

## Exhibit "A"

Parcel# 20-001-0041

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT BEING WEST 865.50 FEET ALONG THE SECTION LINE AND SOUTH 0D06'07" EAST 693.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1; AND RUNNING THENCE SOUTH 0D06'07" EAST 1465.63 FEET; THENCE NORTH 28D58' WEST 183.50 FEET; THENCE SOUTH 86D21' WEST 207.50 FEET; THENCE NORTH 0D50' WEST 1055.30 FEET; THENCE SOUTH 85D08' WEST 288.79 FEET; THENCE NORTH 0D06' WEST 287.6 FEET; THENCE EAST 596.95 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY BEING 30 FEET ON EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS WEST 1519.97 FEET ALONG THE SECTION LINE AND NORTH 0D06' WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1, (SAID POINT BEING ON THE CENTERLINE OF 1900 NORTH STREET), AND RUNNING THENCE SOUTH 0D06' EAST 1024.16 FEET TO GRANTORS SOUTH LINE. SAID RIGHT OF WAY BEING FOR INGRESS, EGRESS AND EASEMENTS PURPOSES.

Parcel# 20-001-0042

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS 1169.90 FEET WEST ALONG THE SECTION LINE AND 1167.15 FEET SOUTH AT RIGHT ANGLES TO THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 0D05' EAST 845.10 FEET, THENCE SOUTH 89D21' WEST 249.50 FEET, THENCE NORTH 0D50' WEST 741.20 FEET, THENCE NORTH 55D10' WEST 209.69 FEET, THENCE EAST 419.60 FEET TO THE POINT OF BEGINNING.

Parcel# 20-001-0047

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE CENTER LINE OF 1900 NORTH STREET, WHICH IS WEST 865.50 FEET ALONG THE SECTION LINE AND NORTH 0D06' WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0D06'07" EAST 733.87 FEET, THENCE WEST 596.95 FEET; THENCE NORTH 0D06' WEST 733.87 FEET TO THE CENTER LINE OF SAID STREET, THENCE EAST 596.92 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD.

Parcel# 20-001-0057

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WEST (SOUTH 89D14' WEST) ALONG THE SECTION LINE, BEING ON THE SOUTH RIGHT OF WAY LINE OF 1900 NORTH STREET, 1462.42 FEET AND SOUTH 0D06' EAST 982.24 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE NORTH 85D08' EAST 288.79 FEET; THENCE SOUTH 0D50' EAST 210.21 FEET; THENCE WEST 290.48 FEET; THENCE NORTH 0D06' WEST 185.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY ACROSS A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY; SAID RIGHT OF WAY BEING 30 FEET ON EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT ON THE CENTERLINE OF 1900 NORTH STREET WHICH IS WEST 1519.97 FEET AND NORTH 0D06' WEST 40 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 1, RUNNING THENCE SOUTH 0D06' EAST 1054.16 FEET, THENCE NORTH 89D39' EAST 27.96 FEET, THENCE NORTH 85D08' EAST 288.48 FEET, THENCE SOUTH 0D50' EAST 180.21 FEET. BEING A RIGHT OF WAY FOR INGRESS AND EGRESS AND ALL UTILITIES.

**Exhibit "B"**

Attached Conditional Use Permit, Site Plan and Notice of Decision of the Ogden Valley Planning Commission



**Exhibit B**

Weber County Planning Commission

**Conditional Use Permit**

Date: 3/22/2013

Page 1 of 2

Printed: 3/22/2013

Index No: CU INDX14-2013 Conditional Use approved on: 3/5/2013 CUP Permit No.: 2013-05

Purpose of Conditional Use: Agritourism Operation

**Applicant**

Name: SANCHEZ, JUAN M & WF

Address: 6949 E 1900 N  
EDEN, UT 84310

Phone:

**Owner**

Name: SANCHEZ, JUAN M & WF

Address: 6949 E 1900 N  
EDEN, UT 84310

Phone:

**Parcel**

Zoning: AV-3

Parcel Number: 200010041

Address: 6949 E 1900 N

Total Area: 27.5

Section: 1 Township: 6N Range: 1E

Subdivision: Section Land Lot(s): NA

**Site/Use Information:**

Adjacent Site Use: Agriculture/Residential

Eliminated Parking: 0 Existing Parking: 2 Proposed Parking: 60

Other Parking Provisions:

Existing Floor Space: Proposed Floor Space:

Property Dimesions: 27.5 acres Hours:

Construction Date: Residents-Workers:

Short Description: Agritourism Operation

**Comments/Conditions:**

Issued based on approved site plan. Also, the condition was made to conceal light source in approved driveway lamps.

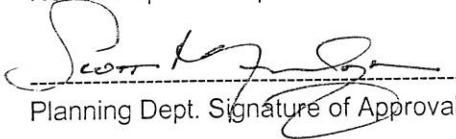
Purpose of Conditional Use:

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**NOTICE FOR APPLICANT:**

(Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

 \_\_\_\_\_ 3/22/2013  
Planning Dept. Signature of Approval Date

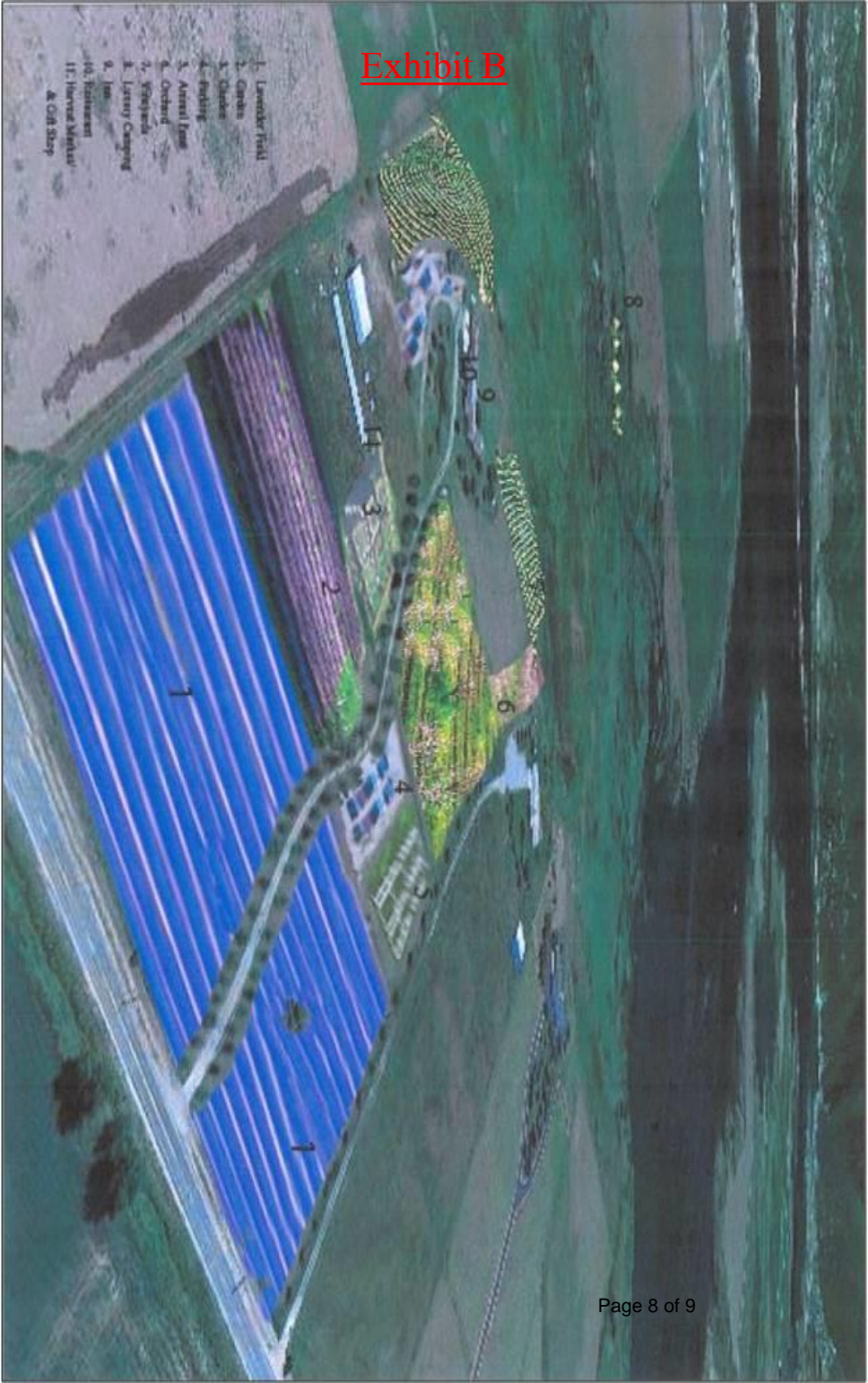
This permit becomes null and void if use or construction authorized has not commenced within one year, if the use is discontinued for one year, or if there is a zone change affecting this property. Any change to the permit or approved site plan must be submitted to the Planning Commission for approval.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

 \_\_\_\_\_ 03/22/2013  
Contractor/Owner Signature of Approval Date

## Exhibit B

1. Landwehr Field
2. Gardens
3. Church
4. Meeting
5. Art and Fun
6. Orchard
7. Kiosk/Bar
8. Lottery/Casino
9. Inn
10. Restaurant
11. "Horseshoe Miniature"
12. Gift Shop



## Exhibit B



**Weber County**

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

Ogden Valley Township Planning Commission  
**NOTICE OF DECISION**

Mr. Juan-Manuel and Ingrid Sanchez  
6949 East 1900 North Street  
Eden, Utah 84310

March 6, 2013

File Number: CUP 2013-05

You are hereby notified that your Conditional Use Permit Application, for an agri-tourism operation, was heard by the Ogden Valley Township Planning Commission during an appropriately noticed public meeting held on March 5, 2013.

The Planning Commission voted unanimously to approve the Application, subject to all review agency requirements. As a condition of approval, the Planning Commission also included an additional requirement to shield the light source found in all of the project's proposed lamp posts.

Minutes from the meeting will be available to you through the Weber County Planning Division Office in approximately one month. To obtain a copy of the minutes you may contact Sherri Sillitoe at 801-399-8794.

Sincerely,

Scott Mendoza  
Weber County Planning Division