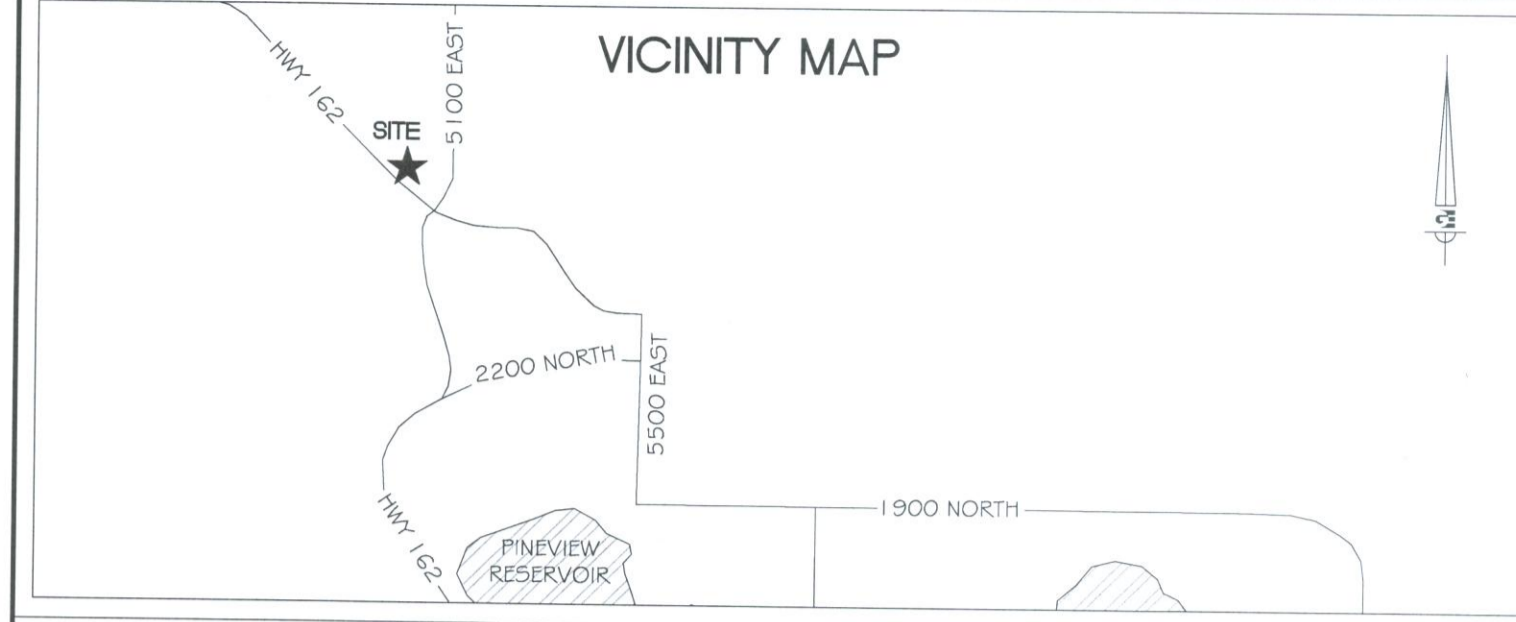
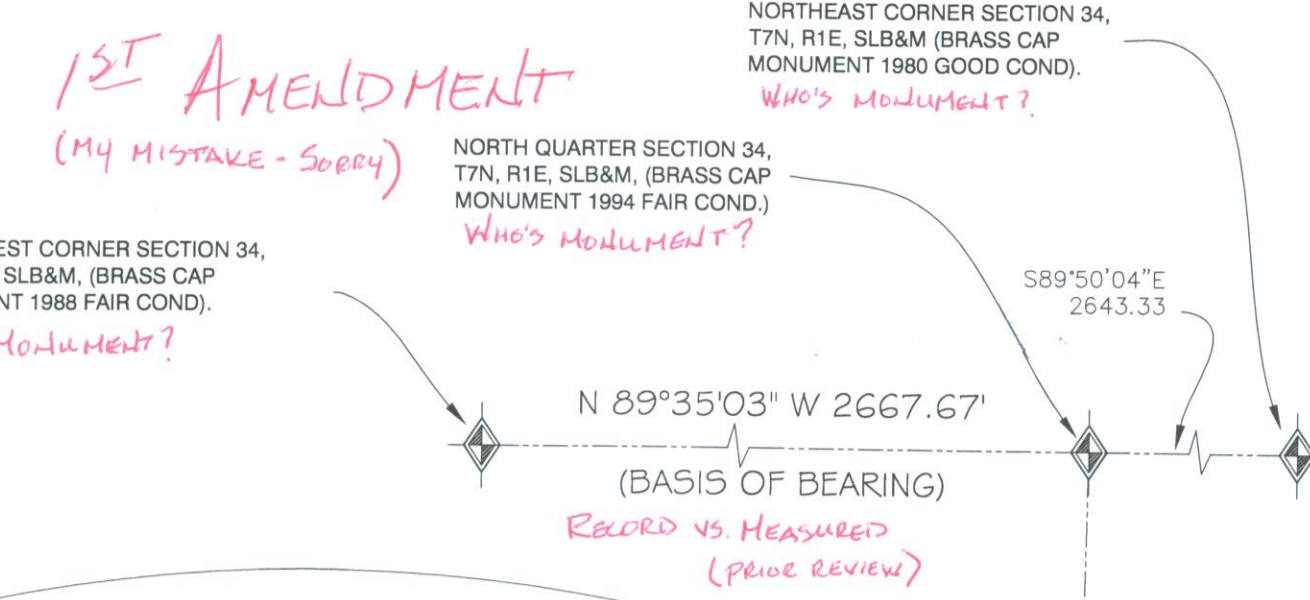


# LITTLE BEAR CONDOMINIUMS LOT 3

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



**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\"/>

**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 17-23-17 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 CONDOMINIUM LOT 3

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:

A) 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.

B) 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.

C) 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 WHICHEVER 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**

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

**COUNTY RECORDER**

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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
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	N19° 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	N68° 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"W	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 TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L61	1.00	N07° 33' 21"W	L76	1.00	S43° 04' 45"E	L91	5.00	S00° 00' 00"E	L106	5.00	N39° 47' 54"E
L62	18.00	N70° 10' 09"W	L77	1.00	N46° 55' 15"E	L92	1.00	N90° 00' 00"W	L107	1.12	N50° 12' 06"W
L63	1.00	N19° 49' 51"E	L78	18.00	N16° 55' 17"W	L93	1.00	S00° 00' 00"E	L108	32.47	N89° 21' 05"W
L64	1.00	N70° 10' 09"W	L79	1.00	N73° 04' 43"E	L94	14.00	N90° 00' 00"E	L109	70.67	N00° 38' 55"E
L65	5.00	N19° 49' 51"E	L80	1.00	N16° 55' 17"W	L95	1.00	N00° 00' 00"E	L110	15.67	S89° 21' 05"E
L66	20.00	S70° 10' 09"E	L81	5.00	N73° 04' 43"E	L96	1.00	N90° 00' 00"W	L111	5.15	N00° 38' 55"E
L67	5.00	S19° 49' 51"W	L82	20.00	S16° 55' 17"E	L97	5.00	N00° 00' 00"E	L112	21.33	S89° 21' 06"E
L68	1.00	N70° 10' 09"W	L83	5.00	S73° 04' 43"W	L98	16.00	N90° 00' 00"E	L113	31.42	S00° 38' 55"W
L69	1.00	S19° 49' 51"W	L84	1.00	N16° 55' 17"W	L99	5.00	S00° 00' 00"E	L114	28.43	S50° 12' 06"E
L70	14.00	S43° 04' 45"E	L85	1.00	S73° 04' 43"W	L100	1.00	N90° 00' 00"W	L115	56.05	S24° 30' 46"E
L71	1.00	S46° 55' 15"W	L86	14.00	N90° 00' 00"E	L101	1.00	S00° 00' 00"E			
L72	1.00	S43° 04' 45"E	L87	1.00	N00° 00' 00"E	L102	21.33	S65° 29' 15"W			
L73	5.00	S46° 55' 15"W	L88	1.00	N90° 00' 00"W	L103	56.05	N24° 30' 45"W			
L74	16.00	N43° 04' 45"W	L89	5.00	N00° 00' 00"E	L104	5.41	S39° 47' 54"W			
L75	5.00	N46° 55' 15"E	L90	16.00	N90° 00' 00"E	L105	22.98	N50° 12' 06"W			

**CURVE TABLE**

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
C5	18.00	52.33	19°42'36"	17.91	N34°22'03"W
C6	7.26	4.33	95°58'45"	6.44	S87°47'16"W
C7	7.85	5.00	90°00'00"	7.07	N5°12'06"W
C8	5.35	72.67	4°13'01"	5.35	N48°05'36"W
C9	11.35	15.00	43°22'00"	11.08	N67°40'05"W
C10	6.81	4.33	90°00'00"	6.13	N45°38'55"E
C11	45.56	51.33	50°51'01"	44.08	S24°46'35"E
C12	33.03	73.67	25°41'21"	32.75	S37°21'26"E

**LEGEND**

- SECTION CORNER MONUMENT
- SET #5 BY 24" REBAR AND CAP STAMPED GARDNER ENGINEERING
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SUBJECT PARCEL LINE
- PUBLIC UTILITY EASEMENT (PUE)
- BUILDING TIES
- PRIVATE
- LIMITED COMMON AREA
- CONCRETE WALK
- EXISTING ASPHALT
- UNIT NUMBER

**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.

**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 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 EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

SIGNATURE

**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 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

**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, PERCOLATION 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**

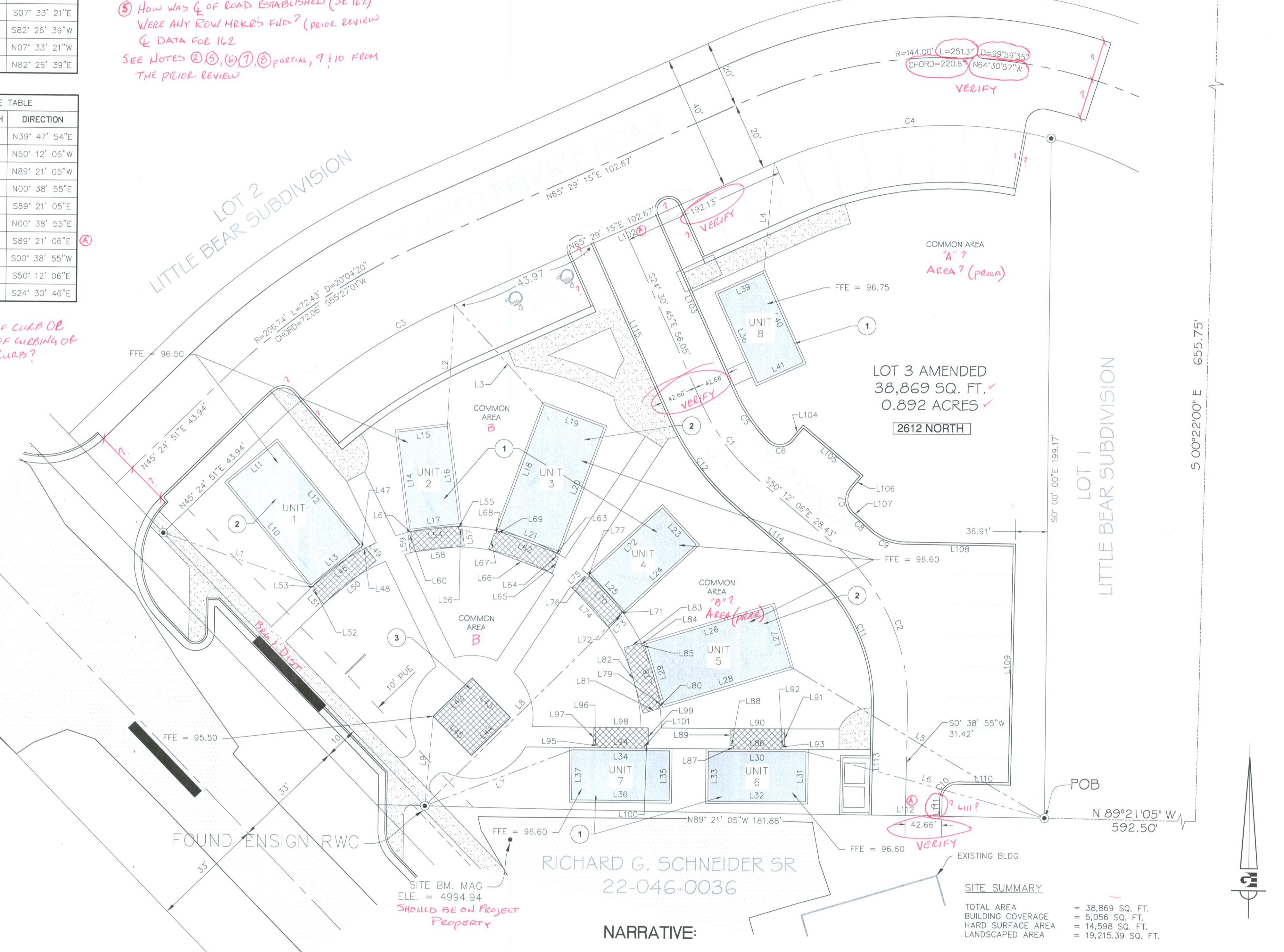
STATE OF UTAH )  
                          ) ss  
COUNTY OF WEBER )

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.

STAMP

NOTARY PUBLIC



**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 AND THE LOCATION OF HIGHWAY 162. THE BASIS OF BEARING ON THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°35'03" WEST, WEBER COUNTY GRID BEARING.

**SITE SUMMARY**

TOTAL AREA	= 38,869 SQ. FT.
BUILDING COVERAGE	= 5,056 SQ. FT.
HARD SURFACE AREA	= 14,598 SQ. FT.
LANDSCAPED AREA	= 19,215.39 SQ. FT.

**OWNER:**  
WOP WOM LLC  
212 MERCHANT STREET, STE 330  
HONOLULU, HI 968132925

Scale in Feet  
1" = 20'