

Zoning Amendment ApplicationLocation of Property 3056 N 3900 W Plain City, UtahLand Serial Number(s) 190230030Request from Zone A-1 to Zone RE-30FEE: \$200.00 Date paid 200⁰⁰ Receipt # 257523 - 2038480*Property Owner Jerry and Teddy Anderson Family TrustPhone 801-698-0305 Fax _____ Email t.Anderson0691@yahoo.comMailing Address 3056 N. 3900 W. Zip 84404
Plain City, UTDeveloper/Agent Colton AndersonPhone 801-710-3933 Fax _____ Email ColtonAnderson77@gmail.comMailing Address 763 E 525 N. Morgan Zip 84050
UTLEGAL DESCRIPTION: **Please Attach**

TOTAL AREA – Acres or Square Feet: _____

At the time of submittal of application, please attach a letter addressing the following:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - adopted goals and policies as expressed in Plain City's General Plan
 - adjacent land uses
 - population served
 - transportation impacts
 - public facilities (water, sewer, storm water, parks, schools, etc.)
 - the type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?

* Attach a list of all adjacent properties within 500 feet. (Parcel #, name, mailing address)

- Current property owner(s) must sign application (see attached affidavit)

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) ss
 COUNTY OF WEBER)

I (we), Jerry and Teddy Anderson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Plain City Planning staff have indicated they are available to assist me in making this application.

Jerry Anderson
 (Property Owner)
Teddy Anderson
 (Property Owner)

Subscribed and sworn to me this 21st day of August, 20 25.



Leila Thornton
 (Notary)
 Residing in Weber County, Utah

My commission expires: 10/09/2028

AGENT AUTHORIZATION

I (we), Jerry and Teddy Anderson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Colton Anderson to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

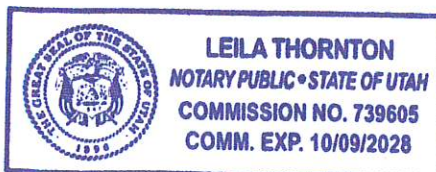
Colton Anderson
 (Agent)

Jerry Anderson
 (Property Owner)
Teddy Anderson
 (Property Owner)

Dated this 21 day of August, 20 25, personally appeared before me Jerry, Teddy, Colton Anderson the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Leila Thornton
 (Notary)
 Residing in Weber County, Utah

My commission expires: 10/09/2028



SCALE 1" = 200'

3900 WEST ST.

BLAKE L & KATHY J NEIL REV LIV TRUST
D 03-18-2018
190230016
290.4' 1 AC±

BLAKE L & KATHY J NEIL
REV TRUST DTD 03-15-2018
190230010
S 89°19'42" E 2.21 AC± 714.01'
S 89°19'42" E 732.41'

JAMES S HYATT & TROY L DAILEY
190230015
272' 1.12 AC±

JAMES S HYATT & TROY L DAILEY
190230024
3.39 AC±
66' R.O.W. 860.86'

XELA T ZITZELBERGER & HUSB JEFFREY A
190230014
1.11 AC±

XELA T ZITZELBERGER & HUSB JEFFREY A
190230018
5,184 SQ FT

DALE E BISE & WF BECKY A
190230009
174.12' 1.19 AC± 149.90'

SUSAN SUB
ELIANE H BOWCUTT
190230023
42,380 SQ FT LOT 1

ELIANE H BOWCUTT
190230011
10.60 AC±

WESTERN BASIN LAND & LIVESTOCK, LLC
190230025
2.66 AC±

SMALLEY REVOCABLE TRUST
190230021
7.77 AC±

ESTATE OF CHRIS STIMPSON
190230001
41,835 SQ FT

WEBER COUNTY CORP
190230012

VISIONARY HOMES 2024 LLC
190230017
28.26 AC±

ROYAL VIEW L C
190230007
23.15 AC±

ROYAL VIEW L C
190230008
4,114 SQ FT

JERRY & TEDDY ANDERSON FAMILY TRUST
190230020
2.36 AC±

WESTERN BASIN LAND & LIVESTOCK LLC
190230006
9.6 AC±

WESTERN BASIN LAND & LIVESTOCK LLC
190230005
11.07 AC±

J.D. & KATY CHRISTENSEN FAMILY TRUST
190230026
16.87 AC±

DANIEL T CHRISTENSEN & CASEY M CHRISTENSEN REVOCABLE LIVING TRUST
190230027
28.11 AC ±

GROUSE MEADOWS SUB
SEE PAGE 229

3550 WEST ST.
2950 NO.

SEE PAGE 24

FOR TAX PURPOSES ONLY

FOR TAX PURPOSES ONLY

L.D.F. 5-93

To whom it may concern,

We are requesting a zone change on our property so that our son and his family can build a home.

Thanks

Rollerskating rink	N	C	P
Roofing sales or shop	N	N	P
Sandblasting	N	N	P
Seamstress or tailor	P	P	P
Seed and feed store, retail	N	C	P
Self-storage - enclosed	N	C	C
Service station, automobile	C	C	P
Sewing machine sales and service	N	C	P
Sexually oriented business	N	N	P
Sheet metal shop and retinning, provided all operations conducted within completely enclosed building	N	N	C
Shoe store	N	P	C
Shooting gallery	N	N	C
Shooting range	N	N	C
Sign - graphic design	N	C	C
Sign manufacture or sign painting	N	N	C
Soil and lawn service	N	P	P
Souvenir shop	C	P	P
Spa and massage establishment	C	P	C
Supercenter (groceries and nonfood related items)	N	C	P
Tanning salon	N	P	P
Tattoo/body art	C	C	C
Tavern	N	C	C
Taxicab and shuttle terminal	N	N	C
Taxidermist	N	C	C
Telecommunication tower	C	C	P
Theater, indoor	N	C	C
Theater, outdoor	N	N	P
Thrift store	N	C	P
Tire recapping or retreading sales and service	N	N	P
Tobacco shop	N	C	C
Tool design (precisions) repair and manufacture	N	N	C

e. Plain City may require selected streets within a subdivision to be extended to the boundary lines of the subdivision. All streets required to be extended to the boundary lines of the subdivision shall be properly terminated with a temporary turnaround constructed in accordance with current public works standards or as approved by Plain City. However, in all cases, the temporary turnaround shall have sufficient stability to support snowplows, emergency vehicles, school buses and trash collection trucks. If the terminal street extends no more than the length of one lot beyond the nearest intersection, the City Council after a recommendation from the Planning Commission may waive the turnaround requirement as stated herein. If the temporary turnaround is located on an adjacent property an agreement between the two (2) property owners and the City is required. (Ord. 2017-14, 12-7-2017, eff. 12-8-2017)

f. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, and the provision for alleys, truck loading and maneuvering areas, walks and parking areas so as to minimize conflict or movement between the various types of traffic, including pedestrian.

g. All streets in City subdivisions shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the Planning Commission.

h. Arterial, collector and/or residential streets shall conform to the width designated on the Master Street Plan whenever a subdivision falls in an area for which a Master Street Plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plat is submitted to the Planning Commission, arterial or collector streets shall be provided as required by the City public works standards.

i. Standard residential streets shall have a minimum width of sixty feet (60'). (Ord. 2001-02, 3-1-2001, eff. 3-1-2001)

j. Cul-de-sacs shall be not longer than four hundred feet (400') to the beginning of the turnaround, from the centerline of the intersecting street. Each cul-de-sac must be terminated by a turnaround of not less than ninety seven feet (97') to back of curb (TBC) in diameter. If surface water drainage is directed into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)

k. Cul-de-sac Special Exceptions:

(1) Cul-de-sacs may be granted an exception as to length if, in addition to the guideline standards above, all of the following criteria are met: Reference 11-5-19

(A) The maximum cul-de-sac length with a special exception extension will be no more than 600 feet.

(B) The property to be subdivided is an infill and surrounded by developed subdivisions.

(C) If a special exception is granted, the number of lots on the cul-de-sac may be up to 12.

11-1-2: Definitions

STREET, ARTERIAL: A street, existing or proposed, which serves as or is intended to serve as a major trafficway, and is designated on the master street plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, COLLECTOR: A street, existing or proposed, of considerable continuity, which is the main means of access to the major street system.

STREET, CUL-DE-SAC: ~~A minor terminal street provided with a turnaround with a one hundred foot (100') minimum diameter. Cul-de-sac streets shall not be any longer than four hundred feet (400') from the centerline of the adjoining street to the center of the turnaround, and cannot provide frontage for more than fifteen (15) dwelling units.~~

STREET, CUL-DE-SAC: Cul-de-sacs shall be not longer than four hundred feet (400') to the beginning of the turnaround, from the centerline of the intersecting street. Each cul-de-sac must be terminated by a turnaround of not less than ninety-seven feet (97') to back of curb (TBC) in diameter. If surface water drainage is directed into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. (Ord. 2016-03, 5-5-2016, eff. 5-5-2016)

STREET, MINOR: A street, existing or proposed, which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local needs of a neighborhood.

STREET, PRIVATE: A thoroughfare within a subdivision which has been reserved by dedication unto the developer or lot owners to be used as private access to serve the lots platted within the subdivision. Private streets shall comply with the adopted street cross section standards of the City and shall be maintained by the developer or other private agency.

SUBDIVISION: Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms, and conditions.

1. Subdivision includes:

i) The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and

ii) Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial agricultural, and industrial purposes.


2. Subdivision does not include:

i) A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: August 21, 2025

Subject: Sage Creek Subdivision - Plan Review

We have reviewed the revised plans for the revised Sage Creek Subdivision. It appears that our previous review comments as indicated on our review memorandum dated August 7, 2025 have been addressed.

If you have any questions or require additional information, feel free to contact me.



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: August 7, 2025

Subject: Sage Creek Subdivision - Plan Review

We have reviewed the plans for the revised Sage Creek Subdivision. Following our review, we have the following comments:

1. It is our understanding that Pineview Water Systems has agreed to take over the operation and maintenance of the proposed secondary water system and reservoir for this development. Consequently, we recommend there be "buy-in" from Pineview regarding what is being proposed. Following their review of the system, we recommend that Pineview Water Systems provide Plain City some official communication regarding the system.
2. The proposed secondary water system would pull water from Dixie Creek as a water source. Documentation must be submitted that shows the Developer has sufficient water rights or water shares for the system. The documentation must provide a location of the point(s) of diversion and must be acceptable to Pineview Water Systems. The Shares or water rights must then be transferred to them.
3. Plans show a 30-foot wide easement containing the low-pressure sewer outfall line. The easement begins at the Sage Creek Subdivision and ends at the Plain City Sewer Lagoons and crosses property owned by others. Executed easement documents for each of the properties being crossed must be submitted to Plain City for review. Ownership of the easements must then be transferred to Plain City Corporation.
4. A 12-foot wide paved access and maintenance road must be constructed along the low-pressure sewer line in the easement. The road must be located to the side of the line.
5. The low-pressure sewer outfall line must be connected to an existing 12-inch diameter gravity line that is currently stubbed to the east from Plain City's Lift Station No. 1. The connection should be made with a 6-foot diameter transition manhole.

If you have questions or require additional information, feel free to contact me.


----- GENERAL INFORMATION -----

Name of Proposed Subdivision: Sage Creek

County Tax Parcel Number: 19-008-0015

Current Zoning of Property: R-30

20000 Filing Fee
Engineer - 6,000.00

 PLAIN CITY
THIS BOX IS FOR OFFICIAL USE ONLY:
Date Received: <u>7-18-25</u>
Receipt #: <u>2038383</u>
Amount Paid: <u>7,700.00</u>

----- CONTACT INFORMATION -----

Sub. Per lot 1,500.00

<p align="center">Applicant Information</p> <p>Name: <u>Pat Burns</u></p> <p>Phone: <u>801-710-2234</u></p> <p>Email: <u>pat@lynccconstruction.com</u></p>	<p align="center">Property Owner #1 Information</p> <p>Name: <u>RedLync, LLC</u></p> <p>Phone: <u>801-710-2234</u></p> <p>Email: <u>pat@lynccconstruction.com</u></p>
<p align="center">Property Owner #2 Information (If Applicable)</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>	<p align="center">Name of Intended Escrow Holder</p> <p>Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>

Surveyor's Name <u>Jason Felt</u>	Email _____	Phone# <u>801-621-3100</u>
Engineer's Name <u>Nate Reeve</u>	Email <u>nate@reeve.co</u>	Phone# <u>801-458-8006</u>

If the property to be subdivided has more than two owners, attach supplemental information for remaining owners.

----- FINAL DOCUMENT CHECKLIST -----

- 1 _____ **An approved land use application** that describes how the property will be used after it is subdivided. This land use application must include an approved conditional use permit, an approved variance, or citations to specific municipal ordinances that permit the intended use.
- 2 ☒ **A plat**, drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The plat must include:
 - a ☒ The proposed name and general location of the subdivision, in bold letters at the top of the plat. The proposed subdivision name must be distinct from any subdivision name on a plat recorded in the County Recorder's office.
 - b ☒ The boundaries, course, numbering, and dimensions of all proposed parcels. All lots should be consecutively numbered.

- c _____ The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.
- d _____ The names and addresses of all adjoining property owners of record, or the names of adjoining developments and the names of adjoining streets.
- e _____ The address and phone number of the land surveyor and/or engineer who prepared the plat.
- f _____ Sufficient data acceptable to the City Engineer to readily determine the location, bearing and length of all lines on the plat, and to reproduce such lines upon the ground, and the location of all proposed monuments, including contours at appropriate intervals.
- g _____ Whether any parcel is intended to be used as a street or for any other public use.
- h _____ The names, numbers, widths, lengths, bearings, and curve data on centerlines for all proposed streets, alleys, and easements (if applicable). All proposed streets shall be numbered and named in accordance with the City's adopted addressing system.
- i _____ The location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, buildings, parks, cemeteries, drainage ditches, irrigation ditches, fences, and bridges.
- j _____ The location and width of existing and proposed streets, curbs, gutters, sidewalks, easements, alleys, other public ways and easements and proposed street rights-of-way and building setback lines.
- k _____ Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.
- l _____ Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.
- m _____ Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage.
- n _____ Whether any parcel is reserved or proposed for dedication for a public purpose.
- o _____ The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.
- 3 _____ **An improvement plan**, created in accordance with applicable portions of City municipal code §11-3-5 and chapters 11-5 and 11-4, for all public improvements proposed by the applicant or required by City ordinances.
- 4 _____ **Proof of approval** by the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local public safety answering point.
- 5 _____ As applicable, **formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces.**
- 6 _____ If the plat is to be part of a community association, **signed and binding documents conveying to the association all common areas.**
- 7 _____ **Certifications**, including:
 - a _____ An affidavit from the applicant certifying that the submitted information is true and accurate (EXAMPLE ON PAGE 5).
 - b _____ The signature of each owner of record of land described on the plat, signifying their dedication and approval of the plat (EXAMPLE ON PAGE 6).
 - c _____ Certification that the surveyor who prepared the plat:
 - i _____ Holds a license in accordance with Utah Code 58-22; and
 - ii _____ Either
 - (1) _____ Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or
 - (2) _____ Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
 - iii _____ Has placed monuments as represented on the plat.

- 8 _____ **Copies, including:**
- a _____ One copy of the plat drawn on Mylar for signing and recording and seven 11" x 17" printed copies for the City's use in the review process.
 - b _____ Seven sets of two 11" x 17" aerial maps: one map showing a close up of the proposed subdivision (with legend included) and the second map showing the area approximately 1,000 feet around the boundaries of the subdivision in all directions.
 - c _____ Digital versions of the plat and the areal maps.
 - d _____ An electronic copy of all plans in PDF format.
- 9 _____ **Payment of the subdivision application fee and any other application-processing fees described in the City's fee schedule.**

PLAIN CITY
DEVELOPMENT REVIEW AND SUBDIVISION INSPECTION FEE SCHEDULE

A. SERVICE (REVIEW) FEES

- | | |
|-----------------------|---|
| 1. Subdivision Filing | \$200.00 plus \$50.00 per lot |
| 2. Engineering | \$200.00 per lot |
| | Developer will be responsible for all engineering fees above those paid at filing. |
| 3. Planner Fees | Developer is responsible for all planner review fees (over one hour) incurred on behalf of the subdivision. |
| 4. Legal Fees | Developer is responsible for all legal review fees (over one hour) incurred on behalf of the subdivision. |

All submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer. Review costs can be kept to a minimum if the engineer for the developer is thorough in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklist, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to final approval by the governing body. **All engineering fees associated with each subdivision are the developer's responsibility to pay in full.**

1-29-2025 _____
Date Signature

B. USER FEES:

- | | |
|---|------------------------------|
| 1. General Plan Amendment Request | \$200.00 |
| 2. Rezone Request | \$200.00 |
| 3. Conditional Use Permit | \$200.00 |
| 4. Request to Appear Before
Appeal Board | \$400.00 |
| 5. Request for Annexation | \$1000.00 |
| 6. Copies | \$0.25 per copy (8 1/2 X 11) |

General plan and zoning maps are online at www.plaincityutah.org

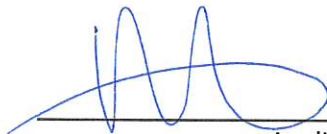
APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Sage Creek

County Tax Parcel Number of Property to Be Subdivided: 19-008-0015

I, Patrick Burns (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Plain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Plain City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Plain City Consolidated Fee Schedule.

Signed:




Applicant/Agent

1-29-2025

Date

Subscribed and sworn to before me:

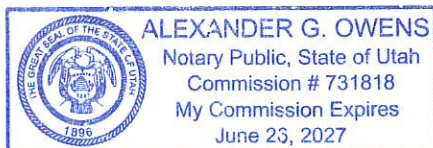


Notary Public

1/29/25

Date

Notary Seal:



PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision: Sage Creek

County Tax Parcel Number of Property to Be Subdivided: 19-008-0015

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on city approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:



Property Owner #1

1-29-2025

Date


Property Owner #2 (if applicable)

Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:

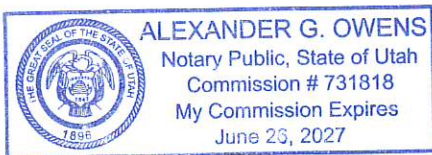


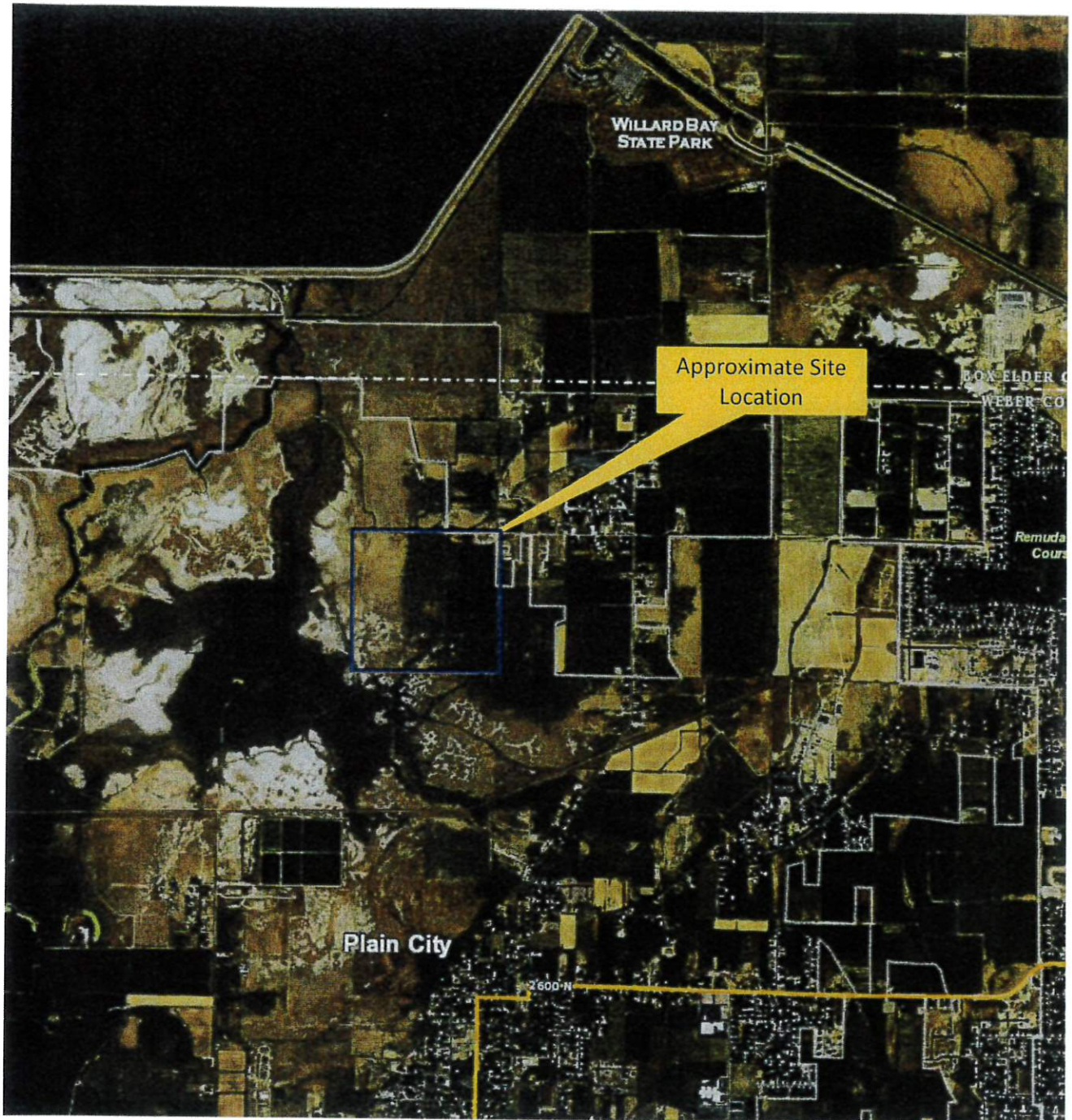
Notary Public

1/29/25

Date

Notary Seal:





Base Photo: Utah AGRC

Drawing Not to Scale



Approximate Project Boundary



Lync Construction
Plain City Subdivision
Plain City, Utah
Project No. 145-010

Vicinity Map

Plate
1



Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

July 17, 2025

Mr. Pat Burns
Red Lync, LLC
1946 W 5600 S
Roy, Utah 84067

RE: Conditional Culinary Water Will-Serve Letter – Sage Creek Subdivision – Phase 1

Dear Mr. Burns:

The Bona Vista Water Improvement District (“District”) acknowledges receipt of your request for a will-serve letter for culinary water service to the proposed Sage Creek Subdivision – Phase 1, located at or near 3600 North 4290 West in Plain City, Utah.

The District understands that Plain City requires confirmation of both culinary and secondary water service as part of the subdivision application process. Accordingly, this letter outlines the conditions and criteria that must be satisfied before the District will consider a formal application for connection. This letter does not constitute an approval or guarantee of connection; rather, it confirms the District’s ability to provide culinary water service to the proposed subdivision if all necessary prerequisites and conditions are met to the District’s satisfaction.

The District has adopted Resolution No. 07-2021, which establishes its policy regarding the connection of new developments to its culinary system where secondary water service is also required. A copy of the Resolution is attached. The Resolution expresses the District’s concern about the growing strain on culinary resources resulting from the absence or delay of secondary water systems, and sets forth the following core requirement:

All applicants requesting new culinary connections shall bear the responsibility of demonstrating adequate access to a secondary water supply in the amount of 3 acre-feet per acre of irrigable land, or that an exception to secondary watering requirements has been granted and recorded in accordance with applicable city and county ordinances. Demonstration of adequate access to secondary water may include, but is not limited to, will-serve letters, water shares, recorded exemptions from secondary watering requirements, and any other information the District Manager deems reasonably necessary to make a determination.

No formal consideration for culinary service will occur until the District receives written confirmation from the Weber-Box Elder Conservation District (WBEC District) that these obligations have been fully met and that the secondary water system is functional, approved, and

accepted. At that time, you may formally apply for culinary water service. The application must include all documentation required by the District. Approval is further contingent upon:

- Compliance with all applicable District policies, standards, and engineering requirements;
- Payment of all applicable service, inspection, and impact fees;
- Execution of any required agreements; and
- Compliance with Resolution No. 07-2021;
- Any other conditions the District deems necessary.

Please note that the District retains full discretion to evaluate and determine whether all conditions have been satisfactorily met. Nothing in this letter obligates the District to approve an application or extend service unless and until the District is fully satisfied that all criteria set forth above have been fulfilled.

If you agree to the terms set forth herein, please sign and return a copy of this letter to the District for its records.

Sincerely,

Matt Fox
District Manager
Bona Vista Water Improvement District

Acknowledgment

I, Pat Burns, acknowledge receipt of this letter and understand that culinary water service from Bona Vista Water Improvement District to Sage Creek Subdivision – Phase 1 is contingent upon full satisfaction of all requirements described above.

Signature: _____

Date: _____

Bona Vista Water Board of Directors
Ronald Stratford – Chairman – Unincorporated Weber
County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Marriott-Slaterville
Jon Beesley, Vice Chairman – Plain City
Michelle Tait, Chairwoman - Harrisville

Bona Vista Water Management
Matt Fox, Manager
Kenny Hefflefinger, Assistant Manager
Shauna Gilchrist, Administrative Manager

BONA VISTA WATER IMPROVEMENT DISTRICT
2020 WEST 1300 NORTH
FARR WEST UT 84404 621-0474

Bona Vista Water Improvement District
West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474 Fax (801) 621-0475

Receipt No: 4.000059097 Jun 2, 2025

SAGE CREEK PHASE 1

Previous Balance: .00
MISCELLANEOUS
SAGE CREEK PHASE 1 BASE 450.00
RATE
MISCELLANEOUS
SAGE CREEK PHASE 1 30 2,250.00
LOTS @75.00

Total: 2,700.00

CHECK
Check No: 8608 2,700.00
Total Applied: 2,700.00

Change Tendered: .00

06/02/2025 2:31 PM

Sage Creek Phase 1

th 4250 West approximately and consists of 30 lots.

re-named project is in the boundaries of the Bona Vista Water Improvement
District under the following conditions:

District, if necessary.

District.

reviewed and approved by the District.

provided to the District.

s \$450 plus \$75 per lot. We consider this fee to be minimal and is only to
administration and inspectors and the District Engineer. Only the phase in
the Plan Review is good only for a period of one year from the date of the

Will Serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and
his Engineer are then responsible to provide proper flow and pressure throughout the development. This may
require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the
above conditions the District will issue the "Will Serve" letter.

This subdivision must have a secondary water system for all outside irrigation usage. Prior to the District
accepting fees for individual connections, the owner or developer must furnish proof of secondary water.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 202, Monday
through Friday, 8am - 4pm.

Sincerely,



Matt Fox,
General Manager

Board of Directors
Ronald Stratford - Chairman - Unic. Weber County
Ken Phippen - Vice Chairman - Farr West

Scott Van Leeuwen - Marriott/Slaterville
Jon Beesley - Plain City
Michelle Tait, - Harrisville

Management
Matt Fox, Manager
Kenny Hefflefinger, Assistant Manager
Shauna Gilchrist, Administrative Manager



June 16, 2025

Plain City Planning

Re: Sage Creek Subdivision - Phase 1

To Whom It May Concern:

We have reviewed the plans for Sage Creek Subdivision - Phase 1. Approx: 3600 N 3900 W, Plain City, Utah. This property has been approved for inclusion by our Board of Directors to be part of the secondary water district. This will serve will be contingent on the owner building and installing all the needed infrastructure, in accordance with Weber-Box Elder Conservation District's specifications. We will service this development after the inclusion requirements have been met, the required water shares have been turned over, all fees have been paid, and construction has been completed.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Brooke Harris".

Brooke Harris
bharris@pineviewwater.com
Assessment Clerk
801-622-4355

471 West 2nd Street
Ogden, UT 84404
801-621-6555

May 15, 2025

Lync Construction
4300 W 3600 N
Plain City, UT

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Sage Creek (4300 W 3600 N) development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Cody Randall
Pre-Construction Representative



May 13, 2025

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Sage Creek Subdivision** project located at **4300 W 3600 N, Plain City, UT** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.



Rocky Mountain Power Representative



January 31, 2025

Project: Sage Creek Subdivision

Subject: Irrigation Plan

Reeve and Associates has prepared this letter to address the water demands for the planned Sage Creek Subdivision in Plain City, Utah. The development consists of 154 single family lots. Water for irrigation is to be stored in a large pond with a pump station to provide flow and pressure for the development.

Water Demands

The development has a total area of 3,697,212 s.f. (84.9 acres). Lots have an average size of 33,000 s.f. (.76 acres). Each lot is anticipated to have as much as 0.33 acres of irrigation. In addition, up to 15% of the development is anticipated to be used as agricultural land. Combined, a total of 2,790,662 s.f. (64.1 acres) is planned for irrigation. Utilizing the monthly water equation with Eto (reference evapotranspiration) values for lawn turf in the peak month of July yields the peak irrigation demand required for this area. Water usage for the development is assumed to be scheduled and coordinated so that water usage from the irrigation pond is consistent.

Lawn Eto = 6.2

Monthly Water (gallons) (July peak) = $E_{To} \times 1.0 \times 0.62 \times \text{Area}$

Monthly Water = 10,744,606 gallons (32.98 ac-ft)

Weekly Water = 2,686,152 gallons (8.24 ac-ft)

Daily Water = 346,600 gallons (1.06 ac-ft)

Pond & Pump Sizing

The irrigation pond has been sized for the weekly demands of the development, with an additional 50% capacity provided above the weekly requirements. The total volume of the pond is listed below. Watering times are expected to be managed, so that not all homes are watering at the same times or same days. By allowing 6-12 hours for watering during the evening through early morning hours the demand for watering can be limited to 481-963 gpm. The selected pump station is capable of 1,000 gpm.

Pond Volume = 4,029,228 gallons (12.37 ac-ft)

Solutions You Can Build On™
Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666

Email: office@reeve.co • Website: www.reeve.co

Reeve & Associates, Inc.



Shares

The development has 367 shares in the Plain City Irrigation Company. According to the Irrigation Company personnel, each share is the equivalent of 6 second feet of water for 3 minutes every 10.5 days.

Total shares volume every 10.5 days = 2,964,773 gallons (9.10 ac-ft)

From full capacity, the irrigation pond has sufficient volume to provide the development with the irrigation water required for a period of 10.5 days. However, the current number of water shares do not provide the required water for the 10.5 days of irrigation, with a shortage of 674,527 gallons over 10.5 days or 64,241 gallons per day. The additional required water is to be provided from Dixie Creek with the appropriate shares.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.
nate@reeve.co

Kenneth Hunter, P.E.
Project Engineer
Reeve & Associates, Inc.
ken@reeve.co

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5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: office@reeve.co • Website: www.reeve.co



W3337592

When recorded, please return to:

Plain City Corporation
4160 W 2200 N
Plain City, Utah 84404

E# 3337592 PG 1 OF 9
LEANN H KILTS, WEBER CTY. RECORDER
26-AUG-24 121 PM FEE \$0.00 SED
REC FOR: WEBER CO OPERATIONS

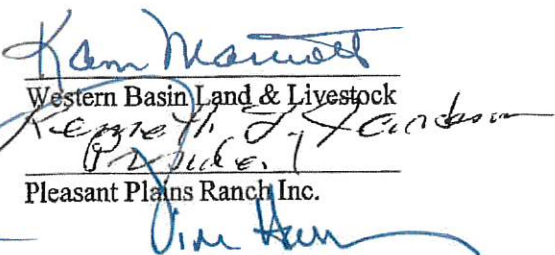
Parcel No. 190270008

Space above for County Recorder's use only

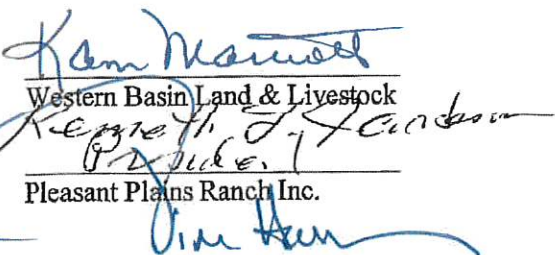
Access and Utilities Easement

Western Basin Land & Livestock, Pleasant Plains Ranch Inc, and Weber County Corporation (hereinafter referred to as "Grantors") does hereby grant an easement upon the terms contained herein unto Plain City Corporation (hereinafter referred to as "Grantee"), for the sum of Ten Dollars and other good and valuable consideration.

1. **Benefited Property.** Attached hereto marked Exhibit "A" is a description of the properties owned by the Grantee under this easement instrument (hereinafter referred to as the "Benefited Parcel"). The easement granted by this easement instrument is intended to benefit and be appurtenant to the Benefited Parcel.
2. **Description of Easement.** The easement granted by this instrument is located upon the following-described tract of land located in Weber County, State of Utah, and described as follows: See attached Exhibit "B"
3. **Purpose of Easement.** The easement granted by this instrument shall be a perpetual nonexclusive easement for ingress and egress, and the installation, maintenance and use of utilities, for the benefit of the Grantee and appurtenant to the Benefited Parcel.
4. **Successors and Assigns.** The easement granted by this instrument shall be a perpetual easement, is intended to run with the land, and shall be binding upon Grantors, Grantee and their respective successors and assigns and others owning interests in the Benefited Parcel and Easement Parcel.


Western Basin Land & Livestock

Pleasant Plains Ranch Inc.


Weber County Corporation

Dated this 24 day of ~~February~~ ^{JULY}, 2024.

By Kenn Jackson
For Pleasant Plains Ranch inc
Its President

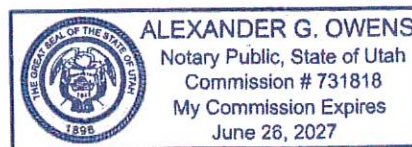
Kenn Jackson
Signature

STATE OF Utah)
County of Weber)ss.

On this 24th day of JULY, in the year 2024, before me Alexander Owens a notary public, personally appeared Kenn Jackson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alexander Owens
(notary signature)



(seal)

Dated this 31 day of July, 2024.

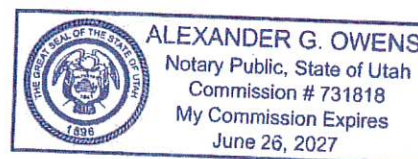
By Kami Marriott
For Western Basin Land & Livestock
Its Manager
Kami Marriott
Signature

STATE OF Utah)
County of Weber) ss.

On this 31 day of July, in the year 2024, before me Alex Owens a
notary public, personally appeared Kami Marriott, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alex Owens
(notary signature)



(seal)

Dated this 20th day of ~~February~~ ^{August}, 2024.

By James Harvey

For Weber County Commission

Its _____

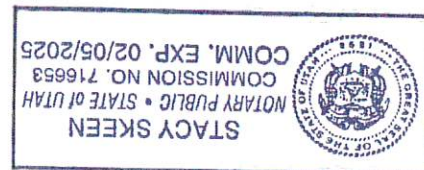
Jim Harvey
Signature

STATE OF Utah)
County of Weber)ss.

On this 20th day of August, in the year 2024, before me Stacy Skeen a notary public, personally appeared Jim Harvey, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Stacy Skeen
(notary signature)



(seal)



EXHIBIT "A"
(BENEFITTED PROPERTY)

The following tract of land located in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 450 FEET EAST FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE EAST 870 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET; THENCE NORTH 560 FEET; THENCE EAST 850 FEET; THENCE NORTH 1300 FEET; THENCE WEST 2050 FEET; THENCE SOUTH 1200 FEET TO BEGINNING.

EXHIBIT "B"
(EASEMENT DESCRIPTION)

30 FOOT ACCESS AND UTILITY EASEMENTS
WEBER COUNTY, UTAH
JOB NO. 6298-26
2-16-2024

LOCATED WITHIN PARCEL 19-027-0006

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 1959.02 FEET SOUTH 89°25'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 8.29 FEET NORTH 00°34'30" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°31'11" WEST 797.22 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 790.70 FEET, A DELTA ANGLE OF 90°36'27", A CHORD BEARING OF SOUTH 44°47'02" EAST, AND A CHORD LENGTH OF 710.85 FEET; THENCE NORTH 89°54'44" EAST 2010.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 99.24 FEET, A DELTA ANGLE OF 22°44'38", A CHORD BEARING OF NORTH 78°32'25" EAST, AND A CHORD LENGTH OF 98.59 FEET; THENCE NORTH 67°10'07" EAST 235.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 149.02 FEET, A DELTA ANGLE OF 56°55'23", A CHORD BEARING OF SOUTH 84°22'12" EAST, AND A CHORD LENGTH OF 142.97 FEET; THENCE SOUTH 55°54'31" EAST 123.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET WHICH IS THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

TOGETHER WITH:

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 2200.75 FEET SOUTH 89°25'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 1216.12 FEET SOUTH 00°34'30" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 31°37'02" WEST 234.25 FEET; THENCE SOUTH 36°00'21" WEST 313.74 FEET; THENCE SOUTH 35°51'29" WEST 1101.36 FEET; THENCE SOUTH 00°26'38" WEST 36.96 FEET; THENCE SOUTH 89°54'00" WEST 1275.56 FEET; THENCE NORTH 89°08'00" WEST 143.16 FEET; THENCE SOUTH 00°06'05" EAST 15.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0020

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.92 FEET DUE WEST AND 2636.06 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 103.13 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0007

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

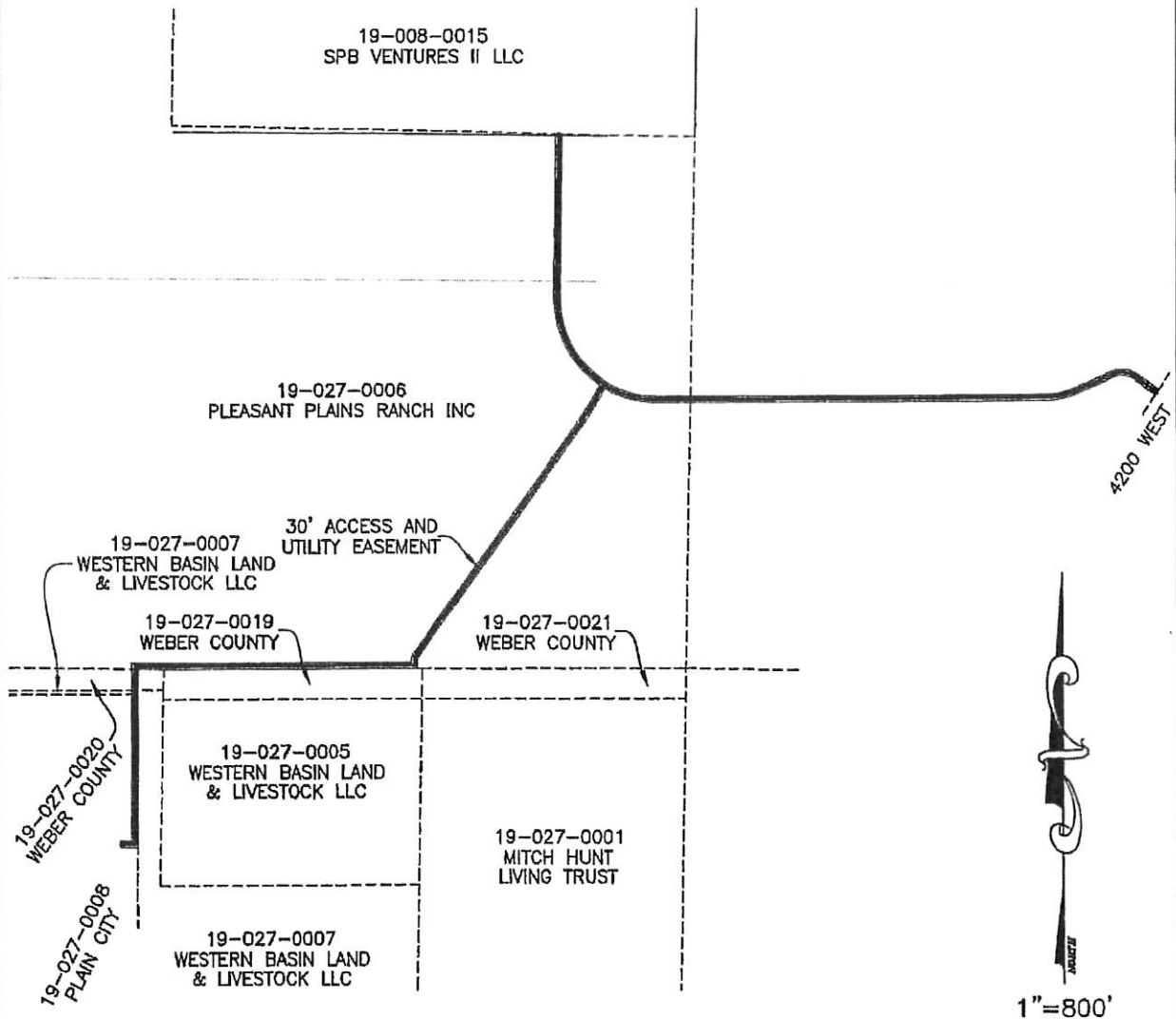
BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.74 FEET DUE WEST AND 2739.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 20.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0008

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.71 FEET DUE WEST AND 2759.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 733.12 FEET; THENCE SOUTH 89°53'55" WEST 70.41 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

SEWER EASEMENT EXHIBIT



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2668 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 2-16-2024
Name: ACCESS/UTILITY EASE.
Number: 6298-26
Scale: 1"=800'



W3353480

When recorded, please return to:

Bona Vista Water Improvement District
2020 West 1300 North
Farr West, UT, 84404-3788

E# 3353480 PG 1 OF 5

B RAHIMZADEGAN, WEBER CTY. RECORDER
07-JAN-25 0214PM FEE \$40.00 211
REC FOR: LYNC CONSTRUCTION

Space above for County Recorder's use only

Access and Utilities Easement

Pleasant Plains Ranch, Inc (hereinafter referred to as "Grantors") does hereby grant an easement upon the terms contained herein unto Bona Vista Water Improvement District (hereinafter referred to as "Grantee"), for the sum of Ten Dollars and other good and valuable consideration.

1. **Benefited Property.** Attached hereto marked Exhibit "A" is a description of the properties owned by the Grantee under this easement instrument (hereinafter referred to as the "Benefited Parcel"). The easement granted by this easement instrument is intended to benefit and be appurtenant to the Benefited Parcel.
2. **Description of Easement.** The easement granted by this instrument is located upon the following-described tract of land located in Weber County, State of Utah, and described as follows: See attached Exhibit "B"
3. **Purpose of Easement.** The easement granted by this instrument shall be a perpetual nonexclusive easement for ingress and egress, and the installation, maintenance, and use of utilities, for the benefit of the Grantee and appurtenant to the Benefited Parcel.
4. **Successors and Assigns.** The easement granted by this instrument shall be a perpetual easement, is intended to run with the land, and shall be binding upon Grantors, Grantee and their respective successors and assigns and others owning interests in the Benefited Parcel and Easement Parcel.



Pleasant Plains Ranch, Inc

Dated this 2nd day of January, 2025.

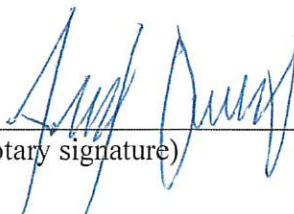
By Lynn Jackson
For Pleasant Plains Ranch
Its President

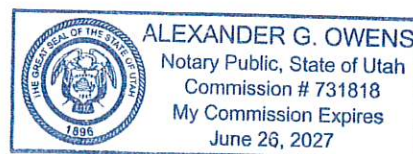

Signature

STATE OF Utah)
County of Weber)ss.

On this 2nd day of January, in the year 2025, before me Alexander Owens a
notary public, personally appeared Lynn Jackson, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)



(seal)

EXHIBIT "A"
(BENEFITED PROPERTY)

The following tract of land located in Weber County, State of Utah:

DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, S L B & M. BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 90 DEGREES WEST 2640 FEET; THENCE NORTH 0 DEGREES EAST 4785 FEET; THENCE NORTH 90 DEGREES EAST 908 FEET THENCE SOUTH 12 DEG 40 MIN EAST 822.24 THENCE SOUTH 87 DEG 55 MIN EAST 562 FEET; THENCE SOUTH 0 DEG 53 MIN EAST 1322.42 FEET; THENCE NORTH 90 DEG EAST 969.68 FEET THENCE SOUTH 0 DEGREES EAST 2640.08 TO THE POINT OF BEGINNING. LESS AND EXCEPTING: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89 D 17' 08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING. THENCE NORTH 89 D 17' 08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2" STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0 D 56' 47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0 D 56' 47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89 D 19' 18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13 D 09' 26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86 D 49' 48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1 D 40' 04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING. CONTAINS 3.029,562 SQUARE FEET, 69,549 ACRES. TOGETHER WITH AND SUBJECT TO 30 FOOT RIGHT OF WAY EASEMENT MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0 D 53' 44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89 D 17' 08" WEST 1057.14 FEET; THENCE NORTH 0 D 42' 52" EAST 30.00 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89 D 17' 08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. E# 3149480.

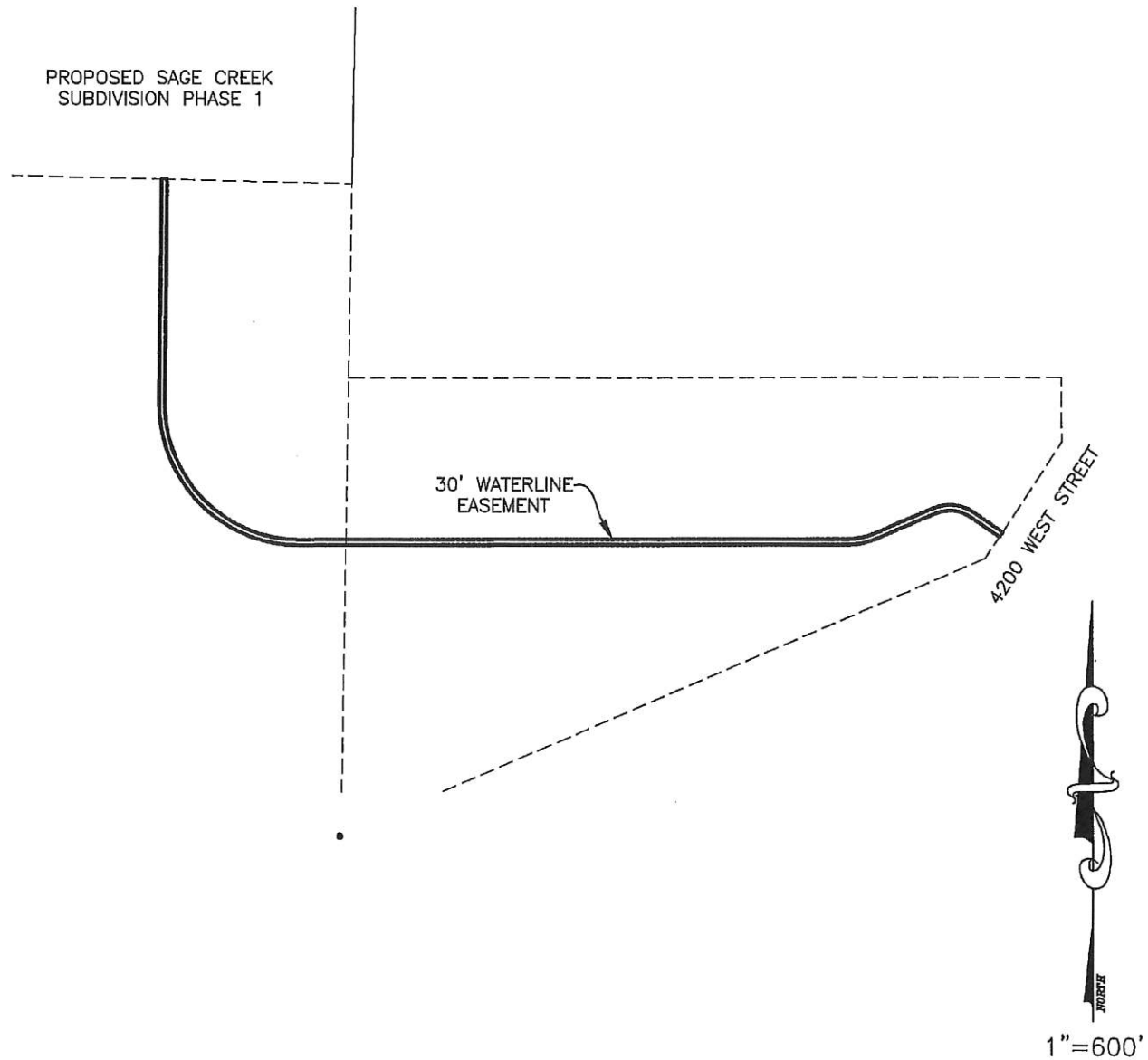
EXHIBIT "B"
(EASEMENT DESCRIPTION)

WEBER COUNTY, UTAH
JOB NO. 6298-26
11-22-2024

A 30 FOOT WATERLINE EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PROPOSED SAGE CREEK SUBDIVISION PHASE 1, SAID POINT BEING 687.16 FEET NORTH 88°49'28" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29 (SAID NORTHEAST CORNER BEING SOUTH 00°53'45" WEST 2642.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20); THENCE SOUTH 00°31'11" WEST 796.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 790.70 FEET, A DELTA ANGLE OF 90°36'27", A CHORD BEARING OF SOUTH 44°47'02" EAST, AND A CHORD LENGTH OF 710.85 FEET; THENCE NORTH 89°54'44" EAST 2010.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 99.24 FEET, A DELTA ANGLE OF 22°44'38", A CHORD BEARING OF NORTH 78°32'25" EAST, AND A CHORD LENGTH OF 98.59 FEET; THENCE NORTH 67°10'07" EAST 235.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 149.02 FEET, A DELTA ANGLE OF 56°55'23", A CHORD BEARING OF SOUTH 84°22'12" EAST, AND A CHORD LENGTH OF 142.97 FEET; THENCE SOUTH 55°54'31" EAST 125.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET WHICH IS THE POINT OF TERMINUS. SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTOR'S PROPERTY LINE.

WATERLINE EASEMENT EXHIBIT



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 11-22-2024
Name: WATER EASEMENT
Number: 6298-26
Scale: 1"=600'