

Exhibit A

TDP SUBDIVISION A PART OF THE N.E. 1/4 OF SEC. 34, T.7N, R.1E, S.12E, 61.5W WEBBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167294 IN ACCORDANCE WITH TITLE 20, CHAPTER 201, UNIFORM CERTIFICATE OF SURVEYORS AND LAND SURVEYORS ACT, HAVE CONDUCTED THE SURVEY OF THE TDP SUBDIVISION PROPERTY DESCRIBED ON THE PLAN IN ACCORDANCE WITH SECTION 20-2-3(2) AND AS REQUESTED BY ALL APPLICANTS.

I DO ALSO HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING SECTION OF LANDS DESCRIBED IN SAID SUBDIVISION, BASED ON THE ORIGINAL SURVEY DATA AND FIELD NOTES AND THE ORIGINAL SURVEYING INSTRUMENTS AND FIELD NOTES AND THE ORIGINAL SURVEYING INSTRUMENTS AND FIELD NOTES.

AND I DO ALSO HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING SECTION OF LANDS DESCRIBED IN SAID SUBDIVISION, BASED ON THE ORIGINAL SURVEY DATA AND FIELD NOTES AND THE ORIGINAL SURVEYING INSTRUMENTS AND FIELD NOTES AND THE ORIGINAL SURVEYING INSTRUMENTS AND FIELD NOTES.

SIGNED THIS _____ DAY OF _____ 20____

PLS. # 167294 _____ SIGNATURE _____

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, AS SHOWN HEREON AND NAME SAID TRACT OF LAND AS SHOWN ON THE PLAN, DO HEREBY DEDICATE SAID TRACT OF LAND TO PUBLIC USE AS STREETS, THE SAME TO BE USED FOR PUBLIC PURPOSES AND AS SHOWN ON THE PLAN. THE LANDS HEREIN ARE PUBLIC UTILITY, IRRIGATION DITCHES, DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER OR FOR THE PERPETUAL PRESERVATION OF WATER OR FOR THE PERPETUAL PRESERVATION OF WATER. THE SAME SHALL BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20____

LESLIE F. ROTLANCE

ACKNOWLEDGMENT

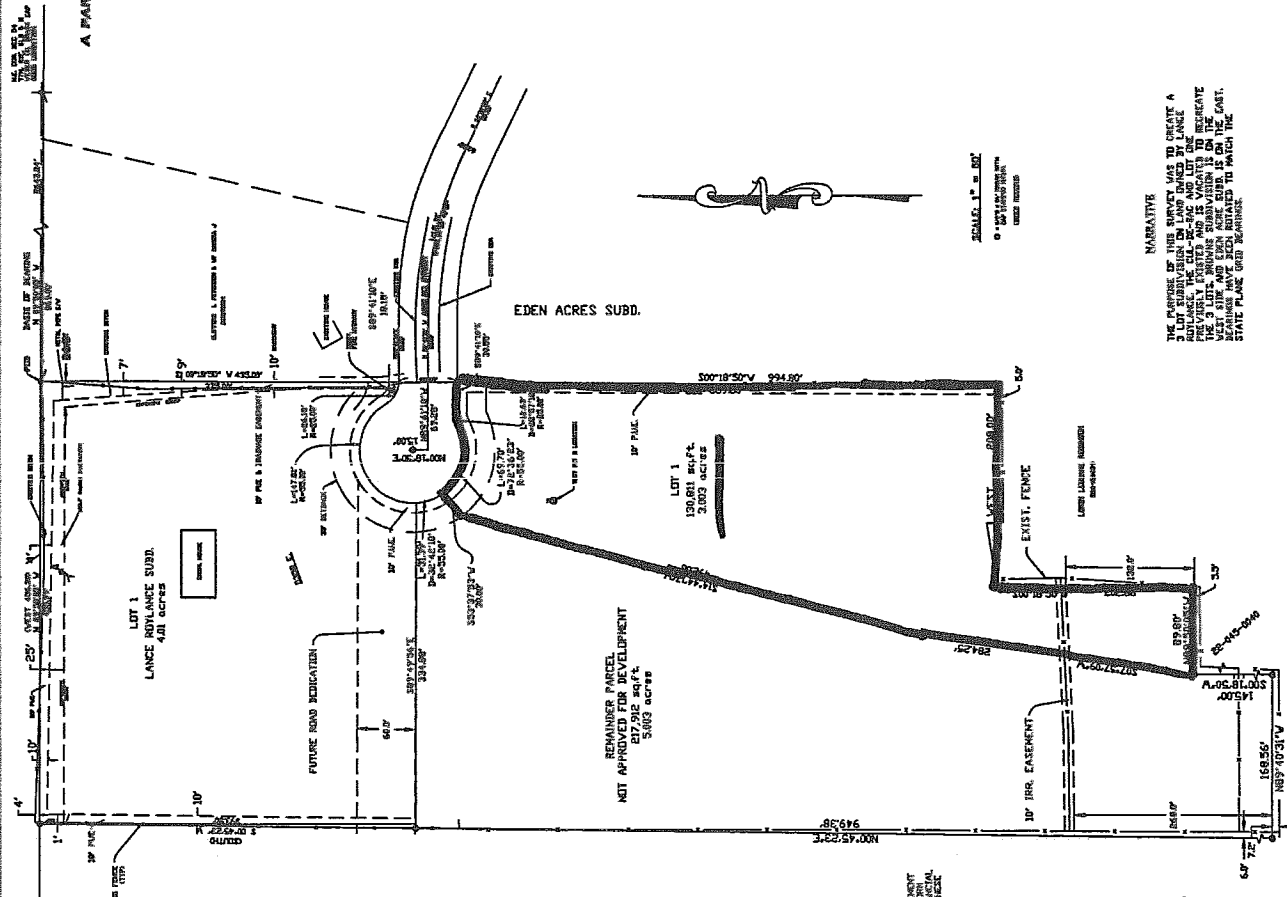
STATE OF UTAH _____
I, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE DEDICATION, AND THEY REQUESTED THAT I PRECISELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

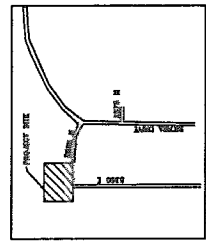
BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, S. 12 E., 61.5 W., WEBBER COUNTY, UTAH. SAID QUARTER OF SECTION 34 IS DESCRIBED AS SHOWN ON THE PLAN. SAID QUARTER OF SECTION 34 IS DIVIDED INTO TWO TRACTS. THE EAST TRACT IS DESCRIBED AS SHOWN ON THE PLAN. THE WEST TRACT IS DESCRIBED AS SHOWN ON THE PLAN. THE TRACTS ARE SEPARATED BY A 10' EASEMENT. THE TRACTS ARE SEPARATED BY A 10' EASEMENT. THE TRACTS ARE SEPARATED BY A 10' EASEMENT.

LANDMARK SURVEYING REC
CLAYTON W. LAKE, SURVEYOR
LOCATION: 1774 S. 2000 E.
SURVEYER JANE ROE
DATE: 01/21/2010
FILED: 01/21/2010



NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CARRY A TDP SUBDIVISION ON LAND OWNED BY LAKE & ROTLANCE. THE SUBDIVISION IS TO BE USED FOR THE 2 LOTS. THE SUBDIVISION IS TO BE USED FOR THE 2 LOTS. THE SUBDIVISION IS TO BE USED FOR THE 2 LOTS.



VICINITY MAP

PERMITS TABLE

PERMIT TYPE	DATE ISSUED	DATE EXPIRES
STATE PLANNING COMMISSION	1/21/10	1/21/10
WEBBER COUNTY COMMISSION	1/21/10	1/21/10
WEBBER COUNTY HEALTH DEPARTMENT	1/21/10	1/21/10
WEBBER COUNTY PLANNING DEPARTMENT	1/21/10	1/21/10

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS. THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THIS SUBDIVISION COMPLY WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBBER COUNTY PLANNING COMMISSION ON _____ DAY OF _____ 20____.

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, FLOODING HAZARDS, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN EVALUATED AND FOUND TO BE SATISFACTORY FOR DEVELOPMENT.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER INSTRUMENTS ASSOCIATED WITH THIS SUBDIVISION AND THE SAME ARE IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH.

AGRICULTURAL NOTE
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. THE SUBDIVISION IS TO BE USED FOR AGRICULTURAL PURPOSES. THE SUBDIVISION IS TO BE USED FOR AGRICULTURAL PURPOSES.

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE REMEDIATION PLAN, AND THE FINANCIAL GUARANTEE HAVE BEEN REVIEWED AND APPROVED BY THE WEBBER COUNTY COMMISSION ON _____ DAY OF _____ 20____.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THIS SUBDIVISION COMPLY WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS.

Exhibit B
1/4

[Edit](#) [Delete](#) [Add a File](#) [Email](#)

Engineering

Project: TDP Subdivision
User: Rochelle Pfeaster
Department: Weber County Engineering Division
Created: 2012-08-14 14:30:54
Modified: 2012-08-16 13:45:53

Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. This area has historically received sheet flow water from storm water and the canal above. What will be done to protect future homes from this water? As a bare minimum, a note needs to be shown on the plat addressing it.
3. An approval letter from Eden Irrigation will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Edit Delete Add a File Email

Weber Fire District Review

Project: TDP Subdivision
 User: Ted Black
 Department: Weber Fire District
 Created: 2012-08-15 15:49:23
 Modified: 2012-08-15 15:49:23
 Approved: Yes

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- A (1) One existing fire hydrant(s) as indicated on the plan. Maximum Spacing 500 ft.
- I Fire flow 1500 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One existing fire hydrant is required as indicated on the plan. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- A Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2010 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

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Environmental Health Septic

Project: TDP Subdivision
User: Summer Day
Department: Weber-Morgan Health Department - Waste Water Division
Created: 2012-08-15 10:09:01
Modified: 2012-08-15 10:09:01
Approved: Yes

Notes

A letter of feasibility for the existing parcel 22-045-0054 was issued on May 2, 2012 by this office. The property has been found to be suitable for the installation of a Wisconsin Mound wastewater disposal system. The lot meets all minimum lot size requirements established in the Weber-Morgan Health Department Onsite Wastewater Treatment System Regulation R317-4. Culinary water will be provided by Eden Water District. A letter from the water supplier will be required before issuance of a wastewater permit.

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Karl Sewell

Tue, Aug 14th 2012, 07:25

RMP request PUE's. Project is feasible.

Sue Morgan

Tue, Aug 14th 2012, 07:29

Elementary students are not eligible for bussing. Weber High stops are on HWY 162. Snowcrest students are not eligible but are currently bussed for safety reason in crossing the intersection of Wolf Creek Dr. & Hwy 162. Snowcrest stops are on HWY 162

Scott Slater

Wed, Aug 15th 2012, 07:55

Questar has facilities in the area and can serve subdivision

Rochelle Pfeaster

Thu, Aug 16th 2012, 16:01

I received the following email from Ruby Raccasi @ Eden Irrigation Company regarding this project.

"Per your conversation with Douglas Wilson:

The Eden Irrigation Company requires a 32 foot right-of-way (16 feet from centerline of ditch on each side) for ditch maintenance.

Please let me know if you need any additional information.

Ruby Raccasi

Assistant Secretary

Eden Irrigation Company

801-745-9546"

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