



WESTERN WEBER PLANNING COMMISSION

AMENDED MEETING AGENDA

May 10, 2016
5:00 p.m.

- *Pledge of Allegiance*
 - *Roll Call:*
1. **Administrative Items**
 - 1.1. **CUP 2016-08:** Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm located at 2284 Fruitland Drive, in the Agriculture (A-1) Zone. (Neal Ward and Carrie L. Barker, Applicants; Tarah Michelle Barker, Authorized Representative)
 - 1.2. **SPE 2016-02:** Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision located at 3790 W 2200 S in the Agricultural (A-1) Zone. (Robert Favero, Applicant)
 - 1.3. **AE 2016-01:** Consideration and action on an access exception to use a private right-of-way (ROW) as the primary access for 6 Lots in the Hidden Oaks Subdivision located at 6260 S 2125 E (Jared Circle) in the Residential Estates (RE-15) Zone. (Somerset Land LLC, Applicant; Sharon Clark, Authorized Representative)
 - 1.4. **DISCUSSION:** PRUD Code related to Bonus Density – Scott Mendoza
 2. **Public Comment for Items not on the Agenda**
 3. **Remarks from Planning Commissioners**
 4. **Planning Director Report**
 5. **Remarks from Legal Counsel**
 6. **Adjourn**

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in the Commission Break Out Room. No decisions are made in the pre-meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use permit for an Agri-Tourism operation identified as the Cold Springs Trout Farm.

Agenda Date: Tuesday, May 10, 2016

Type of Decision: Administrative

Applicant: Neal Ward Barker & Carrie L Barker

Authorized Agent: Tarah Michell Barker

File Number: CUP# 2016-08



Property Information

Approximate Address: 2284 Fruitland Drive, North Ogden

Project Area: 12.95 Acres

Zoning: Agriculture Zone (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Agri-Tourism

Parcel ID: 17-082-0113, 17-082-0114, 17-075-0091

Township, Range, Section: Township 7 North, Range 1 West, Section 33 & 34

Adjacent Land Use

North: Agricultural/Residential	South: Agricultural/Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 21 Agri-Tourism
- Title 110, Chapter 1, Western Valley Signs

Summary and Background

The Planning Division is recommending approval of the conditional use permit for Agri-Tourism operations known as "Cold Springs Trout Farm" based on the findings and conditions outlined in this report. The farm, known as Cold Springs Trout Farm, consists of approximately 12.95 acres and lies in the Agricultural Zone (A-1) which allows Agri-Tourism only when authorized by a conditional use permit. The applicant is requesting approval of a conditional use permit for an agri-tourism operation as an accessory use to the existing agricultural uses located at approximately 2284 Fruitland Drive North Ogden, UT.

The Cold Springs Farm Trout Farm has been in operation since 1924 and qualifies as a "Small Farm" per the Uniform Land Use Code of Weber County, Utah (LUC) §108-21-4 which includes agriculturally productive property consisting of ten acres or more but fewer than 20 acres. The proposed use will be beneficial to the owner as well as the residents of Weber County by allowing the owner to continue utilizing the farm as it has been historically operated and allow for some additional commercial and education abilities to be implemented while promoting the preservation of agricultural property.

General site and building design/layout: The applicant has provided a site plan for the combined 12.95 acres site; identifying both the existing and proposed uses on the site (see Exhibit B). The site includes historic improvements dating back to the early 1900's as well as various amenities for the visiting patrons (see Exhibit C). The existing improvements located on the site include the property owner's primary residence, a green house that is currently under construction, multiple fish hatchery areas, fishing ponds for fee fishing, improved parking areas, restroom facilities and two existing buildings and a small shed that are used for farming operations and storage areas for farming equipment and materials. The farm has an approved septic system and receives water services from an artesian spring.

The immediate plans for the farm will be to transition one of the existing buildings into a small gift shop and to sell produce from the green house at a harvest market stand on site. In the future, the applicant plans on tearing down the two existing buildings and a small shed and replace them with a building that could be used for educational classes/tours, gift shop, and food concessions. This area will be utilized for school groups, scout groups, families, etc. to come and learn all about fish and aquaculture in the AERC, have the opportunity to eat the food they have caught, buy souvenirs and/or have the opportunity to take home fresh organic food from our greenhouse. Additional signage and lighting has not been requested for the proposed use.

- **Production:** The Cold Water Trout Farm will be a working farm consisting of aquaculture and a cultivated corn field. The applicant plans to have a Harvest Market/Stand to sell the produce and products from the onsite greenhouse and products from other local neighborhood gardens.
- **Agri-tourism uses/activities:** To ensure an acceptable balance and mixture of agriculture and non-agriculture related uses/activities a minimum of one-half of all uses and activities will be agriculturally related. The proposed activities and uses consist of the following:

Farm Stay Uses/Activities (Residential and Overnight Accommodations):

Agro-ecology research center
Single-family dwelling

Agriculture Related Uses:

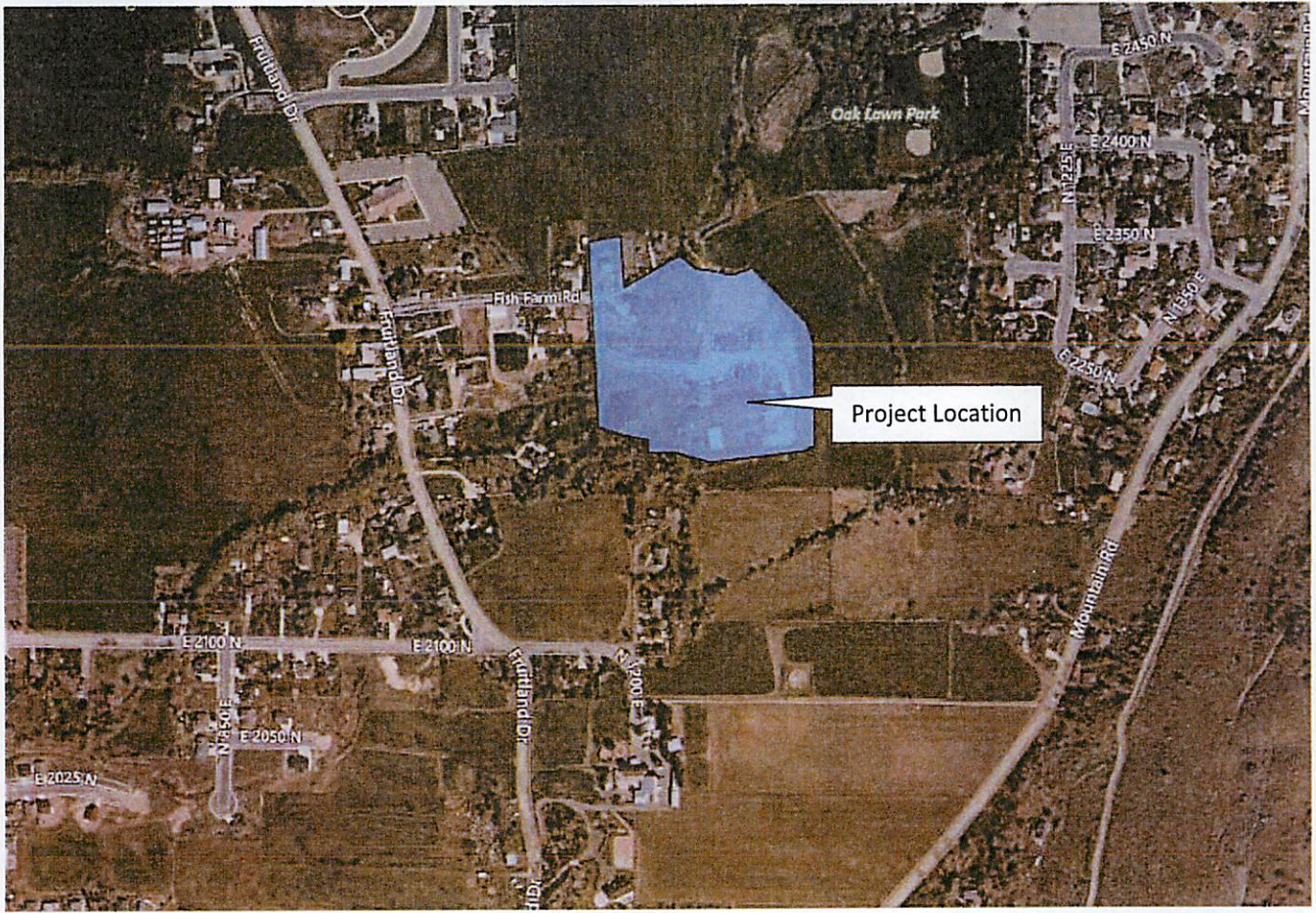
Barn Dance
Corn Maze
Educational classes
Harvest Market
Nursery (Plant cultivation)
Special events
Special Occasion, Agri-Tourism

Non-agricultural facilities include:

Agricultural Arts Center
Fee Fishing
Food Concessions Stand
Gift Shop (retail)
Haunted House/Haystack/Farm
Play area, agri-tourism
Special events
Value added product processing

- **Hours of operation:** The Cold Water Trout Farm is open to the public during the hours of 9:00 am – 8:00 pm Monday through Saturday and there is not a proposed changed to the hours of use at the facility. Due to the "Small Farm" designation, a "Multi-farmer open air (farmer's) market" is not considered a permitted use per LUC §108-21-5-Permitted uses/activities table; however, if the applicant is desirous to sponsor such an event, it could be classified as a "Special Event" which is permitted and a special event permit will be required.
- **Development agreement:** Prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, the applicant will be required to record a farm stay and a commercial development agreement provided by Weber County on all parcels utilized as part of an approved agri-tourism operation. A single family dwelling or farm house and/or any number of structures that qualify for an agricultural exemption are exempted from this requirement. The applicant will need to amend the site plan for any structures that are not currently identified on the site plan (see Exhibit B). A condition of approval has been added to ensure that a development agreement is executed and recorded prior to the issuance of any building permits as a part of the approved conditional use permit.

Map 1



Map 2

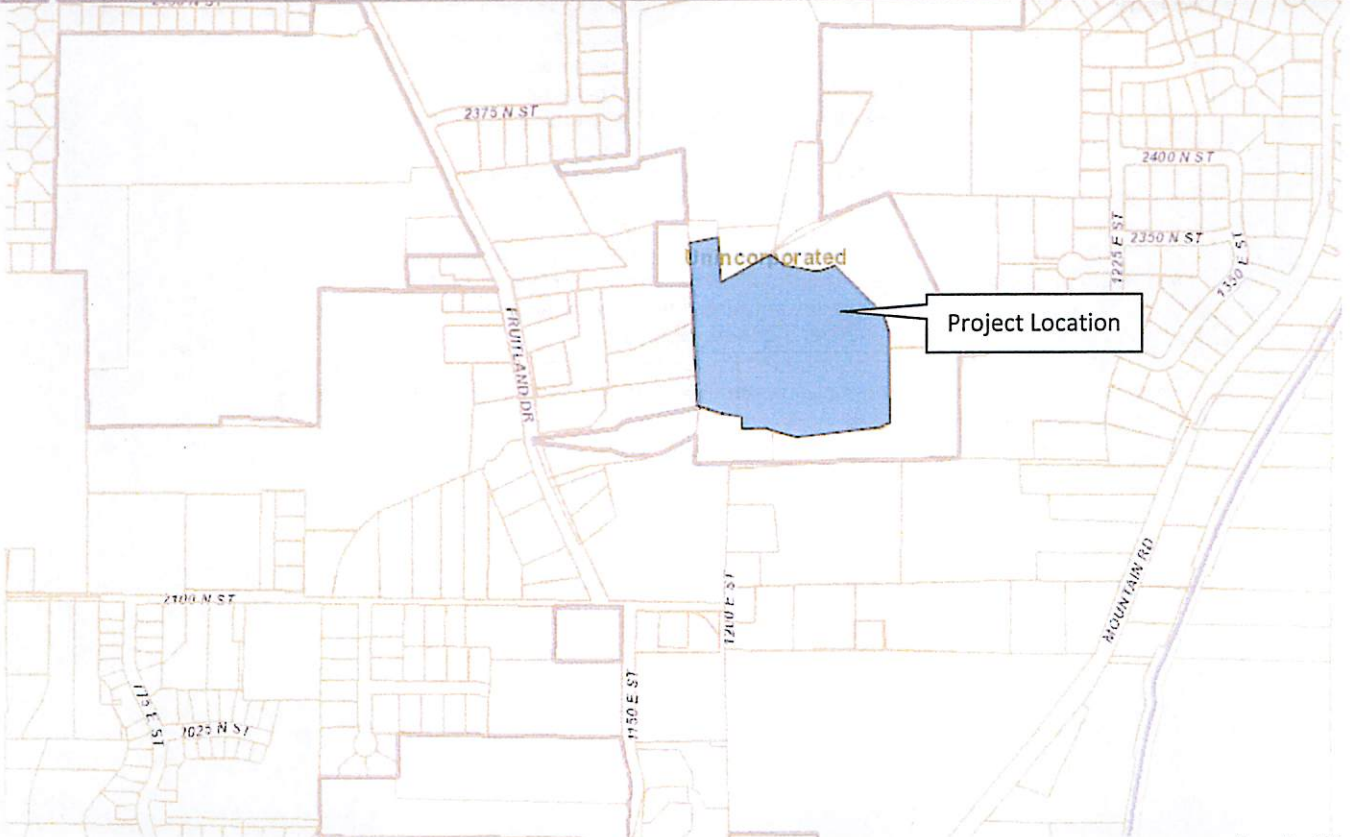


Exhibit A- Application

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

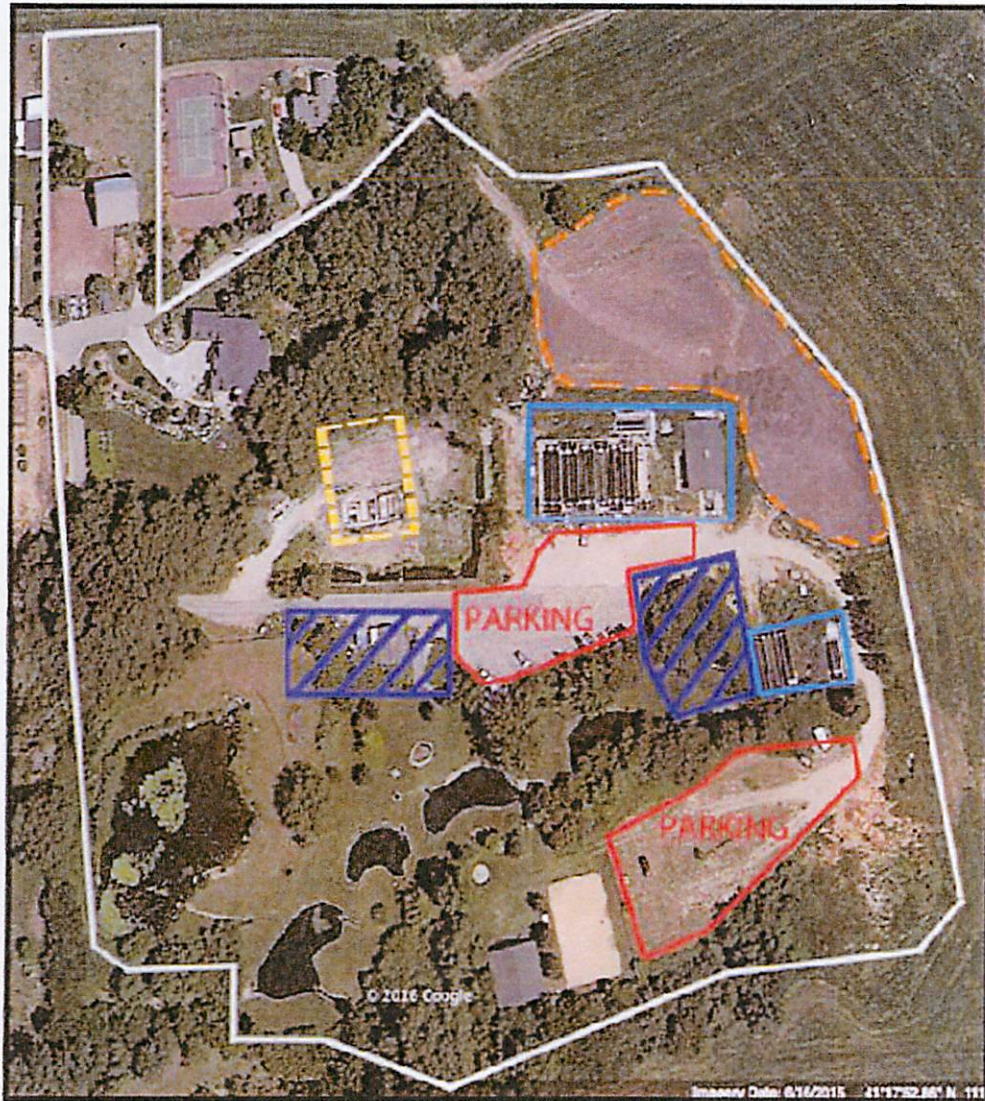
The nature of our activity is a quiet activity and will not be expected to create noise and too loud of noise is prohibited in our facilities. Vibration will not be an issue in such activity. There will be no change in lighting from our current usage. We will have the same hours of operation so there will be no change in hours of use at our facility. Our road into the farm is paved road therefore is not expected to create dust and has not been a problem in the past. Our activity will not create any additional smoke nor create additional traffic we are not creating such facilities to bring more people rather give more options to the current customers at the farm. We have been in business since 1924 and have always had plenty of parking.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposal is in line with the small farm uses as designated in the code.

COLD SPRINGS TROUT FARM AGRITOURISM

Conditional Use Permit Application



LEGEND

- BOUNDARY LINE
- ▨ POTENTIAL BUILDING SPOTS
- ▭ CULTIVATED CORN MAZE
- ▭ GREENHOUSE
- ▭ FISH HATCHERY
- ▭ PARKING

ACREAGE

COLD SPRING TROUT FARM PROPERTY =
Approximately 13 acres

AGRITOURISM ACTIVITY CENTER = 0.41 acres

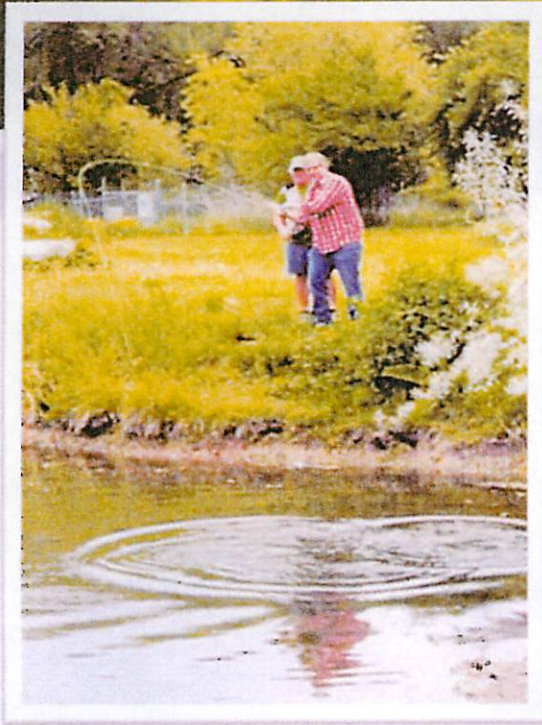
PERCENTAGE OF TOTAL PROPERTY = 3.15%



98 m



Exhibit C- Current Site Photos





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for the Favero's Legacy Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, May 10, 2016

Applicant: Robert Favero

File Number: SPE 2016-02

Approximate Address: 3790 West 2200 South

Project Area: 12.028 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential/ Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0137

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North: Residential	South: Agricultural
East: Agricultural	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

Summary

The applicant has submitted a conceptual sketch plan for a 10 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 8.302 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision and a 25% bonus density based on providing 0.055 acres of open space to be used as a community garden. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an access exception to use a private right-of-way (R.O.W.) as the primary access for 6 lots in the Hidden Oaks Subdivision.

Agenda Date: Tuesday, May 10, 2016

Applicant: Sharon Clark, agent; Somerset Lands LLC, owner

File Number: Access Exception (AE 2016-01)

Property Information

Approximate Address: 6260 South 2125 East (Jared Circle)

Project Area: 3.28 Acres

Zoning: Residential Estates Zone (RE-15)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 07-665-0001

Township, Range, Section: T5N, R1W, Sections 23

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 3 (Residential Estates RE-15 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The applicant is requesting approval to use a 25 foot private right-of-way (R.O.W) as the primary access for the future consideration of 6 lots in a development that would re-subdivide Lot 1R in the Hidden Oak Cove Subdivision. The property is located in the Residential Estates RE-15 Zone at approximately 6260 South 2125 East (Jared Circle). The site is 3.28 acres. The RE-15 Zone requires single family dwellings to be on lots no less than 15,000 square feet. The applicant has provided a narrative (Exhibit A) and concepts (Exhibit B) of the project.

The location of the proposed private R.O.W. is from a 29 foot gap that was left available for access when the subdivision (Exhibit D) creating Jared Circle was platted in 1992. In 2004 this property received a variance (BOA 2004-09) from the Board of Adjustment to allow for a R.O.W. access for two lots. This approval was based the unique boundary conditions of the property which is surrounded by developed lots with only this 25 foot gap and frontage on Highway 89. As Highway 89 is a divided state highway the Utah Department of Transportation (UDOT) would not grant access due to traffic safety concerns. The approval was conditioned upon the private R.O.W. meeting, at the time of subdivision, the design standards that were in place at the time.

In 2005 the property platted as Lot 1R (Exhibit C) in the Hidden Oaks Subdivision (LVH 010605) as only one restricted lot. A Geologic and Geotechnical report was submitted and reviewed by the county and the Utah Geologic Survey citing some concerns as to the slope and soils, but that with a review of the house plans the property would support one residence.

Typically access exceptions such as this have been reviewed and approved administratively by Planning Division staff. However, as this access exception is for the future consideration of 6 lots, and has Hillside and Natural Hazards concerns it is suggested that the application be reviewed by the Planning Commission.

At the time of subdivision, the private R.O.W. will be required to meet:

1. All design, safety, and lot/parcel standards listed in Title 108 Chapter 7 Section 29 of the Weber County Land Use Code.
2. All recommendations made by applicable review agencies, approved plans, and reports.
3. A maintenance plan for the private R.O.W. must be put in place.

In addition to these standards, the request is required to comply with the criteria and conditions listed in Section 31, which is specific to access by a private R.O.W. These standards are listed below under "Summary of Planning Division Considerations." Approval of the private R.O.W. as the primary access does not act as approval of the future consideration of a subdivision plat.

Summary of Planning Division Considerations

Review Criteria:

108-7-31. Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

1. Criteria
 - a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
 - b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.
2. Conditions
 - a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
 - b. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Analysis:

Staff has reviewed and analyzed the request for access by a private R.O.W using the criteria in Section 31. Based on review and analysis of staff's research and the information provided, staff has made the following determinations:

- Property boundary conditions are such that access is limited in a unique way due to previous development and UDOT's lack of access from Highway 89. It is impractical for a full street or cul-de-sac to be required at this location.
- Due to the unique topography, steepness, and width construction of a county road it is impractical to provide a county road.

Conditions of Approval

- Prior to final subdivision approval, the applicants must also sign an agreement to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private R.O.W. with a street that would serve as a required access to additional lots.
- Meeting applicable review agency requirements such as:
 - Requirements of the Weber County Engineering Division
 - A Natural Hazards and Hillside Review approval
 - Installation of the proposed improvements

- Requirements of the Weber Fire District
- Completing and recording the subdivision
- Meeting the design criteria listed in Sec. 108-7-29 Access Easement Standards
- A cost and maintenance plan put in place for the approved care of private R.O.W.

Staff Recommendation

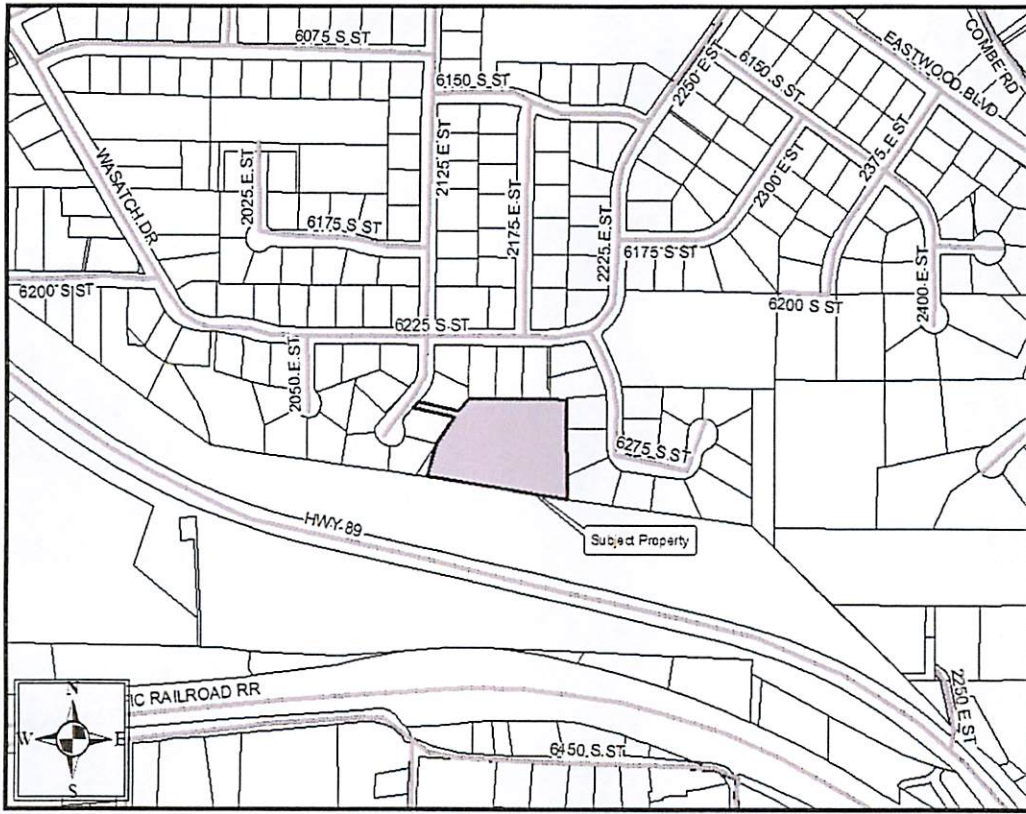
Staff recommends approval of a private R.O.W. as the primary access for the proposed 6 lots (AE 2016-01). The recommendation is subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- This property has boundary conditions which limits typical access requirements in a unique way and is undesirable as the other property surrounding the site has been developed and access from Highway 89 is not approved from UDOT. It is therefore impractical for a full street or cul-de-sac to be required at this location.
- Due to the unique topography, steepness, and width construction of a county road it is impractical to provide a county road.

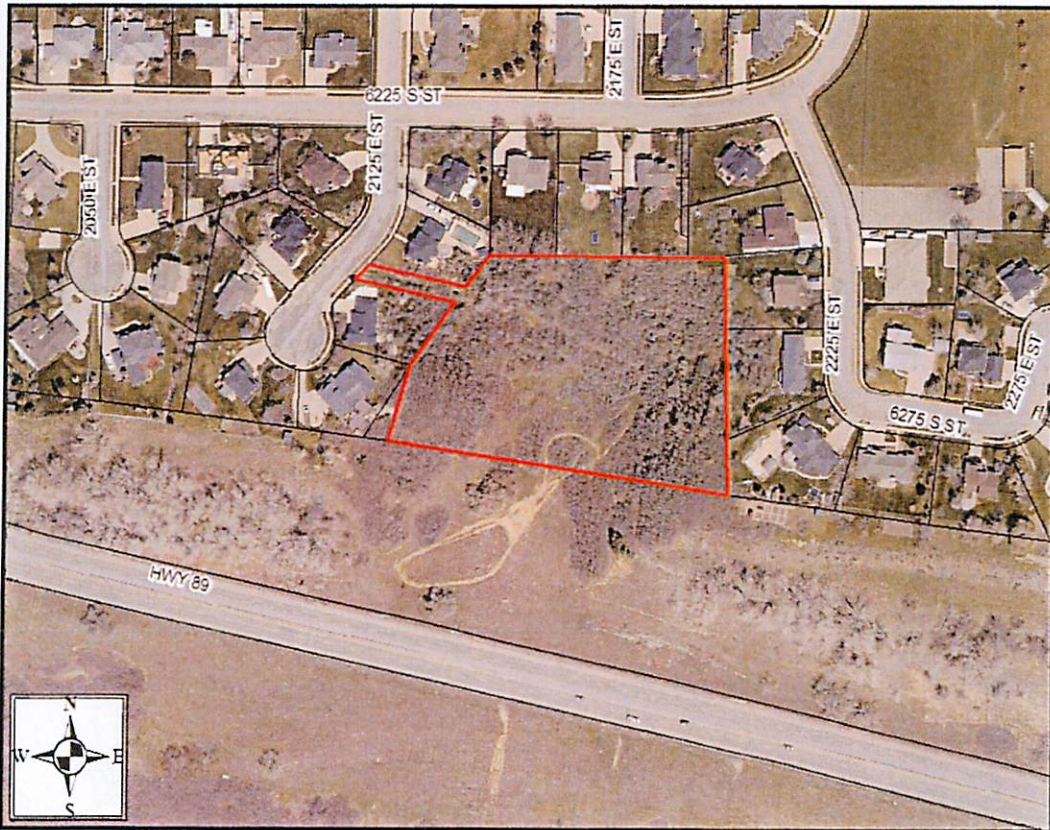
Exhibits

- A. Application with narrative
- B. Proposed site plans
- C. Hidden Oak Cove Subdivision plat
- D. Highlands Bluff Estates Subdivision phase 3

Map 1



Map 2



Weber County Access Exception Permit Application

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

Date Submitted /Completed 29 March 2010	Fees (Office Use) 225.00	Receipt Number (Office Use) 8059	File Number (Office Use)
--	-----------------------------	-------------------------------------	--------------------------

Application Type

Access by Private Right of Way Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s) Sharon Jean Clark	Mailing Address of Property Owner(s) P.O. Box 65999 SLC, UT 84165
Phone 801-580-8931	Fax

Email Address (required) bluemhomes@gmail.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
--	--

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
Phone	Fax
Email Address (required)	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Hidden Oak Subdivision	Total Acreage 3.28	Current Zoning RE15
Approximate Address 6260 S. Jared Way	Land Serial Number(s) 07-665-0001	
Proposed Use 6 lot subdivision		

Project Narrative

Owner requests Access Exception to parcel other than by frontage with the intent to provide private access to residents of a proposed 6 lot subdivision. Thank you for your consideration.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

Owner requests Access Exception to parcel other than by frontage with the intent to provide access to residents of a proposed 6 lot subdivision.

Access from Hwy. 89 was denied by UDOT.

Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:

See property boundary conditions on plat map. Access through frontage on highway 89 is unavailable.

Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Property Owner Affidavit

I (We), Sharon Jean Clark, 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.

Sharon Jean Clark Property Owner _____ Property Owner

Subscribed and sworn to me this 29 day of March, 2016

Sherril L. Sillitoe Notary



Authorized Representative Affidavit

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

_____ Property Owner _____ Property Owner

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

_____ Notary



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	8659

Receipt Date
03/29/16

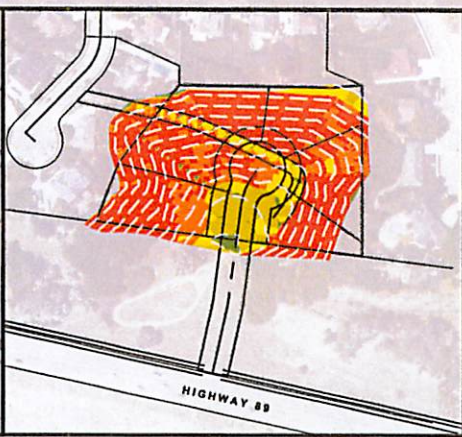
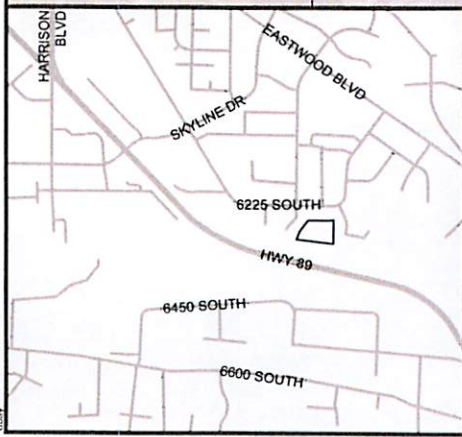
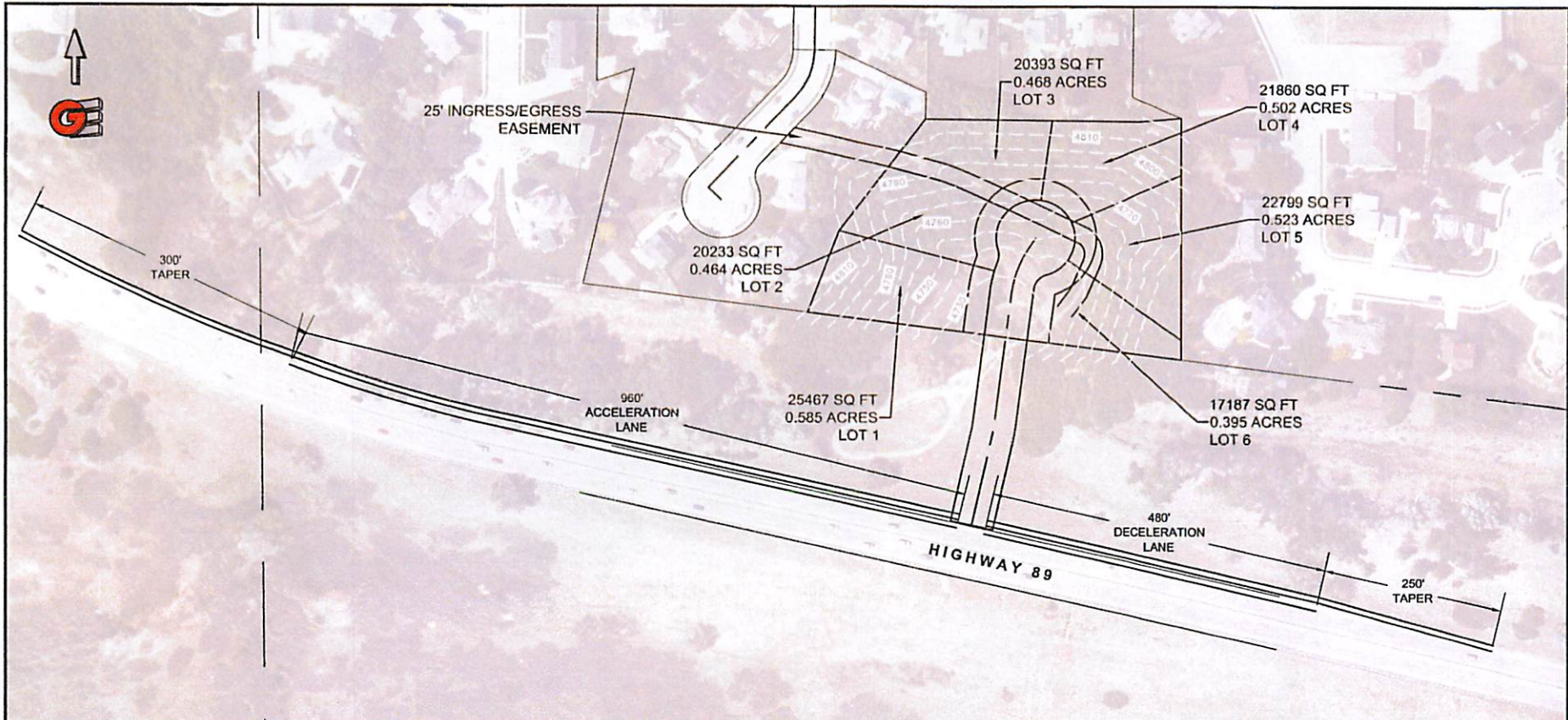
Received From:
Blue Mountain Homes,

Time: 17:06
Clerk: ssillitoe

Description	Comment	Amount
Access Exceptio	Access Exception Per	\$225.00

Payment Type	Quantity	Ref	Amount
CHECK		1070	

AMT TENDERED: \$225.00
AMT APPLIED: \$225.00
CHANGE: \$0.00



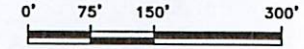
Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	0.10	Green
2	10.00%	20.00%	0.32	Yellow
3	20.00%	30.00%	0.32	Light Orange
4	30.00%	40.00%	0.58	Orange
5	40.00%	175.89%	2.25	Red

PROJECT INFORMATION

AREA SUBDIVIDED	143,402 SF
AVG. LOT SIZE	21,323 SF
MIN. LOT SIZE	17,187 SF
MAX. LOT SIZE	25,467 SF
AVG. FRONTAGE	96.74 LF
MIN. FRONTAGE	86.78 LF
MAX. FRONTAGE	123.79 LF

*ACCELERATION & DECELERATION LANES AND TAPERS BASED ON 2011 AASHTO STANDARDS



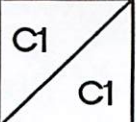
Scale in Feet
1" = 150'

Revision	Date	Description

Date NOV. 2014
Scale 1" = 150'
Designed DB
Drafted DB
Checked TN

CONCEPTUAL SITE PLAN
FULTON SUBDIVISION
HWY 89
WEBER COUNTY, UTAH

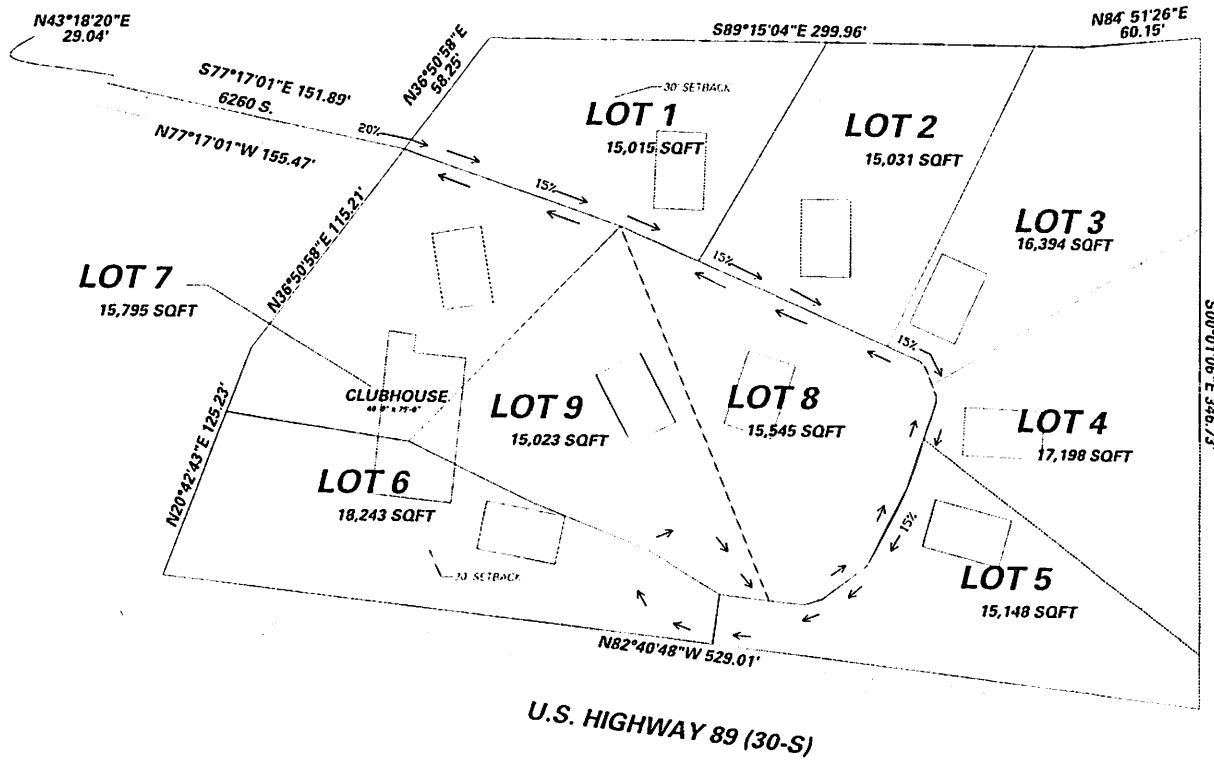
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING



HIDDEN OAKS SUBDIVISION

WEBER COUNTY, UTAH
APRIL, 2008

DAVID FULTON
DRAFTING CONSULTANT
BOISE, IDAHO 83706
(208)891-8798



NOTE:
PADS SHOWN ARE 25'-0" BY 40'-0".

NO.	DESCRIPTION

HIDDEN OAKS SUBDIVISION
6160 S. 2125 E
OGDEN, UTAH

DONALD S. FULTON
653 S. CONWAY CT.
SALT LAKE CITY, UTAH 84111

PROPOSED SITE PLAN

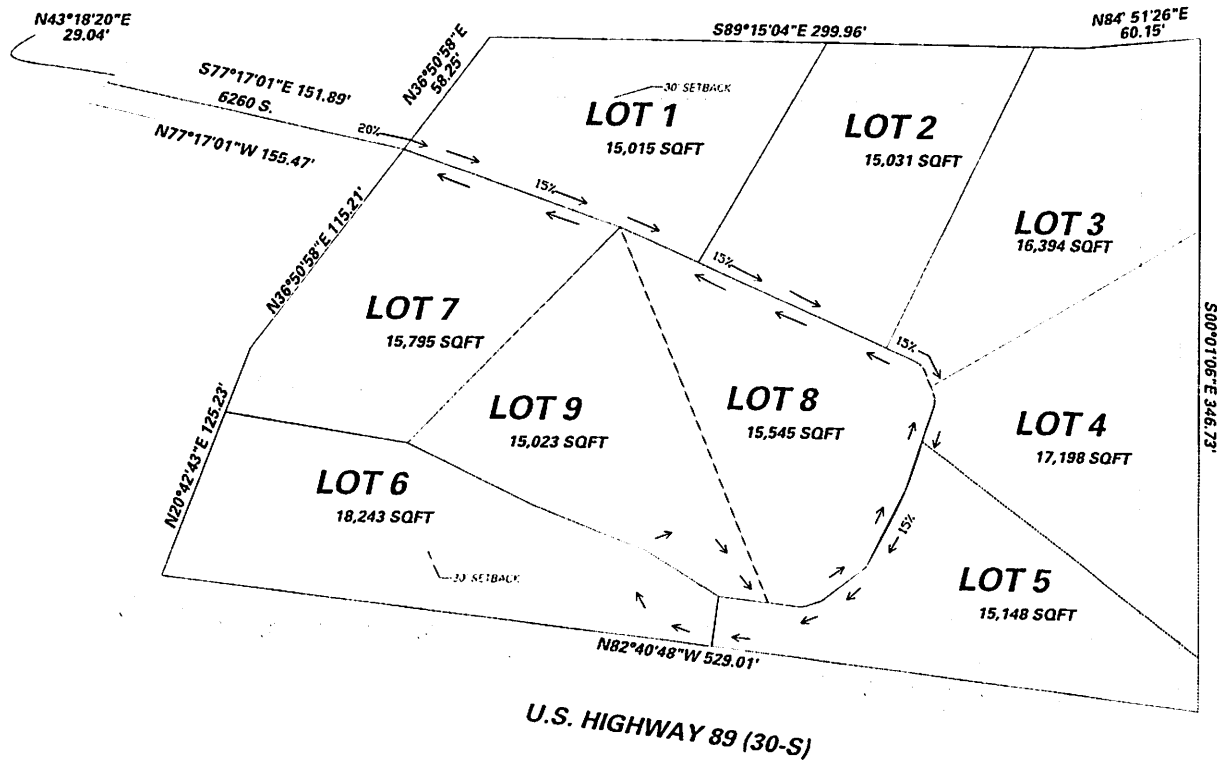
NO.	DESCRIPTION

SITE

HIDDEN OAKS SUBDIVISION

WEBER COUNTY, UTAH
APRIL, 2008

DAVID FULTON
DRAFTING CONSULTANT
BOISE, IDAHO 83706
(208)801-8798



NOTE:
PADS SHOWN ARE 25'-0" BY 40'-0".

REVISIONS	

PROJECT:
HIDDEN OAKS SUBDIVISION
6160 S. 2125 E
OGDEN, UTAH

DESIGNER:
DONALD S. FULTON
653 S. CONWAY CT.
SALT LAKE CITY, UTAH 84111

PROJECT:
PROPOSED SITE PLAN

DATE:	APRIL 21 2008
DRAWN BY:	DF
CHECKED BY:	DF
TITLE NUMBER:	

SITE

96.19

HIDDEN OAK COVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T.54N., R.17W., S.L.B.M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2005

WEST QUARTER CORNER OF SECTION 23, T.54N., R.17W., S.L.B.M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT 3" BRASS CAP FLUSH WITH GROUND (1963)

Narrative

THE PURPOSE OF THIS PLAN IS TO CREATE A ONE LOT SUBDIVISION OF THIS PROPERTY FOR MICHAEL CROOKSTON. THE WEST LINES WERE TIED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3. THE NORTH LINE WAS TIED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2. THE EAST LINE WAS TIED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 1. THE SOUTH LINE WAS TIED BY THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (30-5). ALL OTHER LINES WERE DETERMINED BY FIELD. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 3/8" REBAR AND RED CAP STAMPED "REVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT SIDELINES. WEBER COUNTY BOARD OF ADJUSTMENT CASE NO. 04-04 - THIS PROPERTY WAS APPROVED FOR ACCESS OTHER THAN FRONTAGE FOR ONE LOT

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T.54N., R.17W., S.L.B.M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3, SAID POINT BEING N02°37'11"W ALONG THE WEST SECTION LINE OF SAID SECTION 23 915.18 FEET AND N07°22'48" E 748.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S77°17'01" E 151.89 FEET, AND (2) N26°30'50" E 38.23 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2, THENCE S89°15'04" E ALONG SAID BOUNDARY 299.90 FEET, THENCE N07°31'28" E 50.13 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 1, THENCE S02°01'01" E ALONG SAID BOUNDARY 348.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (30-5), THENCE N02°40'48" W ALONG SAID NORTHERLY LINE 529.01 FEET, THENCE N02°44'43" E 129.23 FEET TO SAID BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3, THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N42°50'58" E 115.91 FEET, (2) N77°17'01" W 155.47 FEET, AND (3) N45°18'20" E 28.04 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.38 ACRES

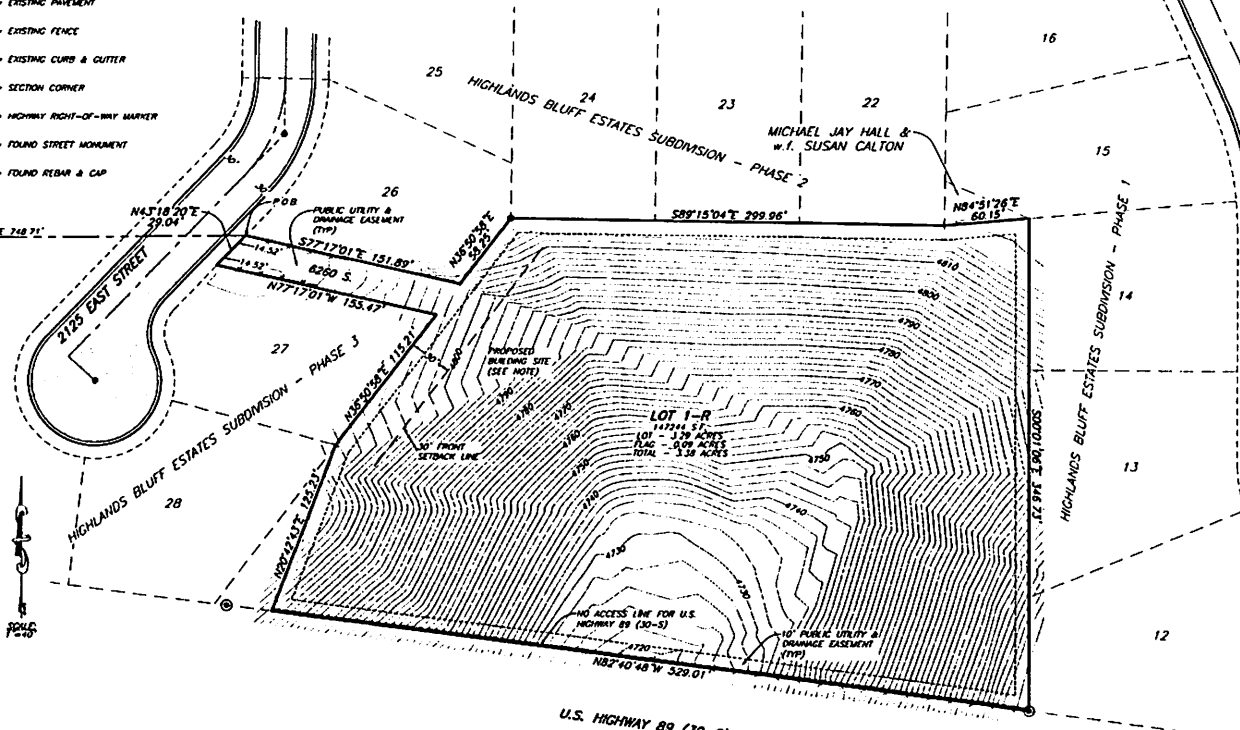
Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAN IS THE UTM COORDINATE SYSTEM, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 23, T.54N., R.17W., S.L.B.M., U.S. SURVEY, SHOWN HEREIN AS: N02°37'11"W

Legend

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING CURB & GUTTER
- SECTION CORNER
- HIGHWAY RIGHT-OF-WAY MARKER
- FOUND STREET MONUMENT
- FOUND REBAR & CAP

NOTE: NOTICE OF PURCHASES OF RESTRICTED "B" LOTS IS SUBJECT TO THE PROVISIONS OF THE MESSIE DEVELOPMENT ORDINANCE OF WEBER COUNTY. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A MESSIE REVIEW AS OUTLINED IN THE MESSIE ORDINANCE SHALL BE DONE TO DETERMINE IF THE LOT IS BUILDABLE.



SURVEYOR'S CERTIFICATE

I, DAVID L. PERIOD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF HIDDEN OAK COVE 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 RECORDS, RECORDS OF THE 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 WERE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 27th DAY OF JUNE, 2005
8331537
UTAH LICENSE NUMBER
DAVID L. PERIOD
STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND RESERVE, IN THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAN AND HAVE SAID TRACT DESIGNATED AS PUBLIC UTILITY AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WEBER COUNTY CHANNELS IN THEIR NATURAL STATE, WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 28th DAY OF JUNE, 2005
Mark B. Crookston
MARK B. CROOKSTON

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF) ss.
ON THE 28th DAY OF JUNE, 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JAMES L. BRIDGEMAN, (LICENSE NO. 100000000) ONE (1) OF THE ABOVE OWNERS, DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
11-29-2007
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF) ss.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, AND THAT THEY SIGNED THE ABOVE OWNERS' DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXETER BLDG., 1130 S. HARRISON BLVD., 2110
(801) 621-1100 FAX (801) 621-1000

DATE: 06-21-2005	SURVEYOR: D. PERIOD	WEBER COUNTY RECORDING
DATE: 06-21-2005	PRINTED: 6.21.05	ENTRY NO: 20050621 AND 20050622
SCALE: 1"=40'	DATE: 06-21-2005	FILED FOR RECORD AND RECORDING
REVISION: 06-21-2005 001.001		AT 2:31 PM
		IN BOOK 161 OF THE OFFICIAL RECORDS, PAGE 91A
		RECORDED FOR:
		MARK B. CROOKSTON
		WEBER COUNTY RECORDER
		DR. JAMES L. BRIDGEMAN, DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS 27th DAY OF JUNE, 2005
D. L. LEE
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 27th DAY OF JUNE, 2005
C. L. LEE
ENGINEER, WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC USES AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS 28th DAY OF JUNE, 2005
S. L. BRADY
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR METEOROLOGICAL CORRECTNESS, SECTION CORNER DATA AND FOR HORIZONTAL WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DEDICATED THIS PLAN OF THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 27th DAY OF JUNE, 2005
D. PERIOD
SURVEYOR, WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 27th DAY OF JUNE, 2005
C. L. LEE
ATTORNEY, WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION WATER, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

WEBER COUNTY, UTAH

FEBRUARY 1992

AND BOUNDARY

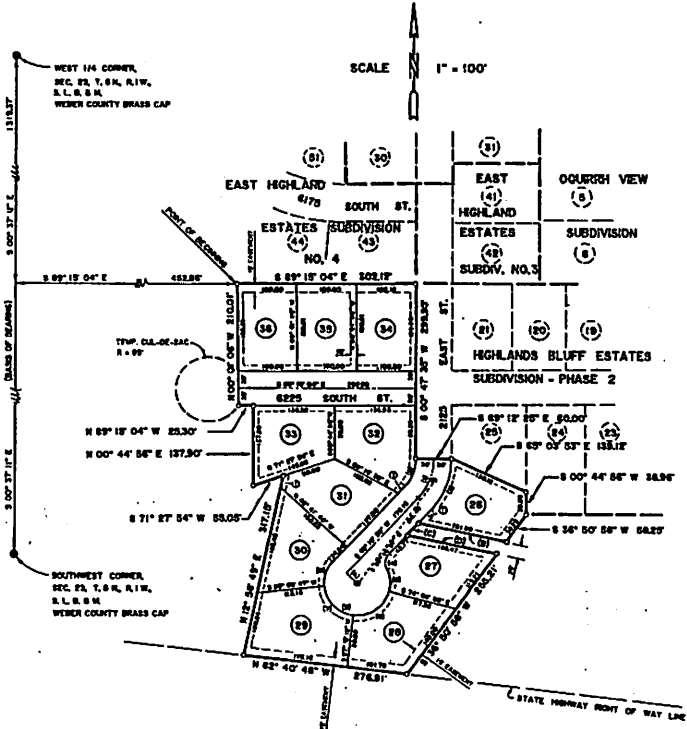
NO.	BEARING	DIST.
(A)	S 0° 41' 40" E	51.00
(B)	N 77° 17' 01" W	181.29
(C)	S 43° 18' 20" W	39.04
(D)	S 77° 17' 01" E	188.47

LOT	NO.	BEARING	DIST.
(6)	(1)	S 43° 18' 20" W	32.18
(7)	(1)	N 12° 06' 40" E	51.85
(8)	(1)	S 43° 18' 20" W	16.81

NO.	DELTA	RAD	ARC	TAN	CHORD	CHORD BEING
(1)	42° 30' 41"	100.00	74.20	38.90	72.91	S 2° 02' 58" W
(2)	42° 30' 41"	70.00	51.84	27.23	52.70	S 2° 02' 58" W
(3)	42° 30' 41"	130.00	94.49	50.57	94.20	N 2° 02' 58" E
(4)	67° 06' 22"	50.00	29.26	16.48	27.29	N 0° 01' 17" E
(5)	39° 45' 22"	80.00	34.15	18.47	27.27	N 0° 04' 48" S
(6)	82° 18' 05"	80.00	78.97	48.04	72.34	N 86° 11' 31" E
(7)	77° 44' 36"	80.00	74.63	44.23	69.03	S 43° 48' 31" E
(8)	46° 14' 23"	80.00	44.81	24.83	44.89	S 19° 11' 04" W
(9)	124° 06' 22"	50.00	23.04	-	51.81	S 80° 40' 08" E

LOT	AREA (SQ. FT.)	ADDRESS
(6)	15,184	6254 SOUTH 225 EAST STREET
(7)	15,122	6256 SOUTH 225 EAST STREET
(8)	15,028	6258 SOUTH 225 EAST STREET
(9)	15,033	6260 SOUTH 225 EAST STREET
(10)	15,270	6272 SOUTH 225 EAST STREET
(11)	15,403	6281 SOUTH 225 EAST STREET
(12)	15,700	6256 SOUTH 225 EAST STREET
(13)	15,602	6108 EAST 225 SOUTH STREET
(14)	15,196	6207 SOUTH 225 EAST STREET
(15)	15,000	6118 EAST 225 SOUTH STREET
(16)	15,000	6296 EAST 225 SOUTH STREET
(17)	15,000	6042 EAST 225 SOUTH STREET

- NOTES:**
- UTILITY EASEMENTS ARE INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES. ALL EASEMENTS SHALL BE 10 FEET UNLESS OTHERWISE INDICATED.
 - • • INDICATE SURVEY MONUMENT (M).
 - THE HIGHWAY RIGHT OF WAY LINE WAS DETERMINED FROM EARTH RIGHT OF WAY MARKERS.
 - THE BEARING SYSTEM USED IS THE UTAH STATE PLANE GRID.
 - THE SUBDIVISION BOUNDARY CORNERS HAVE BEEN SET WITH CAP MARKERS WITH CAP STAMPED "WEBER CO. 1992".
 - (BL) - BOUNDARY.

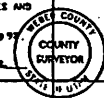


WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND FIND THE DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 7TH DAY OF FEBRUARY, 1992

Mark A. Reed
SIGNATURE



WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 10 DAY OF FEB 1992.

Bill E. Haines
CHAIRMAN

WEBER COUNTY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEBER COUNTY, UTAH THIS 12 DAY OF FEBRUARY 1992.

ATTEST: *Barbara Holston*
TITLE: *Deputy*

Louis Holston
SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.

SIGNED THIS 11 DAY OF FEBRUARY, 1992.

Centia Olstman
SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE SUBDIVISION DOCUMENTS SUBMITTED WITH THIS PLAT AND FIND THEY ARE IN CONFORMANCE WITH THE ORDINANCE REQUIREMENTS NOW IN FORCE AND EFFECT.

2/11 1992
DATE

Mark A. Reed
SIGNATURE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE 7TH DAY OF FEBRUARY 1992 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY V. Kay Kendall AND AFTER BEING DULY SWORN AND ACKNOWLEDGED TO ME, HE IS/AHE PRESIDENT OF SAID CORPORATION AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES April 2, 1994.

V. Kay Kendall
SIGNATURE



COUNTY RECORDER

BOOK NO. 1150 PAGE NO. 232
FILED FOR RECORD AND RECORDS Feb 12, 1992 AT SALT LAKE CITY IN ROOM 318 OF OFFICE RECORDS, PAGE 232 FOR V. Kay Kendall
Dawn Gentry
RECORDER

BY: *Ann Kalls*
WEBER

SURVEYOR'S CERTIFICATE

I, D. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HIGHLANDS BLUFF ESTATES SUBDIVISION-PHASE 3 IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND BY A SURVEY MADE ON THE GROUND.

SIGNED THIS 22ND DAY OF JANUARY, 1992.

2337
LICENSE NO.

D. Neil Smith
SIGNATURE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT HIGHLANDS BLUFF ESTATES SUBDIVISION-PHASE 3, AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THESE 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 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, SUCH DEDICATION SUBJECT TO ALL EXISTING EASEMENTS ON RECORD.

SIGNED THIS 7TH DAY OF FEBRUARY, 1992.

HIGHLANDS BLUFF DEVELOPMENT CO., INC.
A UTAH CORPORATION

BY: *V. Kay Kendall*
PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE 7TH DAY OF FEBRUARY, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES April 2, 1994.



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M.

BEGINNING AT A POINT ON THE SOUTH LINE OF EAST HIGHLAND ESTATES SUBDIVISION NO. 4 WHICH IS LOCATED 8 00' 37' 11" E 1516.37 FEET ALONG THE SECTION LINE AND S 89° 18' 04" E 452.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M. RUNNING THENCE S 89° 18' 04" E 302.12 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2, THENCE ALONG THE BOUNDARY LINE OF SAID HIGHLANDS BLUFF ESTATES THE FOLLOWING FOUR COURSES: 1. S 0° 04' 58" W 298.26 FEET, THENCE S 89° 18' 04" E 80.00 FEET, THENCE S 63° 03' 53" E 139.12 FEET, S 0° 04' 58" W 24.36 FEET, THENCE S 36° 50' 58" W 13.29 FEET, THENCE N 77° 17' 01" W 181.89 FEET, THENCE S 43° 18' 20" W 29.04 FEET, THENCE S 77° 17' 01" W 154.47 FEET, THENCE S 36° 50' 58" W 298.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE N 86° 40' 48" W 276.91 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S 12° 06' 40" E 372.15 FEET, THENCE S 77° 52' 54" W 63.06 FEET, THENCE N 0° 04' 58" W 177.80 FEET, THENCE N 89° 18' 04" W 253.30 FEET, THENCE N 0° 01' 04" W 210.01 FEET TO THE POINT OF BEGINNING, CONTAINS 1.2529 ACRES.

SEAS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T. 5 N., R. 1 W., S. L. B. & M., AS S 0° 02' 31" E MARKED BY WEBER COUNTY BRASS CAP MONUMENTS.