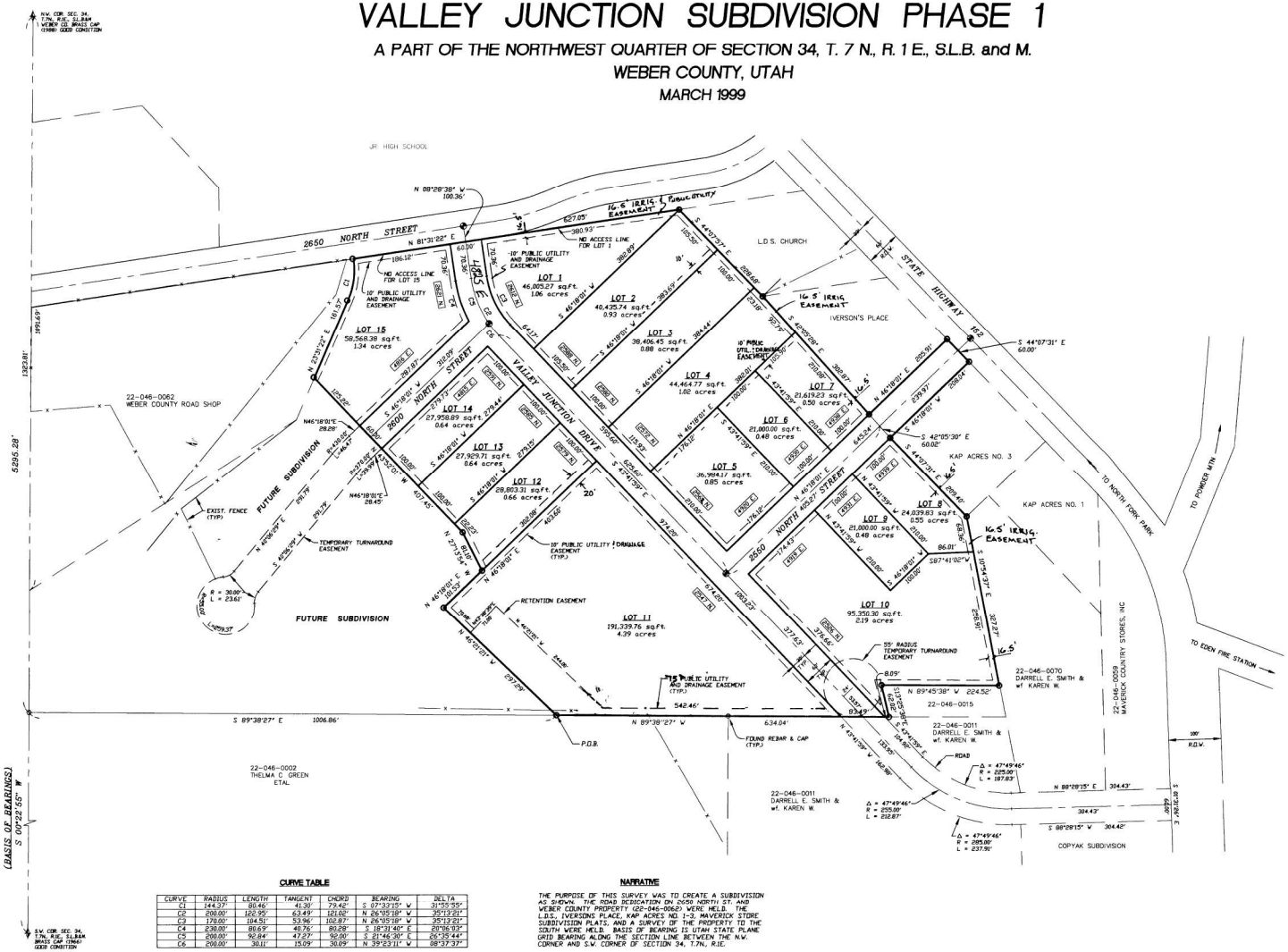
VALLEY JUNCTION SUBDIVISION PHASE 1

A PART OF THE NORTHWEST QUARTER OF SECTION 34, T. 7 N., R. 1 E., S.L.B. and M.

WEBER COUNTY, UTAH

MARCH 1999



SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF VALLEY JUNCTION SUBDIVISION PHASE 1 IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 5TH DAY OF AUGUST 1999

R.L.S. # 167594 SIGNATURE

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT VALLEY JUNCTION SUBDIVISION PHASE 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 24 DAY OF August 1999

Greg Chambers Chambers L.L.C of Chambers Properties

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss

ON THIS 24 DAY OF August 1999 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

2-26-2001 commission expires

notary public

JANENE PERKINS NOTARY PUBLIC • STATE OF UTAH 5500 WASHINGTON BLVD OGDEN, UTAH 84403 COMM. EXP. 2-26-2001

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 00°22'55" WEST 1323.81 FEET ALONG THE SECTION LINE, (BASIS OF BEARING), AND SOUTH 89°38'27" EAST 1006.86 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 46°01'01" WEST 297.29 FEET; THENCE NORTH 46°18'01" EAST 101.53 FEET; THENCE NORTH 27°13'54" WEST 81.10 FEET; THENCE NORTH 43°50'01" WEST 407.45 FEET; THENCE NORTH 23°31'22" EAST 161.57 FEET; THENCE 80.46 FEET ALONG THE ARC OF A 144.37 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 31°55'55", (LC= NORTH 07°33'15" EAST 79.42 FEET), TO THE SOUTH LINE OF 2650 NORTH STREET; THENCE NORTH 81°31'22" EAST 627.05 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 44°07'57" EAST 228.68 FEET; THENCE SOUTH 42°05'29" EAST 392.87 FEET; THENCE NORTH 46°18'01" EAST 205.91 FEET TO THE WEST R.O.W. LINE OF STATE HIGHWAY 142; THENCE SOUTH 44°07'31" EAST 60.00 FEET ALONG SAID WEST R.O.W. LINE TO WESTERLY BOUNDARY OF KAP ACRES SUBDIVISION NO. 3; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY, (1) SOUTH 46°18'01" WEST 208.04 FEET AND (2) SOUTH 44°07'31" EAST 209.40 FEET; THENCE SOUTH 10°54'37" EAST 327.27 FEET; THENCE NORTH 89°45'38" WEST 224.52 FEET; THENCE SOUTH 13°25'38" EAST 62.82 FEET; THENCE NORTH 89°38'27" WEST 634.04 FEET TO THE POINT OF BEGINNING.
CONTAINS 19.46 ACRES.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 22ND OF MARCH DAY OF 1999

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	144.37'	88.46'	46.36'	79.42'	S 07°33'15" W	31°55'55"
C2	200.00'	122.95'	63.49'	121.02'	N 26°05'18" W	35°13'21"
C3	170.00'	104.51'	53.96'	102.87'	N 26°05'18" W	35°13'21"
C4	230.00'	86.69'	40.76'	86.28'	S 18°31'40" E	20°06'03"
C5	200.00'	92.84'	47.27'	92.00'	S 01°46'30" E	26°35'44"
C6	200.00'	30.11'	15.09'	30.09'	N 39°23'11" W	08°37'37"

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION AS SHOWN. THE ROAD DEDICATION ON 2650 NORTH ST. AND WEBER COUNTY PROPERTY (22-046-0062) WERE HELD. THE L.D.S., IVERSONS PLACE, KAP ACRES NO. 1-3, MAVERICK STORE SUBDIVISION PLATS, AND A SURVEY OF THE PROPERTY TO THE SOUTH WERE HELD. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING ALONG THE SECTION LINE BETWEEN THE N.W. CORNER AND S.W. CORNER OF SECTION 34, T.7N., R.1E.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS

SIGNED THIS 24th DAY OF Aug 1999

signature

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS 24th DAY OF Aug 1999

signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 17 DAY OF Aug 1999

signature

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF THE SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION THEREON AND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND RECORD IN THIS OFFICE.

SIGNED THIS 17TH DAY OF AUGUST 1999

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED, BY THE COMMISSIONERS OF WEBER COUNTY, UTAH, THIS 24TH DAY OF August 1999

ATTEST: TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

Edwin Rowbert, Jettima Blackham

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVE. SUITE 206-B OGDEN, UTAH 84403
PH. 627 - 4014

CLIENT: GREG CHAMBERS

LOCATION: PART OF THE N.W. 1/4 OF SECT. 34, T.7N., R.1E., S.L.B.&M.

SURVEYED: SEP. 1998

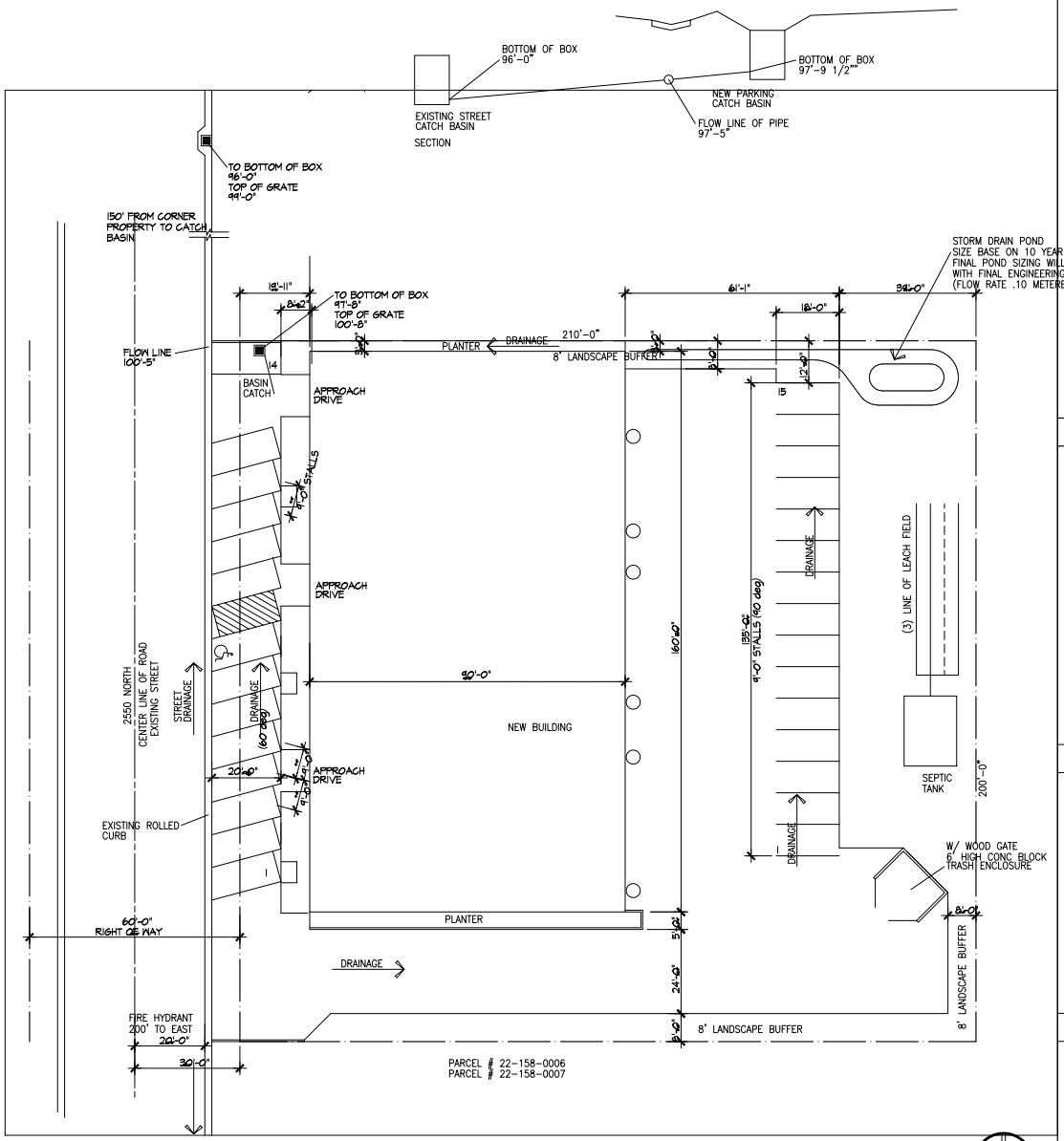
REVISIONS:		DRAWN BY: D.B./L.A.
11-11-98 L.A.		CHECKED BY:
12-7-98 L.A.		DATE: 8-18-98
3-5-99 L.A.		FILE: 1984PLT.DWG

WEBER COUNTY RECORDER
ENTRY # 1469090 FEE $37.00
FILED FOR RECORD & RECORDED
THIS 24 DAY OF AUG 1999
AT 2:50 PM IN BOOK 60 OF
PAGE 29
RAY CROFTS
WEBER COUNTY, RECORDER
BY Annie Warner
DEPUTY

Exhibit A-Plat Map

Exhibit B: Development Architectural Design

Exhibit B-1: Site Plan



SITE PLAN
SCALE 1"=10'-0"

NORTH

DOG NEW

SHELL BUILDING
4930 EAST 2550 NORTH
EDEN, UTAH

CODE SUMMARY

OCCUPANCY TYPE:	B/S-1
CONSTRUCTION TYPE:	V B
MAXIMUM NO. STORIES	2
MAXIMUM HEIGHT	40 FT
ALLOWABLE AREA	9,000 SQ FT
SPRINKLERED	NO
YARD INCREASE	YES ALLOWABLE INCREASE .75
	9,000 SQ FT X .75 = 6,750
MAX ALLOWABEL AREA	9,000 + 6750 = 15750 SQ FT
STRUCTURAL FRAME	0
BEARING WALL EXTERIOR	0
INTERIOR	0
NONBEARING WALL	0
FLOOR /CEILING	0
ROOF/CEILING	0

BUILDING SUMMARY

NO. STORIES	1 STORY
MAXIMUM HEIGHT	35'-0" REQUIRED
MAXIMUM HEIGHT	26'-0" PROVIDED
FLOOR PLAN AREA	14,580 SQ FT
TOTAL SITE AREA 200' X 210'	42,000 SQ FT REQUIRED
LANDSCAPE AREA 20%	8,400 SQ FT REQUIRED
LANDSCAPE AREA	8,891 SQ FT PROVIDED
PARKING	24 REQUIRED 2 CLIENTS 2 ENPLOYEES
	29 PROVIDED
SNOW LOAD	30#/SQ FT
WIND LOAD	90#/SQ FT

APPLICABLE CODE

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
1997 UNIFORM CODE FOR BUILDING CONSERVATION

INDEX

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Original drawings, ideas, designs, and plans are the property of Ridgeline Design Architects and are not to be used, copied, or reproduced without the express written consent of Ridgeline Design Architects. The design shown on these drawings is protected by the Copyright Act of 1990 and may not be used or reproduced without the express written consent of Ridgeline Design Architects.

RIDGELINE DESIGN ARCHITECTS

Stamp:

Date: 2/2/2015

Revisions:

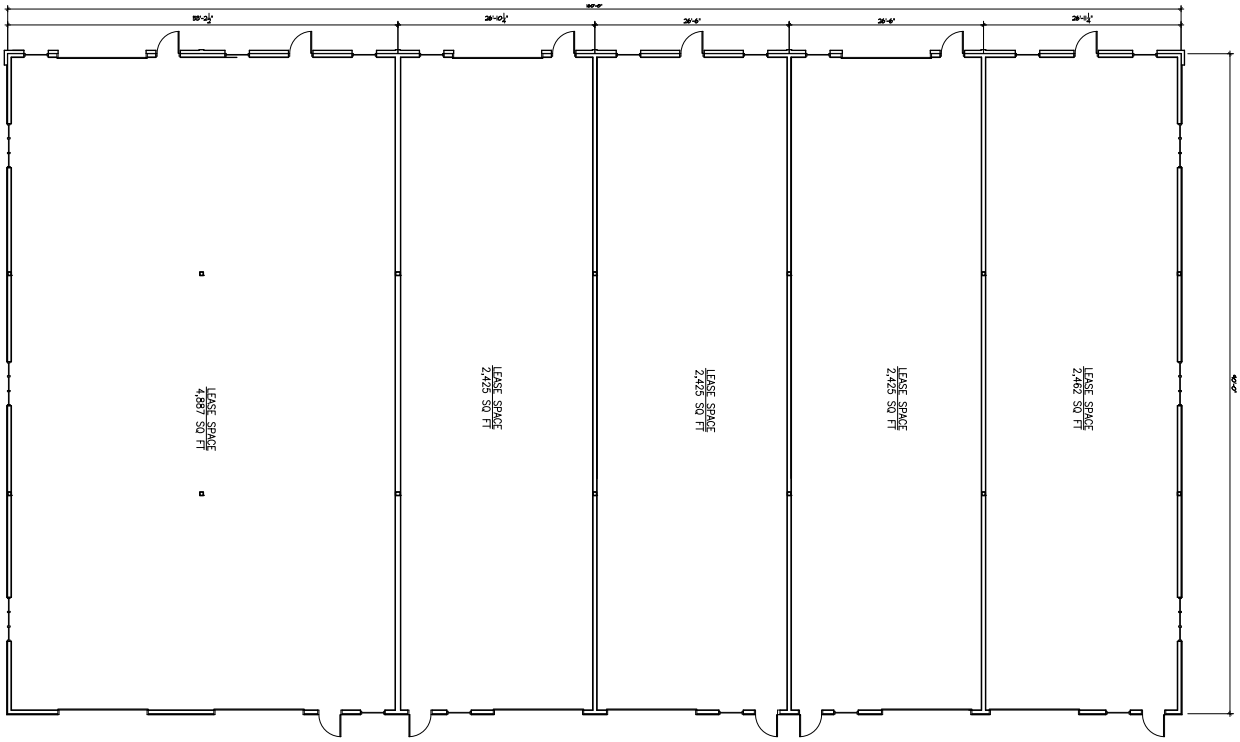
DOG NEW
BUILDING SHELL
4930 EAST 2550 NORTH
EDEN, UTAH

Project Number: 1505

Sheet Title: COVER SHEET

Sheet: C-0a

Exhibit B-2: Floor Plan



GROUND FLOOR PLAN
SCALE 1/4=1'-0"

NORTH

WALL LEGEND

EXTERIOR 2 X 6 W/ BRICK VENEER

EXTERIOR 2 X 6 W/ STUCCO

INTERIOR 2 X 4 WALL

Sheet: A-1

Sheet Title: FLOOR PLAN

Project Number: 1505

DOG NEW
NEW BUILDING SHELL

4930 EAST 2550 NORTH
EDEN, UTAH

Date: 2/2/2015
Revisions:

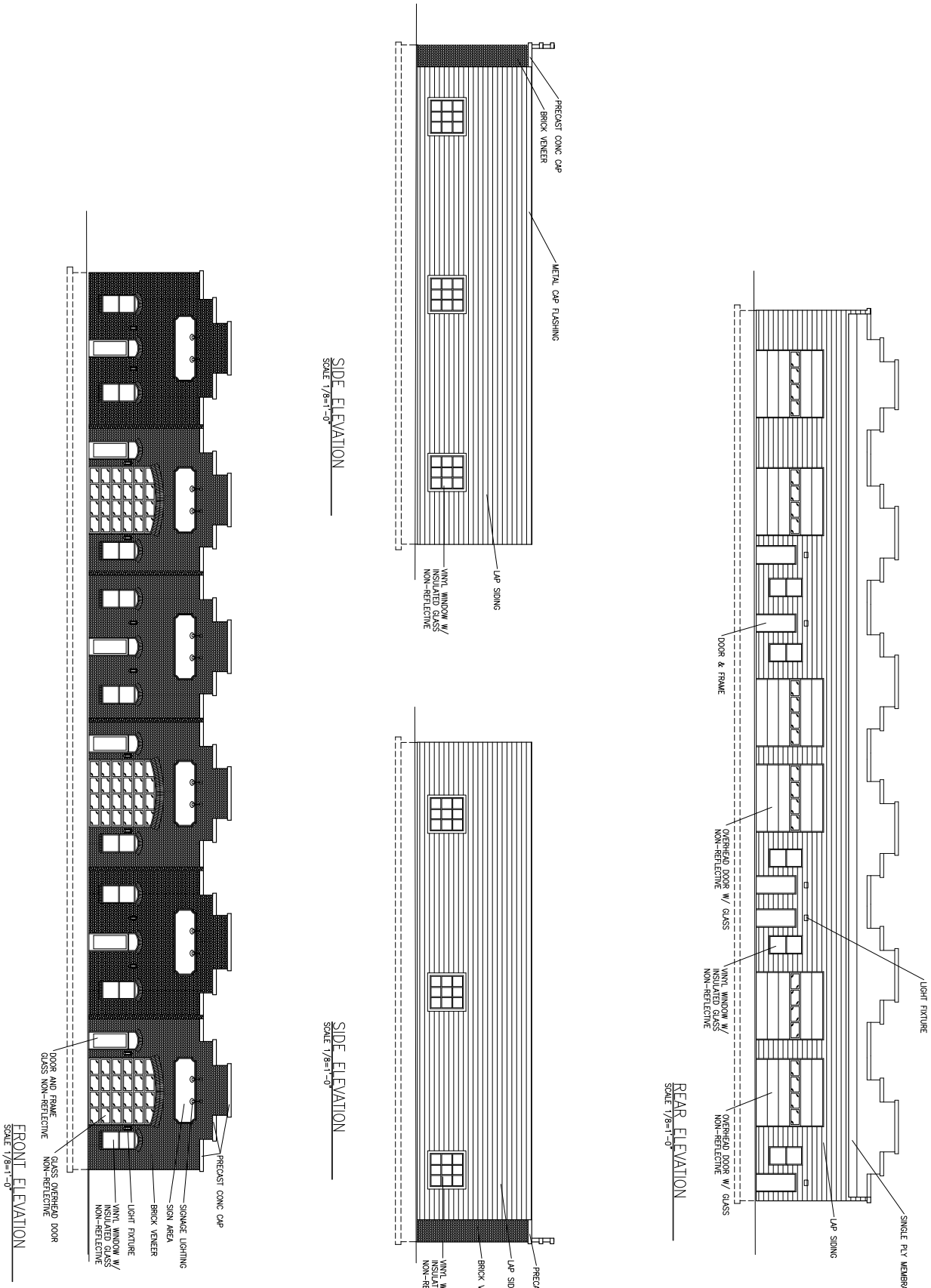
Stamp:

RIDGELINE DESIGN ARCHITECTS

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is sold for the client for a one time use, unless otherwise agreed upon in writing by Ridgeline Design Architects.

Exhibit B-3: Building Elevations



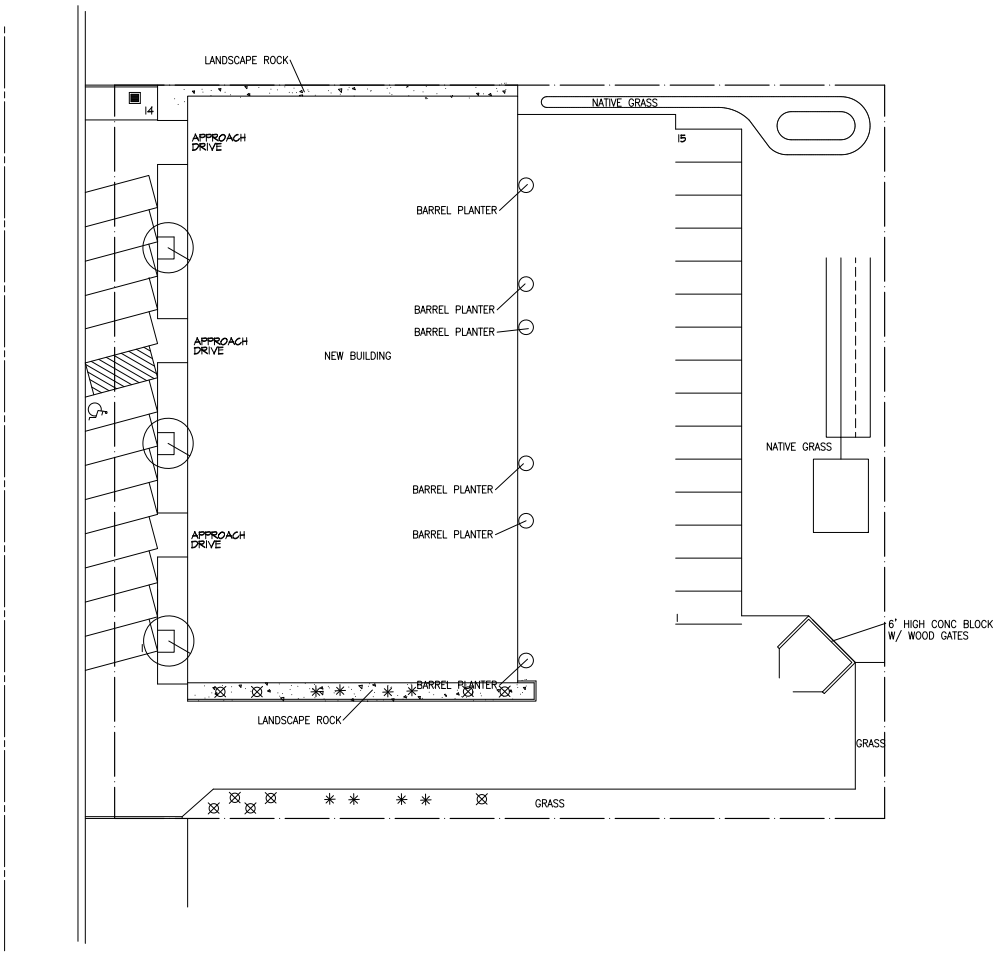
Sheet: A-2	Sheet Title: EXTERIOR ELEVATIONS	Project Number: 1505	DOG NEW NEW BUILDLING SHELL 4930 EAST 2550 NORTH EDEN, UTAH	Date: 2/2/2015 Revisions:	Stamp:

RIDGELINE DESIGN ARCHITECTS

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is sold for the client for a one time use, unless otherwise agreed upon in writing by Ridgeline Design Architects.

Exhibit B-4: Landscape Plan



SITE PLAN
SCALE 1"=10'-0"

NORTH

PLANTING LEGEND

FLOWERING PLUM

REDTWIG DOGWOOD

MUGO PINE

SITE AREA = 42,000 SQ FT
LANDSCAPING PERCENTAGE (20%)
LANDSCAPE AREA 8,891 SQ FT
8,891 / 42,000 = 21.1%

GRASS AREA 1,776 / 8,891 = 19.9%
NATIVE GRASS AREA 6,563 / 8,891 = 71.2%
PLANTING AREA 795 / 8,891 = 8.9 %

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Original drawings, owned by property of Ridgeline Design Architects and are not Ridgeline Design Architects property and copyright. The design and drawings are not to be used for other projects or reproduced without the written consent of Ridgeline Design Architects.

RIDGELINE DESIGN ARCHITECTS

Stamp:

Date: 2/2/2015
Revisions:

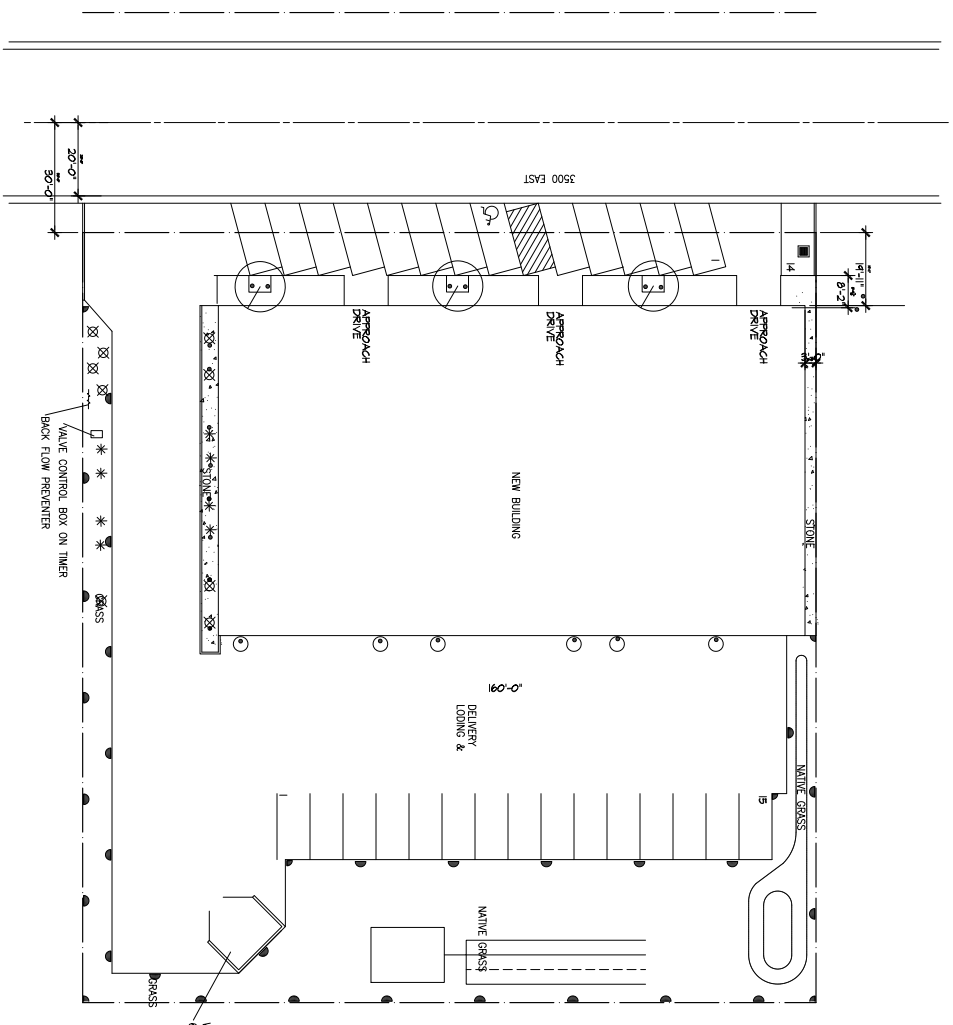
DOG NEW BUILDING SHELL
4930 EAST 2550 NORTH
EDEN, UTAH

Project Number: 1505

Sheet Title: LANDSCAPE PLAN

Sheet: L-1a

Exhibit B-5: Irrigation Plan



SITE PLAN
SCALE 1"=10'-0"

NORTH

SPRINKLER LEGEND

- DRIP HEAD
- SPRAY HEAD
- BACK FLOW PREVENTER

Sheet: L-2a

Sheet Title: LANDSCAPE IRREGATION PLAN

Project Number: 1444

DOG NEW BUILDING SHELL
4930 EAST 2550 NORTH
EDEN, UTAH

Date: 2/2/2015
Revisions:

Stamp:

RIDGELINE DESIGN ARCHITECTS

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by Ridgeline Design Architects.

Exhibit C: Architectural Renderings/Signage

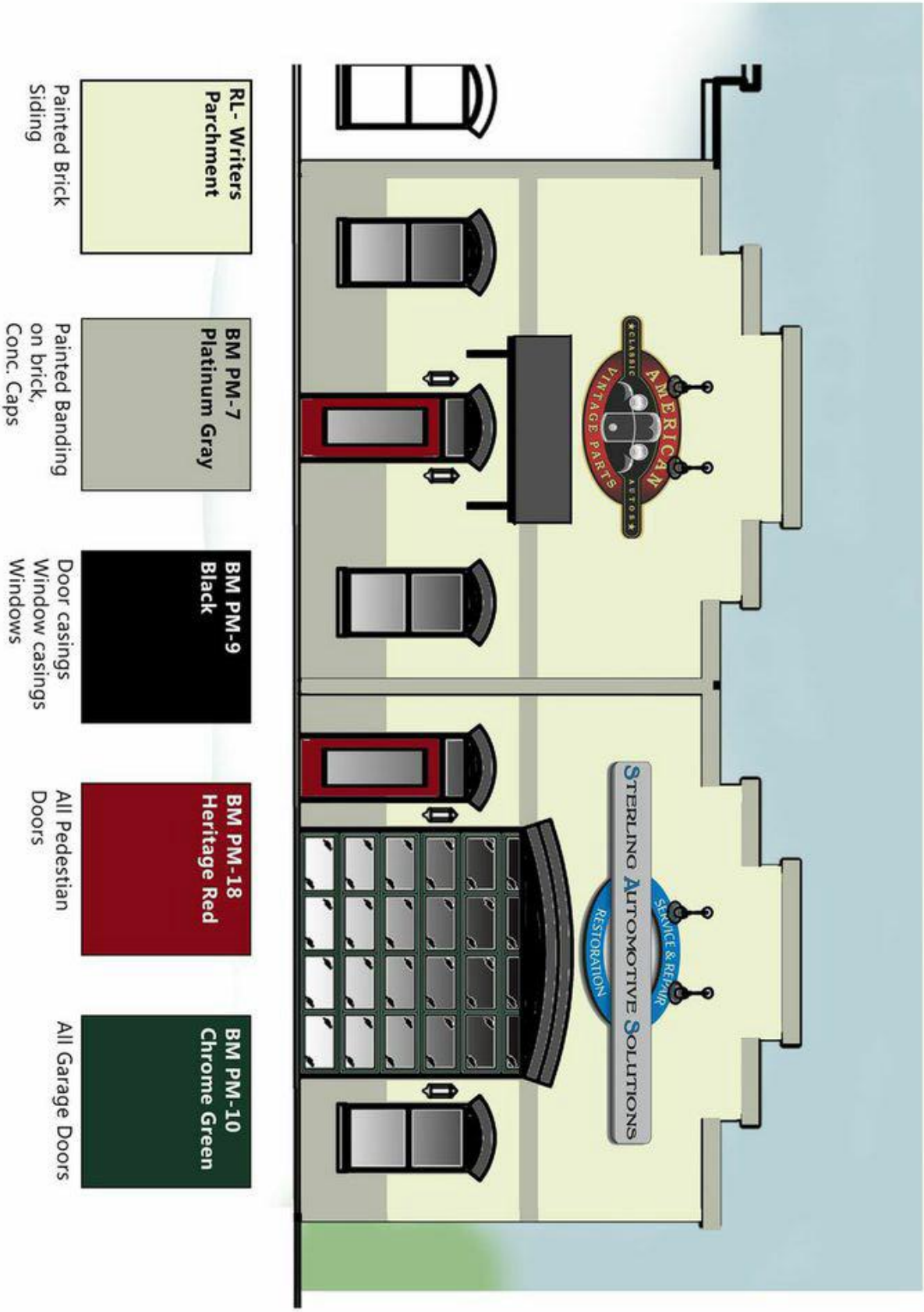


Exhibit D: Original Blacksmith Shop Architectural Detail