RECORD OF SURVEY FOR
LITTLE BEAR CONDOMINIUMS LOT 3
1ST AMENDMENT
A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, U.S. SURVEY WEBER COUNTY, UTAH
DECEMBER, 2013

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	45.98	S71° 11' 52"E
L2	35.73	S02° 48' 00"W
L3	39.43	S42° 32' 41"E
L4	32.56	S04° 59' 19"W
L5	86.78	N59° 38' 28"W
L6	72.69	N74° 47' 13"W
L7	46.29	N68° 26' 00"E
L8	81.95	N45° 00' 42"E
L9	26.38	N04° 53' 01"E
L10	38.67	N39° 44' 32"W
L11	18.67	N50° 15' 28"E
L12	38.67	S39° 44' 32"E
L13	18.67	S50° 15' 28"W
L14	28.67	N07° 33' 21"W
L15	14.67	N82° 26' 39"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L16	28.67	S07° 33' 21"E
L17	14.67	S82° 26' 39"W
L18	38.67	N19° 49' 51"E
L19	18.67	S70° 10' 09"E
L20	38.67	S19° 49' 51"W
L21	18.67	N70° 10' 09"W
L22	28.67	N46° 55' 15"E
L23	14.67	S43° 04' 45"E
L24	28.67	S46° 55' 15"W
L25	14.67	N43° 04' 45"W
L26	38.67	N73° 04' 43"E
L27	18.67	S16° 55' 17"E
L28	38.67	S73° 04' 43"W
L29	18.67	N16° 55' 17"W
L30	28.67	N90° 00' 00"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L31	14.67	S00° 00' 00"E
L32	28.67	N90° 00' 00"W
L33	14.67	N00° 00' 00"E
L34	28.67	N90° 00' 00"W
L35	14.67	N00° 00' 00"E
L36	28.67	N90° 00' 00"E
L37	14.67	S00° 00' 00"E
L38	28.67	S24° 30' 45"E
L39	14.67	S65° 29' 15"W
L40	28.67	N24° 30' 45"W
L41	14.67	N65° 29' 15"E
L42	16.00	N45° 00' 00"E
L43	16.00	S45° 00' 00"E
L44	16.00	S45° 00' 00"W
L45	16.00	N45° 00' 00"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L46	18.00	S50° 15' 28"W
L47	1.00	N39° 44' 32"W
L48	1.00	S50° 15' 28"W
L49	5.00	N39° 44' 32"W
L50	20.00	N50° 15' 28"E
L51	5.00	S39° 44' 32"E
L52	1.00	S50° 15' 28"W
L53	1.00	S39° 44' 32"E
L54	14.00	N82° 26' 39"E
L55	1.00	S07° 33' 21"E
L56	1.00	N82° 26' 39"E
L57	5.00	S07° 33' 21"E
L58	16.00	S82° 26' 39"W
L59	5.00	N07° 33' 21"W
L60	1.00	N82° 26' 39"E

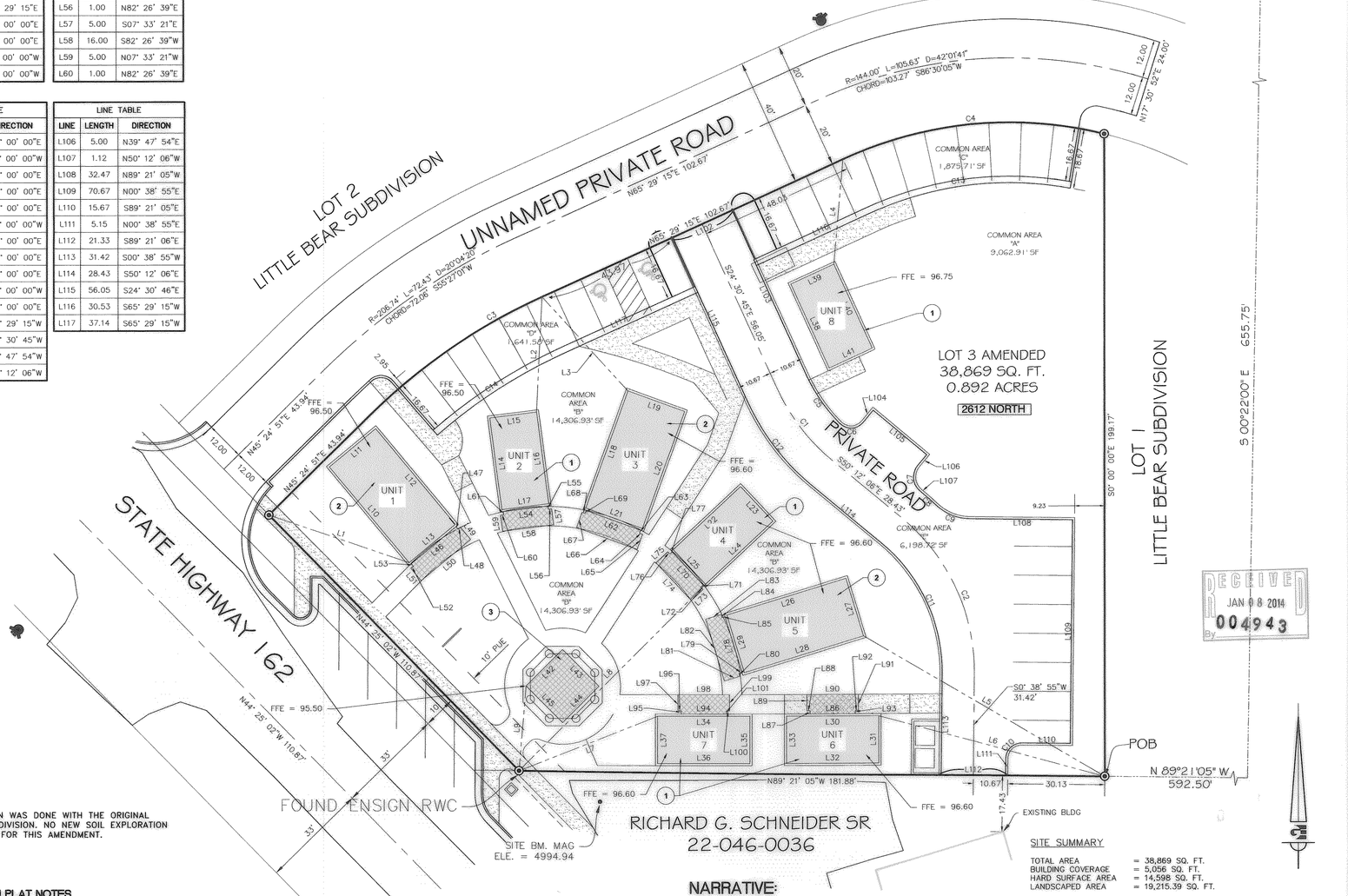
LINE TABLE		
LINE	LENGTH	DIRECTION
L61	1.00	N07° 33' 21"W
L62	18.00	N70° 10' 09"W
L63	1.00	N19° 49' 51"E
L64	1.00	N70° 10' 09"W
L65	5.00	N19° 49' 51"E
L66	20.00	S70° 10' 09"E
L67	5.00	S19° 49' 51"W
L68	1.00	N70° 10' 09"W
L69	1.00	S19° 49' 51"W
L70	14.00	S43° 04' 45"E
L71	1.00	S46° 55' 15"W
L72	1.00	S43° 04' 45"E
L73	5.00	S46° 55' 15"W
L74	16.00	N43° 04' 45"W
L75	5.00	N46° 55' 15"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L76	1.00	S43° 04' 45"E
L77	1.00	N46° 55' 15"E
L78	18.00	N16° 55' 17"W
L79	1.00	N73° 04' 43"E
L80	1.00	N16° 55' 17"W
L81	5.00	N73° 04' 43"E
L82	20.00	S16° 55' 17"E
L83	5.00	S73° 04' 43"W
L84	1.00	N16° 55' 17"W
L85	1.00	S73° 04' 43"W
L86	14.00	N90° 00' 00"E
L87	1.00	N00° 00' 00"E
L88	1.00	N90° 00' 00"W
L89	5.00	N00° 00' 00"E
L90	16.00	N90° 00' 00"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L91	5.00	S00° 00' 00"E
L92	1.00	N90° 00' 00"W
L93	1.00	S00° 00' 00"E
L94	14.00	N90° 00' 00"E
L95	1.00	N00° 00' 00"E
L96	1.00	N90° 00' 00"W
L97	5.00	N00° 00' 00"E
L98	16.00	N90° 00' 00"E
L99	5.00	S00° 00' 00"E
L100	1.00	N90° 00' 00"W
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	N50° 12' 06"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L106	5.00	N39° 47' 54"E
L107	1.12	N50° 12' 06"W
L108	32.47	N89° 21' 05"W
L109	70.67	N00° 38' 55"E
L110	15.67	S89° 21' 05"E
L111	5.15	N00° 38' 55"E
L112	21.33	S89° 21' 06"E
L113	31.42	S00° 38' 55"W
L114	28.43	S50° 12' 06"E
L115	56.05	S24° 30' 46"E
L116	30.53	S65° 29' 15"W
L117	37.14	S65° 29' 15"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	N51°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
C13	64.21	105.33	34°55'26"	63.22	S82°56'58"W
C14	48.12	168.05	16°24'28"	47.96	S57°17'01"W



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
- 1 UNIT NUMBER

NOTE:

SOIL EXPLORATION WAS DONE WITH THE ORIGINAL LITTLE BEAR SUBDIVISION. NO NEW SOIL EXPLORATION HAS BEEN DONE FOR THIS AMENDMENT.

CONDOMINIUM PLAT NOTES

1. UNIT TYPE "A" 16'X30' 480 SQ. FT.
2. UNIT TYPE "B" 20'X40' 800 SQ. FT.
3. GAZEBO 16'X16' 256 SQ. FT.

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 STATE PLANE 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.

0 20 40
Scale in Feet
1"=20'

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

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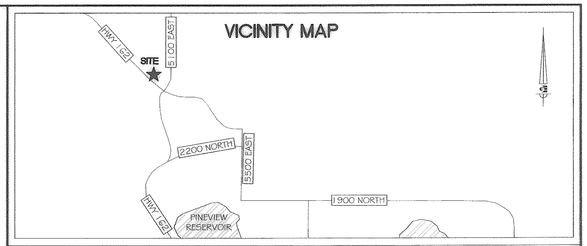

BOUNDARY DESCRIPTION

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 EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE N 89°21'05" W 592.50 FEET TO THE POINT OF BEGINNING; THENCE

NORTH 89°21'05" WEST	181.88 FEET	TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162; THENCE
NORTH 44°25'02" WEST	110.87 FEET	ALONG SAID RIGHT-OF-WAY; THENCE DEPARTING SAID RIGHT-OF-WAY
NORTH 45°24'51" EAST	43.94 FEET	TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 186.74' FEET; THENCE
NORTHEASTERLY	65.42 FEET	ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'20"; THENCE
NORTH 65°29'15" EAST	102.67 FEET	TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 124.00' FEET; THENCE
EASTERLY	83.04' FEET	ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 38°22'09" TO THE EASTERLY LINE OF LOT 3, LITTLE BEAR SUBDIVISION; THENCE
SOUTH 00°00'00" WEST	199.17 FEET	ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

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

SURVEYOR'S CERTIFICATE

I, KLINT WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 1st 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 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 20TH DAY OF December, 2013

KLINT WHITNEY, PLS NO. 8227228

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 LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT, 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 (3) 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 "LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT", AND DO HEREBY:

A) DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES 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 LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT CONDOMINIUM OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

B) GRANT AND CONVEY TO LITTLE BEAR CONDOMINIUM LOT 3 1ST AMENDMENT 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 10TH DAY OF December 2013

ERIC SMITH, MANAGING MEMBER

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 _____, 2013

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 _____, 2013

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 _____, 2013

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 _____, 2013

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 _____2013

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE:_____

ATTEST: _____

WEBER -MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCO;ATION 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 _____2013

DIRECTOR WEBER-MORGAN HEALTH DEPARTMENT

ACKNOWLEDGMENT

STATE OF HAWAII)
) SS
COUNTY OF HONOLULU)

ON THIS ___ DAY OF_____, 2013,

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

STAMP

SHEET 1 OF 3

Prepared By:

Gardner Engineering
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
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Phone (801) 476 0202 * Fax (801) 476-0066
www.gardnerengineering.net

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____
DEPUTY