

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

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE		
LINE LENGTH	DIRECTION	LINE LENGTH	DIRECTION		
L1	45.98	S71° 11' 52"E	L16	28.67	S07° 33' 21"E
L2	35.73	S02° 48' 00"W	L17	14.67	S82° 26' 39"W
L3	38.43	S42° 32' 41"E	L18	38.67	N19° 49' 51"E
L4	32.56	S04° 59' 19"E	L19	18.67	S70° 10' 09"E
L5	86.78	N59° 38' 28"W	L20	38.67	S19° 49' 51"W
L6	72.69	N74° 47' 13"W	L21	28.67	N46° 56' 15"E
L7	46.29	N68° 26' 00"E	L22	28.67	N46° 56' 15"E
L8	81.95	N45° 00' 42"E	L23	14.67	S43° 04' 45"E
L9	26.38	N04° 53' 01"E	L24	28.67	S46° 55' 15"W
L10	38.67	N39° 44' 32"W	L25	14.67	N43° 04' 45"W
L11	18.67	N50° 15' 28"W	L26	38.67	N73° 04' 43"E
L12	38.67	S39° 44' 32"E	L27	18.67	S16° 55' 17"E
L13	18.67	S08° 15' 28"W	L28	38.67	S73° 04' 43"W
L14	28.67	N07° 33' 21"W	L29	18.67	N16° 55' 17"W
L15	14.67	N82° 26' 39"E	L30	28.67	N90° 00' 00"E
L31	14.67	S00° 00' 00"E	L46	18.00	S50° 15' 28"W
L32	28.67	N80° 00' 00"W	L47	1.00	N39° 44' 32"W
L33	14.67	N00° 00' 00"E	L48	1.00	S50° 15' 28"W
L34	28.67	N80° 00' 00"W	L49	5.00	N39° 44' 32"W
L35	14.67	N00° 00' 00"E	L50	20.00	N50° 15' 28"E
L36	28.67	N90° 00' 00"E	L51	5.00	S39° 44' 32"E
L37	14.67	S00° 00' 00"E	L52	1.00	S50° 15' 28"W
L38	28.67	S24° 30' 45"E	L53	1.00	S39° 44' 32"E
L39	14.67	S65° 29' 15"W	L54	14.00	N82° 26' 39"E
L40	28.67	N24° 30' 45"W	L55	1.00	S07° 33' 21"E
L41	14.67	N65° 29' 15"E	L56	1.00	N82° 26' 39"E
L42	18.00	N45° 00' 00"E	L57	5.00	S07° 33' 21"E
L43	16.00	S45° 00' 00"E	L58	16.00	S82° 26' 39"W
L44	16.00	S45° 00' 00"W	L59	5.00	N07° 33' 21"W
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		
L61	1.00	N07° 33' 21"W	L76	1.00	S43° 04' 45"E
L62	18.00	N70° 10' 09"W	L77	1.00	N46° 55' 15"E
L63	1.00	N19° 49' 51"E	L78	18.00	N16° 55' 17"W
L64	1.00	N70° 10' 09"W	L79	1.00	N73° 04' 43"E
L65	5.00	N19° 49' 51"E	L80	1.00	N16° 55' 17"W
L66	20.00	S70° 10' 09"E	L81	5.00	N73° 04' 43"E
L67	5.00	S19° 49' 51"W	L82	20.00	S16° 55' 17"E
L68	1.00	N70° 10' 09"W	L83	5.00	S73° 04' 43"W
L69	1.00	S19° 49' 51"W	L84	1.00	N16° 55' 17"W
L70	14.00	S43° 04' 45"E	L85	1.00	S73° 04' 43"W
L71	1.00	S46° 55' 15"W	L86	14.00	N90° 00' 00"E
L72	1.00	S43° 04' 45"E	L87	1.00	N00° 00' 00"E
L73	5.00	S46° 55' 15"W	L88	1.00	N90° 00' 00"W
L74	16.00	N43° 04' 45"W	L89	5.00	N00° 00' 00"E
L75	5.00	N46° 55' 15"E	L90	16.00	N90° 00' 00"E
L91	5.00	S00° 00' 00"E	L106	5.00	N39° 47' 54"E
L92	1.00	N90° 00' 00"W	L107	1.12	N50° 12' 05"W
L93	1.00	S00° 00' 00"E	L108	32.47	N89° 21' 05"W
L94	14.00	N90° 00' 00"E	L109	70.67	N00° 38' 55"E
L95	1.00	N00° 00' 00"E	L110	15.67	S89° 21' 02"E
L96	1.00	N90° 00' 00"W	L111	5.15	N00° 38' 55"E
L97	5.00	N00° 00' 00"E	L112	21.33	S89° 21' 02"E
L98	16.00	N90° 00' 00"E	L113	31.42	S00° 38' 55"W
L99	5.00	S00° 00' 00"E	L114	28.43	S50° 12' 06"E
L100	1.00	N90° 00' 00"W	L115	56.05	S24° 30' 46"E
L101	1.00	S00° 00' 00"E			
L102	21.33	S65° 29' 15"W			
L103	56.05	N24° 30' 45"W			
L104	5.41	S39° 47' 54"W			
L105	22.98	N90° 12' 06"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"	63.09	N52°21'01"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	S97°47'16"W
C7	7.85	5.00	90°00'00"	7.07	N51°20'06"W
C8	3.35	72.67	41°30'1"	5.39	N46°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	45.96	51.33	50°51'01"	44.08	S24°46'35"E
C12	33.03	73.67	25°41'21"	32.25	S37°21'26"E

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

WEBER COUNTY ATTORNEY

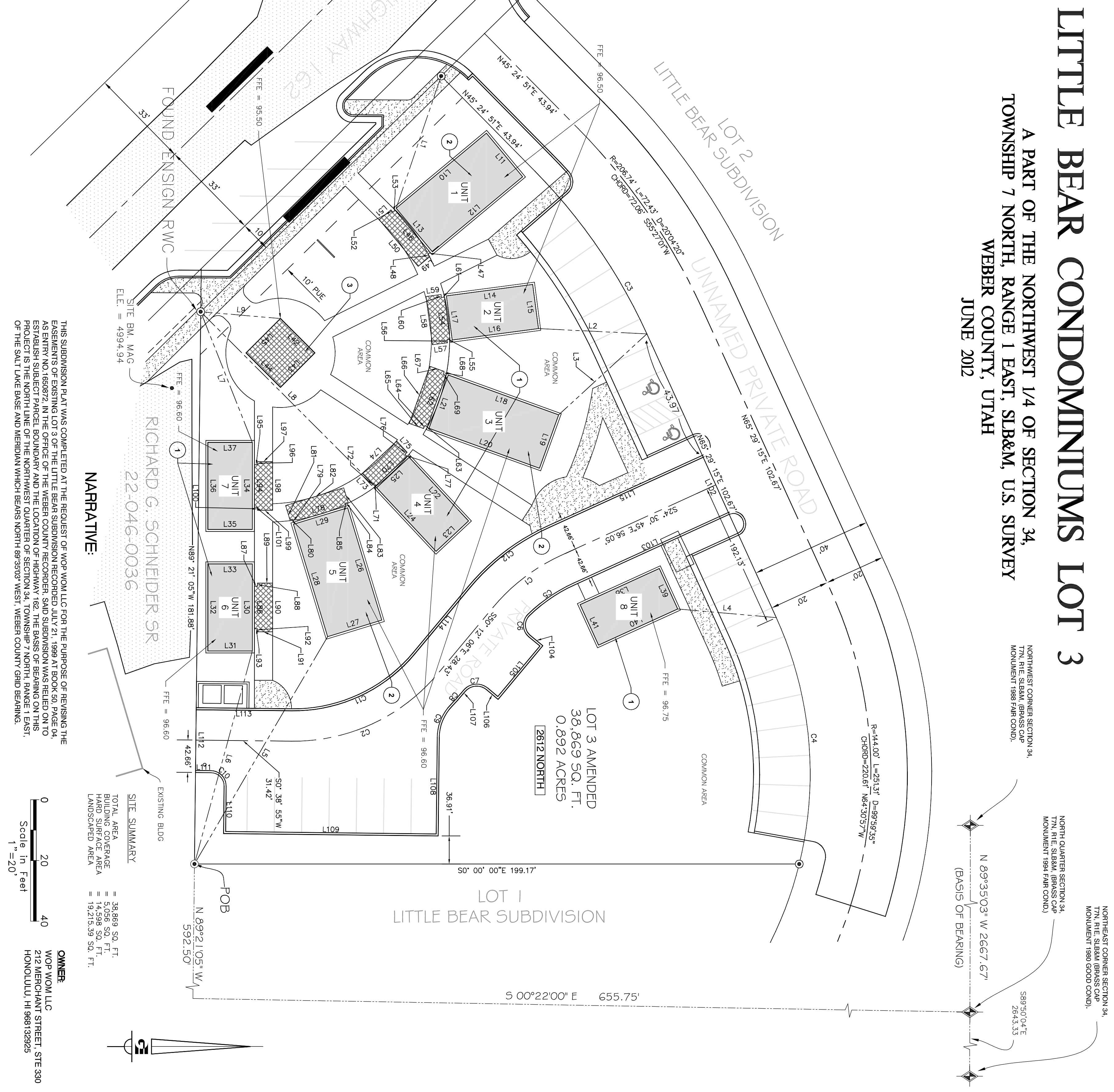
HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND APPROVE THE SAME FOR THE PURPOSES OF THE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2012 _____

WEBER COUNTY SURVEYOR

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 _____



WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

SIGNED THIS _____ DAY OF _____, 2012 _____

WEBER COUNTY ENGINEER

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 _____

WEBER-MORGAN HEALTH DEPARTMENT

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

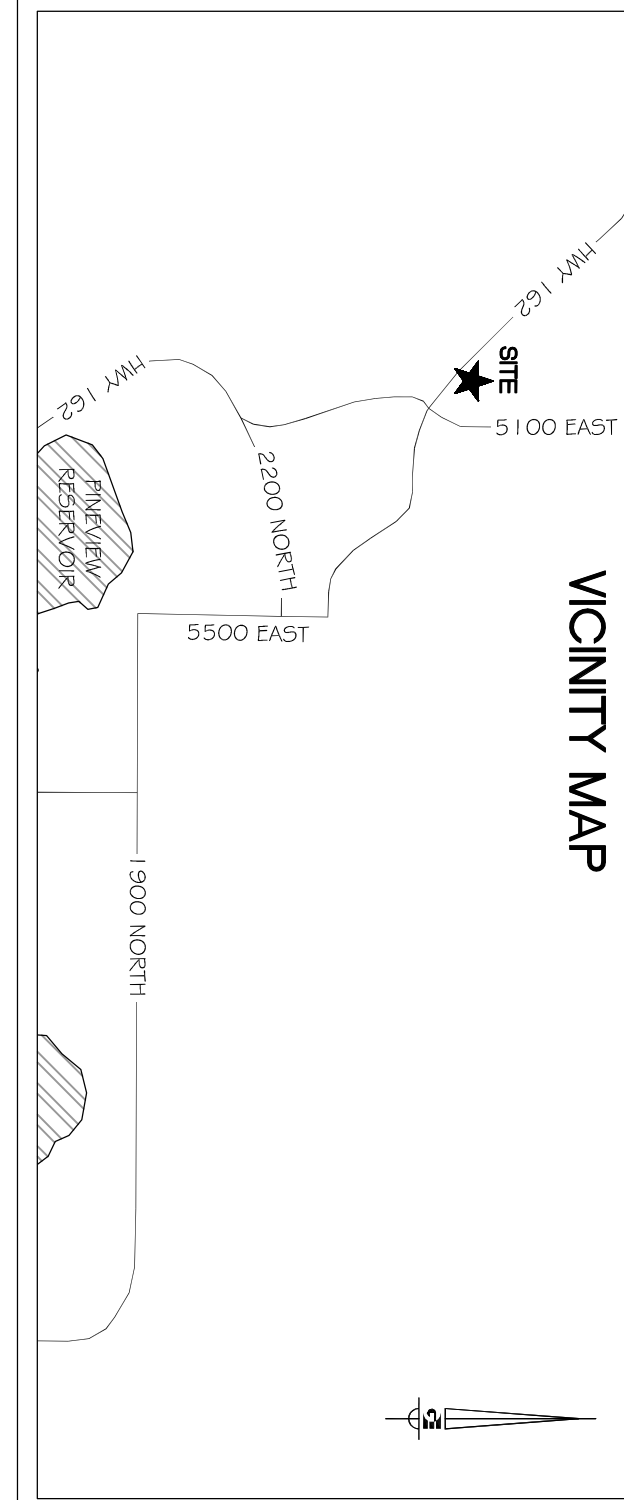
THIS _____ DAY OF _____, 2012 _____

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 _____



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 EASTERY LINE OF SAID SOUTHWEST QUARTER; THENCE N 89°21'05" W 582.50 FEET TO THE POINT OF BEGINNING; THENCE N 89°35'03" W 2667.67' (BASIS OF BEARING); THENCE S 89°35'03" E 2667.67' TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 181.88 FEET TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 110.87 FEET TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 43.94 FEET TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 65.42 FEET TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 102.67 FEET TO THE POINT OF BEGINNING; THENCE N 89°21'05" W 83.04 FEET TO THE POINT OF BEGINNING; THENCE S 89°21'05" W 198.17 FEET TO THE POINT OF BEGINNING.

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

SURVEYORS CERTIFICATE

I, TRAVIS J. DALEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE COMPLETED THE REQUIRED EDUCATION AND EXAMINATION TO BE A LICENSED SURVEYOR. I HAVE REVIEWED THE RECORDS OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERRED MONUMENTS SHOWN ON THIS PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAN IS ACCURATE.

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 THE MEASUREMENTS AND CALCULATIONS MADE BY ME AND MY ASSISTANTS AND THE RECORDS OF 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. 6897184

OWNERS 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 RECONDITION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND SUBMITS THE RECORD OF SURVEY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC THE HEREIN DESCRIBED TRACT OF LAND, AND NAME SAID TRACT THE COMMON CENTER, AND DO HEREBY:

- 1) DEDICATE AND RESERVE SAID TRACT, TOGETHER WITH THE COMMON CENTER, AS A PUBLIC PLACE TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THIS DEDICATION IS SUBJECT TO THE DEDICATION OF SAID TRACT OF LAND DESCRIBED ON SAID PLAN AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS TO BE DEVELOPED BY SAID TRACT OF LAND DESCRIBED ON SAID PLAN);
- 2) GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER SAID TRACT OF LAND TO THE COMMON CENTER, TOGETHER WITH THE COMMON CENTER, TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THIS DEDICATION IS SUBJECT TO THE DEDICATION OF SAID TRACT OF LAND DESCRIBED ON SAID PLAN);
- 3) GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER SAID TRACT OF LAND TO THE COMMON CENTER, TOGETHER WITH THE COMMON CENTER, TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THIS DEDICATION IS SUBJECT TO THE DEDICATION OF SAID TRACT OF LAND DESCRIBED ON SAID PLAN);
- 4) GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER SAID TRACT OF LAND TO THE COMMON CENTER, TOGETHER WITH THE COMMON CENTER, TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THIS DEDICATION IS SUBJECT TO THE DEDICATION OF SAID TRACT OF LAND DESCRIBED ON SAID PLAN);

AND WE DO HEREBY AGREE TO MAINTAIN, REPAIR, REPLACE, AND OPERATE SAID PUBLIC UTILITY CHANNELS IN THEIR NATURAL STATE, WHICH ARE 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

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER _____

Prepared By: _____

Gardner Engineering

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LAND SURVEYING

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