

EDEN RANCH SUBDIVISION PHASE 2

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

THE SOUTH EDEN RANCH
42-32-000-0008
BOOK: W11 PAGE: 2167

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

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 25.00' | S72°00'13"W |
| L2 | 25.00' | S72°00'13"W |
| L3 | 31.85' | S17°50'47"E |
| L4 | 50.00' | N89°58'45"E |
| L5 | 50.00' | N89°58'45"E |
| L6 | 21.88' | N89°58'45"E |
| L7 | 72.04' | N89°07'38"E |
| L8 | 82.84' | N83°30'13"E |
| L9 | 58.88' | N89°28'12"E |

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L10 | 41.66' | N83°30'27"E |
| L11 | 54.27' | N88°47'04"E |
| L12 | 58.30' | S75°40'08"E |
| L13 | 185.26' | S81°18'44"E |
| L14 | 60.87' | S89°18'02"E |
| L15 | 71.24' | N84°12'14"E |
| L16 | 118.11' | S88°22'18"E |
| L17 | 23.12' | N83°54'12"E |
| L18 | 20.11' | N87°30'42"E |

| CURVE | ARC LENGTH | RADIUS | INTERNAL ANGLE | CH BEARING | CHORD |
|-------|------------|-----------|----------------|-------------|---------|
| C1 | 168.54' | 525.00' | 18°30'00" | S81°15'18"W | 168.80' |
| C2 | 236.37' | 125.00' | 107°53'01" | S38°02'15"W | 202.10' |
| C3 | 262.43' | 150.00' | 107°52'52" | N88°02'11"E | 242.52' |
| C4 | 330.80' | 175.00' | 108°16'22" | N86°14'58"E | 283.70' |
| C5 | 55.05' | 1000.00' | 0°18'50" | S2°29'10"W | 55.05' |
| C6 | 83.88' | 1000.00' | 0°32'07" | S2°18'32"W | 83.88' |
| C7 | 30.03' | 1000.00' | 0°10'19" | N2°30'12"E | 30.03' |
| C8 | 55.85' | 1000.00' | 0°22'34" | N2°13'46"E | 55.85' |
| C9 | 55.85' | 1000.00' | 0°32'53" | S2°18'55"W | 55.85' |
| C10 | 97.48' | 8950.00' | 0°33'41" | S2°19'19"W | 97.48' |
| C11 | 77.98' | 8080.00' | 0°33'10" | S1°45'53"W | 77.98' |
| C12 | 78.62' | 8030.00' | 0°32'48" | S1°48'05"W | 78.62' |
| C13 | 75.29' | 7980.00' | 0°32'28" | S1°48'18"W | 75.29' |
| C14 | 28.91' | 8080.00' | 0°11'27" | S1°38'02"W | 28.91' |
| C15 | 14.03' | 10000.00' | 0°04'48" | S2°13'22"W | 14.03' |
| C16 | 38.83' | 10000.00' | 0°13'17" | N2°08'07"E | 38.83' |

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 2, 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, WITH SAID POINT BEING A POINT ON THE NORTHERN BOUNDARY OF EDEN RANCH SUBDIVISION PHASE 1;

- THENCE FOLLOWING THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE COURSES:
- 1) N89°29'38"W 171.05 FEET;
 - 2) SOUTHWESTERLY 169.54 FEET ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 18°30'09", AND A LONG CHORD THAT BEARS S81°15'18"W 168.80 FEET;
 - 3) S72°00'13"W 174.16 FEET;
 - 4) S17°59'47"E 230.88 FEET;
 - 5) N90°00'00"W 580.34 FEET TO THE HIGH WATER LINE OF BEAR LAKE;
- THENCE N19°47'22"W 435.84 FEET ALONG SAID WATER LINE; THENCE N19°23'54"W 920.10 FEET ALONG SAID WATER LINE; THENCE N19°37'41"W 87.87 FEET ALONG SAID WATER LINE; THENCE N89°58'45"E 1530.41 FEET; THENCE SOUTHERLY 97.48 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 9950.00 FEET, AN INTERNAL ANGLE OF 0°33'41", AND A LONG CHORD THAT BEARS S02°19'19"W 97.48 FEET; THENCE S02°02'29"W 892.63 FEET; THENCE SOUTHERLY 75.29 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 7980.00 FEET, AN INTERNAL ANGLE OF 0°32'28", AND A LONG CHORD THAT BEARS S01°46'16"W 75.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.65 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 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 2 AND DO HEREBY DEDICATE TO THE UTILITY COMPANIES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO EDEN RANCH HOMEOWNERS ASSOCIATION, INC. THE PARCEL IDENTIFIED HEREON AS EDEN RANCH ROAD, THE SAME TO BE USED FOR A PRIVATE STREET. FURTHERMORE, WE INCORPORATE THE NOTES & RESTRICTIONS AS LISTED HEREON.

BY: DAVNEB, LLC
SIDNEY D. WINTERS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Davis

ON THIS 29th DAY OF May, IN THE YEAR 2020, BEFORE ME, SIDNEY D. WINTERS, 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 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.

NOTARY PUBLIC SIGNATURE: Sidney D. Winters
NOTARY PUBLIC FULL NAME: SIDNEY D. WINTERS, MGR
COMMISSION NUMBER: 693559
MY COMMISSION EXPIRES: 4/18/2022
A NOTARY PUBLIC COMMISSIONED IN UTAH

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

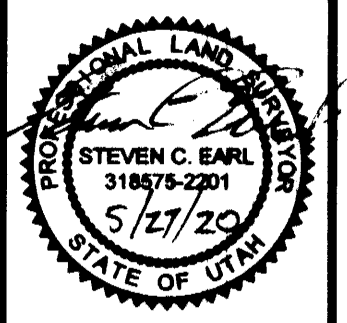
APPROVED THIS 28 DAY OF May, A.D. 2020.
Sidney D. Winters
UTAH STATE BOARD OF HEALTH

COUNTY COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY COMMISSION THIS 3 DAY OF May, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
William G. Cox CHAIRPERSON
Rebecca Peart ATTEST

COUNTY RECORDER'S NO. #97040

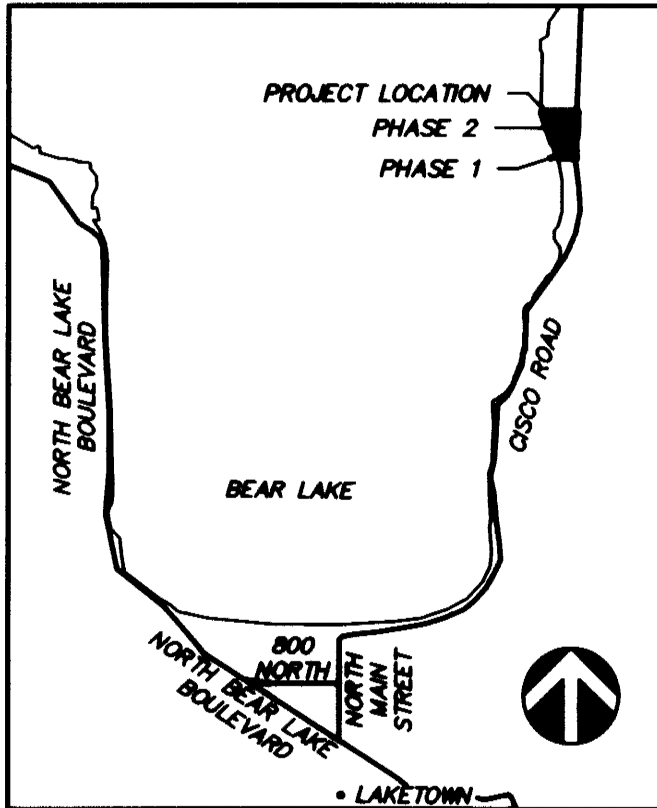
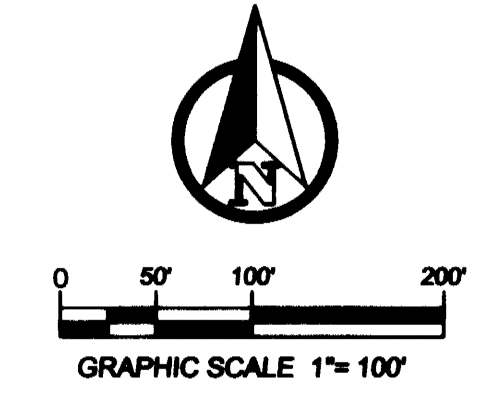
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Eden Ranch Landmark Engineering
DATE 5/14/2020 TIME 11:15 FEE 141.00
ABSTRACTED.
INDEX FILED IN: FILE OF PLATS
Debra Ames COUNTY RECORDER



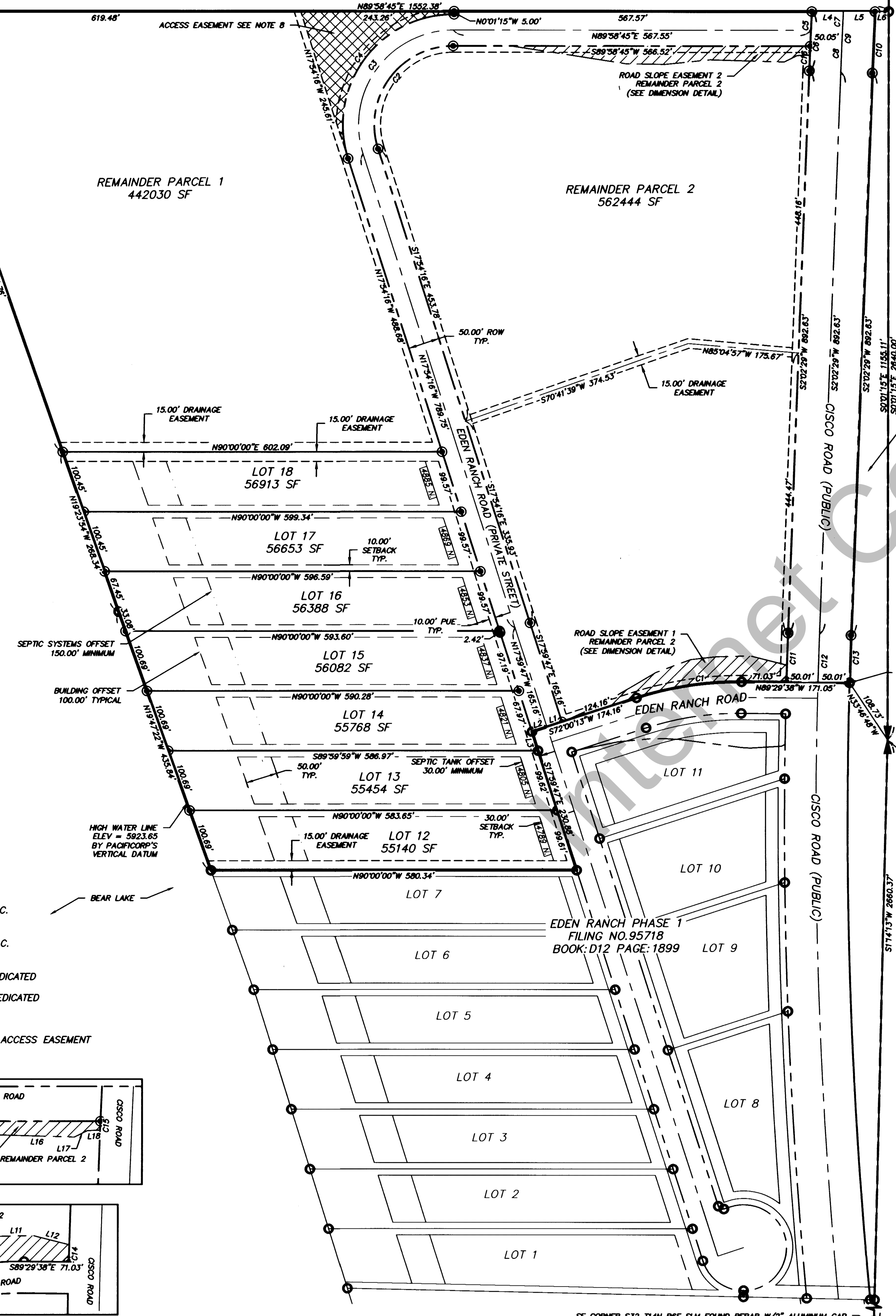
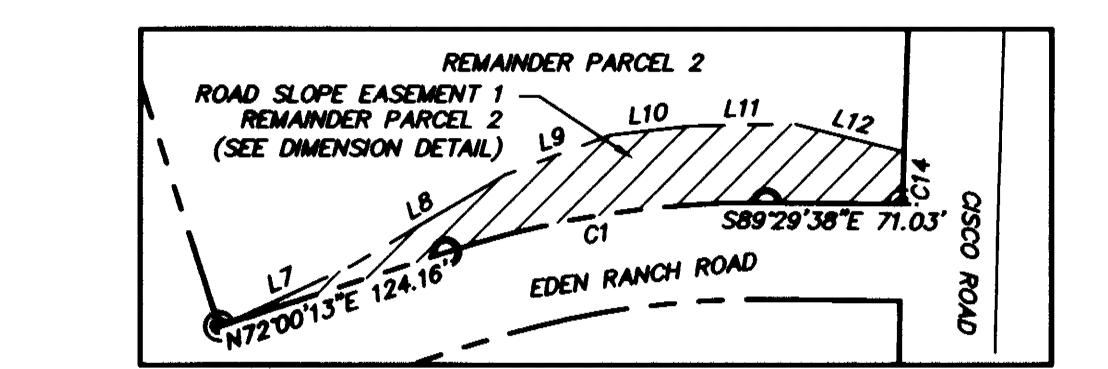
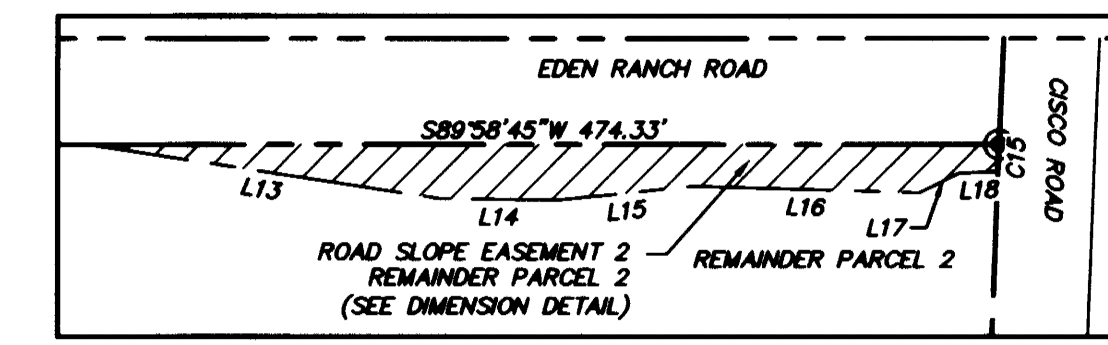
FINAL PLAT

EDEN RANCH SUBDIVISION PHASE 2
PART OF NORTHEAST AND SOUTHEAST QUARTER
SECTION 32, T14N, R6E, SLM
RICH COUNTY, UTAH

FIRM NAME: Eden Ranch Landmark Engineering
Cache • Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099
DATE: 27 MAY 2020
SCALE: 1"=100'
DESIGN BY: M. MONTGOMERY
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 14012WIN
SHEET: 1 OF 1



- ### LEGEND
- PROPERTY BOUNDARY
 - PHASE BOUNDARY
 - BUILDING SETBACK
 - SEPTIC TANK SETBACK
 - LOT LINES
 - RIGHT OF WAY
 - EASEMENT
 - FOUND SECTION CORNERS
 - SET 3/8" REBAR W/ STEVEN C. EARL PLS #318575 CAP
 - FOUND REBAR W/ STEVEN C. EARL PLS #318575 CAP
 - PUBLIC STREET HEREBY DEDICATED
 - PRIVATE STREET HEREBY DEDICATED
 - ROAD SLOPE EASEMENT
 - POSSIBLE FUTURE VEHICLE ACCESS EASEMENT
 - STREET ADDRESS



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:

1. ZONE: BEACH DEVELOPMENT ZONE
2. EDEN RANCH ROAD IS A PRIVATE STREET DEDICATED TO THE UTILITY COMPANIES AS A PUBLIC UTILITY EASEMENT. RICH COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE RELATED TO THE SUBDIVISION.
3. RICH COUNTY SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL RELATED TO THIS SUBDIVISION.
4. PARENT PARCEL: DAVNEB, LLC; PARCEL 42-32-000-0009; BOOK: B12, PAGE: 39
5. SEPTIC SYSTEMS ARE REQUIRED TO HAVE 30' SETBACK FROM EDEN RANCH ROAD AND MEET HEALTH DEPARTMENT REQUIREMENTS.
6. SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK D12 PAGE 1800.
7. DRIVEWAY APPROACHES CROSSING THE DRAINAGE DITCH ARE TO BE CONSTRUCTED PER SECTION 6.3.8.1 OF THE CO&R'S AS RECORDED IN BOOK D12 PAGE 1900.
8. POSSIBLE FUTURE VEHICLE ACCESS EASEMENT FOR PARCEL 42-32-000-0008, IDENTIFIED HEREIN (SEE LEGEND) WILL BE GOVERNED BY THE EDEN RANCH PHASE 2 DEVELOPMENT AGREEMENT BETWEEN DAVNEB, LLC AND RICH COUNTY DATED JUNE 3, 2020 AND ON FILE IN THE OFFICE OF THE RICH COUNTY RECORDER AND THE TERMS OF ANY SUCH EASEMENT, IF EVER RECORDED, PER THE DEVELOPMENT AGREEMENT.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 2 DAY OF June, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Gene V. Dineen CHAIRPERSON
Gene V. Dineen 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 30 DAY OF June, 2020.
Brent Sanders COUNTY ENGINEER

COUNTY ATTORNEY CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS 27 DAY OF May, 2020.
Brent Sanders COUNTY ATTORNEY

PREPARED FOR: WINTERS BEAR LAKE PROPERTIES LLC
C/O SIDNEY D. WINTERS
227B SPRUCE VIEW COURT
SALT LAKE CITY, UTAH 84109

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

PLOTTED May 27, 2020 BY: Megan Montgomery FILE Z:\2014 PROJECTS\14012WIN\EDEN RANCH MASTER PLAN\ACAD\FINAL PLAT\EDEN RANCH_FINAL_PLAT_PHASE 2 (CURRENT).DWG