

# Reeve & Associates, Inc.



May 23, 2024

**Project:** Arrowleaf  
**Re:** Final Plat  
**Reeve Job:** 7895-01

Below please find our response to the comments from Bill Cobabe, Weber County Planner, dated 4-26-24 on Frontier.

1. All sections of the Code related to final plat requirements must be addressed. See section 106-1-8 for full details. **Noted**
2. The legal description on the plat does not match the recorded legal description - for example, the boundary description only includes 60.345 acres, while County records indicate 65.45 acres. Please revise. (106-1-8.020 (a)(3)). **Legal description has been revised. Developers will/ have recorded the "legs" from parcels 22-008-0083 and 22-0008-0082 to obtain them.**
3. Is the public utility easement intended for use of Liberty Pipeline Company? It's not explicitly stated, but I know there is some concern about it. (106-1-8.020 (a)(7)). Public Utility is for gas, electrical, etc. **The PUE is for gas and electric. Waiting to hear back from county attorney on how to handle Liberty Pipeline water lines and tank.**
4. Please provide addresses for each lot. (106-1-8.020 (a)(7)). **Addresses added to plat**
5. Please provide a street number/name for the street. (106-1-8.020 (a)(7)). **Street Name added to plat**
6. There are two easements located on the plat (on the north and on the south). It's unclear what they are - drainage easements/stream easements? Please indicate on the map what these are and to whom they are dedicated. (106-1-8.020 (a)(7)). **Clarification has been added to plat. It is labeled as a seasonal creek zone. Is not an easement**
7. Access must be allowed onto the Bailey Living Trust property to the west. How is that access going to be granted? Is this that 20' easement on the far west side of the property? (106-1-8.020 (a)(7)). **The 20' private access easement is access for bailey. The owners dedication states how this will be granted. There is also the 20' private access to Bobcat investments.**

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8. Please indicate the following on the plat:

***Privately operated and maintained street or shared private lane plat note***

- (a) **Private street.** A Parcel dedicated to the county but intended for a privately operated and maintained street, pursuant to [Section 106-2-2.020](#), shall be labeled as "Privately operated and maintained street. See note [enter note number here]." The note shall read as follows: "Use of a street labeled as "Privately operated and maintained street" is reserved for the exclusive and private use of the adjoining Lot owners until and unless the governing body assumes public responsibility for the street." (106-1-8.020 (b)(7))

Added to plat

9. Please indicate on the plat who is responsible for landscaping/maintenance of common areas. (106-1-8.020 (b)(9)) **Note added to the plat**
10. It appears that this area is outside of the flood plain study area. Please indicate that on the plat. (106-1-8.020 (c)) **Note add to the plat**
11. Additional notes/revisions may be required as the above questions are met. (106-1-8.020 (e)) **Noted**

We appreciate your review and trust we have updated and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

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