



STAFF REPORT

To: Eastern Summit County Planning Commission
From: Jennifer Strader, Senior Planner
Date of Meeting: May 20, 2021
Type of Item: 6-Lot Subdivision - Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff recommends the Eastern Summit County Planning Commission (ESCPC) review the 6-lot Eagle Watch Subdivision, conduct a public hearing, and recommend approval of the plat to the Summit County Manager per the findings of fact, conclusions of law and conditions of approval in this staff report.

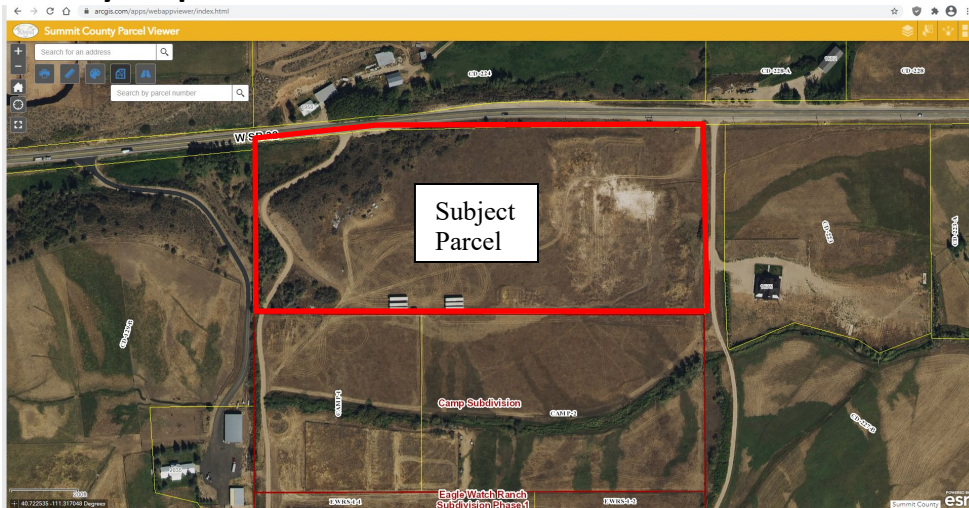
Project Description

Project Name: Eagle Watch Subdivision
Applicant(s): Trevor Williams
Property Owner(s): Oakley Properties, LLC
Location: 1945 W. S.R. 32
Zone District: Highway Corridor (HC) and Agricultural Protection (AP) (at the time of submittal)
Agriculture 10 (AG-10) currently
Parcel Number and Size: Parcel CD-235, 16.00 acres
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant, Trevor Williams, requests a subdivision consisting of six (6) lots on Parcel CD-235 to be located at 1945 W. S.R. 32 (Exhibit A). Lot 1 is proposed to be 4.80 acres in area and Lots 2-6 are approximately 2.20 acres in area. Each lot could be developed with one single family residence and approved accessory uses/structures. Access is from a private road off S.R. 32.

Vicinity Map



Background

The proposed application was submitted and deemed a complete application prior to the Code amendments in 2018. At that time, the zoning on the property was Highway Corridor (HC) for the front 250 feet along S.R. 32 and Agriculture Protection (AP) for the remaining area.

On April 18, 2018, the County Council adopted an ordinance making amendments to the Zoning Map, Chapter 3 (Zoning Districts), and Chapter 4 (Review process). These amendments changed the zoning to Agriculture 10 (AG-10) on the entire property.

Because the application was submitted and complete prior to the April 18, 2018 approval of the amendments, the applicant is subject to the requirements of the previous Code and the AP/HC zoning applies for the purpose of calculating density.

The property is located along the south side of S.R. 32, consists of 16.00 acres, and is considered a conforming parcel. The property is currently not developed. There are existing houses to the east and west of the property in addition to agricultural lands.

Due to a requirement that a road be constructed for parcels proposed to be divided south of this parcel, the application has been considerably delayed. However, the road has been constructed as required by the Engineering Department, thus allowing this application to proceed.

The applicant had perc tests performed on the proposed lots and the Eastern Summit County Water Conservation Special Service District reviewed recommended approval of the septic systems to the County Manager. The applicant proposes private wells for water and has submitted evidence of exchange applications being filed with the State Engineer's Office.

Analysis and Findings

The Land Use Authority may approve, approve with conditions, or deny a Final Subdivision plat based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance.

Before a subdivision can be approved, the Commission must find that the subdivision conforms to the following criteria:

Criteria 1: All aspects of the specific proposal shall be in compliance with and further the goals and objectives of the General Plan. **COMPLIES**

Analysis: The proposed subdivision appears to be in compliance with the goals and objectives of the Eastern Summit County General Plan and specifically the mission statement, which states, *“To enhance the quality of life in Eastern Summit County through responsible growth that fosters stewardship of the land and natural resources while balancing private property rights and respecting our rural and agricultural foundation”*.

Criteria 2: All aspects of the specific proposal shall be in compliance with the Development Evaluations Standards provided in Chapter 2 of the Code.

Analysis: Staff has reviewed the subdivision for compliance with the standards established in Chapter 2 of the Eastern Summit County Development Code, and found the following:

| Code Requirement | Analysis | Finding |
|--------------------------|---|-----------------|
| Agriculture | The subdivision is proposed in an agricultural area. Adjacent agricultural operations are fenced. The proposed lots are large enough to accommodate future agricultural uses. | COMPLIES |
| Water and Sewage | Water will be provided by individual wells and the applicant has worked with the State Engineer’s Office to secure water rights. Individual septic systems will be utilized, which have been reviewed and recommended for approval by the Eastern Summit County Water Conservancy District. | COMPLIES |
| Natural Resources | There are no wetlands, streams, ponds, or ridgelines on the property. | COMPLIES |

| | | |
|---|---|-----------------|
| County Infrastructure, Facilities, and Services. | The impact of the addition on County infrastructure as it relates to traffic volume, and other public services will be minimal. | COMPLIES |
|---|---|-----------------|

Criteria 3: The project, unless specifically involving a Specially Planned Area, shall comply with all zoning requirements described in Chapter 3 of the Code. **COMPLIES**

Analysis: The proposed subdivision is subject to the requirements of the HC zone district. The minimum land area required is one acre. Lot 1 is proposed to be 4.80 acres in area and Lots 2-6 are approximately 2.20 acres in area.

The minimum lot width shall be one hundred lineal feet at any point. The smallest lot width is 117.55’.

Criteria 4: The project shall comply with the Infrastructure Standards in chapter 6 of the Code.

Analysis: Staff has reviewed the subdivision for compliance with the standards established in Chapter 6 of the Eastern Summit County Development Code, and found the following:

| Code Requirement | Analysis | Finding |
|-----------------------------------|--|--------------------------------------|
| Fire Protection Standards | Adequate water supply will be addressed at the time of individual building permits. Staff is requesting a plat note be added notifying property owners that they will need to meet all fire code requirements as part of their building permit review. | COMPLIES (as conditioned) |
| Wildfire Hazard Guidelines | These guidelines apply to the AG-100 and AG-160 zones. | COMPLIES |
| Road Standards | The applicant is proposing a private road from S.R. 32 to access the lots. The road has been reviewed and approved by the Summit County Engineering Department. | COMPLIES |
| Bridges and Culverts | No bridges or culverts are proposed | COMPLIES |
| Driveway Access | Driveway access and grades will be reviewed for compliance with Engineering standards at the time of building permit. | |

Criteria 5: All new lots created shall be clustered to the greatest extent possible and practicable, or in a manner compatible with the objectives of the General Plan. **COMPLIES**

Analysis: The subdivision is proposed at base density. There is not a requirement for preserving agricultural lands or open space that would potentially result in further clustering of the lots.

Criteria 6: The proposal shall ensure orderly growth within Eastern Summit County. **COMPLIES**

Analysis: The subdivision has been designed based on the density allowance of the HC zone district. The applicant is not requesting increased density.

Criteria 7: The proposal shall protect life and property from natural or manmade hazards. **COMPLIES**

Analysis: Staff has not found evidence that natural or manmade hazards would occur as a result of the proposed subdivision.

Criteria 8: The proposal shall prevent harm to neighboring properties and lands, including nuisances. **COMPLIES**

Analysis: Staff has not found evidence that harm to neighboring properties would occur as a result of the proposed subdivision.

Criteria 9: Development that will adversely affect the rural, small town character of Eastern Summit County in a significant manner is not appropriate and shall not be approved. **COMPLIES**

Analysis: The subdivision has been designed based on the density allowance of the zone district.

Criteria 10: The proposal shall not adversely affect the overall safety, health, and general welfare of the public. **COMPLIES**

Analysis: Staff has not found evidence that the overall safety, health, and general welfare of the public would occur as a result of the proposed subdivision.

Recommendation

Staff recommends that the Eastern Summit County Planning Commission review the proposed subdivision, conduct a public hearing, and forward a positive recommendation to the Summit County Manager based on the findings of fact, conclusions of law and conditions of approval in this staff report.

Findings of Fact:

1. An application was submitted for a 6-lot subdivision on Parcel CD-235.
2. Parcel CD-235 is located at 1945 W. S.R. 32.
3. Parcel CD-235 is owned by Oakley Properties, LLC.
4. Parcel CD-235 is zoned AG-10.
5. On April 18, 2018, the County Council adopted an ordinance making amendments to the Zoning Map, Chapter 3 (Zoning Districts), and Chapter 4 (Review process). These amendments changed the zoning to Agriculture 10 (AG-10) on the entire property.
6. The proposed application was submitted and deemed a complete application prior to the Code amendments in 2018.
7. At the time the application was submitted, the zoning on the property was Highway Corridor (HC) for the front 250 feet along S.R. 32 and Agriculture Protection (AP) for the remaining area.
8. Because the application was submitted and complete prior to the April 18, 2018 approval of the amendments, the applicant is subject to the requirements of the previous Code and the AP/HC zoning applies for the purpose of calculating density.
9. Lot 1 is proposed to be 4.80 acres in area and Lots 2-6 are approximately 2.20 acres in area.
10. Each lot could be developed with one single family residence and approved accessory uses/structures.
11. Access is from a private road off S.R. 32.
12. The application was reviewed per Section 11-4-10 of the Eastern Summit County Development Code in effect at the time of submittal.
13. The applicant had perc tests performed on the proposed lots and the Eastern Summit County Water Conservation Special Service District reviewed recommended approval of the septic systems to the County Manager.
14. The applicant proposes private wells for water and has submitted evidence of exchange applications being filed with the State Engineer's Office.
15. The mission statement of the General Plan states, *"To enhance the quality of life in Eastern Summit County through responsible growth that fosters stewardship of the land and natural resources while balancing private property rights and respecting our rural and agricultural foundation"*.
16. The subdivision is proposed in an agricultural area. Adjacent agricultural operations are fenced.
17. There are no wetlands, streams, ponds, or ridgelines on the property.
18. The smallest lot width is 117.55'.
19. Adequate water supply for firefighting purposes will be addressed at the time of individual building permits, per the Fire District.
20. No bridges or culverts are proposed.

21. Driveway access and grades will be reviewed for compliance with Engineering standards at the time of building permit.
22. The subdivision is proposed at base density.

Conclusions of Law:

1. All aspects of the specific proposal shall be in compliance with and further the goals and objectives of the General Plan.
2. All aspects of the specific proposal shall be in compliance with the Development Evaluations Standards provided in Chapter 2 of the Code.
3. The project complies with all zoning requirements described in Chapter 3 of the Code.
4. The project complies with the Infrastructure Standards in chapter 6 of the Code.
5. All new lots created have been clustered to the greatest extent possible and practicable, or in a manner compatible with the objectives of the General Plan.
6. The proposal ensures orderly growth within Eastern Summit County.
7. The proposal protects life and property from natural or manmade hazards.
8. The proposal shall prevent harm to neighboring properties and lands, including nuisances.
9. The proposal will not adversely affect the rural, small town character of Eastern Summit County in a significant manner.
10. The proposal will not adversely affect the overall safety, health, and general welfare of the public.

Conditions of Approval:

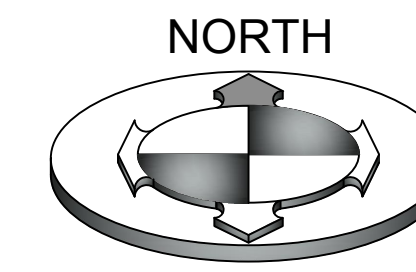
1. All service provider requirements shall be satisfied.
2. Prior to recordation, a note shall be added to the plat notifying property owners that they will need to meet all fire code requirements as part of their building permit review.

Attachments

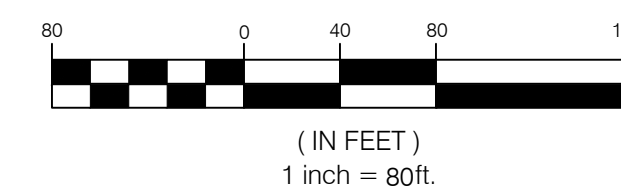
Exhibit A: Proposed Subdivision Plat

EAGLE WATCH RANCH SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6 EAST, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH



GRAPHIC SCALE

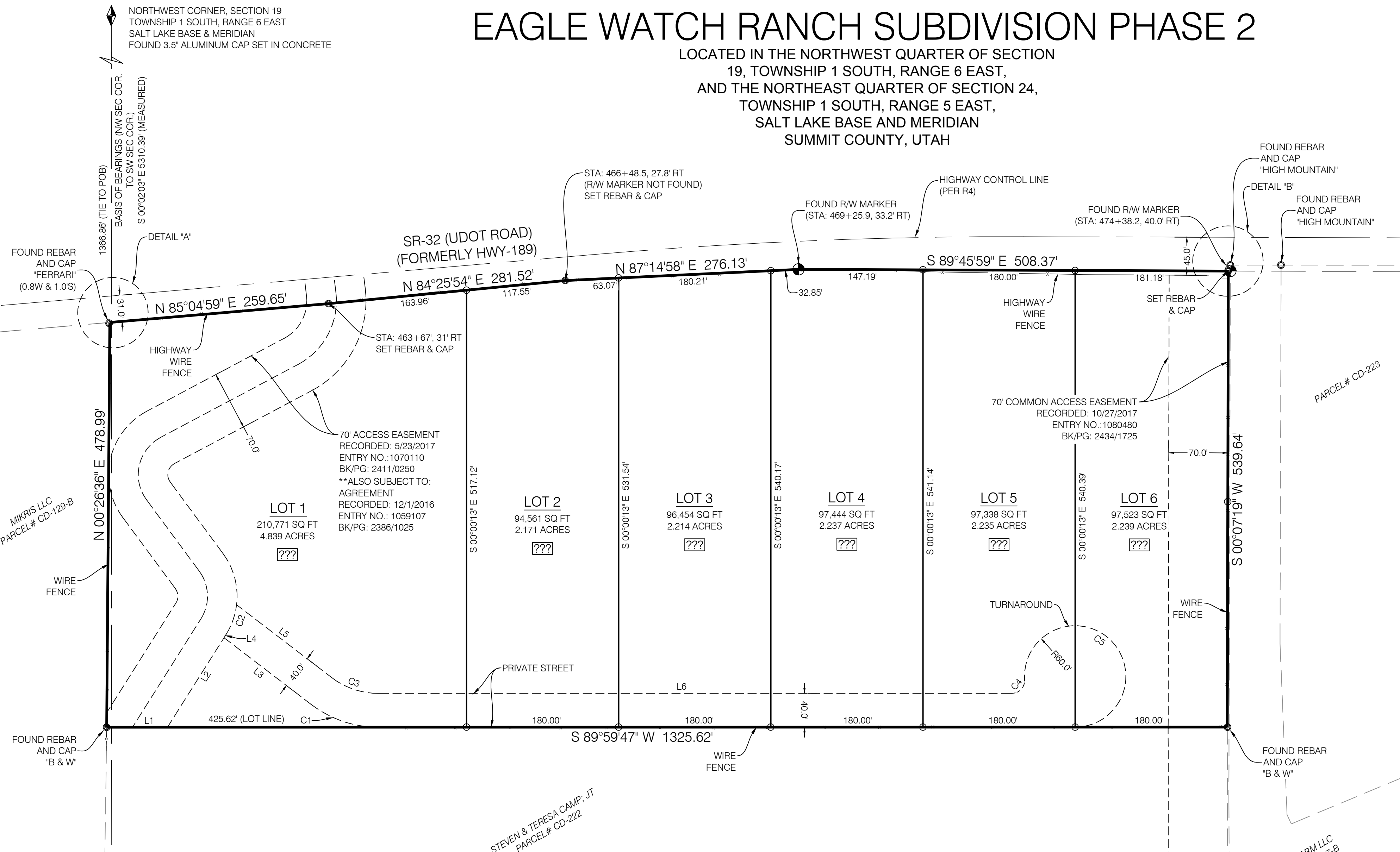


GENERAL NOTES

- FURTHER SUBDIVISION OF SUCH LANDS, WHETHER BY DEED, BEQUEST DIVORCE, DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE.
- THE OWNERS OF PROPERTY WITHIN THE EASTERN SUMMIT COUNTY RECOGNIZE THE IMPORTANCE OF AGRICULTURE LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. (OWNERS OF EACH PLATTED LOT IN THIS SUBDIVISION) THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN EASTERN SUMMIT COUNTY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LAND AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATIONS THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE OR ANY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- ALL LOTS WITHIN THIS SUBDIVISION MUST MEET ALL BUILDING PERMIT REQUIREMENTS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

LEGEND

- SECTION CORNER (BRASS CAP MONUMENT)
- BOUNDARY CORNER LOT CORNER (SET % REBAR AND CAP OR AS NOTED ON PLAT) "STAMPED BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- EASEMENT
- LOT LINE

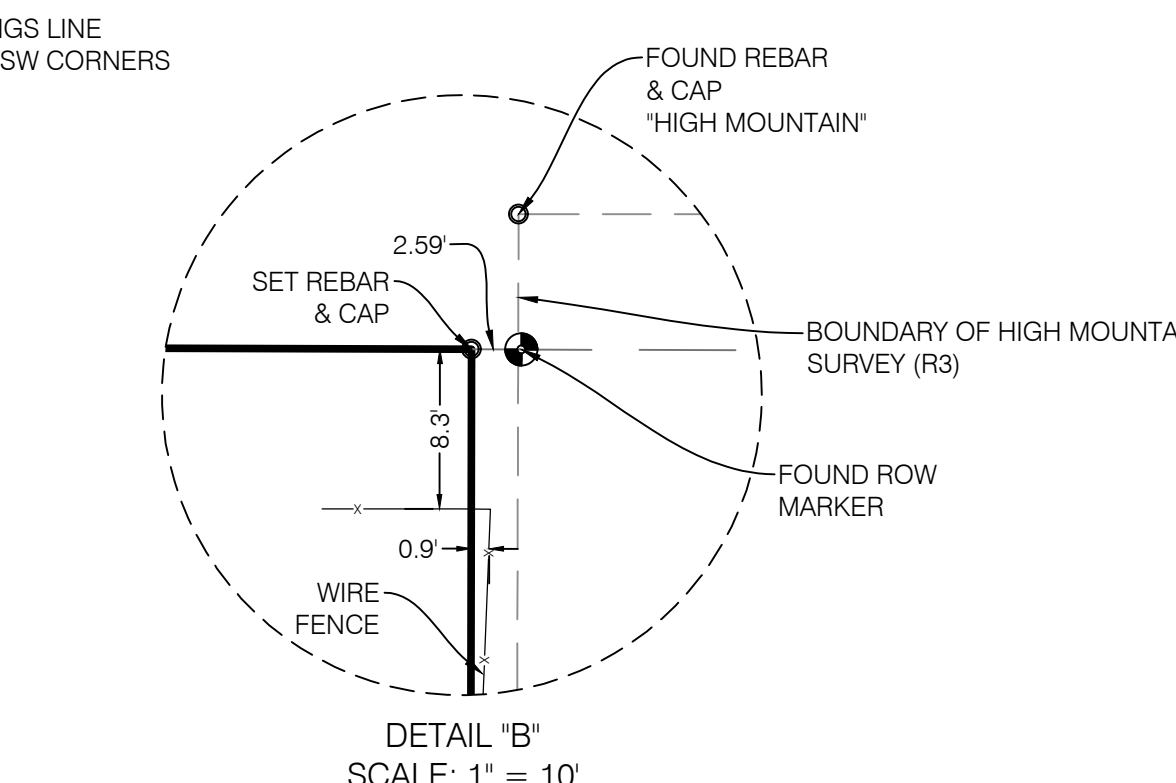
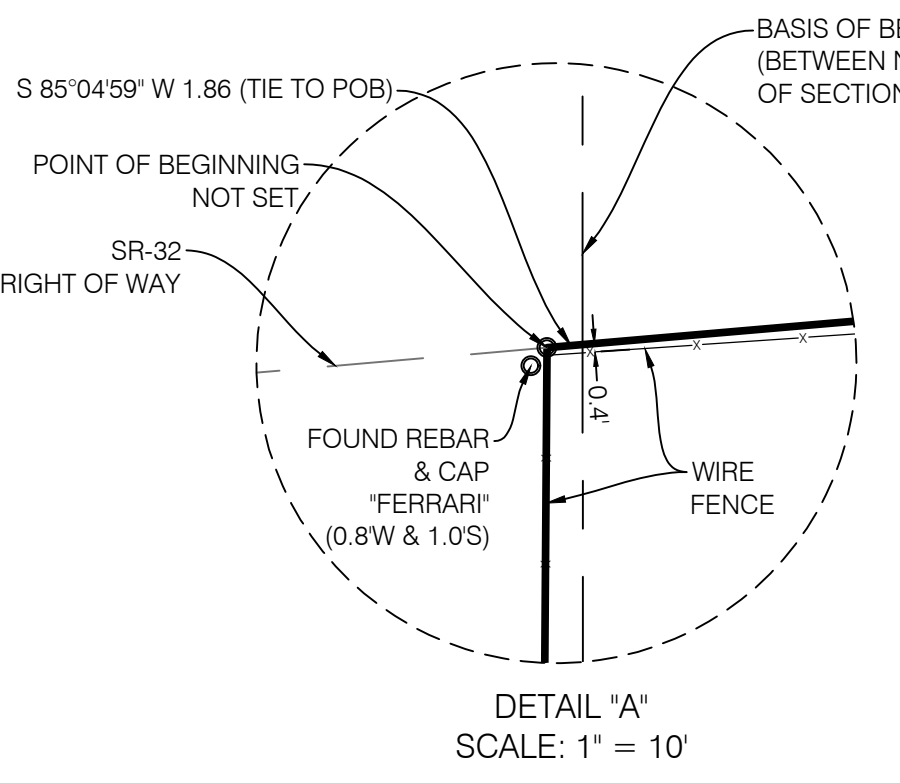
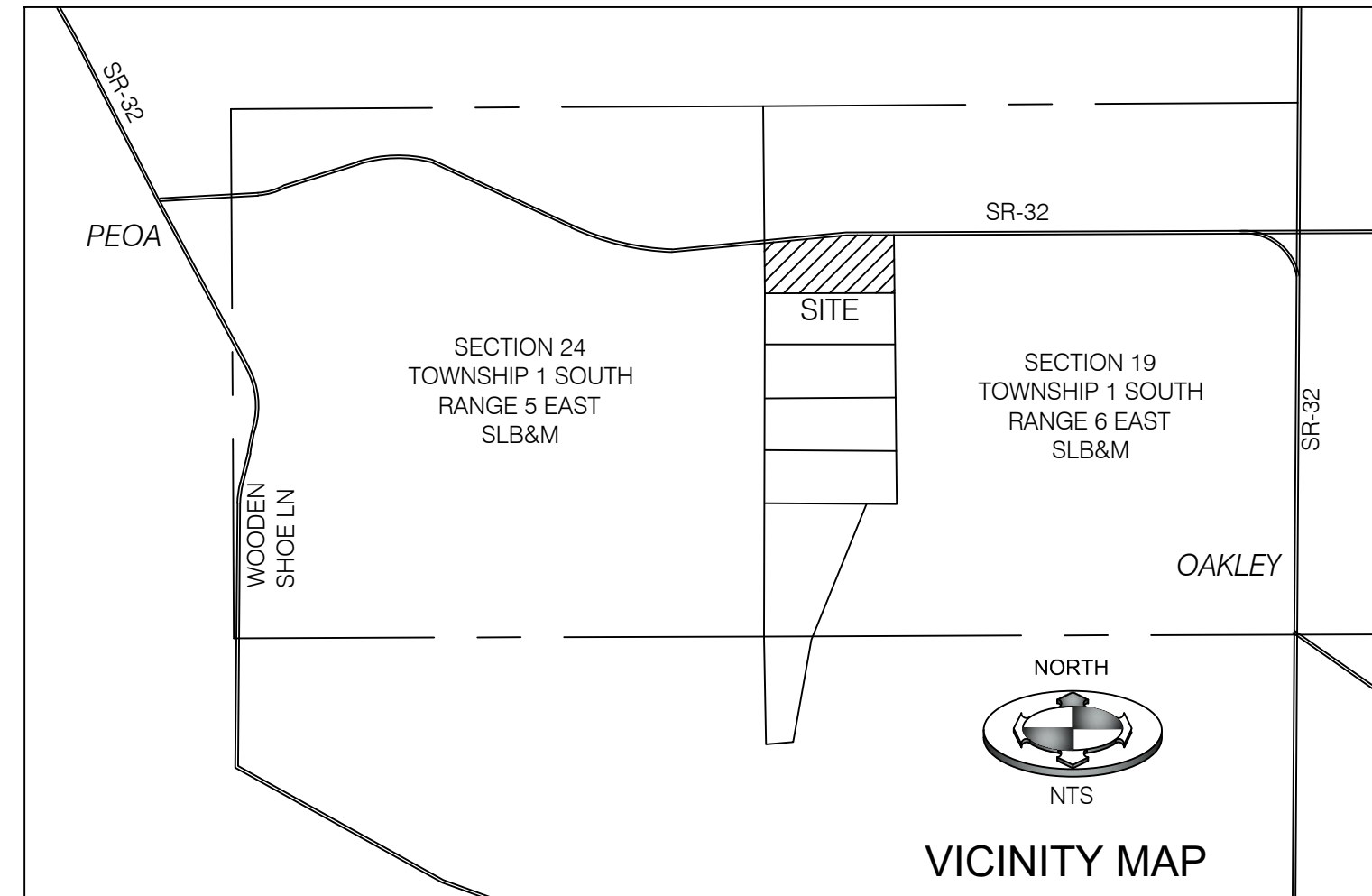


- LIST OF REFERENCED DOCUMENTS**
- R1) RECORD OF SURVEY BY BRIAN A. LINAM, BENCHMARK ENGINEERING & LAND SURVEYING, LLC, DATED NOVEMBER 9, 2018, AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AS SURVEY NO. S-9692.
 - R2) RECORD OF SURVEY BY KENT C. WILDE, B & W LAND SURVEYING, DATED FEBRUARY 19, 1994, AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AS SURVEY NO. S-1554.
 - R3) RECORD OF SURVEY BY WADE WILDE, HIGH MOUNTAIN SURVEYING, DATED APRIL 23, 2013, AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AS SURVEY NO. S-8617.
 - R4) UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT NO. S-0184(1), SHEET NO. 8 & 9, ON FILE WITH UDOT REGION 2.
 - R5) RECORD OF SURVEY BY BRIAN A. LINAM, BENCHMARK ENGINEERING & LAND SURVEYING, LLC, DATED JUNE 24, 2020, (RE-SURVEY OF SURVEY NO. S-9692, NOT YET RECORDED)

FEMA FLOOD PLAIN INFORMATION:
 ZONE X
 MAP NUMBER: 490443C0975C
 EFFECTIVE DATE: MARCH 16, 2006

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 84.93' | 130.00' | 37°25'46" | S 71°17'20" E | 83.42' |
| C2 | 37.70' | 85.00' | 25°24'39" | N 19°33'35" E | 37.39' |
| C3 | 58.79' | 90.00' | 37°25'46" | S 71°17'20" E | 57.75' |
| C4 | 24.56' | 15.00' | 93°49'21" | N 43°05'06" E | 21.91' |
| C5 | 286.75' | 60.00' | 273°49'21" | N 46°54'54" W | 81.98' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N 89°59'47" E | 71.90' |
| L2 | N 32°16'01" E | 125.18' |
| L3 | S 52°34'27" E | 130.11' |
| L4 | N 32°16'01" E | 4.43' |
| L5 | S 52°34'27" E | 141.98' |
| L6 | N 89°59'47" E | 749.71' |

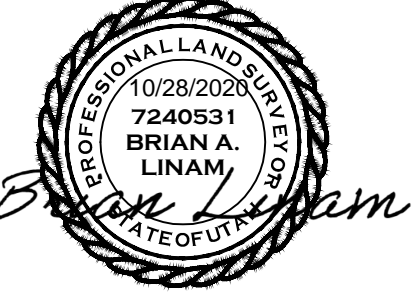


SURVEYOR'S CERTIFICATE
 I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:
EAGLE WATCH RANCH SUBDIVISION PHASE 2
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND AS SHOWN IN THAT RECORD OF SURVEY BY BRIAN A. LINAM, BENCHMARK ENGINEERING & LAND SURVEYING, LLC, DATED JUNE 24, 2020, AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AS FILE NO. S-XXXXXX, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A FENCE LINE, SAID POINT BEING SOUTH 00°02'03" EAST 1366.86 FEET AND SOUTH 85°04'59" WEST 1.86 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING SOUTH 00°02'03" EAST 5310.39 FEET FROM SAID NORTHWEST CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 19), SOUTH POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SR-32 AS SHOWN IN THAT RIGHT OF WAY PLAN, PROJECT NO. S-0184(1), SHEET NO. 8 & 9, ON FILE WITH UTAH DEPARTMENT OF TRANSPORTATION REGION 2; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (4) FOUR COURSES: 1) NORTH 85°04'59" EAST 259.65 FEET; 2) NORTH 84°25'54" EAST 281.52 FEET; 3) NORTH 87°14'58" EAST 276.13 FEET; 4) SOUTH 89°45'59" EAST 508.37 FEET; THENCE SOUTH 00°07'19" WEST 539.64 FEET ALONG A FENCE LINE TO A REBAR AND CAP MARKED 'B & W'; THENCE SOUTH 89°59'47" WEST 1325.62 FEET ALONG A FENCE LINE TO A REBAR AND CAP MARKED 'B & W'; THENCE NORTH 00°26'36" EAST 478.99 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS: 15.934 ACRES, MORE OR LESS
 6 LOTS
PRELIMINARY!!!!!!!
NOT FOR RECORDATION



OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS 'EAGLE WATCH SUBDIVISION PHASE 2' DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OAKLEY PROPERTIES, LLC HEREBY CONSENTS TO THE RECORDATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.
 OAKLEY PROPERTIES, LLC
 SIGNATURE: _____
 PRINT NAME: _____
 TITLE: _____

ACKNOWLEDGMENT
 STATE OF _____ } S.S.
 County of _____ }
 ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE MANAGING MEMBER OF OAKLEY PROPERTIES, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT REGARDING EAGLE WATCH RANCH SUBDIVISION PHASE 2 AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID OAKLEY PROPERTIES, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
 (DATE)

LIEN HOLDER CONSENT
 STATE OF _____ } S.S.
 County of _____ }
 ON OCTOBER 12, 2019, OAKLEY PROPERTIES LLC, ENTERED INTO A DEED OF TRUST WITH TRANSITIONAL FUNDING PARTNERS LP, A DELAWARE LIMITED PARTNERSHIP, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON OCTOBER 15, 2019, ENTRY NO. 1119736 IN BOOK 2534 AT PAGE(S) 1079-1087, IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDERS OFFICE. TRANSITIONAL FUNDING PARTNERS LP IS FULLY AWARE THAT OAKLEY PROPERTIES LLC IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS EAGLE WATCH RANCH SUBDIVISION PHASE 2, AND TRANSITIONAL FUNDING PARTNERS LP HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.
 DATED THIS _____ DAY OF _____, 20____.
 SIGNATURE: _____ TITLE: _____
 PRINT NAME: _____

ACKNOWLEDGMENT
 STATE OF _____ } S.S.
 County of _____ }
 ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF TRANSITIONAL FUNDING PARTNERS LP, A DELAWARE LIMITED PARTNERSHIP PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE EAGLE WATCH RANCH SUBDIVISION PHASE 2 AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
 (DATE)

EAGLE WATCH RANCH SUBDIVISION PHASE 2
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6 EAST, AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH
SHEET 1 OF 1

BENCHMARK ENGINEERING & LAND SURVEYING
 CIVIL
 9138 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, A.D. 20____.
 ROCKY MOUNTAIN POWER

DOMINION ENERGY
 APPROVED THIS _____ DAY OF _____, A.D. 20____.
 DOMINION ENERGY CORPORATION

SUMMIT COUNTY HEALTH DEPARTMENT
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.
 SUMMIT COUNTY HEALTH DEPARTMENT

COUNTY ENGINEER
 APPROVED AND ACCEPTED BY THE SUMMIT COUNTY ENGINEERING DEPARTMENT THIS _____ DAY OF _____, A.D. 20____.
 SUMMIT COUNTY ENGINEER

COUNTY ASSESSOR
 APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____.
 COUNTY ASSESSOR

GOVERNING BODY APPROVAL & ACCEPTANCE
 ACCEPTED ON BEHALF OF THE SUMMIT COUNTY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 COMMUNITY DEVELOPMENT DIRECTOR

COUNTY ATTORNEY
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.
 SUMMIT COUNTY ATTORNEY

COUNTY RECORDER
 STATE OF UTAH, COUNTY OF SUMMIT
 RECORDED AND FILED AT THE REQUEST OF: _____
 DATE _____ TIME _____
 ENTRY # _____ FEE \$ _____
 COUNTY RECORDER