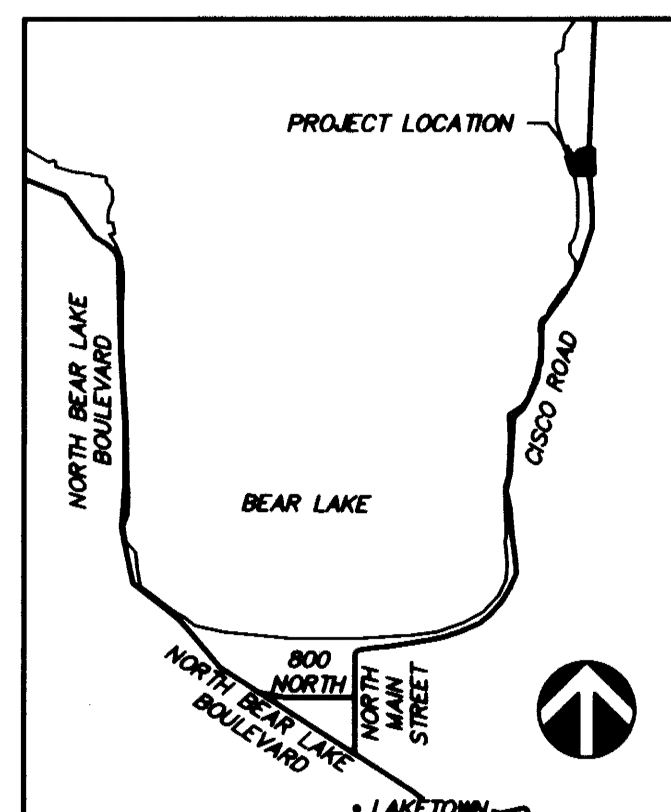
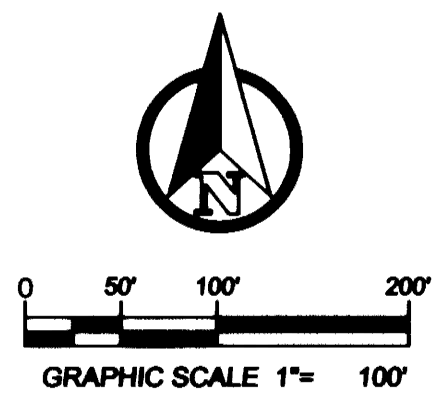


EDEN RANCH SUBDIVISION PHASE 1

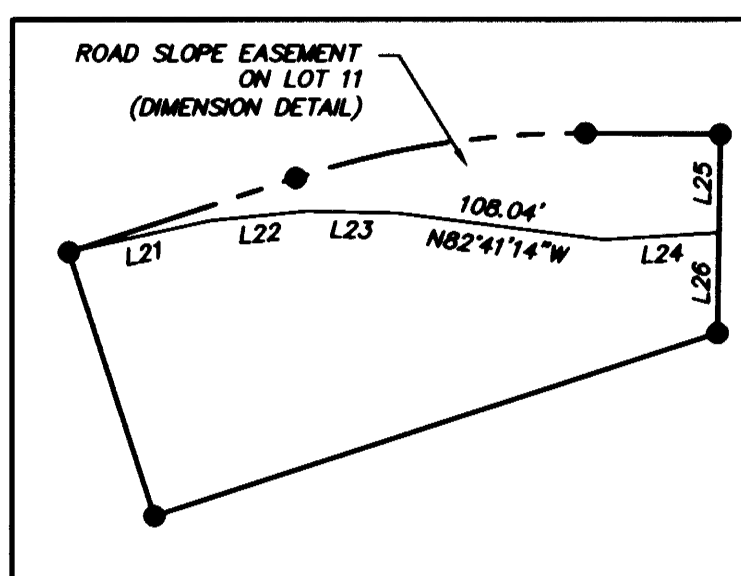
PART OF NORTHEAST AND SOUTHEAST QUARTER
SECTION 32, T14N, R6E, SLM
RICH COUNTY, UTAH

42-32-000-0008
BOOK: W11 PAGE: 2167

N89°58'45"E 1552.38'



VICINITY MAP
SCALE: N.T.S.



LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- - - BUILDING SETBACK
- - - SEPTIC TANK SETBACK
- - - LOT LINES
- - - RIGHT OF WAY
- - - PUBLIC UTILITY EASEMENT
- - - ROAD SLOPE EASEMENT
- ⊕ FOUND SECTION CORNERS
- SET 3/8" REBAR W/ STEVEN C. EARL PLS #318575 CAP
- FOUND REBAR W/ EARL CAP
- ▭ PUBLIC STREET HEREBY DEDICATED
- ▭ PRIVATE STREET HEREBY DEDICATED
- - - ROAD SLOPE EASEMENT
- [1234 N.] STREET ADDRESS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	INTERNAL ANGLE	CH. BEARING	CHORD
C1	978.44'	7980.00'	7°01'58"	S2°00'55"E	978.82'
C2	186.54'	525.00'	18°30'00"	N81°15'18"E	188.80'
C3	978.77'	8030.00'	6°59'02"	S1°58'50"E	978.17'
C4	181.48'	500.00'	18°30'00"	N81°15'18"E	180.78'
C5	153.39'	475.00'	18°30'00"	N81°15'18"E	152.73'
C6	103.11'	8080.00'	0°43'52"	N0°48'08"E	103.11'
C7	164.41'	8080.00'	1°09'57"	N0°10'49"W	164.40'
C8	204.42'	8080.00'	1°28'58"	N1°29'16"W	204.41'
C9	458.17'	8080.00'	3°14'05"	N3°48'46"W	458.11'
C10	234.89'	68.00'	197°58'47"	N8°58'53"W	134.33'
C11	11.00'	7.00'	90°00'00"	N82°38'47"W	9.90'
C12	85.46'	68.00'	72°00'13"	S83°38'53"E	78.94'
C13	25.00'	7980.00'	0°10'46"	S1°24'18"W	25.00'
C14	50.01'	8080.00'	0°21'17"	S1°18'40"W	50.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	108.73'	N83°48'46"W
L2	80.01'	S89°28'38"E
L3	80.01'	S89°28'38"E
L4	71.03'	S89°28'38"E
L5	148.16'	N72°00'13"E
L6	25.00'	N72°00'13"E
L7	25.00'	N17°59'47"W
L8	148.16'	N72°00'13"E
L9	70.84'	S89°28'38"E
L10	50.00'	S89°28'38"E
L11	70.33'	S89°28'38"E
L12	124.16'	N72°00'13"E
L13	80.35'	S88°45'47"E

LINE TABLE		
LINE	LENGTH	BEARING
L14	50.34'	S88°45'47"E
L15	11.00'	S72°00'13"W
L16	100.32'	S88°45'47"E
L17	10.02'	N1°14'13"E
L18	43.00'	N72°00'13"E
L19	53.48'	S17°59'47"E
L20	12.08'	S19°47'22"E
L21	75.36'	S77°38'17"W
L22	50.35'	S84°28'40"W
L23	47.83'	N88°58'14"W
L24	80.11'	S88°35'51"W
L25	51.02'	S05°11'14"W
L26	52.06'	S03°15'15"W

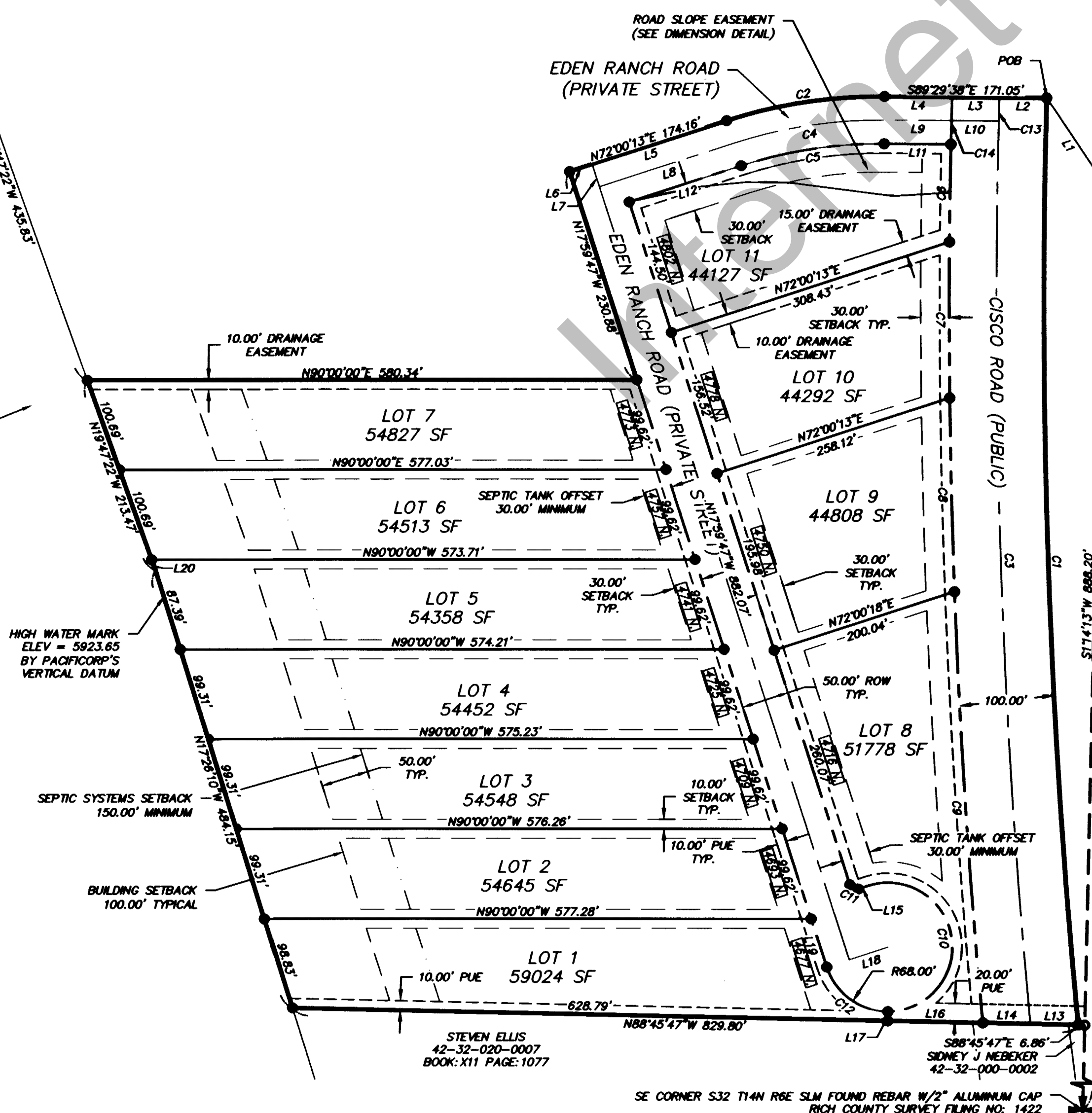
REMAINDER PARCEL
(NOT A PART OF THIS SUBDIVISION)
38.78 ACRES

SURVEY NARRATIVE

THE BOUNDARY WAS BASED ON THE SURVEY RECORDED AS SURVEY 1362, THE HIGH WATER MARK FOR BEAR LAKE WAS RETRACED USING PACIFICORP'S UTAH BEAR LAKE MONUMENT NUMBER 18 AS A BENCHMARK AND RETRACING THE SHORELINE AT ELEVATION 5923.65 ON PACIFICORP'S VERTICAL DATUM.

NOTES & RESTRICTIONS:

- ZONE: BEACH DEVELOPMENT ZONE
- EDEN RANCH ROAD IS A PRIVATE ROAD DEDICATED AS A PUBLIC UTILITY EASEMENT. RICH COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE RELATED TO THE SUBDIVISION.
- RICH COUNTY SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL RELATED TO THIS SUBDIVISION.
- PARENT PARCEL: DAVNEB, LLC; PARCEL 42-32-000-0009; BOOK: B12, PAGE: 39
- SEPTIC SYSTEMS ARE REQUIRED TO HAVE 30' SETBACK FROM EDEN RANCH ROAD AND MEET HEALTH DEPARTMENT REQUIREMENTS.
- LOTS 8 THROUGH 11 ARE NOT ALLOWED TO HAVE A DRIVEWAY ACCESS ONTO CISCO ROAD.
- SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK _____ PAGE _____



NE CORNER S32 T14N R6E SLM
FOUND RAILROAD SPIKE IN ASPHALT
RICH COUNTY SURVEY FILING NO: 1420

STATE OF UTAH LAND
42-32-000-0003

E 1/4 CORNER S32 T14N R6E SLM
FOUND REBAR W/ 2" ALUMINUM CAP
IN MOUND OF STONES
RICH COUNTY SURVEY FILING NO: 1421

BOY SCOUTS OF AMERICA
42-32-000-0006

PLANNING COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS DAY OF Aug 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature] CHAIRPERSON
[Signature] ATTEST

COUNTY ENGINEER CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE COUNTY ORDINANCE, THIS 27 DAY OF October, 2019.

[Signature] COUNTY ENGINEER

COUNTY ATTORNEY CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS 27 DAY OF August, 2019.

[Signature] COUNTY ATTORNEY

PREPARED FOR:
DAVNEB, LLC
C/O SIDNEY D. WINTERS
2278 SPRUCE VIEW COURT
SALT LAKE CITY, UTAH 84109

PREPARED BY:
CACHE LANDMARK ENGINEERING
95 GOLF COURSE ROAD #101
LOGAN, UTAH 84321

CERTIFICATE OF SURVEY

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS EDEN RANCH SUBDIVISION PHASE 1, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF GOVERNMENT LOTS 2 AND 3 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 6 EAST, SALT LAKE MERIDIAN, LOCATED IN THE COUNTY OF RICH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE N33°46'48"W 108.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY 979.44 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 7980.00 FEET, AN INTERNAL ANGLE OF 7°01'56", AND A LONG CHORD THAT BEARS S2°00'55"E 978.82 FEET; THENCE N88°45'47"W 829.80 FEET TO HIGH WATER LINE OF BEAR LAKE; THENCE N17°26'10"W 484.15 FEET ALONG SAID HIGH WATER LINE; THENCE N19°47'22"W 213.47 FEET ALONG SAID HIGH WATER LINE; THENCE N90°00'00"E 580.34 FEET; THENCE N17°59'47"W 230.88 FEET; THENCE N72°00'13"E 174.16 FEET; THENCE NORTHEASTERLY 169.54 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 18°30'09", AND A LONG CHORD THAT BEARS N81°15'18"E 168.80 FEET; THENCE S89°29'38"E 171.05 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.06 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

EDEN RANCH SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY GRANT AND CONVEY TO RICH COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LAND DESIGNATED AS CISCO ROAD, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY GRANT AND CONVEY TO EDEN RANCH HOMEOWNERS ASSOCIATION, INC. A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE THE NOTES & RESTRICTIONS AS LISTED HEREON.

BY: DAVNEB, LLC
[Signature]
SIDNEY D. WINTERS, MANAGER/MEMBER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ON THIS 26 DAY OF Aug, IN THE YEAR 2019, BEFORE ME, *[Signature]*, A NOTARY PUBLIC, PERSONALLY APPEARED SIDNEY D. WINTERS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER/MEMBER OF DAVNEB, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER/MEMBER.

NOTARY PUBLIC SIGNATURE: *[Signature]*
NOTARY PUBLIC FULL NAME: Debra Ames
COMMISSION NUMBER: 148592
MY COMMISSION EXPIRES: 12-19-19
A NOTARY PUBLIC COMMISSIONED IN UTAH

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

APPROVED THIS 22 DAY OF AUGUST, A.D. 2019.

[Signature] LEYS
UTAH STATE BOARD OF HEALTH

COUNTY COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY COMMISSION THIS 2 DAY OF October, 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

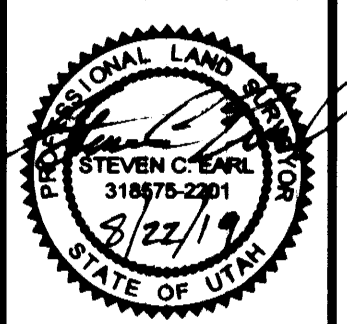
[Signature] CHAIRPERSON
[Signature] ATTEST

COUNTY RECORDER'S NO. 95718

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Sidney D. Winters
DATE 10/12/2019 TIME 1:10pm FEE 179.00
ABSTRACTED

INDEXED
FILED IN: FILE OF PLATS

[Signature] DEBRA AMES, COUNTY RECORDER



FINAL PLAT

EDEN RANCH SUBDIVISION PHASE 1
PART OF NORTHEAST AND SOUTHEAST QUARTER
SECTION 32, T14N, R6E, SLM
RICH COUNTY, UTAH



Cache • Landmark
Engineers
Surveyors
Planners

95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 22 AUGUST 2019
SCALE: 1"=100'
DESIGN BY: M. MONTGOMERY
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 14012WIN
SHEET: 1 OF 1