

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**October 13, 2021  
4:00 to 5:00 p.m.**

**Minutes:** October 6, 2021

1. **UVS071621** Consideration and action on final approval of Sky Ranch Subdivision, consisting of 3 lots, located at approximately 1000 N 7300 E, Huntsville. **Presenter Steve Burton, Applicant Todd Meyers**
- 1.2 **LVF062921** Consideration and action on final approval of Freedom Homestead Subdivision, consisting of two lots, located at approximately 4114 N 2975 W, Ogden **Presenter Steve Burton, Applicant Mitch Campbell**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240,  
2380 Washington Blvd, Ogden Utah 84401*



*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*

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Minutes of October 6, 2021, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes approved from: January 6, 2021; March 10, 2021; June 16, 2021; June 30, 2021; July 7, 2021; August 4, 2021; August 11, 2021; September 29, 2021
2. **AAE2021-10** Consideration and action on an alternative access request to use a private right-of-way as the primary access for two lots within a four-lot subdivision. **Presenter Felix Lleverino, Applicant Scott Hale**

Alternative Access Approval for file number AAR 2021-02 was granted in a public meeting held on April 7th, 2021. Following approval it was discovered that the Weber Morgan Health Department required that the lots be reconfigured to accommodate for the placement of wells and septic systems. A development re-design now requires an alternative access for two lots. On September 22, 2021, this proposal was presented for administrative approval. The Planning division tabled the decision until the owner can display connectivity via a public road or public pathway.

The applicant is requesting approval of a private access easement for two lots in a future four-lot subdivision. The narrative in Exhibit A describes how the alternative access is applicable in this situation. The qualifying criteria posed by the applicant is listed below:

1. The property boundary conditions make it impractical to extend a street to serve this one lot.
2. There does not appear to be a path for a new connection to North Fork Road due to the presence of established residential lots.

After reviewing the proposal, the Planning Division concurs that these circumstances warrant a private access easement for a private road.

Felix Llererino said that the owner is looking for alternate access for this property. It was Tabled at the last Administrative Review. The applicant (Scott Hale) has come back with a new proposal for adding more connectivity.

Staff recommends approval of AAE 2021-10, to provide access by private access easement to two lots within a future four-lot subdivision. The recommendation for approval is subject to review agency requirements and the following conditions:

1. The private access shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, before the recording of the future subdivision.
3. The development plan display connectivity via a public road stub or public pathway stub.
4. The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. Also, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to one lot is not practical due to the parcel's property boundary conditions.

Administrative final approval of AAE 2021-10 to create a private road that would serve as access to two lots in a future residential subdivision following all of the staff recommendations with emphasis on item 3.

**Date of Administrative Approval: October 6, 2021.**

Adjourn

Respectfully Submitted,  
June Nelson  
Lead Office Specialist



# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of Sky Ranch Subdivision, consisting of 3 lots, located at approximately 1000 N 7300 E, Huntsville.
<b>Agenda Date:</b>	October 13, 2021
<b>Applicant:</b>	Ralph H Hansen and Helen S Hansen
<b>Representative:</b>	Todd Meyers
<b>File Number:</b>	UVS071621

### Property Information

<b>Approximate Address:</b>	1000 N 7300 E, Huntsville
<b>Project Area:</b>	68 acres
<b>Zoning:</b>	AV-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	210090002
<b>Township, Range, Section:</b>	T6N, R1E, Section 7

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural (AV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The applicant is requesting final administrative approval of Sky Ranch Subdivision, consisting of 3 lots. Lots 1 and 2 are proposed to have access by a shared private access easement. The shared private access easement, if approved, will be conditioned upon the owners agreeing to improve and dedicate the easement to the county standard for public streets at a time agreed upon by the county and the owners. Each lot will have culinary and secondary water provided by a private well and wastewater will be handled through individual septic systems.

## Analysis

**General Plan:** The proposal involves platting subdivision lots in accordance with existing zoning (AV-3) and does not involve changing density or zoning. In following the current AV-3 zoning requirements, the proposal is not contrary to the goals and policies of the Ogden Valley General Plan.

**Zoning:** The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-2-1 as:

*The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

*Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*

*Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and  
Direct orderly low-density residential development in a continuing rural environment.*

Single family dwellings are permitted in the AV-3 zone on lots that are 3 acres in size and 150 feet wide. Each lot is at least 14 acres in size and has at least 150 feet of lot width.

Alternative Access The applicant is proposing to access all lots through a shared access easement that will eventually be dedicated as public and built to the county standard. The applicant has also shown a 30 foot access easement along the eastern boundary of the subdivision, to be dedicated to the county when adjacent property. The applicant's reasoning for the alternative access include wetlands and steep slope in certain locations, which make developing a road at this time impractical.

Culinary Water, Sanitary Sewer, and Secondary Water: The applicant has provided contracts with Weber Basin Water for three private wells. The contracts specify that each well will serve the lot with culinary water and irrigation water for 7,353 square feet of non-drought tolerant landscaping. A covenant will be required to be recorded with the final subdivision plat, indicating the amount of square feet that can be landscaped and irrigated.

Sensitive Lands: A portion of this subdivision is located in the geologic hazards area. A notice of geologic hazards will be required to be recorded with the final mylar and any person proposing to build within the geologic hazards zone will be required to submit a geologic hazards report as part of a building permit submittal.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, the Weber Fire District, and the Health Department have reviewed this project on Frontier. The applicant is still addressing review comments and will have all comments addressed before the plat can record.

## **Staff Recommendation**

Staff recommends final approval of Sky Ranch Subdivision, consisting of 3 lots. The recommendation is based on all review agency comments and the following conditions:

1. A notice regarding the irrigation water shares, indicating the allowed square footage of irrigated landscaping, will be recorded with the final subdivision plat.
2. A notice of geologic hazards will be recorded with the final subdivision plat.
3. An alternative access agreement, in which the owners agree to dedicate and improve the private access easement, will be recorded with the final subdivision plat.

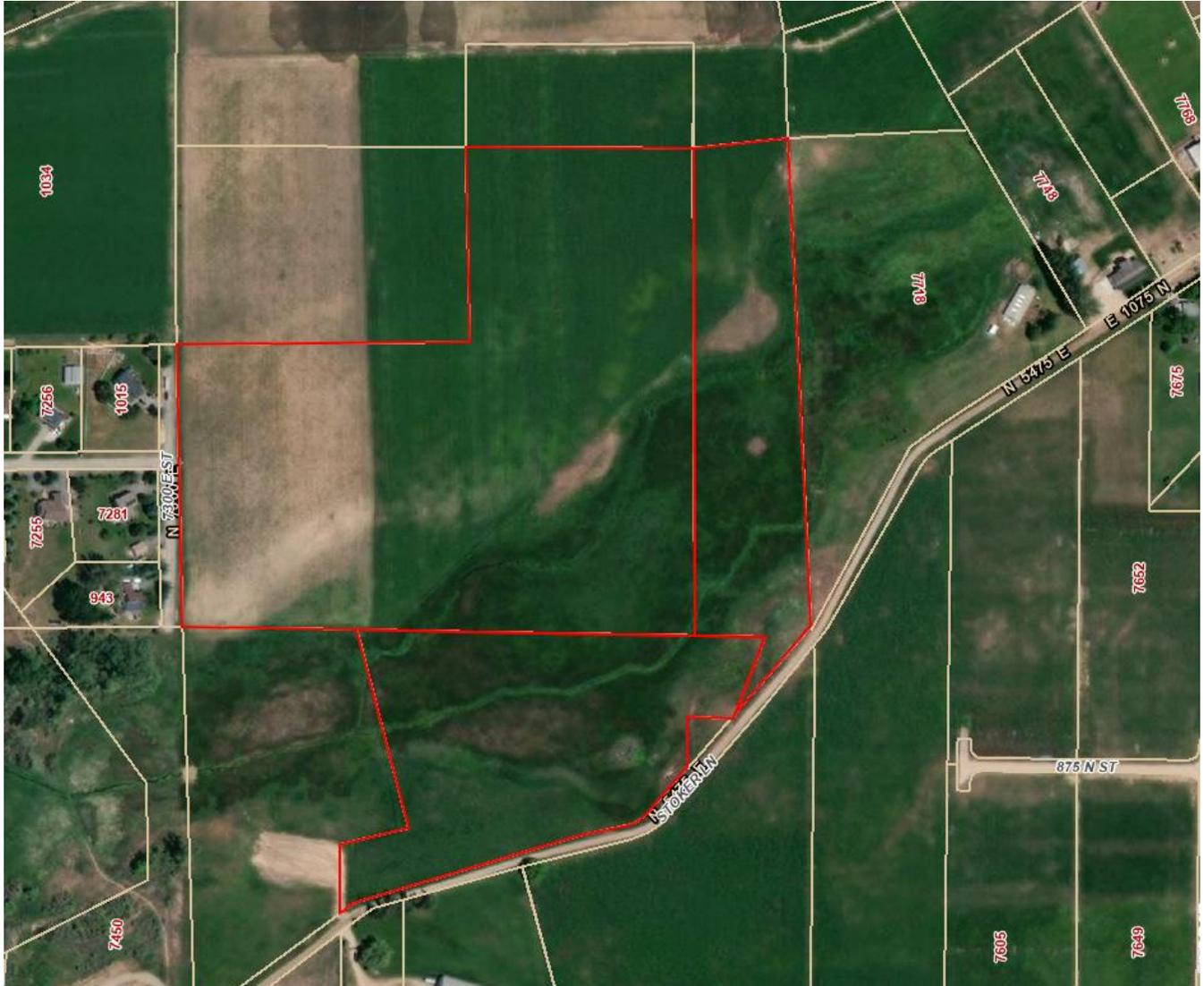
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

## **Exhibits**

- A. Proposed final plat.
- B. Slope map and wetlands map

# Location Map 1



# SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2021

Exhibit A



VICINITY MAP  
NOT TO SCALE

### SOIL TEST PIT INFORMATION

**EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 0435337 E 4569699 N)  
0-48" SANDY LOAM, BLOCKY STRUCTURE  
48-99" SILT LOAM, MASSIVE STRUCTURE, 3" COARSE SAND LENS' AT 66" & 96"  
99-120" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 99"  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 60 INCHES DEEP FROM THE ORIGINAL GRADE.

**EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 0435354 E 4569856 N)  
0-18" SANDY LOAM, GRANULAR STRUCTURE  
18-40" SANDY LOAM, MASSIVE STRUCTURE  
40-114" SILTY CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 65" & HEAVY AT 90"  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 52 INCHES DEEP FROM THE ORIGINAL GRADE.

**EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 0435394 E 4570008 N)  
0-44" SANDY LOAM, GRANULAR TO BLOCKY STRUCTURE  
44-64" FINE SANDY LOAM, BLOCKY STRUCTURE  
64-94" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE, SOME MOTTLING AT 68" & HEAVY AT 85"  
94-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

**EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 0435584 E 4570025 N)  
0-1 0" SANDY LOAM, GRANULAR STRUCTURE  
1 0-48" SANDY LOAM, BLOCKY STRUCTURE  
48-64" SANDY LOAM, MASSIVE STRUCTURE  
64-77" CLAY LOAM W/ SAND LENS', MASSIVE STRUCTURE. SOME GREY MOTTLES AT 63"  
77- 124" SAND, SINGLE GRAIN STRUCTURE, CLAY LOAM LENS' AT 95" W/ GREY MOTTLES

**EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 0435635 E 4569907 N)  
0-43" SANDY LOAM, BLOCKY STRUCTURE  
43-125" SAND WITH CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"  
CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.

**EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 0435522 E 4569866 N)  
0-36" SANDY LOAM, BLOCKY STRUCTURE  
36-54" SANDY LOAM, MASSIVE STRUCTURE  
54-95" SAND W/ SILTY CLAY LOAM LENS', SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 58" & HEAVY AT 85"  
95- 120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

**EXPLORATION PIT #7** (UTM ZONE 12 NAD 83 0435467 E 4569749 N)  
0-46" SANDY LOAM, BLOCKY STRUCTURE  
46-69" SANDY LOAM, MASSIVE STRUCTURE  
69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"  
99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°16'36"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS FOUND. THERE HAS BEEN EXTENSIVE SURVEY WORK IN THE AREA BY BOUNDARY CONSULTANTS, WHO RELIED HEAVILY ON BOUNDARY BY ACQUIESCENCE TO ESTABLISH THE BOUNDARIES. BOUNDARY CONSULTANTS HAS PREPARED A RECORD OF SURVEY THAT IS TO BE USED FOR THE PREPARATION OF BOUNDARY LINE AGREEMENTS. THIS BOUNDARY WAS USED FOR THIS DEVELOPMENT.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 2136.61 FEET AND EAST 1284.36 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER CORNER BEING S00°16'36"W 2654.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE S89°41'10"E 806.34 FEET; THENCE N00°18'50"E 842.75 FEET; THENCE N89°12'26"E 553.47 FEET; THENCE S02°03'42"E 1088.90 FEET; THENCE S03°33'20"E 240.34 FEET; THENCE S02°23'08"E 1142.83 FEET; THENCE S37°42'02"W 66.30 FEET; THENCE S43°19'55"W 117.30 FEET; THENCE S42°52'25"W 115.92 FEET; THENCE S43°42'00"W 94.49 FEET; THENCE S41°51'13"W 48.24 FEET; THENCE S06°30'55"W 29.26 FEET; THENCE S42°51'32"W 127.07 FEET; THENCE S75°45'41"W 81.86 FEET; THENCE S75°07'00"W 241.01 FEET; THENCE S73°23'42"W 330.39 FEET; THENCE S72°06'50"W 73.62 FEET; THENCE N01°58'03"E 152.99 FEET; THENCE N71°21'28"E 121.64 FEET; THENCE N08°57'13"W 457.35 FEET; THENCE N00°43'17"W 308.85 FEET; THENCE S89°42'06"W 419.94 FEET; THENCE N00°31'41"W 168.00 FEET; THENCE N89°42'05"E 325.32 FEET; THENCE N00°17'55"W 413.08 FEET; THENCE S89°42'05"W 324.42 FEET; THENCE N00°12'18"W 740.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,961,308 SQUARE FEET OR 67.982 ACRES MORE OR LESS.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S37°42'02"W	66.30
L2	S43°19'55"W	117.30
L3	S42°52'25"W	115.92
L4	S43°42'00"W	94.49
L5	S41°51'13"W	48.24
L6	S06°30'55"W	29.26
L7	S42°51'32"W	127.07
L8	S72°06'50"W	73.62
L9	S50°39'27"W	18.97
L10	S50°39'27"W	156.33
L11	S50°39'27"W	79.61
L12	S11°54'54"E	36.30
L13	N05°46'40"W	130.00

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	299.99'	9.03'	9.03'	4.51'	N49°47'44"E	1°43'28"
C2	299.99'	85.62'	85.33'	43.10'	N40°45'25"E	16°21'09"
C3	299.99'	56.60'	56.52'	28.39'	N27°10'30"E	10°48'40"
C4	125.00'	112.66'	108.89'	60.48'	N58°24'05"E	51°38'30"
C5	43.94'	65.44'	59.56'	40.50'	S02°41'55"W	85°20'11"
C6	421.38'	62.54'	62.48'	31.33'	S41°06'55"W	8°30'12"
C7	45.04'	78.91'	69.20'	54.04'	S87°03'07"W	100°22'36"
C8	62.59'	13.59'	13.56'	6.82'	N35°40'02"W	12°28'14"
C9	62.59'	103.70'	92.24'	68.22'	N18°00'51"E	94°55'31"
C10	211.29'	38.64'	38.59'	19.38'	N60°14'13"E	10°28'46"
C11	43.94'	65.21'	59.39'	40.29'	S82°29'10"E	85°02'00"
C12	199.99'	218.41'	207.72'	121.53'	S19°22'17"W	62°34'21"
C13	199.99'	353.89'	309.49'	244.29'	S38°46'42"W	101°23'13"
C14	680.00'	114.90'	114.77'	57.59'	S37°00'46"W	9°40'54"
C15	55.00'	32.76'	32.28'	16.88'	S58°55'06"W	34°07'40"
C16	2193.54'	152.81'	152.78'	76.43'	S73°51'55"W	3°59'29"
C17	114.50'	40.50'	40.26'	20.46'	S62°25'00"W	20°15'50"
C18	71.94'	25.47'	25.33'	12.87'	N49°58'30"W	20°16'57"
C19	274.99'	136.99'	135.58'	69.95'	N35°28'43"E	28°32'38"
C20	212.50'	48.49'	48.39'	24.35'	N27°44'40"E	13°04'32"

### DEVELOPER:

CW Land Co.  
1222 W. Legacy Crossing Blvd, Ste. 6  
Centerville, UT

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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.

\_\_\_\_\_  
WEBER COUNTY ENGINEER

#### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST \_\_\_\_\_ TITLE

#### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
WEBER COUNTY SURVEYOR

#### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

#### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, 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

### SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SKY RANCH** 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 SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SKY RANCH**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE UTILITY AND ACCESS EASEMENTS TO WEBER COUNTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ 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.

\_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 6-7-2021  
Name: SKY RANCH  
Number: 7562-02  
Revision: 1"=100'  
Scale: 1"=100'  
Checked: \_\_\_\_\_



#### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
\_\_\_\_\_ Filed For Record  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
\_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_  
Deputy.

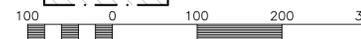
# SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2021

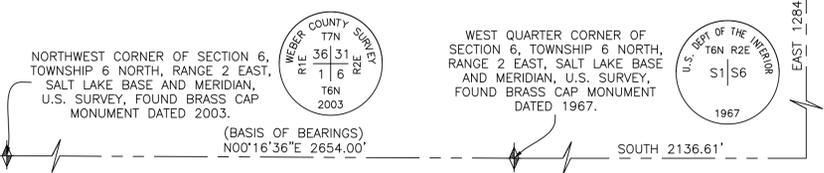
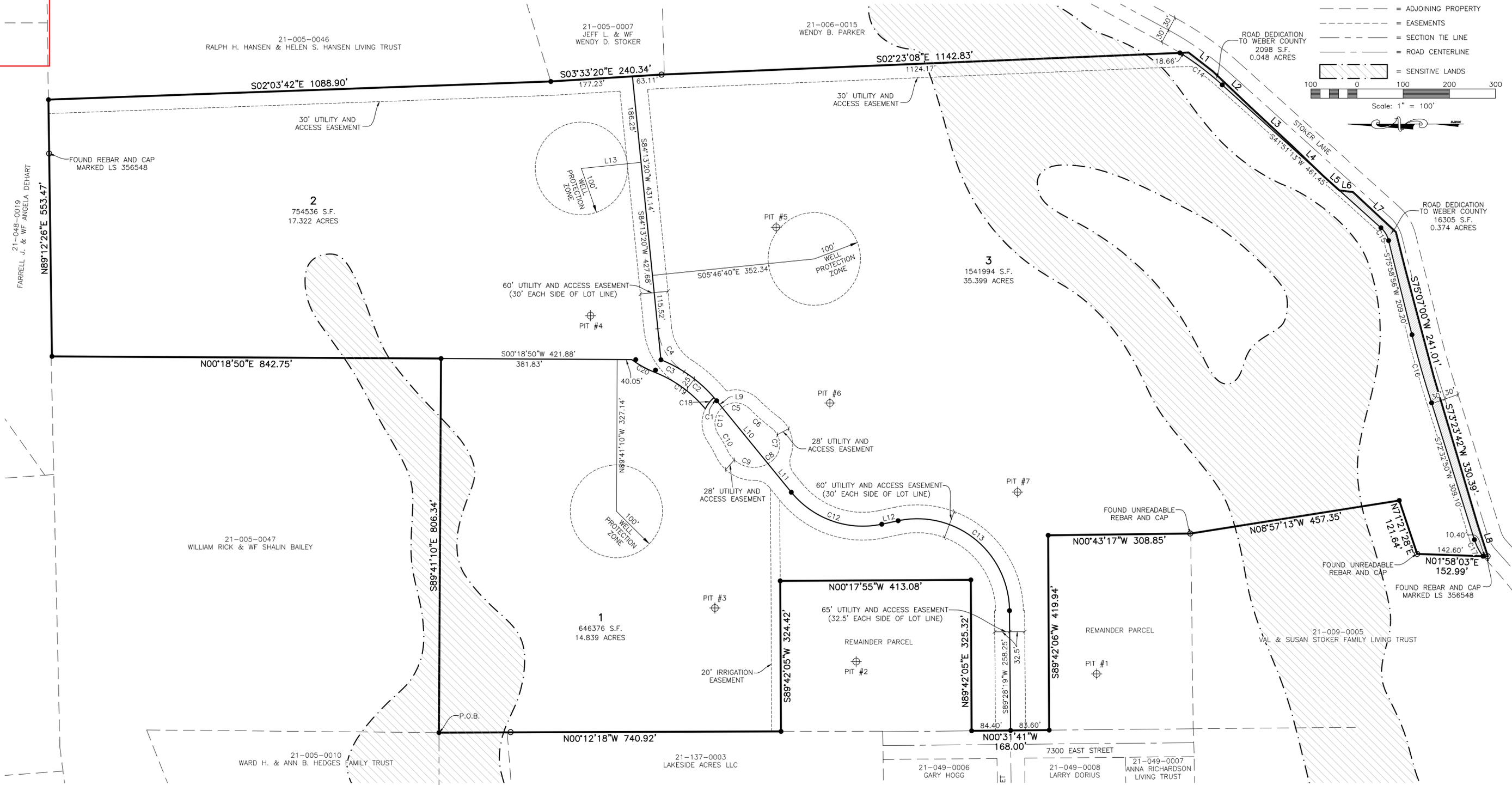
Exhibit A

### LEGEND

- = SECTION CORNER
- = TEST PIT LOCATION
- = FOUND AS NOTED
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = SENSITIVE LANDS



Scale: 1" = 100'

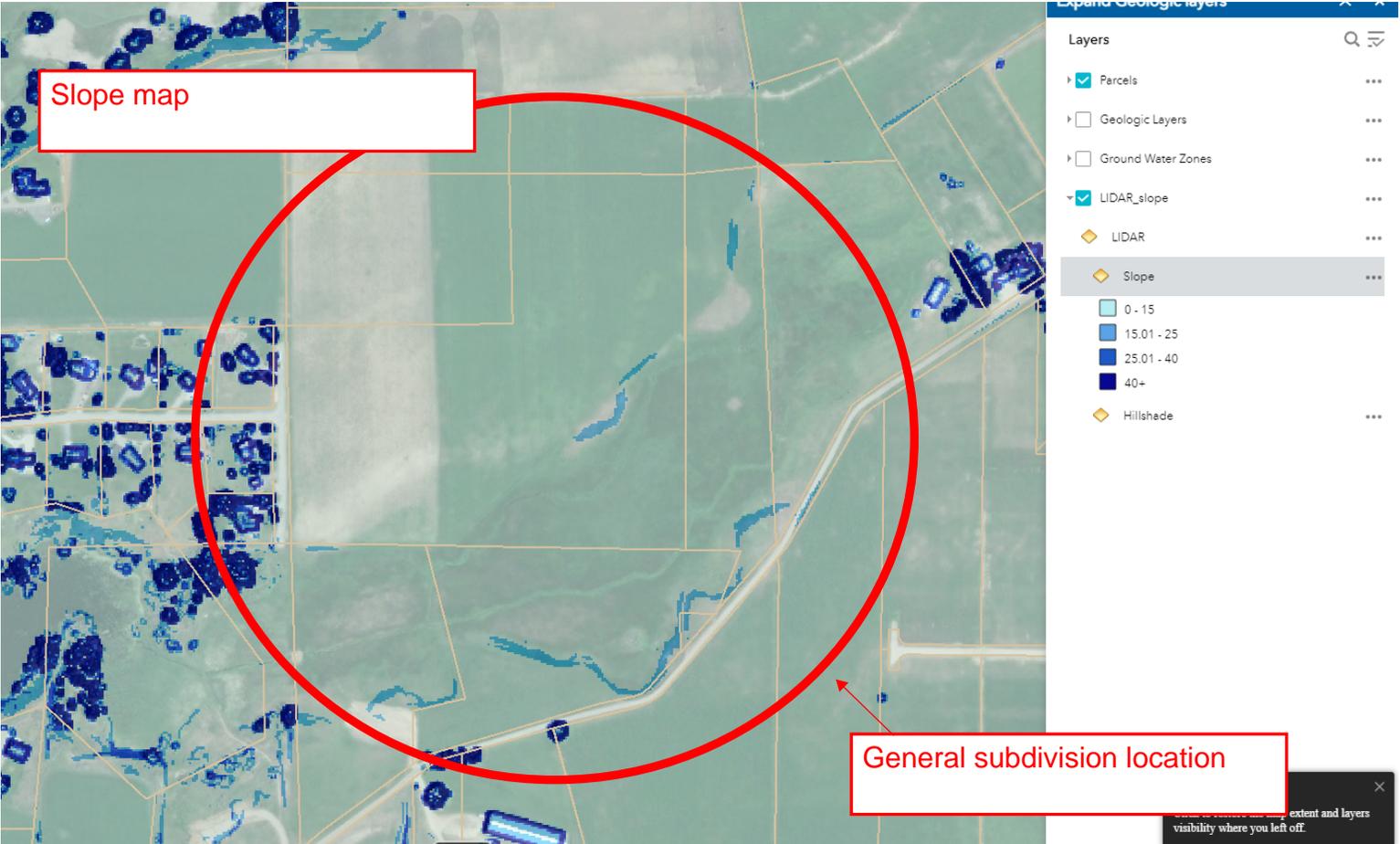


**Reeve & Associates, Inc.**  
5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

<b>Project Info.</b>	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	6-7-2021
Name:	SKY RANCH
Number:	7562-02
Revision:	
Scale:	1"=100'
Checked:	

<b>Weber County Recorder</b>	
Entry No. _____	Fee Paid _____
At _____	Filed For Record _____
_____	In Book _____
_____	Of The Official Records, Page _____
Recorded For:	_____
_____	Weber County Recorder
_____	Deputy.

Exhibit B





# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action on final approval of Freedom Homestead Subdivision, consisting of two lots, located at approximately 4114 N 2975 W, Ogden
<b>Agenda Date:</b>	October 13, 2021
<b>Applicant:</b>	Mitch Campbell
<b>File Number:</b>	LVF062921

### Property Information

<b>Approximate Address:</b>	4114 N 2975 W, Ogden
<b>Project Area:</b>	5 acres
<b>Zoning:</b>	A-1
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	19-010-0053
<b>Township, Range, Section:</b>	T6N, R2W, Section 22

### Adjacent Land Use

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

### Staff Information

<b>Report Presenter:</b>	Steve Burton <a href="mailto:sburton@co.weber.ut.us">sburton@co.weber.ut.us</a> 801-399-8766
<b>Report Reviewer:</b>	RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural (A-1) Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The applicant is requesting final administrative approval of Freedom Homestead, consisting of 2 lots. Each lot is 2.5 acres in size and has 164 feet of lot width. Both lots will have culinary water provided by Bona Vista Water District and secondary water provided by Weber Basin Water Conservancy District. Wastewater will be handled through individual septic systems.

## Analysis

**General Plan:** The proposal involves platting subdivision lots in accordance with existing zoning (A-1) and does not involve changing density or zoning. In following the current A-1 zoning requirements, the proposal is not contrary to the goals and policies of the West Central Weber General Plan.

**Zoning:** The subject property is located in the Agricultural Valley (A-1) Zone. The purpose and intent of the A-1 zone is identified in the LUC §104-2-1 as:

*The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*

*Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*

*Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*

*Direct orderly low-density residential development in a continuing rural environment.*

Single family dwellings are permitted in the A-1 zone on lots that are 40,000 square feet in size and 150 feet wide. Each lot is at least 2.5 acres in size and has at least 150 feet of lot width along an existing private street known as 2975 W which has a farm access road that connects it to 3175 W.

Culinary Water, Sanitary Sewer, and Secondary Water: The applicant has provided a will serve and capacity letter from Bona Vista Water District. The applicant has provided an approval letter for secondary water from Weber Basin Water Conservancy District. The applicant has provided a feasibility letter from the Health Department for the septic system.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office, the Weber Fire District, and the Health Department have reviewed this project on Frontier. Fire and Engineering have approved the proposal on Frontier. The applicant is still addressing review comments and will have all comments addressed before the plat can record.

## **Staff Recommendation**

Staff recommends final approval of Freedom Homestead Subdivision, consisting of 2 lots. The recommendation is based on all review agency comments.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. The proposed subdivision amendment complies with the applicable County ordinances.

## **Exhibits**

- A. Proposed final plat.



# FREEDOM HOMESTEAD SUBDIVISION

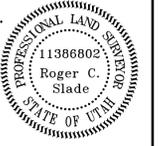
WEBER COUNTY, UTAH  
A PART OF THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
JANUARY 2021

## SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS FREEDOM HOMESTEAD SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ROGER C. SLADE, P.L.S.  
UTAH LAND SURVEYOR LICENCE NO. 11386802



## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS EAST 833.11 FEET AND SOUTH 1178.64 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 SAID POINT OF BEGINNING BEING ON THE CENTERLINE OF 2975 WEST STREET LOCATED 846.57 FEET SOUTH 89°40'10" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 1179.46 FEET SOUTH 00°57'32" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE SOUTH 89°02'28" EAST 665.13 FEET (SOUTH 89°20'44" EAST 658.40 FEET BY RECORD) ALONG THE SOUTH LINE OF LAZE DAZE SUBDIVISION, RECORDED AS ENTRY NO. 1781472 IN THE WEBER COUNTY RECORDER'S OFFICE TO THE SOUTHEAST CORNER OF SAID LAZE DAZE SUBDIVISION BEING A POINT ON THE WEST LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, RECORDED AS ENTRY NO. 1668834; THENCE SOUTH 00°15'00" EAST 330.04 FEET (SOUTH 00°10'55" EAST 330.00 FEET BY RECORD) ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF ORTBERG SUBDIVISION, RECORDED AS ENTRY NO. 2739043; THENCE NORTH 89°02'28" WEST 672.09 FEET (NORTH 89°20'44" WEST 663.25 FEET BY RECORD) ALONG SAID NORTH LINE TO THE CENTERLINE OF SAID 2975 WEST STREET; THENCE NORTH 00°57'32" EAST 329.96 FEET (NORTH 00°39'16" EAST 330.00 FEET BY RECORD) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 5.065 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE ROAD AS SHOWN ON THE PLAT AND NAME SAID TRACT FREEDOM HOMESTEAD SUBDIVISION, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A PRIVATE ROAD TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISION THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE ROADS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNER ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS AND ALSO TO LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MITCHELL J. CAMPBELL

KAMRON D. PETERSEN

## ACKNOWLEDGMENT

STATE OF UTAH )  
  ) §  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, MITCHELL J. CAMPBELL, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND

RECORDED \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_ RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

## LAZE DAZE SUBDIVISION

(ENTRY NO. 1781472)

LOT 3

LOT 9

LOT 1

CONT. 2.419 ACRES  
4114 NORTH

LOT 10

LOT 2

CONT. 2.419 ACRES  
4096 NORTH

LOT 11

LOT 12

REMUDA SUBDIVISION AND GOLF COURSE PHASE 1  
(ENTRY NO. 1668834)

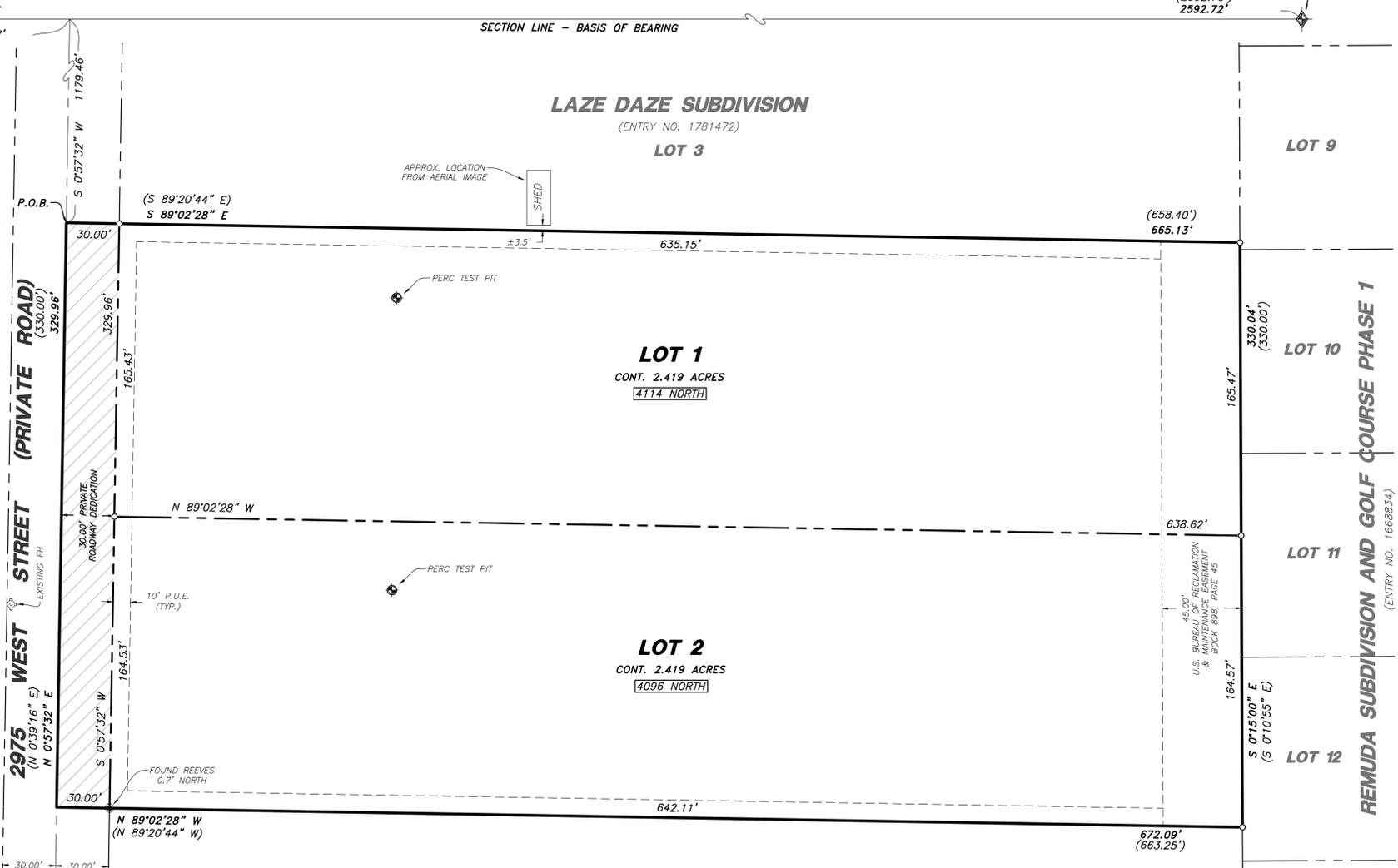
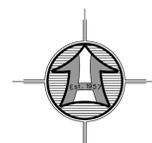


Exhibit A

NORTH QUARTER CORNER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST,  
SLB&M, WEBER COUNTY 3" BRASS  
MONUMENT SET 1963, GOOD CONDITION

NORTHEAST CORNER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 2 WEST,  
SLB&M, WEBER COUNTY 3" BRASS  
MONUMENT SET 1963, GOOD CONDITION



- ### LEGEND
- SUBJECT PROPERTY LINE
  - INTERIOR LOT LINES
  - ADJOINING PROPERTY LINE
  - CENTERLINE
  - PUBLIC UTILITY EASEMENT (P.U.E.)
  - FENCE LINE
  - ROADWAY DEDICATION
  - FOUND REBAR SET BY OTHERS
  - SET 5/8"x24" REBAR WITH CAP
  - SECTION CORNER

## AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION

### NOTES:

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- ALL US BUREAU OF RECLAMATION EASEMENTS WILL BECOME WEBER COUNTY DRAINAGE EASEMENTS AT THE SAME TIME WHEN THE US BUREAU OF RECLAMATION EITHER ABANDONS OR SHARES THE DRAINS WITH WEBER COUNTY, AND/OR OTHER GOVERNING AUTHORITIES.
- A DEFERRAL AGREEMENT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IS REQUIRED FOR CURB & GUTTER AND SIDEWALK THAT ARE TO BE CONSTRUCTED AT A LATER DATE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB & GUTTER IS INSTALLED.
- BASED ON ORAL TESTIMONY OF THE DEVELOPER THERE IS AN EXISTING ROAD AT THE SOUTH END OF 2975 WEST THAT CONNECTS TO 3175 WEST. THIS EXISTING ROAD HAS BEEN USED BY THE PUBLIC AND MAINTAINED BY LOCAL LANDOWNERS AS AN ALTERNATIVE ACCESS FOR A LONG PERIOD OF TIME (OVER 10 YEARS). UTAH STATE CODE, STATES THAT A ROAD IS "DEDICATED AND ABANDONED TO THE USE OF THE PUBLIC WHEN IT HAS BEEN CONTINUOUSLY USED AS A PUBLIC THOROUGHFARE FOR A PERIOD OF 10 YEARS". (72-5-104-2a)

## ORTBERG SUBDIVISION

(ENTRY NO. 2739043)

LOT 1

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

## BONA VISTA WATER APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY BONA VISTA WATER. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BONA VISTA WATER

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERewith. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WEBER COUNTY SURVEYOR

RECORD OF SURVEY NO. \_\_\_\_\_

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WEBER COUNTY ENGINEER

## WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, 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 \_\_\_\_\_, 2021.

WEBER-MORGAN HEALTH DEPARTMENT

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

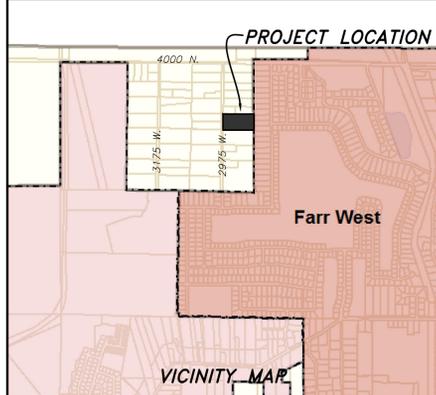
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, MITCHELL J. CAMPBELL AND KAMRON D. PETERSEN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY MITCH CAMPBELL. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE LAZE DAZE SUBDIVISION, ENTRY NO. 1781472, ORTBERG SUBDIVISION, ENTRY NO. 2739043, REMUDA SUBDIVISION AND GOLF COURSE PHASE 1, ENTRY NO. 1668834 AND OTHER SUBDIVISIONS ALONG 2975 WEST STREET ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°40'08" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



DEVELOPER:  
MITCH CAMPBELL  
3194 N CASEY LANE  
PLEASANT VIEW, UTAH 84414  
(801) 660-5321



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
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