

## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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October 16, 2019  
4:00 to 5:00 p.m.

1. **LVC 090919 - Consideration and action on an administrative application for final approval of Cedar Cove Estates 5th Amendment, consisting of one lot with a request to defer curb, gutter, and sidewalk. (Brandon Durbano, Owner) Felix Lleverino, Presenter**
2. **Adjournment**

*The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



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



# Staff Report for Administrative Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application for final approval of Cedar Cove Estates 5th Amendment, consisting of one lot with a request to defer curb, gutter, and sidewalk.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, October 16, 2019

**Applicant:** Brandon Durbano, owner

**File Number:** LVC 090919

### Property Information

**Approximate Address:** 2716 Bybee, Uintah, UT

**Project Area:** 41,917 Sqft

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-723-0013

**Township, Range, Section:** T5N, R1W, Section 25

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 3 (RE- 20 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant is requesting approval of an amendment to lot 13 A-R of Cedar Cove Estates 3<sup>rd</sup> Amendment to create a two-lot subdivision that is located in Uintah Highlands area. This property overlooks Uintah City and the Weber River area at the mouth of Weber Canyon. The zoning for this area is RE-20. Sole access to the lot is from a private road called Bybee Drive.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. In order to determine the type and severity of hazards that may exist, the applicant has contracted with Western Geologic who has completed a Geologic Hazard Reconnaissance that is included as Exhibit E.

The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC.

The following section is a brief synopsis of the review criteria and conformance with the LUC:

## Analysis

**General Plan:** Cedar Cove Estates 5<sup>th</sup> Amendment is in harmony with the South East Area Master Plan (1970) by conforming to all zoning standards of the RE-20 Zone.

**Zoning:** The property is located in the RE-20 Zone. The purpose of this zone is stated in the LUC §104-3-1 as follows:

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

Cedar Cove Estates 5<sup>th</sup> Amendment consists of two lots and no new streets are being created or realigned. This subdivision qualifies for administrative approval as a small subdivision.

**Lot Area, Frontage Width and Yard Regulations:** Each lot within this development contains greater than 20,000 sq. ft. with a width of greater than 100 feet. Lot 35 and 36 meet the site development standards of the RE-20 Zone.

**Natural Hazards Area:** This lot is located within a FEMA Flood Zone X, and is in the area determined to be outside of the 500-year flood area.

Cedar Cove Estates 5<sup>th</sup> Amendment is located within a Natural Hazard Study Area. The Geologic Hazard Reconnaissance prepared by Western Geologic provided some valuable information into hazards that exist within lot 36. The results indicate an average slope of 23.8%, thereby alleviating the need for this lot to be classified as an "R" lot or to designate a buildable area within the lot. Notable hazards identified within lot 36 include Earthquake Ground Shaking (rated as high risk) and Landslide and Slope Failures (rated as a moderate risk). Due to those factors, the Geologic Hazard Reconnaissance recommends that a "Geotechnical Engineering Evaluation be conducted prior to construction to provide recommendations regarding site grading, subgrade preparation, and footing and foundation design" (see page 14 of the Geologic Hazard Reconnaissance).

**Culinary Water and sanitary services:** A "Will Serve" letter from Uintah Highlands Improvement District has been submitted stating that culinary water and wastewater services are available for Lot 36 of Cedar Cove Estates 5<sup>th</sup> Amendment (see Exhibit D). Uintah Highlands Improvement District expressly prohibits the use of culinary water for irrigation purposes.

**Irrigation Water:** An existing connection to Weber Basin secondary water is on the southeast corner of lot 36. If Uintah Highlands Improvement District prohibits culinary water from being used for irrigation purposes and will not permit culinary water connections unless secondary water is provided by the applicant, then the owner shall obtain a permission letter for an additional secondary water connection or a written statement that secondary water for the additional lot is available from Weber Basin Water §106-4-2 (m).

**Review Agencies:** Weber County Fire District has approved of this subdivision. Weber County Planning, Surveying, and Engineering have completed their reviews. Comments posted will be addressed by subdivision plat revisions and written responses.

**Tax Clearance:** The 2018 property taxes have been paid in full. The 2019 property taxes will be due in full on November 1, 2019.

**Public Notice:** Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

## Staff Recommendations

Staff recommends final plat approval of Cedar Cove Estates 5th Amendment, consisting of two lots with a request to defer curb, gutter, and sidewalk. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geotechnical study will be conducted prior to grading and excavation within lot 36 N.
2. If Uintah Highlands Improvement District requires it, the owner shall obtain a permission letter for an additional secondary water connection or a written statement that secondary water for the additional lot is available from Weber Basin Water.

The following findings are the basis for the Staff's recommendation:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

## Administrative Approval

Administrative final approval of Cedar Cove Estates 5<sup>th</sup> Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

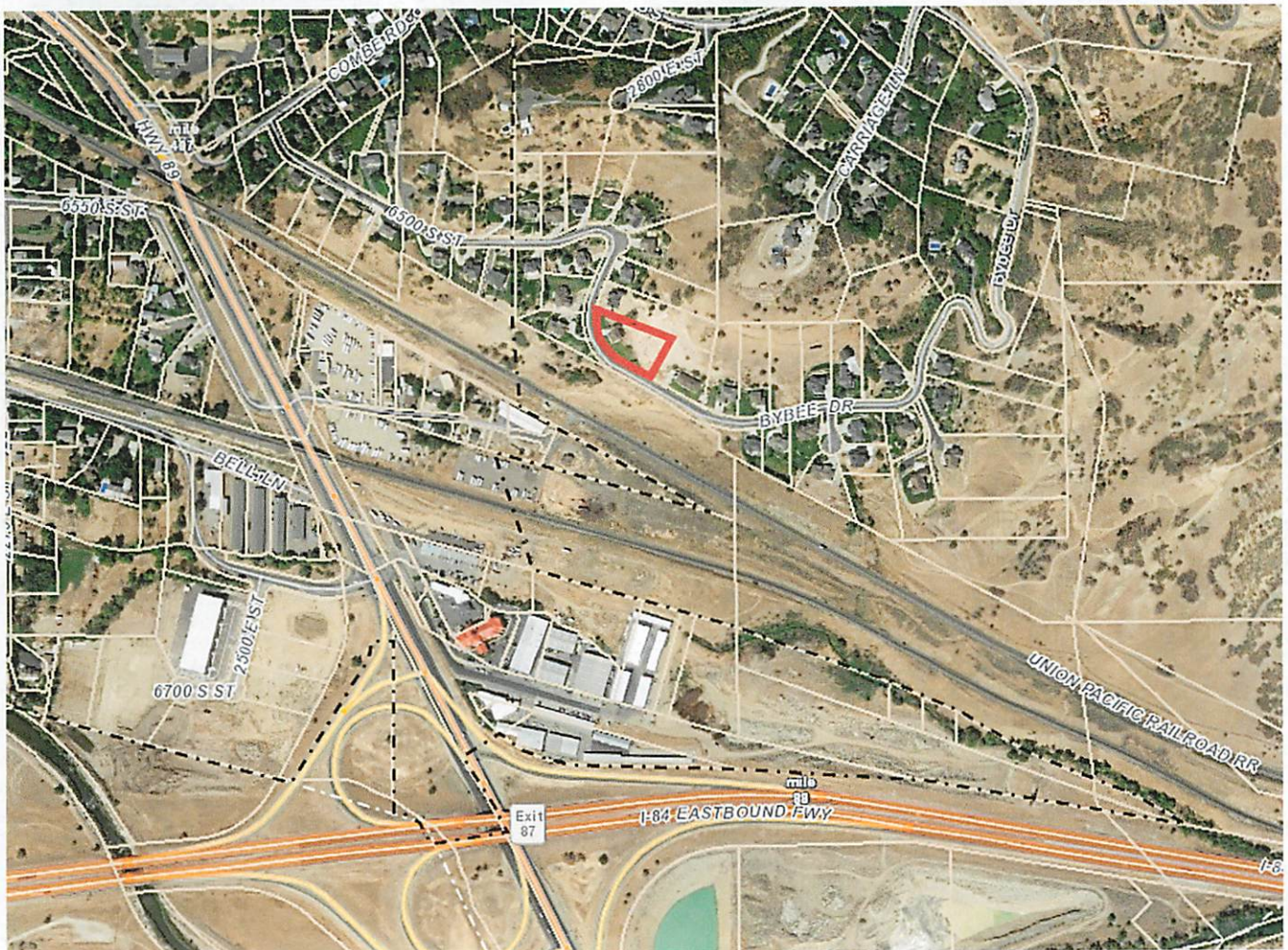
Date of Administrative Approval: \_\_\_\_\_

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

## Exhibits

- A. Cedar Cove Estates 5<sup>th</sup> Amendment
- B. Cedar Cove Estates 3<sup>rd</sup> Amendment
- C. Current Recorders Plat
- D. Uintah Highlands Improvement District Will Serve Letter

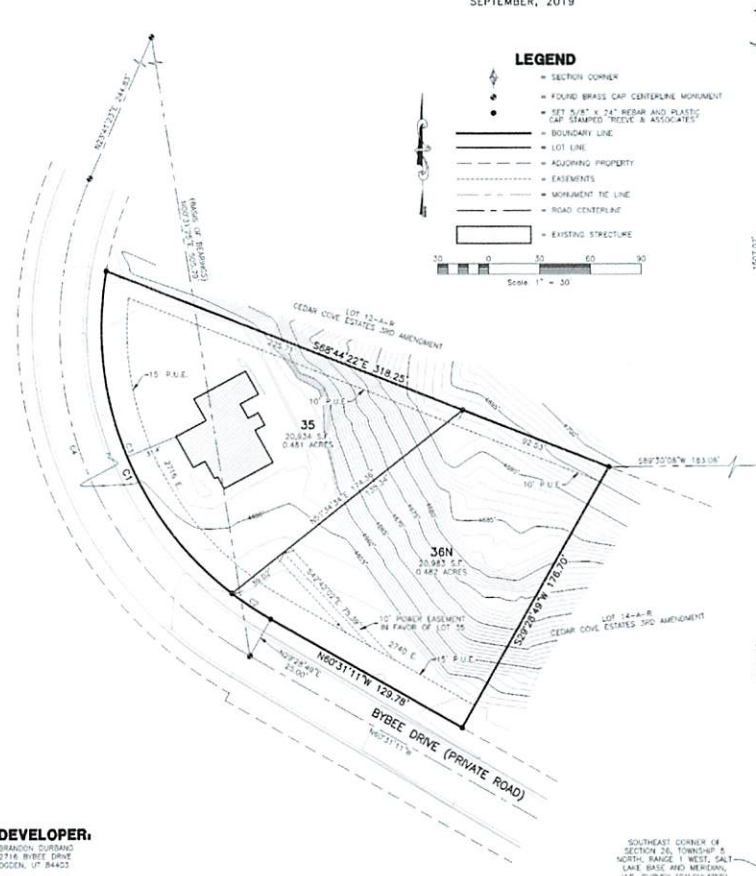
## Area Map



SHEET 1 OF 1

# CEDAR COVE ESTATES 5TH AMENDMENT

AMENDING LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT  
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
SEPTEMBER, 2019



### LEGEND

- SECTION CORNER
- FOUND BRASS CAP CENTERLINE MONUMENT
- SET 5/8" X 24" BRASS AND PLASTIC CAP STAMPER 'TRIEBE & ASSOCIATES'
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- MONUMENT TO LINE
- ROAD CENTERLINE
- EXISTING STRUCTURE

NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALCULATED)

SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALCULATED)



VICINITY MAP  
NOT TO SCALE

### NOTES

1. CEDAR COVE ESTATES 5TH AMENDMENT IS LOCATED WITHIN A NATURAL HAZARD AREA. A GEOTECHNICAL HAZARD RECOGNIZANCE HAS BEEN PERFORMED BY WESTERN GEOTECH, DATED SEPTEMBER 3, 2019. THE REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
2. LOTS IDENTIFIED WITH ALL "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN FOUND CENTERLINE MONUMENTS IN BYBEE DRIVE SHOWN HEREON AS N031257E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE AN AMENDED SUBDIVISION PLAT BY AMENDING LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE. THE BOUNDARY WAS DETERMINED BY REFERRING TO THE ORIGINAL LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" BRASS AND PLASTIC CAP STAMPER "TRIEBE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE LOT LINE.

### BOUNDARY DESCRIPTION

ALL OF LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

### CURVE TABLE

#	LENGTH (ARC)	LENGTH (TANGENT)	CHORD BEARING	DELTA
1	134.51	242.20	S26°58'12"E	130.24'
2	134.51	242.20	S26°58'12"E	130.24'
3	134.51	242.20	S26°58'12"E	130.24'
4	134.51	242.20	S26°58'12"E	130.24'

**DEVELOPER:**  
BRANDON DURBAKO  
2716 BYBEE DRIVE  
OGDEN, UT 84403

#### 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 SHARINGS 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, THEREIN 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 CORNERS 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

#### SURVEYOR'S CERTIFICATE

I, **TREVOR J. PATCO**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 48, 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 UTU 48-22-117 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CEDAR COVE ESTATES 5TH AMENDMENT** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS. I HAVE A FULL AND 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\_\_\_\_.



8231845  
UTAH LICENSE NUMBER

#### OWNER'S DEDICATION AND CERTIFICATION

BE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND MAKE THEM **CEDAR COVE ESTATES 5TH AMENDMENT**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LOTS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE BENEFICIAL PRECIPITATION OF WATER CHARGED BY THEIR NATIONAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH ALL BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT AND DEDICATE A 10' WIDE POWER EASEMENT FOR AN UNDERGROUND POWER LINE IN FAVOR OF LOT 35 AS SHOWN ON LOT 36 TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 35.

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

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, **BRANDON B. DURBAKO**, SIGNED OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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

**Project Info**

Surveyor: **T. PATCO**

Designer: **T. ANGERSON**

Begin Date: **3-23-19**

Name: **CEDAR COVE ESTATES 5TH AMENDMENT**

Number: **2724-01**

Revision: **1-30**

Checked: \_\_\_\_\_

#### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS PERCOLATION TESTS, AND SITE CONCERNING 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

#### Webber County Recorder

Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
All Records \_\_\_\_\_  
On Official Records, Page \_\_\_\_\_  
Records Fee: \_\_\_\_\_

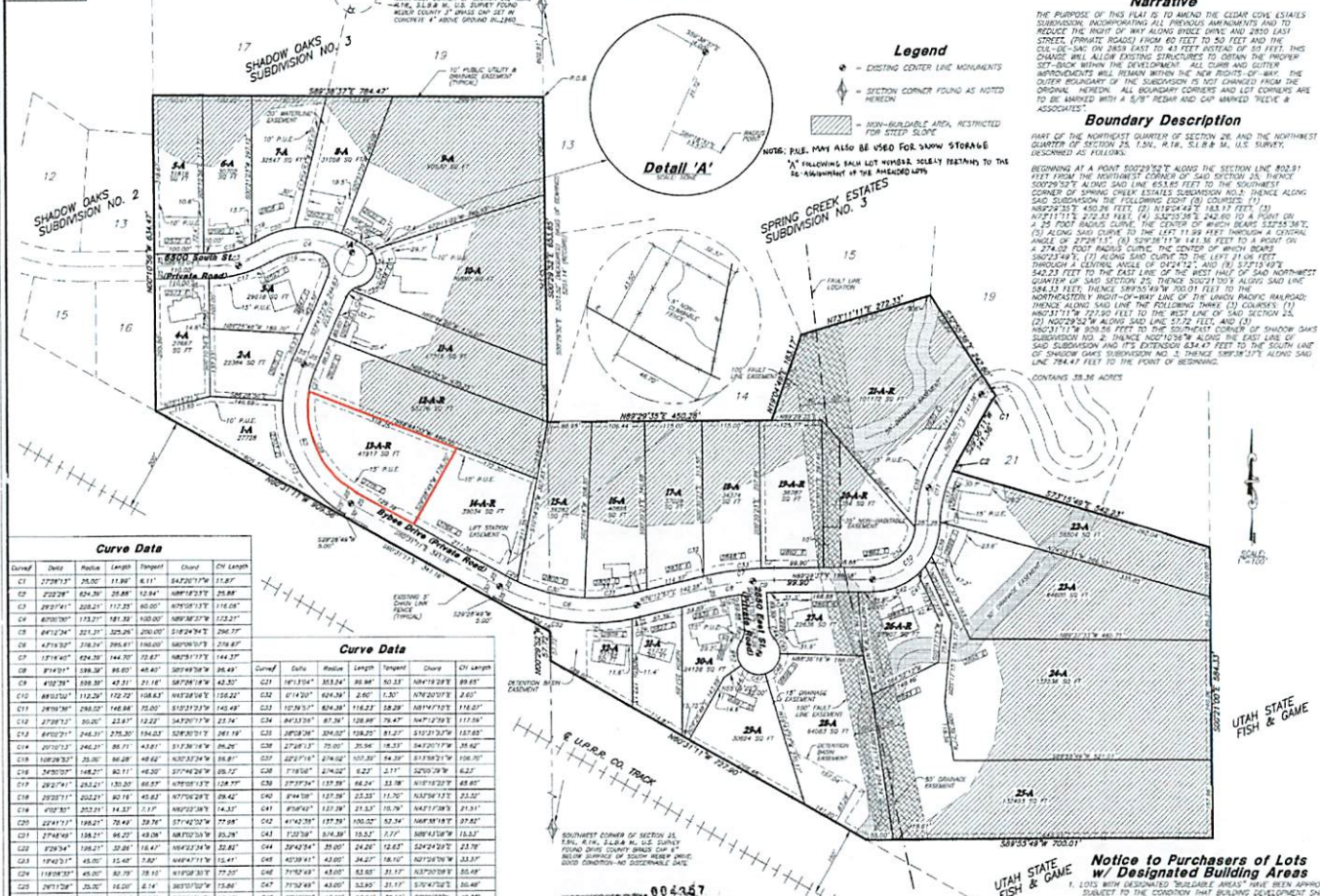
Webber County Recorder  
Deputy

LB-0L

1 of 2

### Cedar Cove Estates 3rd Amendment

PART OF THE NE 1/4 OF SECTION 26, AND THE NW 1/4 OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH  
SEPTEMBER, 2009



**Curve Data**

Curve#	Delta	Radius	Length	Tangent	Chord	Chord Length
C1	272°13'	25.00	11.80	6.11	8.42	11.80
C2	232°29'	62.50	28.88	13.81	20.82	28.88
C3	202°41'	208.22	112.22	50.00	109.58	112.22
C4	160°30'	133.21	181.30	100.00	189.32	181.30
C5	84°12.34"	221.31	325.26	206.00	319.24	325.26
C6	47°19.32"	278.24	398.61	240.00	387.03	398.61
C7	12°16.00"	824.20	144.20	52.67	108.71	144.20
C8	1°14.00"	1386.20	86.00	48.00	107.40	86.00
C9	1°02.28"	1588.20	42.21	21.68	58.79	42.21
C10	18°03.00"	102.22	172.72	116.22	132.22	172.72
C11	28°19.32"	288.22	148.88	78.00	132.22	148.88
C12	27°29.13"	35.00	23.67	12.22	16.70	23.67
C13	18°03.00"	240.21	278.20	168.20	240.21	278.20
C14	2°10.12"	240.21	240.21	140.21	140.21	240.21
C15	148°28.32"	35.00	86.28	48.62	60.28	86.28
C16	34°00.00"	148.21	82.11	46.20	58.21	82.11
C17	28°27.41"	253.21	130.20	68.20	107.20	130.20
C18	20°29.11"	202.21	82.10	48.20	77.20	82.10
C19	1°02.00"	252.21	14.20	7.20	14.20	14.20
C20	224°17.12"	198.21	78.48	39.24	57.48	78.48
C21	274°48.00"	138.21	68.22	38.28	58.21	68.22
C22	12°29.34"	198.21	38.28	18.24	28.21	38.28
C23	174°03.11"	65.00	15.48	7.80	14.47	15.48
C24	174°03.11"	45.00	10.79	5.80	10.79	10.79
C25	174°03.11"	35.00	8.00	4.20	8.00	8.00
C26	174°03.11"	25.00	6.00	3.20	6.00	6.00
C27	174°03.11"	15.00	4.50	2.40	4.50	4.50
C28	174°03.11"	10.00	3.30	1.80	3.30	3.30
C29	174°03.11"	5.00	2.40	1.30	2.40	2.40
C30	229°10.11"	15.00	1.50	0.75	1.50	1.50

**Curve Data**

Curve#	Delta	Radius	Length	Tangent	Chord	Chord Length
C1	10°14.34"	353.24	38.84	10.33	18.71	38.84
C2	10°14.34"	424.24	42.20	11.22	20.70	42.20
C3	10°14.34"	495.24	45.56	12.11	22.69	45.56
C4	10°14.34"	566.24	48.92	13.00	24.68	48.92
C5	10°14.34"	637.24	52.28	13.89	26.67	52.28
C6	10°14.34"	708.24	55.64	14.78	28.66	55.64
C7	10°14.34"	779.24	59.00	15.67	30.65	59.00
C8	10°14.34"	850.24	62.36	16.56	32.64	62.36
C9	10°14.34"	921.24	65.72	17.45	34.63	65.72
C10	10°14.34"	992.24	69.08	18.34	36.62	69.08
C11	10°14.34"	1063.24	72.44	19.23	38.61	72.44
C12	10°14.34"	1134.24	75.80	20.12	40.60	75.80
C13	10°14.34"	1205.24	79.16	21.01	42.59	79.16
C14	10°14.34"	1276.24	82.52	21.90	44.58	82.52
C15	10°14.34"	1347.24	85.88	22.79	46.57	85.88
C16	10°14.34"	1418.24	89.24	23.68	48.56	89.24
C17	10°14.34"	1489.24	92.60	24.57	50.55	92.60
C18	10°14.34"	1560.24	95.96	25.46	52.54	95.96
C19	10°14.34"	1631.24	99.32	26.35	54.53	99.32
C20	10°14.34"	1702.24	102.68	27.24	56.52	102.68
C21	10°14.34"	1773.24	106.04	28.13	58.51	106.04
C22	10°14.34"	1844.24	109.40	29.02	60.50	109.40
C23	10°14.34"	1915.24	112.76	29.91	62.49	112.76
C24	10°14.34"	1986.24	116.12	30.80	64.48	116.12
C25	10°14.34"	2057.24	119.48	31.69	66.47	119.48
C26	10°14.34"	2128.24	122.84	32.58	68.46	122.84
C27	10°14.34"	2199.24	126.20	33.47	70.45	126.20
C28	10°14.34"	2270.24	129.56	34.36	72.44	129.56
C29	10°14.34"	2341.24	132.92	35.25	74.43	132.92
C30	10°14.34"	2412.24	136.28	36.14	76.42	136.28

#### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LEAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NW CORNER AND THE SW CORNER OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, SHOWN HEREIN AS 302°29'32.00".

#### Narrative

THE PURPOSE OF THIS PLAT IS TO AMEND THE CEDAR COVE ESTATES SUBDIVISION INCORPORATING ALL PREVIOUS AMENDMENTS AND TO REDUCE THE WIDTH OF PAVEMENT ALONG RICE DRIVE AND WEST EAST STREET (PRIVATE ROADS) FROM 60 FEET TO 50 FEET AND THE 70-FOOT-TO-60-FOOT DRIVE FROM 40 FEET TO 30 FEET. THIS CHANGE WILL ALLOW EXISTING STRUCTURES TO OBTAIN THE PROPER SET-BACK WITHIN THE DEVELOPMENT. ALL CURBS AND GUTTERS IMPROVEMENTS WILL REMAIN WITHIN THE NEW RIGHTS-OF-WAY. THE OUTER BOUNDARY OF THE SUBDIVISION IS NOT CHANGED FROM THE ORIGINAL. ALL BOUNDARY CORNERS AND LOT CORNERS ARE TO BE MARKED WITH A 3/8" PEG AND COP MARKED 'EVE' & ASSOCIATED.

#### Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, (DESCRIBED AS FOLLOWS):

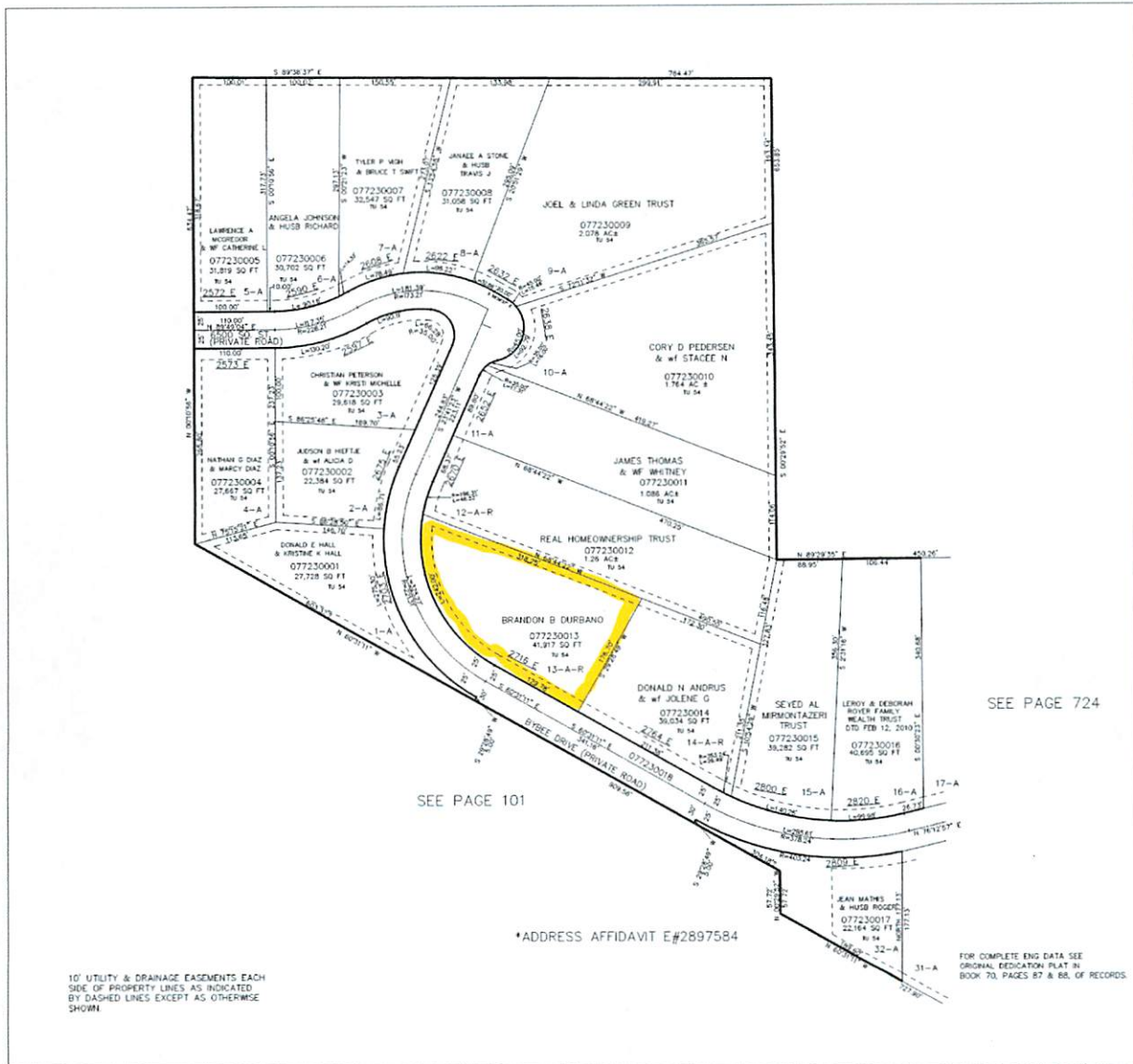
BEGINNING AT A POINT 5022°30'12" ALONG THE SECTION LINE 802.91 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 25, THENCE 5022°30'12" ALONG SAID LINE 658.88 FEET TO THE NORTHEAST CORNER OF SPRING CREEK ESTATES SUBDIVISION NO. 2, THENCE ALONG SAID SUBDIVISION THE FOLLOWING COURSE (2) COURSES: (1) 802°29'32" 450.26 FEET (2) N10°24'44" E 183.17 FEET (3) N07°17'12" E 272.45 FEET (4) S88°25'28" W 428.04 TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S12°45'34" E, ANGLE OF 27°28'11" (5) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (6) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (7) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (8) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (9) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (10) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (11) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (12) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (13) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (14) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (15) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (16) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (17) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (18) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (19) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (20) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (21) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (22) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (23) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (24) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (25) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (26) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (27) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (28) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (29) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (30) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (31) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (32) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (33) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (34) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (35) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (36) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (37) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (38) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (39) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (40) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (41) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (42) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (43) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (44) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (45) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (46) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (47) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (48) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (49) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (50) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (51) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (52) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (53) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (54) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (55) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (56) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (57) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (58) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (59) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (60) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (61) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (62) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (63) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (64) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (65) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (66) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (67) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (68) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (69) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (70) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (71) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (72) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (73) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (74) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (75) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (76) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (77) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (78) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (79) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (80) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (81) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (82) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (83) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (84) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (85) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (86) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (87) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (88) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (89) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (90) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (91) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (92) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (93) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11" (94) S82°23'49" E 17.72 FEET TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S42°23'49" E, ANGLE OF 27°28'11" (95) S72°38'19" W 141.36 FEET TO A POINT ON A 274.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S82°23'49" E, ANGLE OF 11°11'11"

PART OF THE NE 1/4, OF SECTION 26 AND NW 1/4 SECTION 25 T.5N., R1W., S.L.B. & M.  
CEDAR COVE ESTATES 3RD AMENDMENT

723

TAXING UNIT: 54

IN WEBER COUNTY  
SCALE 1" = 100'



10' UTILITY & DRAINAGE EASEMENTS EACH  
SIDE OF PROPERTY LINES AS INDICATED  
BY DASHED LINES EXCEPT AS OTHERWISE  
SHOWN

FOR COMPLETE ENG DATA SEE  
ORIGINAL DEDICATION PLAT IN  
BOOK 70, PAGES 87 & 88, OF RECORDS.

## Uintah Highlands Improvement District

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

August 20, 2019

Subdivision Planner  
 Weber County Planning and Engineering  
 2380 Washington Blvd.  
 Ogden, Utah 84401

Re: Proposed Lot Subdivision - Parcel 07-723-0013  
 Service available for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District.

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed lot subdivision for the property owned by Brandon Durbano parcel 07-723-0013, which is located within the boundaries of the District.

Culinary Water and Sanitary Sewer services are available for an additional lot in the Cedar Cove Subdivision. The existing services to Lot 13 cross the proposed lot to be divided and will need to be addressed.

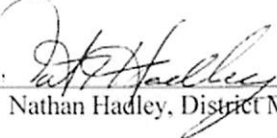
Uintah Highlands Improvement District does not provide secondary water and has no jurisdiction over secondary water. Uintah Highlands rules and regulations however, state the following: NOTE: Rules and Regulations section 4.1.4 states, Use of District water for secondary irrigation use on lawns and gardens or outside use is *strictly prohibited*. (See complete Rules and Regulations for full explanation.)

Detailed plans for building must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the building lot shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 20th day of August, 2019.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By:   
 Nathan Hadley, District Manager