



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: _____ Time: _____

Staff member assigned to process application: _____

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: _____



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:

* \$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:

“Small Subdivision”:

- a. A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- b. An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- c. 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



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*)
- A preliminary title report for each tax parcel included within the preliminary subdivision boundary shall be included with the preliminary plat application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:
 - a. All easements.
 - b. Reference (the entry number and or book and page number) to all deeds in chain of title.
 - c. All boundary line agreements.
 - d. All rights of way whether the parcel is subject to or has reserve rights.
 - e. All current owners.
 - f. All outstanding liens, taxes, etc.

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 digital format of 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



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

- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- A preliminary title report for each tax parcel included within the preliminary subdivision boundary shall be included with the preliminary plat application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:
 - a. All easements.
 - b. Reference (the entry number and or book and page number) to all deeds in chain of title.
 - c. All boundary line agreements.
 - d. All rights of way whether the parcel is subject to or has reserve rights.
 - e. All current owners.
 - f. All outstanding liens, taxes, etc.

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 that have received preliminary plan approval shall have eighteen (18) months from the date of the preliminary approval by the Planning Commission to receive a recommendation for final approval of the subdivision, or the first phase.

The Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County ordinances, and State and Federal laws current at the time of the extension may grant an extension of preliminary approval for an additional time of up to eighteen (18) months. The extension request shall be submitted, and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extension will be granted. The Planning Director shall deny any requested time extension beyond the two that are based on financial, economic, or self-imposed hardship.

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 or a 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 have no validity. 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 have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. An additional time extension may be granted if the hardship is determined to be a county cause delay.

(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

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Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

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 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 <i>10/25/2012</i>	Fees (Office Use) <i>\$600.00</i>	Receipt Number (Office Use) <i>7437</i>	File Number (Office Use) <i>LVC102512</i>
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Subdivision and Property Information

Subdivision Name <i>Combe South Estates</i> ^{Subdivision} <i>#2 No. 1 2nd Amendment</i>		Number of Lots <i>2</i>
Approximate Address <i>2245 E Combe Rd.</i>		Land Serial Number(s)
Current Zoning	Total Acreage <i>1 Acre</i>	
Culinary Water Provider <i>Uintah Highlands</i>	Secondary Water Provider <i>Weberbasin</i>	Wastewater Treatment <i>Uintah Highlands</i>

Property Owner Contact Information

Name of Property Owner(s) <i>Clive and Linda Stander</i>		Mailing Address of Property Owner(s) <i>2220 E Jared Way Ogden UT 84403</i>
Phone <i>801-391-9800</i> ^{cell}	Fax	
Email Address <i>clive@standerconstruction.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Owner Clive Stander</i>		Mailing Address of Authorized Person
Phone <i>801-391-9800</i>	Fax	
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Surveyor/Engineer Contact Information


Name or Company of Surveyor/Engineer <i>Reeve & Associates</i>		Mailing Address of Surveyor/Engineer
Phone <i>801-621-3100</i>	Fax	
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Owner Affidavit

I (We), *Clive Stander*, 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.

Clive Stander
(Property Owner)

Subscribed and sworn to me this *23* day of *October*, 20*12*


[Signature]
 (Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Uintah Highlands Improvement District

2401 East 6175 South - Ogden, UT 84403

Phone: 801-476-0945

Fax: 801-476-2012

Subdivision Planner - Fax 801-399-8862

Attn: Craig Brown

Weber County Planning Commission

2380 Washington Blvd.

Ogden, UT 84401

Re: Subdivision _____ Combe South Amended _____ Lot New _____

For: Clive Standard / L. Jeff Anderson _____ Parcel # _____

Commitment to Serve

We have reviewed the Preliminary Plat for the above referenced subdivision (lot) to be located within the boundaries of the Uintah Highlands Improvement District (the "District") and Unincorporated Weber County.

Based upon the information contained on the plat and under existing conditions, the District is able and hereby commits to provide the following services to the proposed subdivision (lot). The District provides maintenance to the meter for water service and point of connection to the main for sewer.

This Commitment to Serve does not imply that construction drawings have been reviewed or agreed upon. It is only to show that services can be brought to the subdivision. The District requires acceptance of improvement drawings before subdivision approval is given.

Culinary Water _____ ✓ _____

Sanitary Sewer Collection _____ ✓ _____

The District's commitment hereunder is made expressly subject to the condition that the Developer/Contractor be required to proceed according to the development procedures of the District. The Developer/Contractor is also required to enter into a written agreement with the District before the construction of any improvements.

The Developer/Contractor will agree to construct the improvements described herein strictly following District Specifications and to abide by all Rules and Regulations of the District, as the same currently exists or is amended from time to time.

Service is provided after payment of all applicable Impact and Connection Fees and owner(s) of said property has entered into a written agreement with the District for payment of services (Application for Service) once occupancy is granted by Weber County.

Dated this 18th day of October, 2012.

Uintah Highlands Improvement District

By: Blaine E. Brough
Blaine E. Brough
District Manager



COMMITMENT

SCHEDULE A

1. Effective Date: October 2, 2012 at 7:00 A.M.

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy – 6/17/06 Amount - 0 -

Proposed Insured: NONE

(b) ALTA Loan Policy – 6/17/06 Amount - 0 -

Proposed Insured: NONE

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

The Clive and Linda Stander Trust, dated the 20th day of April, 2001, Clive T. Stander and Linda Stander, trustees

4. The land referred to in the Commitment is located in Weber County, State of Utah and is described as follows:

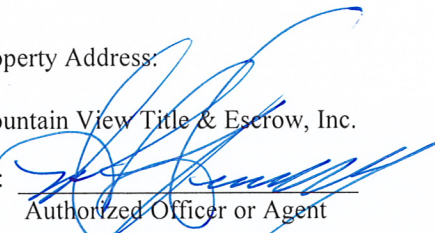
SEE ATTACHED EXHIBIT "A"

Property Address:

See Legal Description, Ogden, Utah 84403

Mountain View Title & Escrow, Inc.

Escrow Officer: Mike Hendry

By: 
Authorized Officer or Agent

Countersigned at Ogden, Utah

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 2 page(s)

EXHIBIT "A"

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89D02'14" EAST 128.57 FEET FROM THE SOUTHWEST QUARTER CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SAID SECTION, THENCE NORTHEASTERLY TO COMBE ROAD, THENCE SOUTHEASTERLY ALONG COMBE ROAD TO A POINT ON THE 1/16TH SECTION LINE, THENCE WEST 77 FEET, MORE OR LESS, ALONG SAID 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: RAW GROUND, OGDEN, UTAH
PARCEL NUMBER: 07-086-0007

PARCEL 2:

PART OF LOT 3, COMBE SOUTH ESTATES NO. 1 AMENDED, WEBER COUNTY, UTAH. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, RUNNING THENCE NORTH 23D20' WEST 180.00 FEET, THENCE SOUTH 85D12'29" EAST 177.87 FEET, THENCE SOUTH 8D40'55" EAST 116.32 FEET TO THE NORTH LINE OF JARED WAY, THENCE WESTERLY ALONG THE ARC OF A 503.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 128.84 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 2220 EAST JARED WAY, OGDEN, UTAH 84403
PARCEL NUMBER: 07-353-0003

PARCEL 3:

PART OF LOT 3, COMBE SOUTH ESTATES SUBDIVISION NO. 1 AMENDED, WEBER COUNTY, UTAH. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, RUNNING THENCE SOUTH 89D19'40" EAST (NORTH 89D55'30" EAST) 266.43 FEET TO THE SOUTH LINE OF COMBE ROAD, THENCE SOUTHEASTERLY ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.09 FEET (LONG CHORD BEARS SOUTH 64D43'21" EAST 19.08 FEET), THENCE SOUTH 23D57'13" WEST (SOUTH 23D12'23" WEST) 132.50 FEET, THENCE SOUTH 7D56'05" EAST (SOUTH 8D40'55" EAST) 17.97 FEET, THENCE NORTH 85D12'29" WEST 177.87 FEET, THENCE NORTH 22D35'10" WEST (NORTH 23D20' WEST) 144.03 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 2220 EAST JARED WAY, OGDEN, UTAH 84403
PARCEL NUMBER: 07-353-0005



MOUNTAIN VIEW
TITLE & ESCROW CO.

First American Title Insurance Company

Case No. 118065

COMMITMENT

SCHEDULE B - Section I

Requirements

The following are the requirements to be complied with:

- Item a) Payment to or for the account of the grantors or mortgagors or the full consideration for the estate or interest to be insured.
- Item b) Proper instrument(s) creating the estate or interest to be insured executed and duly filed for record, to-wit:

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule B1 consists of 1 page(s)



COMMITMENT

SCHEDULE B - Section II

Exceptions

II. Schedule B of the policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 6 WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED HEREUNDER.

7. PARCEL 1:
Taxes for the year 2011 are delinquent in the amount of \$6.60 plus penalty and interest. Taxes for the year 2012 are due and payable on or before November 30, 2012 in the amount of \$6.22.
SERIAL NUMBER: 07-086-0007

PARCEL 2:
Taxes for the year 2011 are delinquent in the amount of \$2,569.51 plus penalty and interest. Taxes for the year 2012 are due and payable on or before November 30, 2012 in the amount of \$2,400.89.
SERIAL NUMBER: 07-353-0003

PARCEL 3:
Taxes for the year 2012 are delinquent in the amount of \$160.59 plus penalty and interest. Taxes for the year 2012 are due and payable on or before November 30, 2012 in the amount of \$740.07.
SERIAL NUMBER: 07-353-0005

Lien arising as of 12 o'clock noon of January 1 for any unpaid personal property taxes which may be listed against the property described herein

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule B2 consists of 4 page(s)



COMMITMENT

SCHEDULE B - Section II

Exceptions

8. Said property is included within the following boundaries and is subject to any charges and assessments levied by them as a result of services provided.

GENERAL FUND, G O BOND FUND, LIBRARY, WEBER SCHOOL DISTRICT, STATEWIDE SCHOOL BASIC LEVY, MOSQUITO ABATEMENT DISTRICT, WEBER BASIN WATER – GENERAL, UINTAH HIGHLANDS IMPROV. DISTRICT, CENTRAL WEBER SEWER DISTRICT, WEBER / MORGAN HEALTH, JUDGMENT LEVY - W.C., PARAMEDIC FUND, WEBER FIRE DISTRICT, STATE ASSESS & COLLECT / MULTI CO, ASSESS & COLLECT / COUNTY, UNINCORP WEBER COUNTY, WEBER SCHOOL DIST JUDGMENT LEVY, WEBER AREA DISPATCH 911 AND EM. SERV. DIST.- (S-S), WEBER FIRE G.O. BOND - 2006 SERIES

9. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

10. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantee: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION

Location: EXACT LOCATION NOT DISCLOSED

Purpose: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES FROM TIME TO TIME, AS SAID GRANTEE MAY REQUIRE UPON, OVER, UNDER AND ACROSS THE DESCRIBED LAND.

Recorded: November 1, 1918

Book: N Page: 176

11. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantee: UINTAH-HIGHLAND WATER AND SEWER IMPROVEMENT DISTRICT

Purpose: A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPLACE AND MAINTAIN A CULINARY WATER LINE OVER AND ACROSS PARCEL 1 AS FOLLOWS: A 15 FOOT WIDE PERMANENT EASEMENT 10 FEET ON THE WEST SIDE AND 5 FEET ON THE EAST SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: A PARTY OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SUBDIVISION BOUNDARY OF UINTAH-HIGHLANDS SUBDIVISION NO. 4, WEBER COUNTY, UTAH, BEING SOUTH 74 DEG 41 MIN 57 SEC EAST 12.80 FEET FROM THE SOUTHEAST CORNER OF LOT 49 IN SAID SUBDIVISION; RUNNING THENCE NORTH 23 DEG 20 MIN WEST 206.71 FEET; THENCE NORTH 0 DEG 04 MIN 30 SEC WEST 451.10 FEET TO THE NORTH LINE OF THE GRANTORS PROPERTY IN COMBE ROAD.

Recorded: January 15, 1981

Book: 1374 Page: 1660

12. A fifteen (15) foot Public Utility and Drainage Easement over the Westerly property line of said property as disclosed on dedication plat.

(AFFECTS PARCELS 2 AND 3)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule B2 consists of 4 page(s)



COMMITMENT

SCHEDULE B - Section II

Exceptions

13. A seven (7) foot Public Utility and Drainage Easement over the Southerly property line of said property as disclosed on dedication plat.
(AFFECTS PARCEL 2)
14. A fifteen (15) foot Utility Easement along the Easterly property line of said property as disclosed on dedication plat.
(AFFECTS PARCEL 2)
15. A fifteen (15) foot Public Utility and Drainage Easement running vertically thru the Westerly portion of Lot 3, as disclosed on dedication plat.
16. No access to said property off Combe Road as disclosed on dedication plat.
17. The effects of an accurate survey of said property.
18. Overhead Power Line Easement over and across said property, as disclosed by a visual inspection.
19. COVENANT TO RUN WITH LAND
Recorded: September 15, 1988
Entry Number: 1057851
Book: 1547 Page: 744
(AFFECTS PARCELS 2 AND 3)
20. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT
Dated: August 5, 1993
By and Between: CLIVE T. STANDER AND LINDA S. STANDER AND WEBER COUNTY
Recorded: August 5, 1993
Entry Number: 1240344
Book: 1675 Page: 252
(AFFECTS PARCELS 2 AND 3)
21. COVENANT TO RUN WITH LAND
Dated: August 5, 1993
Recorded: August 6, 1993
Entry Number: 1240424
Book: 1675 Page: 406
(AFFECTS PARCELS 2 AND 3)
22. NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.
(AFFECTS ALL 3 PARCELS)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule B2 consists of 4 page(s)



COMMITMENT

SCHEDULE B - Section II

Exceptions

23. SUBJECT TO THE TERMS, CONDITIONS AND/OR RESTRICTIONS OF THAT CERTAIN CLIVE AND LINDA STANDER TRUST, DATED THE 20TH DAY OF APRIL, 2001, AS DISCLOSED IN BOOK 2184, PAGE 1337, OF WEBER COUNTY RECORDS.
24. JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES AND NONE WERE FOUND TO BE OF RECORD:

CLIVE T. STANDER
LINDA STANDER
25. A 24 MONTH VESTING CHAIN OF TITLE HAS BEEN DONE AND THE FOLLOWING ITEMS WERE FOUND TO BE OF RECORD.

NONE
26. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS.
27. NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alta.org>. ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule B2 consists of 4 page(s)

ALTA Commitment Form**COMMITMENT FOR TITLE INSURANCE**

Issued by

First American Title Insurance Company

First American Title Insurance Company, a CA corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

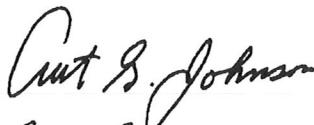
All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

By



President

Attest



Secretary

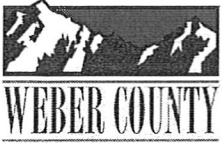


By:

Authorized Signatory

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 25-OCT-2012

Receipt Nbr: 1101

ID# 7437

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: STANDER CONSTRUCTION
Template: PUBLIC WORKS
Description: SUBDIVISION/VACATE OF LOT

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	\$	_____	720.00
Grand Total	\$	=====	720.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		200.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		200.00
2012-01-4181-3419-0550-000	ZONING FEES		120.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		200.00
TOTAL \$			720.00

Check Amounts

720.00

Total Checks: 1

Total Check Amounts: \$ 720.00

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



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Current Taxes	Ownership Info	Tax History	Property Characteristics	Delinquent Taxes
-------------------------------	--------------------------------	-----------------------------	--	----------------------------------

Today's Date: 10/26/2012

[<--Back to Search](#)

Parcel # 07-353-0003

Ownership Info

Owner	STANDER, CLIVE T& LINDA STANDER TRUSTEES	View in Geo-Gizmo
Property Address	2220 E JARED WAY UINTAH 84403	Plat Map Plat Map Last Uploaded: 20 Jul 2012
Mailing Address	2220 E JARED WAY OGDEN UT 844035320	07-353 View PDF
Tax Unit	159	Viewing Plat Maps requires Adobe Reader
		Dedication Plat Combe South Est No 01 30-090(TIF) Combe South Est No 01 Amd Lot 3 30-090(TIF) 36-021(TIF)

Property Value Info

Total Market Value: \$ 358,301.00

Current References

Entry #	Book	Page	Recorded Date
1808491	2184	1339	16-NOV-01
Kind of Instrument QUIT CLAIM DEED			

Prior Parcel Numbers

070860047 (Dead)

Legal Description

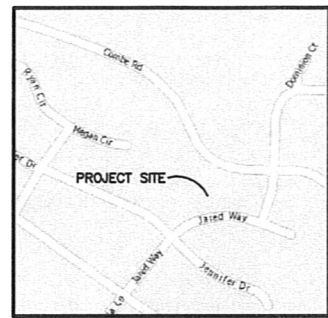
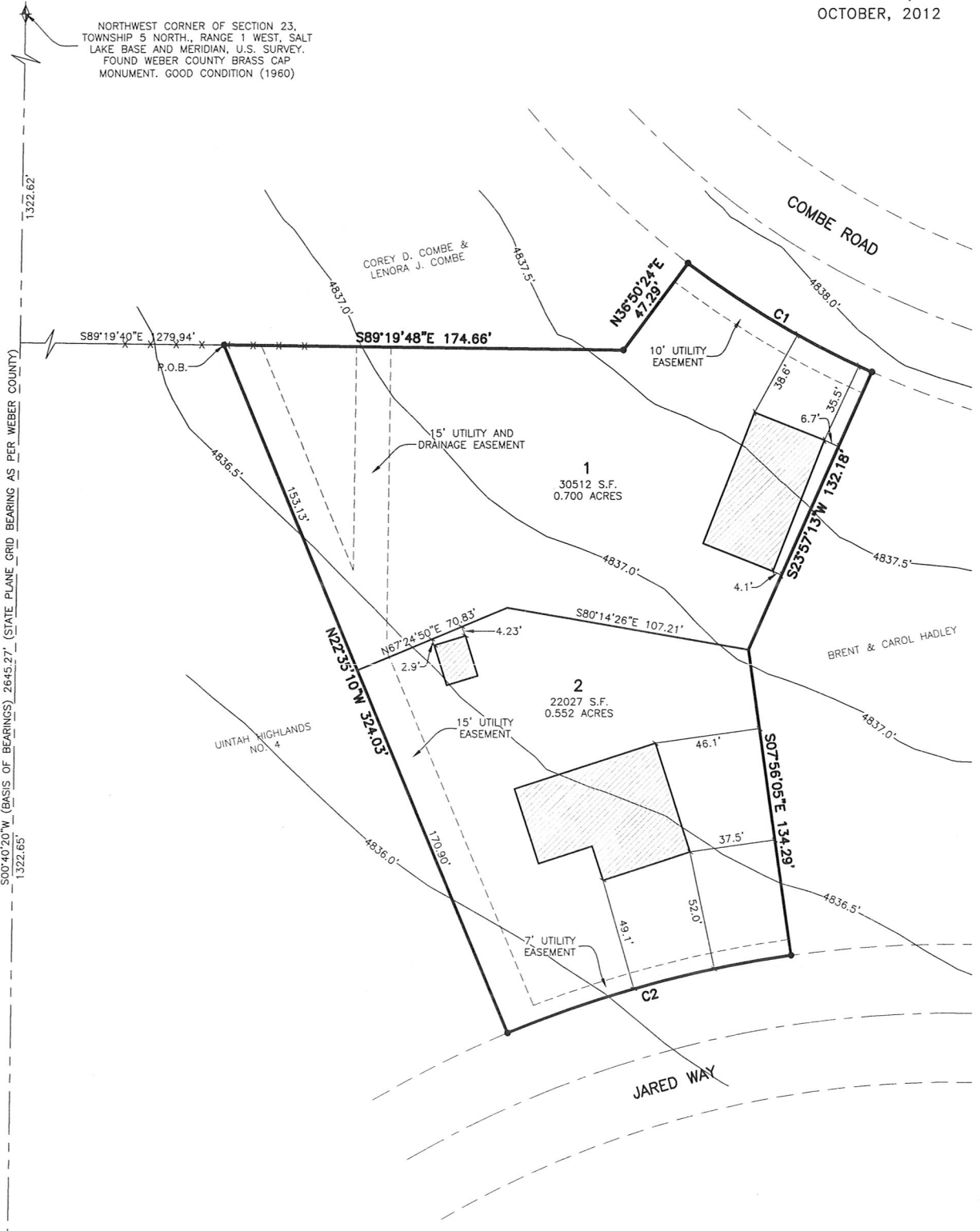
** For Tax Purposes Only **

PART OF LOT 3, COMBE SOUTH ESTATES NO. 1 AMENDED, WEBERCOUNTY, UTAH. BEGINNING AT THE SOUTHWEST CORNER OF SAIDLOT 3, RUNNING THENCE NORTH 23D20' WEST 180.00 FEET, THENCESOUTH 85D12'29" EAST 177.87 FEET, THENCE SOUTH 8D40'55" EAST116.32 FEET TO THE NORTH LINE OF JARED WAY, THENCE WESTERLYALONG THE ARC OF A 503.86 FOOT RADIUS CURVE TO THE LEFT ADISTANCE OF 128.84 FEET TO THE POINT OF BEGINNING.

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LOT 3, COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
WEBER COUNTY, UTAH
OCTOBER, 2012



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR 24" LONG AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET LEAD PLUG IN TOP BACK OF CURB
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING BUILDING

DEVELOPER

CLIVE STANDER
2220 SOUTH 2125 EAST
OGDEN, UT 84403
801-391-9800

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	413.00'	93.63'	93.43'	47.02'	S59°32'14"E	12°59'22"
C2	503.00'	128.84'	128.49'	64.77'	S74°44'33"W	14°40'33"

NOTE

FIRE HYDRANT APPROXIMATELY 175 FEET TO THE EAST ON THE SOUTHERLY SIDE OF COMBE ROAD

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°40'20"W.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO A TWO LOT SUBDIVISION. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR 24" LONG AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°40'20"W 1322.62 FEET AND S89°19'40"E 1279.94 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S89°19'48"E 174.66 FEET; THENCE N36°50'24"E 47.29 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COMBE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 93.63 FEET, A RADIUS OF 413.00 FEET, A CHORD BEARING OF S59°32'14"E, AND A CHORD LENGTH OF 93.43 FEET; THENCE S23°57'13"W 132.18 FEET; THENCE S07°56'05"E 134.29 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JARED WAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 128.84 FEET, A RADIUS OF 503.00 FEET, A CHORD BEARING OF S74°44'33"W, AND A CHORD LENGTH OF 128.49 FEET; THENCE N22°35'10"W 324.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,539 SQUARE FEET OR 1.25 ACRES

Surveyor's Certificate
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF LOT 3, COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND 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 RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, 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 _____, 20____.

150228-2201
UTAH LICENSE NUMBER ROBERT D. KUNZ

Owners Dedication And Certification
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT LOT 3, COMBE SOUTH ESTATES SUBDIVISION NO. 1 2ND AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 _____ DAY OF _____, 20____.

Acknowledgment
LENORA J. COMBE, TRUSTEE
STATE OF UTAH)
COUNTY OF _____)ss.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, COREY D. COMBE, TRUSTEE (AND) LENORA J. COMBE, TRUSTEE, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE TRUSTEES OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUSTEES FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 09-20-07
Name: LOT 3, COMBE SOUTH SUBD. NO. 1 2ND AMD
Number: 6129-01
Revision:
Scale: 1"=30'
Checked:

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 521-3100 FAX: (801) 521-2666 www.reeve-assoc.com

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 AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT. GOOD CONDITION (1960)

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT. GOOD CONDITION (2004)

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 _____, 20____.

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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 20____.

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 _____, 20____.

ATTEST:
CHAIRMAN, WEBER COUNTY COMMISSION