blvd  
 Ogden Utah 84471  
 My Commission Expires  
 April 2, 1994  
 STATE OF UTAH

WEBER COUNTY RECORDER  
 ENTRY NO. 1246528 FEE PAID  
\$ 34.00 FILED FOR RECORD AND  
 RECORDED SEPT. 14, 1993 AT  
8:05 A.M. IN BOOK 36 OF OFFICIAL  
 RECORDS, PAGE 45, RECORDED  
 FOR R. SCOTT WATERFALL  
Doug Croets  
 COUNTY RECORDER  
 BY: Kara Thomas  
 DEPUTY

REEVE & REEVE, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING  
 LAND PLANNING AND SITE DESIGN  
 LAND SURVEYING  
 OGDEN, UTAH

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
 DATED THIS 2nd DAY OF September, 1993.  
L. Deane Saunders  
 COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION  
 APPROVED BY THE WEBER COUNTY PLANNING COMMISSION  
 ON THE 13 DAY OF JULY, 1993.  
Paul S. Harwood  
 CHAIRMAN

WEBER COUNTY SURVEYOR  
 I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THE OFFICES AND IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.  
 SIGNED THIS 13th DAY OF July, 1993.  
Heather Anne Crane  
 COUNTY SURVEYOR  
 STATE OF UTAH

WEBER COUNTY ACCEPTANCE  
 THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF WEBER COUNTY, UTAH, THIS 8th DAY OF Sept, 1993.  
 ATTEST: Prudence Holston  
 TITLE: Janet Best Deputy

WEBER COUNTY ENGINEER  
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 13th DAY OF July, 1993.  
David Richardson  
 FOR CURTIS CHRISTOPHER

# UINTAH HIGHLANDS SUBDIVISION NO. 7

## RMP - Exhibit A2

A PART OF THE NW 1/4 OF SEC. 23, T.5 N., R.1 W., S.L.B.&M. WEBER COUNTY, UTAH

NW COR. SEC. 23, T.5 N., R.1 W., S.L.B.&M. (W.CO. B/C MON.)

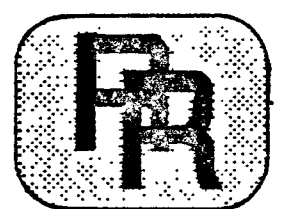
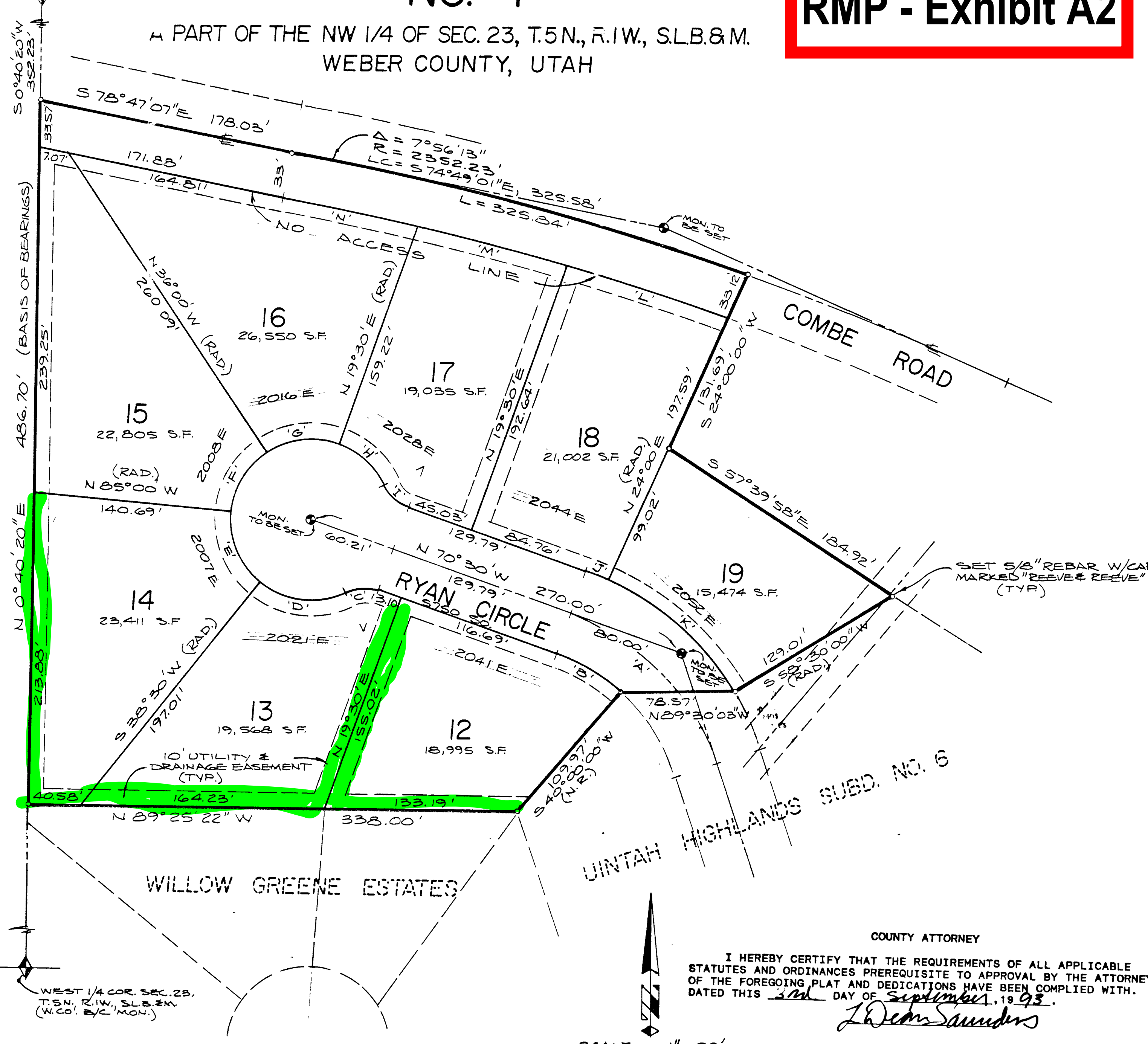
### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 23, T.5 N., R.1 W., S.L.B.&M. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE CENTERLINE OF COMBE ROAD WHICH IS S 0°40'20" W ALONG THE SECTION LINE 352.23 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23, AND RUNNING THENCE S 78°47'07" E ALONG SAID CENTERLINE, 178.03 FEET TO THE BEGINNING OF A 2352.23 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 325.84 FEET (LC = S 74°49'01" E, 325.58); THENCE S 24°00'00" W, 131.69 FEET; THENCE S 57°39'58" E, 184.92 FEET TO THE BOUNDARY OF UTAH HIGHLANDS SUBDIVISION NO. 6; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: S 58°30'00" W, 129.01 FEET, N 89°30'03" W, 78.57 AND S 40°00'00" W, 109.97 FEET TO THE BOUNDARY OF WILLOW GREENE ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY N 89°25'22" W, 338.00 FEET TO THE EAST BOUNDARY OF YORKSHIRE MEADOW SUBDIVISION; THENCE N 0°40'20" E ALONG SAID BOUNDARY 486.70 FEET TO THE POINT OF BEGINNING.

### CURVE DATA

No.	Δ	R	L	C
A	32°10'57"	164.02'	92.13'	90.92'
B	20°54'03"	134.02'	48.89'	48.62'
C	45°05'57"	30.00'	23.61'	23.01'
D	64°05'57"	55.00'	61.53'	58.37'
E	56°30'00"	55.00'	54.24'	52.07'
F	49°00'00"	55.00'	47.04'	45.62'
G	55°30'00"	55.00'	53.28'	51.22'
H	45°05'57"	55.00'	43.29'	42.18'
I	45°05'57"	30.00'	23.61'	23.01'
J	4°30'00"	194.02'	15.24'	15.23'
K	34°30'00"	194.02'	116.83'	115.07'
L	2°51'17"	2319.23'	115.55'	115.54'
M	2°36'31"	2319.23'	105.59'	105.58'
N	2°24'16"	2319.23'	97.33'	97.32'

YORKSHIRE MEADOWS SUBD.



**REEVE & REEVE, INC.**  
 CIVIL AND ENVIRONMENTAL ENGINEERING  
 LAND PLANNING AND SITE DESIGN  
 LAND SURVEYING  
 OGDEN, UTAH

WEST 1/4 COR. SEC. 23,  
 T.5 N., R.1 W., S.L.B.&M.  
 (W.CO. B/C MON.)

COUNTY ATTORNEY  
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.  
 DATED THIS 1st DAY OF September, 1993.  
*J. Dean Saunders*

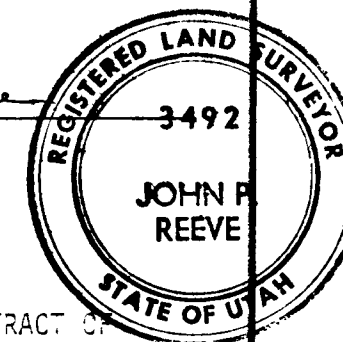
I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF UTAH HIGHLANDS NO. 7 SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 8 DAY OF JUNE, 1993.

3492

UTAH LICENSE NUMBER

SIGNATURE  
*John P. Reeve*



### OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT UTAH HIGHLANDS SUBD. NO. 7, AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS 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 DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

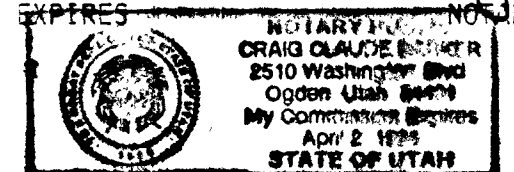
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.

SIGNED THIS 13th DAY OF August, 1993.  
*Bruce Waterfall* *Nelson Homesley*  
*Bruce E. Wilson*

### ACKNOWLEDGEMENT

STATE OF UTAH } ss.  
 COUNTY OF Weber }  
 ON THE 13th DAY OF August, 1993, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Bruce Waterfall* (AND *Nelson Homesley* AND *Bruce E. Wilson*), SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME he SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

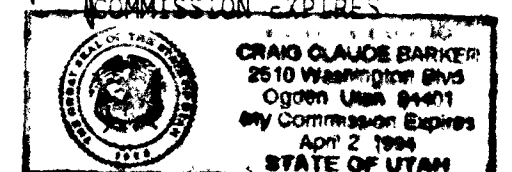
APR 2 1994 *Craig Claude Barker*  
 COMMISSION EXPIRES



### ACKNOWLEDGEMENT

STATE OF UTAH } ss.  
 COUNTY OF Weber }  
 ON THE 13th DAY OF August, 1993, PERSONALLY APPEARED BEFORE ME *Bruce Waterfall* AND *Nelson Homesley* AND *Bruce E. Wilson* OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

APR 2 1994 *Craig Claude Barker*  
 COMMISSION EXPIRES



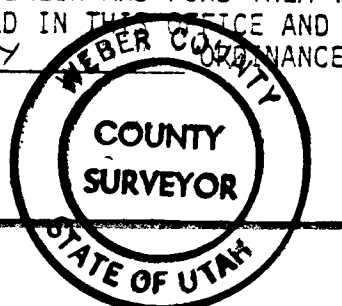
WEBER COUNTY RECORDER

ENTRY NO. 1246531 FEE PAID \$38.00  
 FILED FOR RECORD AND RECORDED SEPT 14 1993 AT 8:12 AM IN BOOK 34 OF OFFICIAL RECORDS, PAGE 46, RECORDED FOR NELSON HOMES

*Doug Crofts* COUNTY RECORDER  
 OR *Karen Thompson* DEPUTY

WEBER COUNTY PLANNING COMMISSION  
 APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 13 DAY OF JULY, 1993.  
*Dale S. Hanson* CHAIRMAN

WEBER COUNTY SURVEYOR  
 I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THE OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.  
 SIGNED THIS 13th DAY OF July, 1993.  
*Scott Paulson*



WEBER COUNTY ACCEPTANCE  
 THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF WEBER COUNTY, UTAH, THIS 8th DAY OF Sept, 1993.  
 ATTEST: *Brenda Holston*  
*Adam Asst Deputy* *Scott Paulson*

WEBER COUNTY ENGINEER  
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 13th DAY OF JULY, 1993.  
*Dennis Richardson* FOR CURTIS CHRISTENSEN

Space above for County Recorder's use  
PARCEL I.D.# 07-434-0004

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 11, Uintah Highlands No 6 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

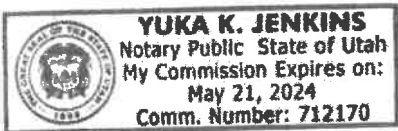
QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

  
Notary Public



Space above for County Recorder's use  
PARCEL I.D.# 07-435-0003

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 14, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

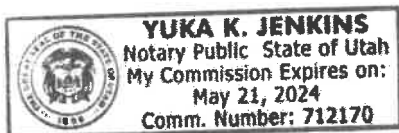
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By: [Signature]  
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



[Signature]  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-712-0001

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 20, Uintah Highlands No 8 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

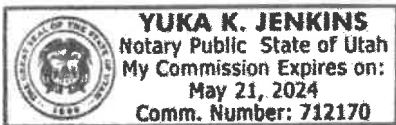
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-435-0007

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 18, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

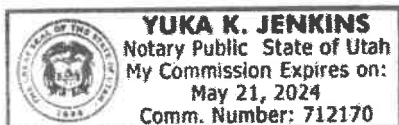
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By: [Signature]  
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



[Signature]  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-435-0006

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 17, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

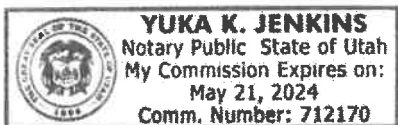
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-435-0005

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 16, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

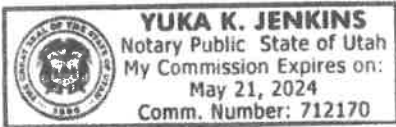
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By: [Signature]  
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



[Signature]  
Notary Public



Space above for County Recorder's use  
PARCEL I.D.# 07-435-0004

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 15, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

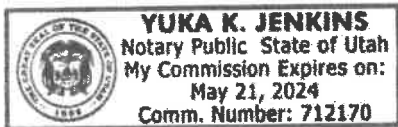
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-435-0002

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 13, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

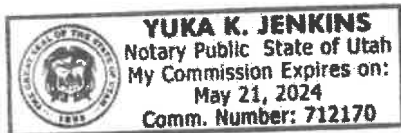
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-435-0001


**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 12, Uintah Highlands No 7 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

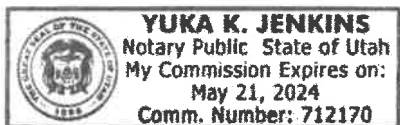
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-434-0003

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 10, Uintah Highlands No 6 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

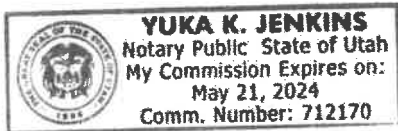
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-434-0002


**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 9, Uintah Highlands No 6 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

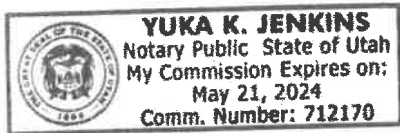
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Debra K. Howers, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

Space above for County Recorder's use  
PARCEL I.D.# 07-434-0001

**DISCLAIMER OF UTILITY EASEMENT**

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 8, Uintah Highlands No 6 Subdivision, located in the Northwest quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

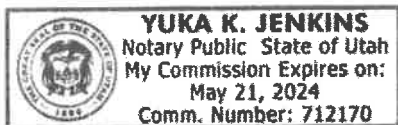
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on October 15, 2020.

QUESTAR GAS COMPANY  
Dba Dominion Energy Utah

By:   
Authorized Representative

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On October 15, 2020, personally appeared before me Brady Nowers, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



  
Notary Public

2401 East 6175 South  
Ogden, UT 84403-5344  
Phone: 801-476-0945  
Fax: 801-476-2012  
uhid1@qwestoffice.net

November 20, 2020

Scott Waterfall  
2060 Ryan Circle  
Ogden, UT 84403

Dear Mr. Waterfall:

At the board meeting last night, the board of trustees reviewed the request to vacate utility easements for the following subdivisions, Uintah Highlands Subdivision No. 6, 7, and 8, all located on Ryan Circle totaling 12 properties.

Galbraith 2069 Ryan Circle  
Nelson 2063 Ryan Circle  
Jorgensen 2057 Ryan Circle  
Sugihara 2041 Ryan Circle  
Underwood 2021 Ryan Circle  
Marriott 2007 Ryan Circle  
Burleigh 2008 Ryan Circle  
Sewell 2016 Ryan Circle  
Penman 2028 Ryan Circle  
Baham 2044 Ryan Circle  
Perry 2052 Ryan Circle  
Waterfall 2060 Ryan Circle

This letter is to notify you that Uintah Highlands Improvement District is not currently using the existing easements and therefore abandons and vacates its interest in the existing 10 ft. public utility easements (PUE).

Uintah Highlands Improvement District maintain its rights to locate or maintain its facilities within or upon all other existing utility easements.

If you have any questions, please feel free to contact our office.

Sincerely,



Uintah Highlands Board of Trustees  
William J. Galbraith, III, Chairman

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF  
WEBER COUNTY VACATING REAR LOT LINE PUBLIC UTILITY EASEMENTS  
ON LOTS 8-10 OF UINTAH HIGHLANDS SUBDIVISION NO. 6 AND LOTS 12-14 OF THE UINTAH  
HIGHLANDS SUBDIVISION NO. 7**

**WHEREAS,** William & Lisa Galbraith, Greg & Michelle Nelson, Jeffery & Wendi Jorgensen, David & Patricia Sugihara, Donald & Lori Underwood, & Naloni Marriott, the owners of Lots 8-10 of the Uintah Highlands Subdivision No. 6 & Lots 12-14 of the Uintah Highlands Subdivision No. 7, respectively, have filed a petition to vacate the 10-foot wide public utility easements (“PUEs”) located along their rear lines; and

**WHEREAS,** after providing proper public notice, a public hearing was held before the Weber County Commission on Tuesday, February 16, 2021, regarding the vacation of the PUEs; and

**WHEREAS,** Weber County’s Engineering Department has been notified and has provided written approval of the vacation of the PUEs; and

**WHEREAS,** the Commission finds that good cause exists to vacate the PUEs in that they will not substantially affect the 1971 South East Planning Area Master Plan and that neither the public interest nor any person will be materially injured;

**NOW THEREFORE,** the Board of County Commissioners of Weber County vacates the following as depicted in **Exhibit A** and as described below:

**Existing ten-foot wide public utility easements located along the rear property lines of Lots 8-10 of the Uintah Highlands Subdivision No. 6, and the ten-foot wide public utility easements located along the rear property lines of Lots 12-14 of the Uintah Highlands Subdivision No. 7, as platted and recorded in the Weber County Recorder’s Office.**

Adopted and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Board of County Commissioners  
of Weber County

By \_\_\_\_\_  
Gage Froerer, Chair

Commissioner Harvey Voted \_\_\_\_\_  
Commissioner Froerer Voted \_\_\_\_\_  
Commissioner Jenkins Voted \_\_\_\_\_

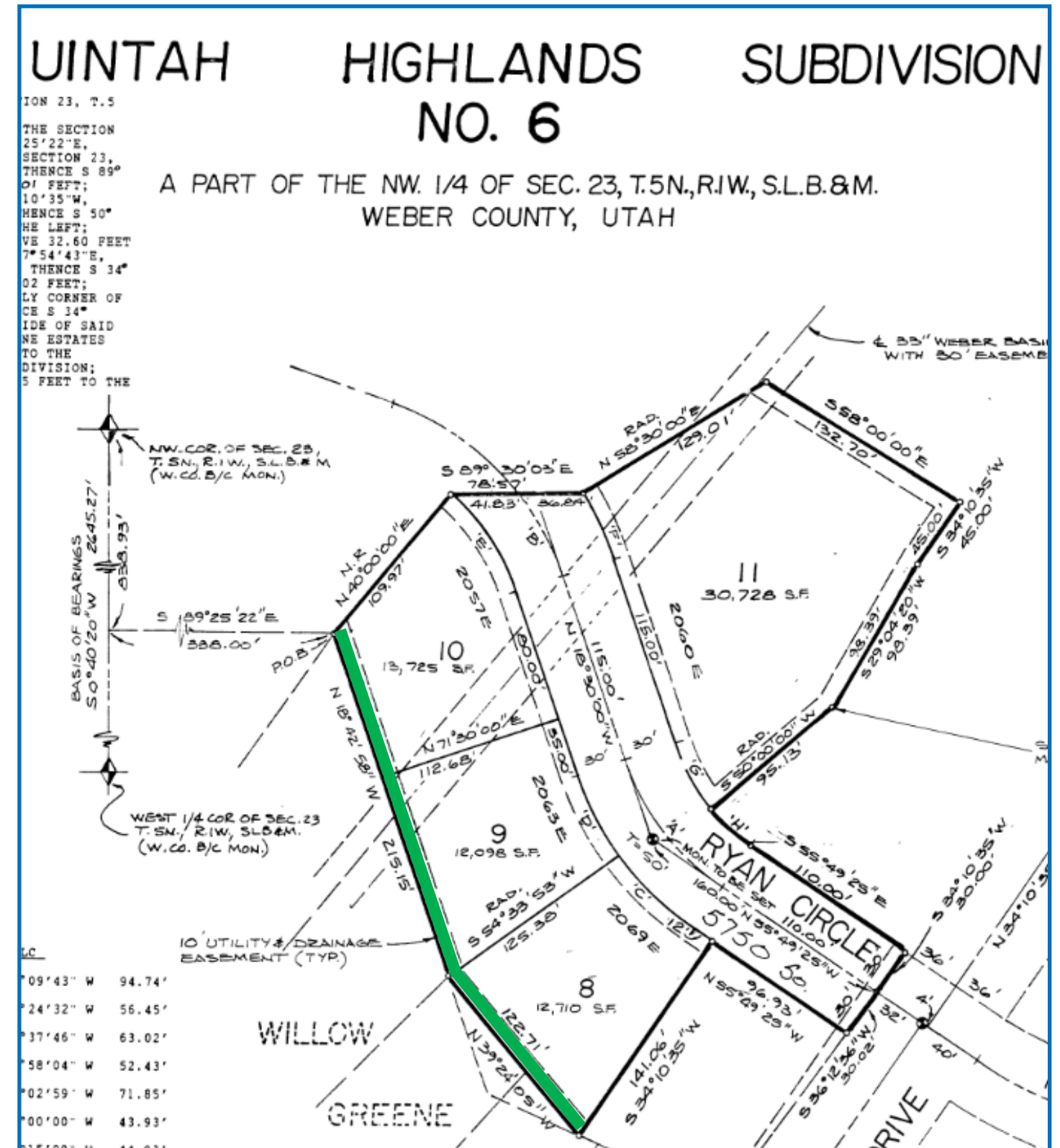
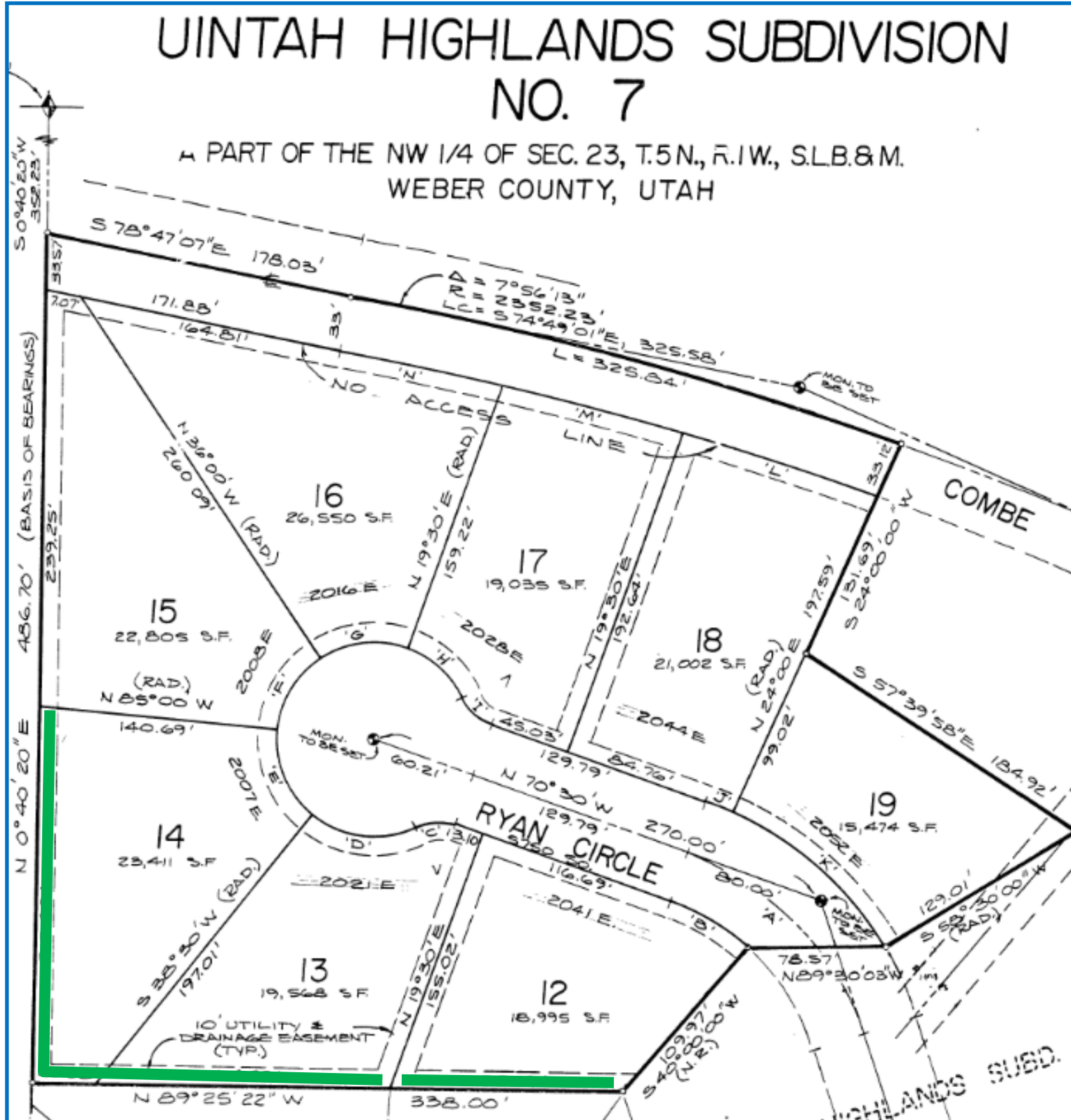
ATTEST:

\_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk



# Exhibit A: Easements to be Vacated

Exhibit F



**Legend:** ——— Easements to be Vacated