



W3165347

Deferring Public Improvements Agreement

E# 3165347 PG 1 OF 2 LEANN H KILTS, WEBER COUNTY RECORDER 01-JUL-21 336 PM FEE \$.00 DEP PV REC FOR: WEBER COUNTY PLANNING

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

All of Maple Meadows Subdivision, Weber County, Utah

Curb and gutter: 491

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

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

Asphalt: 49/ A90 feet on 1900 N Street(s).

Other 20-182-0001 - 0003

__feet on ______ 1900 N

All as required by Weber County to County or any future annexing municipality standards as outlined in the Weber County or annexing municipality Public Works Standards and Technical Specification Manual.

- 2. In the event action is taken to create a special improvement district to install any of the deferred improvements abutting said property, the owner(s) agree not to protest (his or their) full participation in such an improvement district.
- 3. In the event that installation of the required improvements has not been completed to Weber County's or future annexing municipalities satisfaction within the required time period after notice to the owner to make such installations, the owner(s) of the above described real property does hereby give and grant to Weber County or future annexing municipality, a LIEN on said lands to secure performance of the covenant and agreement herein before specified and to secure the installation of said improvements, together with the payment of all costs which Weber County or future municipality may incur in enforcing the provisions of this Agreement.

In Witness Whered	of, the Declarant hereby has execute, 20_ <u>っ(</u> .	ed the foregoing on the	day
A	SA		
Signed	Bungtt	Signed	
Printed		Printed	



State Of Utah)				
County Of Weber)	SS:			
On the 18 Ann J. Mo and who duly acknowle	day of	and	V 102)	nally appeared before me the signers of the w	ALCO CI CONTRACTOR CONTRACTOR
My Commission Expires	::		Notary Public &	Maly	



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EM 3165348 PG 1 OF 1 LEANN H KILTS, WEBER COUNTY RECORDER 01-JUL-21 337 PM FEE \$.00 DEP PV REC FOR: WEBER COUNTY PLANNING

BUILDING ON A PRIVATE RIGHT OF WAY/ACCESS EASEMENT REC. FOR: WEBER COUNTY PLANNING EQUITABLE SERVITUDE AND COVENANT (TO RUN WITH THE LAND)

This Covenant is entered into t	his 18th day of	June	, 2	20 <u>乙(</u> between	
Blaine Burnett	, here	after referred to as	Grantor, and Webe	er County, Grantee,	
hereafter referred to as County.					
WHEREAS, Grantor has applied					
which is allowed in the Uniform Land L					
conditions set forth in LUC §108-7-29 ar		s that do not have	rontage on a public	street but have access by	a
private right-of-way/access easement; a			_		
WHEREAS, based on substantia					
street to serve Grantor's lot, the Cour easement as access to the lot; and	ity finds that circu	mstances support	the approval of a	private right-of-way/access	S
WHEREAS, access to the lot is o	nly feasible or pract	tical at this time by	moons of a private		
feet wide.;	my reasible of pract	tical at this time by	means of a <u>private</u>	access easement at least 30	<u>)</u>
NOW THEREFORE, as a condition	n of approval for ac	cess by a private rig	tht of way/access ea	esement as outlined in LLICS	2
108-7-31(2)(b), the Grantor(s) hereby ex					
run with the land and be binding on G					
proportionate amount of the costs associ					
necessary to replace the private right-o					
lots. The cost allocation will only apply					
length of which is shown on the Maple N	leadows Subdivisio	n plat, providing ac	cess to the subject p	property.	
Legal description of Grantor's subject pro	120				
	All of Maple M	eadows Subdivis	sion $20-19$	82-0001 - 000	23
	was ston				
	See attac	hed plat map			
			/	7	
By Sh			6/1	2/2/	
GRANTOR			Date)/2/	
			Butch		
and I				1	
On the 18 day of 1) uu	L	202 appeared	pefore me Mal	over tlennen	1
Grantor, and acknowledged that it had ex	ecuted the above C		serore me	1,270,0	
		NOTARY PUBLIC			
MARKET MA	1	Residing at	obe/	Likak	
MABREY HENNON	2	residing at _// V		, Utah	

NOTARY PUBLIC © STATE of UTAH COMMISSION NO. 705241 COMM. EXP. 03-18-2023





W3165349

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

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Notice is hereby given that onsite wastewater systems are part of the development of the Maple Meadows Subdivision The installation of
The installation of onsite wastewater systems is governed by provisions of the Utah Administrative Code and the Weber-Morgan Health Department Rules for Individual Wastewater Disposal Systems. Pursuant to R317-4-3, Subsection 3.3, soil exploration pits and percolation tests have been made at the rate of at least one test per lot in order to establish the feasibility of this subdivision.
State and local rules and regulations affecting the installation of onsite wastewater systems may change from time to time. If an owner of any lot described herein has not made a valid application for a wastewater system permit prior to any such change, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued. It is therefore recommended that the Weber-Morgan Health Department be contacted in order to determine whether this lot complies with current requirements.
Physical characteristics of lots within this subdivision may also change from the conditions under which the initial subdivision approval was granted. When, in the determination of the local health department, it appears that such physical changes may affect the suitability of the lot for the installation of an onsite wastewater system, the affected lot may be subject to review by the local health department to establish that the lot complies with current state and local requirements before a wastewater system permit is issued.
In Witness Whereof, the Declarant hereby has executed the foregoing on the day of, 20_7
Le II
Signed Signed
Printed Printed
State Of Utah) ss: County Of Weber)
On the day of
My Commission Expires: ANN J. MORBY NOTARY PUBLIC • STATE of UTAH COMMISSION Expires:

COMMISSION NO. 705242