



W3247372

**DEED of EASEMENT
AND COVENANT AND RESTRICTION
FOR ALTERNATIVE ONSITE WASTEWATER
TREATMENT SYSTEMS**

E# 3247372 PG 1 OF 5

LEANN H KILTS, WEBER CTY. RECORDER
26-JUL-22 2:23 PM FEE \$40.00 TN
REC FOR: PEGASUS

PEGASUS INVESTMENTS HOLDINGS LLC,
NAME OF OWNER[S] Grantor[s]

of the herein described property do hereby covenant and/or agree to the terms and conditions as contained herein. The Grantor[s] further quit claims an easement over, under, and across the property as described herein, as an access easement to the **Weber-Morgan Health Department, Grantee**, their employee's, assigns, contractors and/or designees, for the purpose of inspection, emergency repairs or maintenance of the sanitary system.

Notice is hereby given by the Weber-Morgan Health Department that an Alternative Wastewater Treatment System known as a

Packed-Bed Media System, At-Grade system,
 Mound System, Other as noted herein,

is required on the following property as the method of treatment and disposal of all wastewater generated on the property until such time as sanitary sewer becomes available. All of the provisions of this deed covenant and restriction shall run with the land.

Tax Parcel Serial Number: 10-034-0031
The Description of the Property is as follows:

ATTACHED

The Grantor[s] as owner(s) of the above described property hereby covenants and agree as follows:

- (1) Representatives from the Weber-Morgan Health Department shall be allowed to enter upon this property for the purpose of inspection of the individual wastewater treatment system.

- (2) The Owner(s) are responsible for all system maintenance and to immediately correct, repair, add to or replace a portion of or the entire system if needed upon malfunction of the system; or, at the direction of the Weber-Morgan Health Department.
- (3) The Owner(s) of Packed-Bed or Mound systems, as noted above, are required to have a current Renewable Operating Permit. Permits are to be renewed on an annual basis. Permit renewal fees and late fees are determined by the Weber-Morgan Board of Health. All samples, inspections and maintenance requirements for Packed-Bed Media Systems and Mound Systems required in Utah State and Weber-Morgan Health Department regulations will be completed before permits will be renewed.
- (4) The Owner(s) of Packed-Bed or Mound systems are required to maintain a Service Contract with a Certified Service Contract Provider for all sampling and inspections required by Utah State and Weber-Morgan Health Department regulations.
- (5) The Owner(s) shall immediately notify the Weber-Morgan Health Department upon malfunction of the wastewater treatment system. The notification shall be given to:

Weber-Morgan Health Department
477 E. 23rd Street
Ogden, Utah 84401
Phone: (801) 399-7160



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

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Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
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Today's Date: 07/26/2022

<--Back to Search
<--Back to Search Results

Parcel # 10-034-0031

Ownership Info

Owner	PEGASUS INVESTMENT HOLDINGS LLC
Property Address	
Mailing Address	455 N 5900 W OGDEN UT 844049178
Tax Unit	531

[View in Geo-Gizmo](#)

Plat Map

10-034 View PDF
Updated: July 18 2022

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 10-034 View PDF

2016 - 10-034 View PDF

2015 - 10-034 View PDF

2014 - 10-034 View PDF

Dedication Plat

West Warren Ranchettes Sub Ph
01
42-087(TIF)

West Warren Ranchettes Sub Ph
02
42-087(TIF)
42-088(TIF)

West Warren Ranchettes Sub Ph
04
42-087(TIF)
42-088(TIF)
44-009(TIF)

West Warren Ranchettes Sub Ph
03
42-087(TIF)
42-088(TIF)
44-009(TIF)
44-008(TIF)

Current References

Entry # 3215394	Book	Page	Recorded Date 03-FEB-22
Kind of Instrument WARRANTY DEED			

Prior Parcel Numbers

100340007 (Dead)
100340009 (Dead)
100340028 (Dead)

** For Tax Purposes Only **

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, WARREN, WEBER COUNTY, UTAH. BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 89D04'15" WEST 2,592.68 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 0D22'24" WEST 2,646.20 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SAID SECTION 12; THENCE SOUTH 89D03'32" EAST 2,645.45 FEET ALONG THE QUARTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 0D46'09" WEST 50.17 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF WARREN CANAL EXTENDED; THENCE SOUTH 41D31'27" WEST 404.40 FEET ALONG SAID CENTER LINE OF WARREN CANAL; THENCE SOUTH 0D46'09" WEST 11.83 FEET; THENCE SOUTH 89D13'51" EAST 264.00 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 967.81 FEET ALONG SAID SECTION LINE; THENCE NORTH 84D38'40" WEST 333.29 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 104.24 FEET (DELTA ANGLE EQUALS 53D19'28", LONG CHORD BEARS SOUTH 68D41'36" WEST 100.52 FEET); THENCE SOUTH 42D01'53" WEST 33.21 FEET; THENCE NORTH 88D36'52" WEST 344.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.63 FEET (DELTA ANGLE EQUALS 55D20'14", LONG CHORD BEARS SOUTH 63D43'01" WEST 37.15 FEET); THENCE SOUTH 36D02'54" WEST 110.87 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.32 FEET (DELTA ANGLE EQUALS 09D35'09", LONG CHORD BEARS SOUTH 40D50'28" WEST 39.27 FEET); THENCE SOUTH 45D38'03" WEST 114.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 95.59 FEET (DELTA ANGLE EQUALS 24D20'31", LONG CHORD BEARS SOUTH 41D38'30" EAST 94.87 FEET); THENCE SOUTH 53D48'45" EAST 46.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.89 FEET (DELTA ANGLE EQUALS 97D04'42", LONG CHORD BEARS SOUTH 05D16'24" EAST 29.98 FEET); THENCE SOUTH 43D15'56" WEST 9.96 FEET; THENCE SOUTH 45D23'24" EAST 37.78 FEET TO THE NORTHERLY LINE OF CANAL AND A POINT OF CURVATURE; THENCE SIX (6) COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: (1) EASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.20 FEET (DELTA ANGLE EQUALS 44D41'08", LONG CHORD BEARS SOUTH 67D43'58" EAST 30.41 FEET); (2) NORTH 89D55'28" EAST 320.30 FEET TO A POINT OF CURVATURE; (3) EASTERLY ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.95 FEET (DELTA ANGLE EQUALS 14D00'19", LONG CHORD BEARS NORTH 82D55'19" EAST 45.84 FEET); (4) NORTH 75D55'09" EAST 371.76 FEET TO A POINT OF CURVATURE; (5) EASTERLY ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.86 FEET (DELTA ANGLE EQUALS 14D44'01", LONG CHORD BEARS NORTH 83D17'09" EAST 48.72 FEET); AND (6) SOUTH 89D20'50" EAST 66.86 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 999.45 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. CONTAINS: 150.296 ACRES. LESS & EXCEPTING: BEGINNING 2 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, US SURVEY; THENCE NORTH 120 RODS; THENCE WEST 1 ROD; THENCE SOUTH 120 RODS; THENCE EAST 1 ROD TO THE PLACE OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

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