

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only, (801) 399-8791, 2380 Washington Blvd, Suite 240, Ogden, UT 84401

Date Submitted / Completed 6-21-12	Fees (Office Use) 1,520.00	Receipt Number (Office Use) 909	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Little Bear	Number of Lots 3
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Approximate Address 2612N Hwy 162 Eden, Ut.	Land Serial Number(s) 22-154-0003
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Current Zoning	Total Acreage
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Culinary Water Provider Eden Water	Secondary Water Provider Eden Water	Wastewater Treatment Septic
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Property Owner Contact Information

Name of Property Owner(s) Wop Wom LLC	Mailing Address of Property Owner(s) 212 Merchant St. #330 Idaho Falls, ID 83403
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Phone 808-225-2422	Fax 808-524-3551
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Email Address eric@kaulana.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Pat Brennan	Mailing Address of Authorized Person P.O. Box 1043 Eden, UT 84310
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Phone 801-430-7217	Fax 801-745-3147
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Email Address DBG-PT@ovalley.net	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Gardner Engineering	Mailing Address of Surveyor/Engineer
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Phone 801-476-0202	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), Wop Wom LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 21st day of June, 2012


EVELYN B. STARKEY (Notary)



MY COMMISSION EXPIRES: 12/29/2014



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Subdivision Application

This Subdivision application identifies submittal requirements and processes for subdividing land in the unincorporated lands of Weber County.

While the Planning Division staff distributes copies of your application to County agencies and other applicable utility agencies responsible for reviewing your application, the applicant is responsible for following up with them if they need additional information.

- A pre-application meeting with the applicant and the appropriate staff is required prior to application submittal; please call (801) 399-8791 to make an appointment.

Date of pre-application review meeting: 7/11 Time: 10:45

Staff member assigned to process application: Bea

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesdays of the month.

Subdivisions will only be placed on a Planning Commission agenda upon receipt of reviewing agency recommendations including the County Engineer's Office and the Weber County Fire District.

This application is subject to all applicable Weber County Zoning and Subdivision Ordinances. It is important that the applicant read and understand the ordinances to prevent delays in the approval of their subdivision.

Process

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda. The following steps/timeline/process tracks your application:

- Complete Application Form
- Staff determination that the application is complete
- Referral agencies are requested to review submittal
- Applicant coordinates as needed with reviewing agencies
- Staff report is drafted and a copy given to applicant
- Application placed on an upcoming agenda by staff
- Planning Commission meeting scheduled Date: Aug,



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Fee Schedule

A subdivider proposing a subdivision in the unincorporated territory of Weber County shall deposit with the County non-refundable fee for planning, surveying and engineering subdivision review processing and improvement inspection at the time of submission of the preliminary plan to help defray the review costs incurred by the County. All of these fees shall be in accordance with the fee schedule listed below:

Planning/Surveying/Engineering - First Review

Lots	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee	
1-4	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit[*]	
5+	\$250 + \$20 per lot/unit	\$400 + \$20 per lot/unit	\$150 + \$50 per lot/unit	
Notes:	$\frac{250}{+160} = 410$	$\frac{400}{+160} = 560$	$\frac{150}{+400} = 550$	$\frac{410}{560}{+550} = 1520.00$
* \$150 + \$50 per lot/unit where the lots/units have improvements				

Planning/Surveying/Engineering - Subdivision Change Fees

Changes	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
Each	\$125	\$125	\$125

Time Extensions require the Subdivision Fees for Planning, Engineering, and Surveying to be repaid.

Subdivision Extension

A onetime, one-year extension of final approval can be granted by the Planning Commission for \$300. An eighteen-month extension of preliminary approval may be granted by the Planning Director after repayment of subdivision fees. Please see the Weber County Subdivision Ordinance for details.

First Determination

- Is this a minor subdivision meeting the following definition as found in the Weber County Subdivision Ordinance 26-1-3.20:

"Minor Subdivision":

- A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- A subdivision phase consisting of five (5) or fewer lots which has a valid preliminary approval and meets all conditions of that preliminary approval, including proposed street layouts.

If YES, skip to [Section 2](#) of this checklist (Page 3). If NO, complete Sections 1 & 2



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The following is required for application form submittal:

Section 1

Preliminary Approval Checklist:

- Meet Preliminary Plan requirements of the Weber County Subdivision Ordinance 26-1-5
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)

Section 2

Final plat checklist

- Meet final plat requirements of the Weber County Subdivision Ordinance 26-1-8 and other requirements as determined necessary by the referral agencies as approved by preliminary approval
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance.
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format including improvement drawings.
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)



For Your Information

26-1-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. Subdivision applications that have not received preliminary approval within 18 months from the date of submittal shall be void. Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (18) months may be granted by the Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County, State and Federal ordinances current at the time of the extension.

The extension request shall be submitted and approved prior to the expiration of the original approval period.

(B) Time Limitation for Final Approval. A final subdivision plat for the first phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall not be received for recording and shall have no validity whatsoever. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall not be received for recording and shall have no validity whatsoever. The Planning Commission may grant one time extension for final subdivision approval for a maximum of one (1) year per subdivision. A multiple phase subdivision may receive only one time extension, not one time extension per phase.

(C) Any subdivision that has received preliminary or final approval, including a subdivision with multiple phases in which all of the phases have received preliminary approval, but has become non-conforming in any manner due to changes in applicable ordinances shall be allowed to retain the density which it was approved provided that the originally approved phasing plan is followed and the time limitations for preliminary and final approval are met.

For your convenience and project coordination, we have listed contact information for the following agencies:

Weber County Engineering, 2380 Washington Blvd., Suite 240, Ogden UT (801) 399-8374

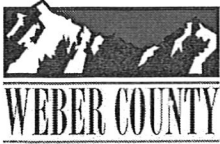
Weber County Treasurer (*To verify taxes are paid*), 2380 Washington Blvd, 3rd Floor, Ogden UT (801) 399-8111

Weber County Fire District, 1871 N 1350 W, Ogden UT (801) 782-3580

Weber County Recorder/Surveyor, 2380 Washington Blvd., Ogden UT (801) 399-8020

Weber-Morgan Health Department – Environmental Health Division, 477 23rd Street, Ogden UT (801) 399-7160

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 11-JUL-2012

Receipt Nbr: 909

ID# 5265

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: DIG-IT INC.
Template: PUBLIC WORKS
Description: EDEN CENTER SUBDIVISION FEES

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	1,520.00
Grand Total	\$	=====	1,520.00

Account Number	Account Name	Comments	Total
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		550.00
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		560.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		410.00
TOTAL \$			1,520.00

Check Amounts

1,520.00

Total Checks: 1

Total Check Amounts: \$ 1,520.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	* <u>Eden Water Works</u>
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* <u>Rocky Mountain Power</u>
<input type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input type="radio"/>	* _____

--If processing by paper, please respond to this review request by returning this form and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

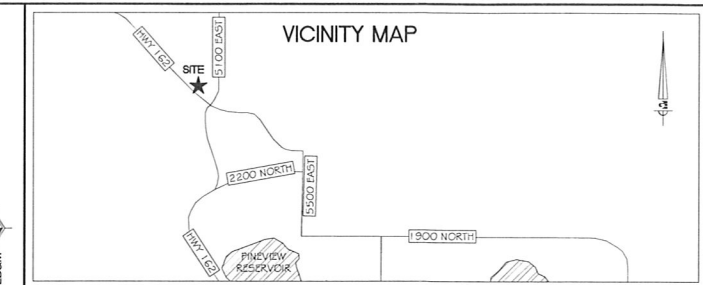
Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if subdivision is new send it to Weber Pathways

LITTLE BEAR SUBDIVISION LOT 3, 1ST AMENDMENT

A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE 2012

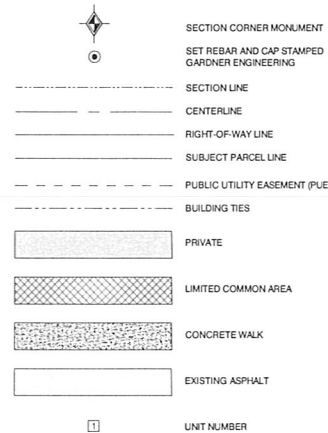


LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	45.98	S71° 11' 52"E	L16	28.67	S07° 33' 21"E	L31	14.67	S00° 00' 00"E	L46	18.00	S50° 15' 28"W
L2	35.73	S02° 48' 00"W	L17	14.67	S82° 26' 39"W	L32	28.67	N90° 00' 00"W	L47	1.00	N39° 44' 32"W
L3	39.43	S42° 32' 41"E	L18	38.67	S19° 49' 51"E	L33	14.67	N00° 00' 00"E	L48	1.00	S50° 15' 28"W
L4	32.56	S04° 59' 19"W	L19	18.67	S70° 10' 09"E	L34	28.67	N90° 00' 00"W	L49	5.00	N39° 44' 32"W
L5	86.78	N59° 38' 28"W	L20	38.67	S19° 49' 51"W	L35	14.67	N00° 00' 00"E	L50	20.00	N50° 15' 28"E
L6	72.69	N74° 47' 13"W	L21	18.67	N70° 10' 09"W	L36	28.67	N90° 00' 00"E	L51	5.00	S39° 44' 32"E
L7	46.29	N88° 26' 00"E	L22	28.67	N46° 55' 15"E	L37	14.67	S00° 00' 00"E	L52	1.00	S50° 15' 28"W
L8	81.95	N45° 00' 42"E	L23	14.67	S43° 04' 45"E	L38	28.67	S24° 30' 45"E	L53	1.00	S39° 44' 32"E
L9	26.38	N04° 53' 01"E	L24	28.67	S46° 55' 15"W	L39	14.67	S65° 29' 15"W	L54	14.00	N82° 26' 39"E
L10	38.67	N39° 44' 32"W	L25	14.67	N43° 04' 45"W	L40	28.67	N24° 30' 45"W	L55	1.00	S07° 33' 21"E
L11	18.67	N50° 15' 28"E	L26	38.67	N73° 04' 43"E	L41	14.67	N65° 29' 15"E	L56	1.00	N82° 26' 39"E
L12	38.67	S39° 44' 32"E	L27	18.67	S16° 55' 17"E	L42	16.00	N45° 00' 00"E	L57	5.00	S07° 33' 21"E
L13	18.67	S50° 15' 28"W	L28	38.67	S73° 04' 43"W	L43	16.00	S45° 00' 00"E	L58	16.00	S82° 26' 39"W
L14	28.67	N07° 33' 21"W	L29	18.67	N16° 55' 17"W	L44	16.00	S45° 00' 00"W	L59	5.00	N07° 33' 21"W
L15	14.67	N82° 26' 39"E	L30	28.67	N90° 00' 00"E	L45	16.00	N45° 00' 00"W	L60	1.00	N82° 26' 39"E

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L61	1.00	N07° 33' 21"W	L77	1.00	N46° 55' 15"E	L92	1.00	N90° 00' 00"E	L107	1.00	N90° 00' 00"E
L62	18.00	N70° 10' 09"W	L78	18.00	N16° 55' 17"W	L93	1.00	S00° 00' 00"E	L108	1.00	N90° 00' 00"E
L63	1.00	N19° 49' 51"E	L79	1.00	N73° 04' 43"E	L94	14.00	N90° 00' 00"E	L109	1.00	N90° 00' 00"E
L64	1.00	N70° 10' 09"W	L80	1.00	N16° 55' 17"W	L95	1.00	N00° 00' 00"E	L110	1.00	N90° 00' 00"E
L65	5.00	N19° 49' 51"E	L81	5.00	N73° 04' 43"E	L96	1.00	N90° 00' 00"W	L111	1.00	N90° 00' 00"W
L66	20.00	S70° 10' 09"E	L82	20.00	S16° 55' 17"E	L97	5.00	N00° 00' 00"E	L112	1.00	N90° 00' 00"W
L67	5.00	S19° 49' 51"W	L83	5.00	S73° 04' 43"W	L98	16.00	N90° 00' 00"E	L113	1.00	N90° 00' 00"W
L68	1.00	N70° 10' 09"W	L84	1.00	N16° 55' 17"W	L99	5.00	S00° 00' 00"E	L114	1.00	N90° 00' 00"W
L69	1.00	S19° 49' 51"W	L85	1.00	S73° 04' 43"W	L100	1.00	N90° 00' 00"W	L115	1.00	N90° 00' 00"W
L70	14.00	S43° 04' 45"E	L86	14.00	N90° 00' 00"E	L101	1.00	S00° 00' 00"E	L116	1.00	N90° 00' 00"W
L71	1.00	S46° 55' 15"W	L87	1.00	N00° 00' 00"E	L102	1.00	S00° 00' 00"E	L117	1.00	N90° 00' 00"W
L72	1.00	S43° 04' 45"E	L88	1.00	N90° 00' 00"W	L103	1.00	S00° 00' 00"E	L118	1.00	N90° 00' 00"W
L73	5.00	S46° 55' 15"W	L89	5.00	N00° 00' 00"E	L104	1.00	S00° 00' 00"E	L119	1.00	N90° 00' 00"W
L74	16.00	N43° 04' 45"W	L90	16.00	N90° 00' 00"E	L105	1.00	S00° 00' 00"E	L120	1.00	N90° 00' 00"W
L75	5.00	N46° 55' 15"E	L91	5.00	N90° 00' 00"E	L106	1.00	S00° 00' 00"E	L121	1.00	N90° 00' 00"W

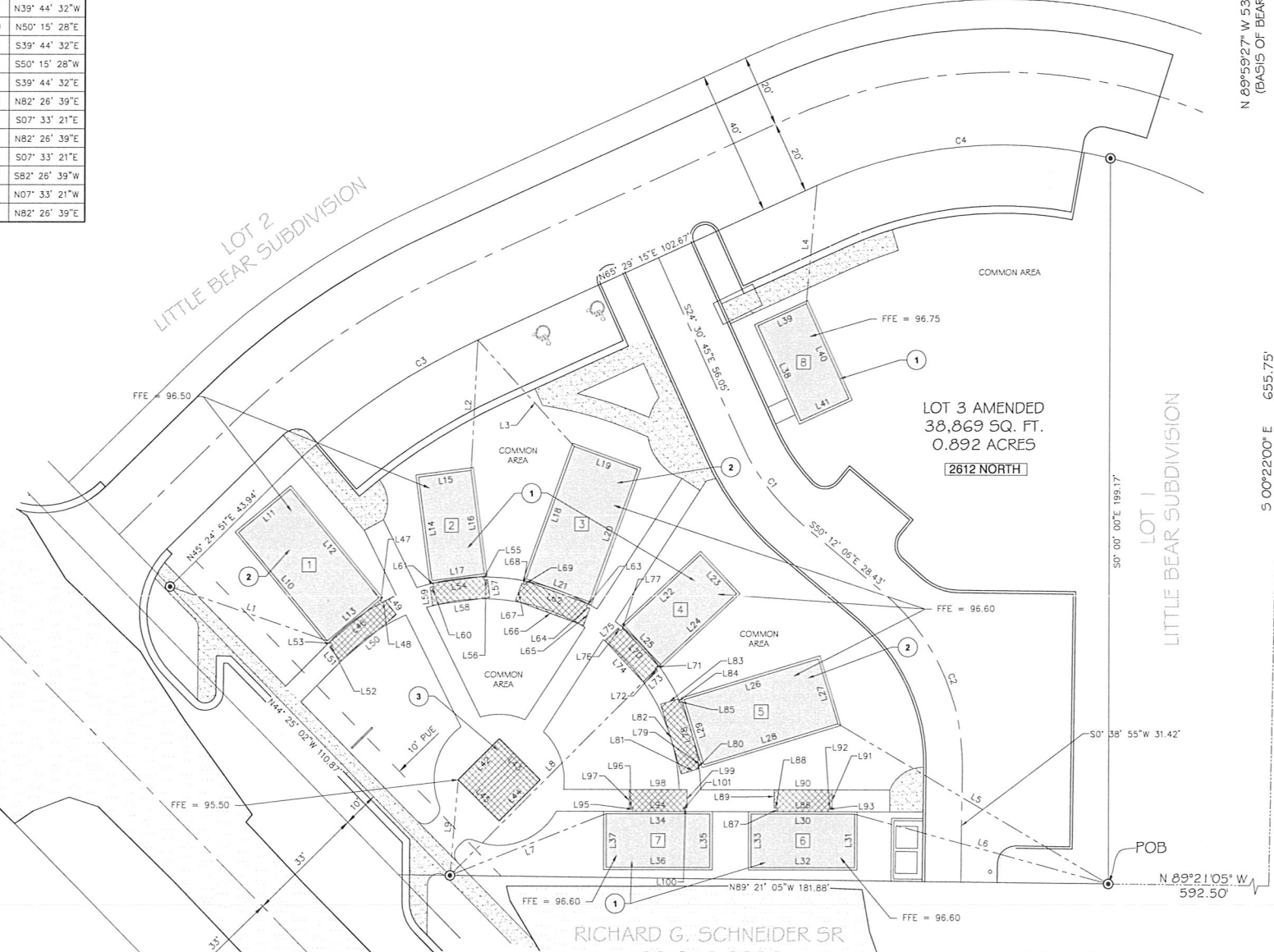
CURVE	LENGTH	RADIUS	DELTA	CH LEN	CH BEARING
C1	28.25	63.00	25°41'21"	28.01	S37°21'26"E
C2	55.03	62.00	50°51'01"	53.24	S24°46'35"E
C3	65.42	186.74	20°04'20"	65.09	N55°27'01"E
C4	83.04	124.00	38°22'09"	81.50	N84°40'20"E

LEGEND



CONDOMINIUM PLAT NOTES

- UNIT TYPE "A" 16'x30' 480 SQ. FT.
- UNIT TYPE "B" 20'x40' 800 SQ. FT.
- GAZEBO 16'x16' 256 SQ. FT.

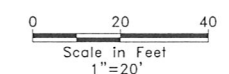


SITE SUMMARY

TOTAL AREA	= 38,870 SQ. FT.
BUILDING COVERAGE	= 5,056 SQ. FT.
HARD SURFACE AREA	= 14,598 SQ. FT.
LANDSCAPED AREA	= 19,215.39 SQ. FT.

NARRATIVE:

THIS SUBDIVISION PLAT WAS COMPLETED AT THE REQUEST OF WOP WOM LLC FOR THE PURPOSE OF REVISING THE EASEMENTS OF EXISTING LOT 3 OF THE LITTLE BEAR SUBDIVISION RECORDED JULY 21, 1999 AT BOOK 50, PAGE 04, AS ENTRY NO. 1650872. IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID SUBDIVISION WAS RELIED ON TO ESTABLISH SUBJECT PARCEL BOUNDARY. THE BASIS OF BEARING ON THIS PROJECT IS BETWEEN THE NORTHWEST CORNER OF SECTION 34 AND NORTHEAST CORNER OF SAID SECTION 34 BEING NORTH 89°59'27" WEST.



BOUNDARY DESCRIPTION

LOT 3, LITTLE BEAR SUBDIVISION, SITUATE IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE S 00°22'00" E 655.75 FEET ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE N 89°21'05" W 592.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°21'05" WEST 181.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162; THENCE NORTH 44°25'02" WEST 110.87 FEET ALONG SAID RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 45°24'51" EAST 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 186.74 FEET; THENCE NORTHEASTERLY 65.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'20"; THENCE NORTH 65°29'15" EAST 102.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 124.00 FEET; THENCE EASTERLY 83.04 FEET ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 38°22'09" TO THE EASTERLY LINE OF LOT 3, LITTLE BEAR SUBDIVISION; THENCE SOUTH 00°00'00" WEST 199.17 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING: 38,869 SQ. FT., 0.892 ACRES

SURVEYOR'S CERTIFICATE

I, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 6387184 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-29-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF:

LITTLE BEAR SUBDIVISION LOT 3, 1ST AMENDMENT

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2012
TRAVIS J. DALEY, PLS NO. 6387184

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, WOP WOM LLC, OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE EDEN CENTER, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DOES HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER HAS CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP, CONSISTING OF XX PAGES TO BE PREPARED, SAID OWNER HAS CONSENTED AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE "UTAH CONDOMINIUM OWNERSHIP ACT" AND SUBMITS THE DESCRIBED PROPERTY TO THE "UTAH CONDOMINIUM OWNERSHIP ACT".

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT "THE EDEN CENTER", AND DO HEREBY:

- DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY THE EDEN CENTER CONDOMINIUM OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS;
- GRANT AND CONVEY TO THE EDEN CENTER OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDEN CENTER CONDOMINIUM OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UN-DEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES;
- GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREA, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE _____ DAY OF _____, 2012
ERIC SMITH, MANAGING MEMBER

Prepared By: **Gardner Engineering**

8875 South Adams Ave. Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 476-0202 • Fax (801) 476-0656
www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2012

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2012

SIGNATURE

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 _____ DAY OF _____, 2012

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: _____

ATTEST: _____

WEBER -MORGAN HEALTH DEPARTMENT

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

THIS _____ DAY OF _____, 2012

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) ss

ON THIS _____ DAY OF _____, 2012,

PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

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 THEREON AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2012

SIGNATURE

WEBER COUNTY ENGINEER

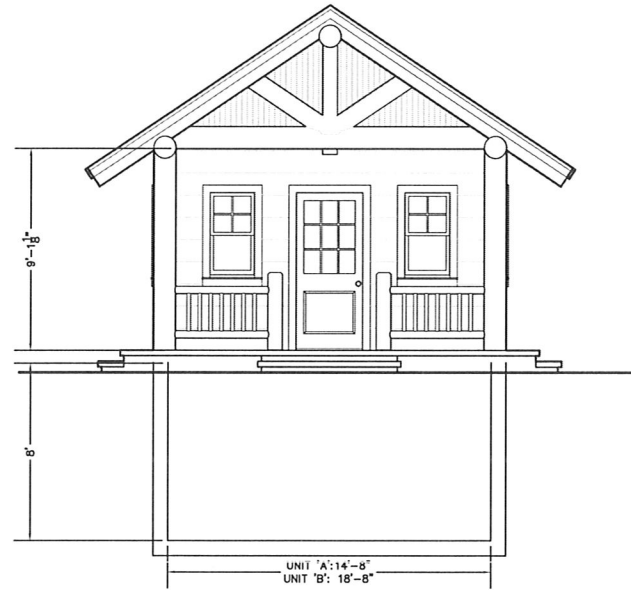
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2012

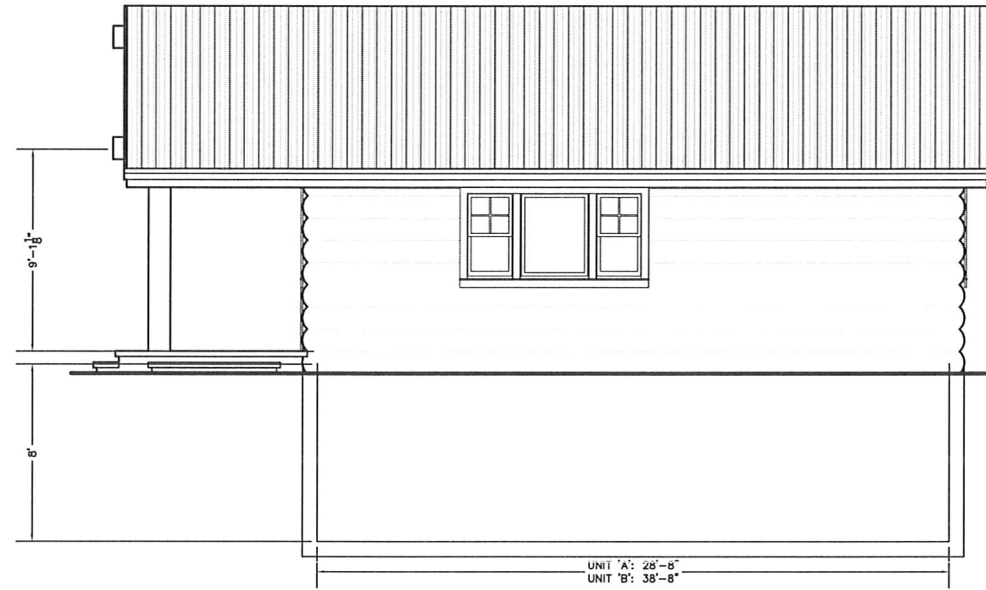
SIGNATURE

LITTLE BEAR SUBDIVISION LOT 3, 1ST AMENDMENT

A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE 2012



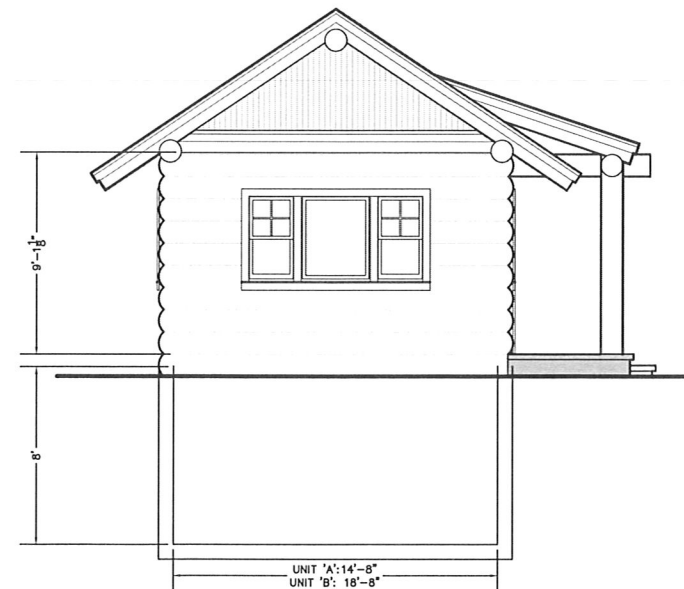
① Front Entry Elevation (Log Veneer)



① Front Entry - Side Elevation (Log Veneer)



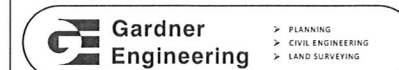
① Side Entry Elevation (Log Veneer)



① Side Entry - Front Elevation (Log Veneer)

0 N/A N/A
Scale in Feet
(NTS)

Prepared By:



5875 South Adams Ave. Parkway, Suite 200 • Ogden, UT 84405
Phone (801) 476 0202 • Fax (801) 476-0066

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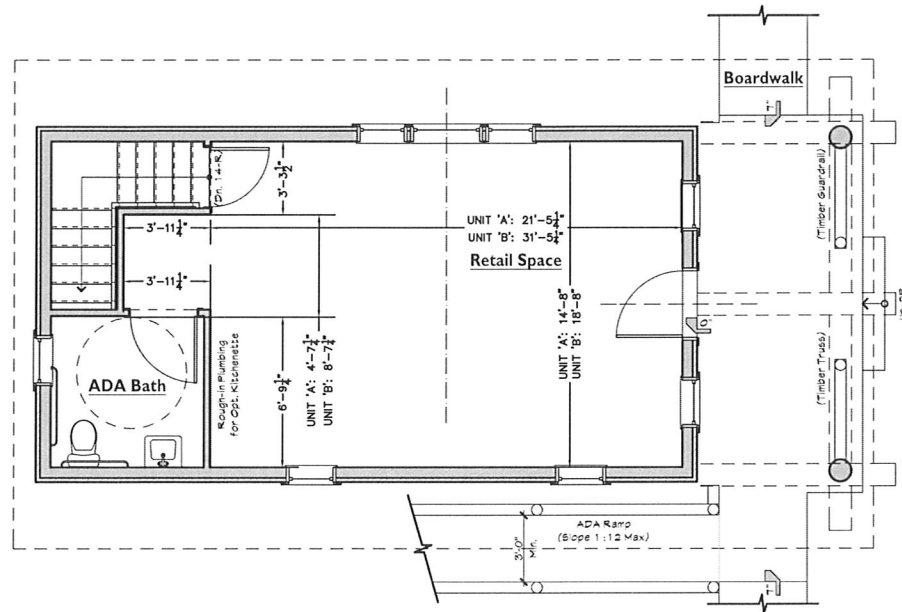
COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT
IN _____ BOOK OF OFFICIAL RECORDS, PAGE ____ RECORDED FOR _____

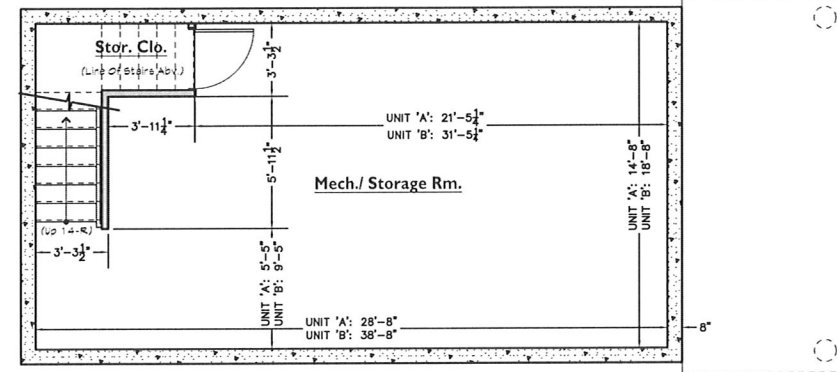
COUNTY RECORDER
BY: _____
DEPUTY

LITTLE BEAR SUBDIVISION LOT 3, 1ST AMENDMENT

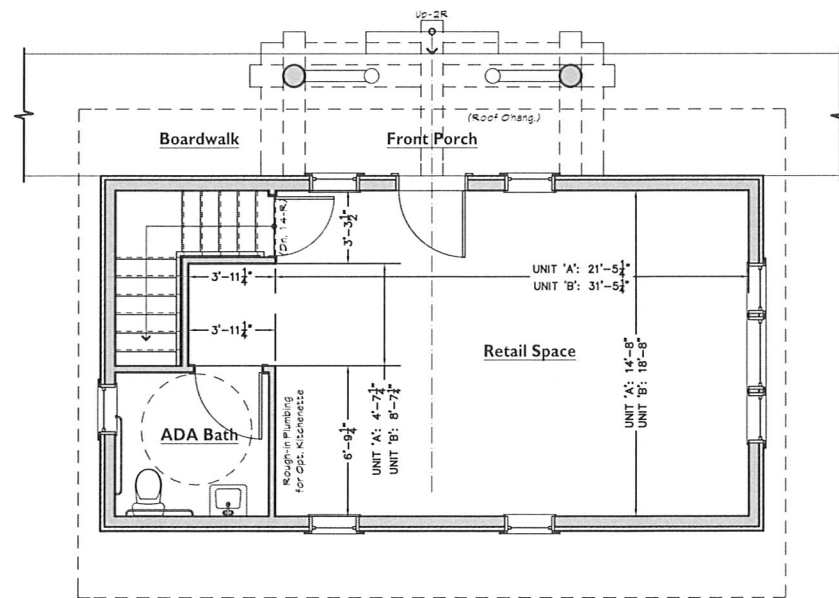
A PART OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE 2012



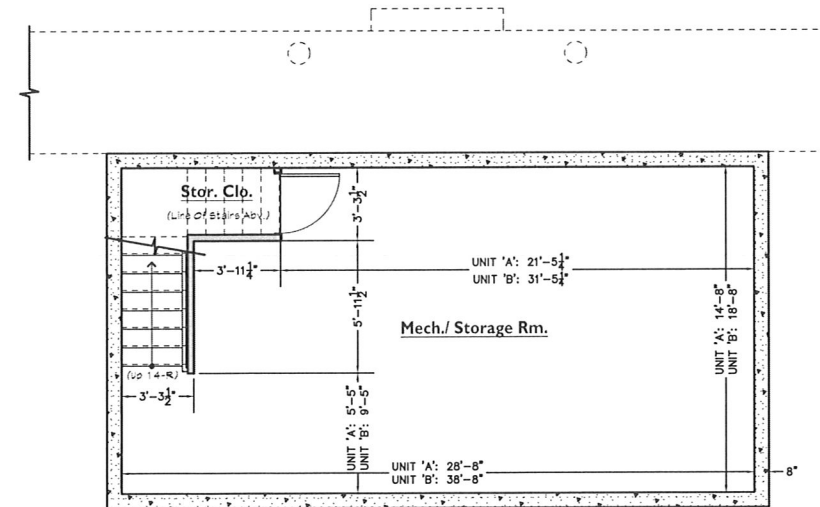
1 First Floor Plan - Front Entry (Log Veneer)



1 Basement Plan C



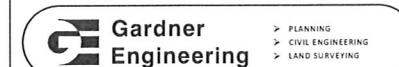
1 First Floor Plan - Side Entry (Log Veneer)



1 Basement Plan D

0 N/A N/A
Scale in Feet
(NTS)

Prepared By:



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COUNTY RECORDER
BY: _____
DEPUTY