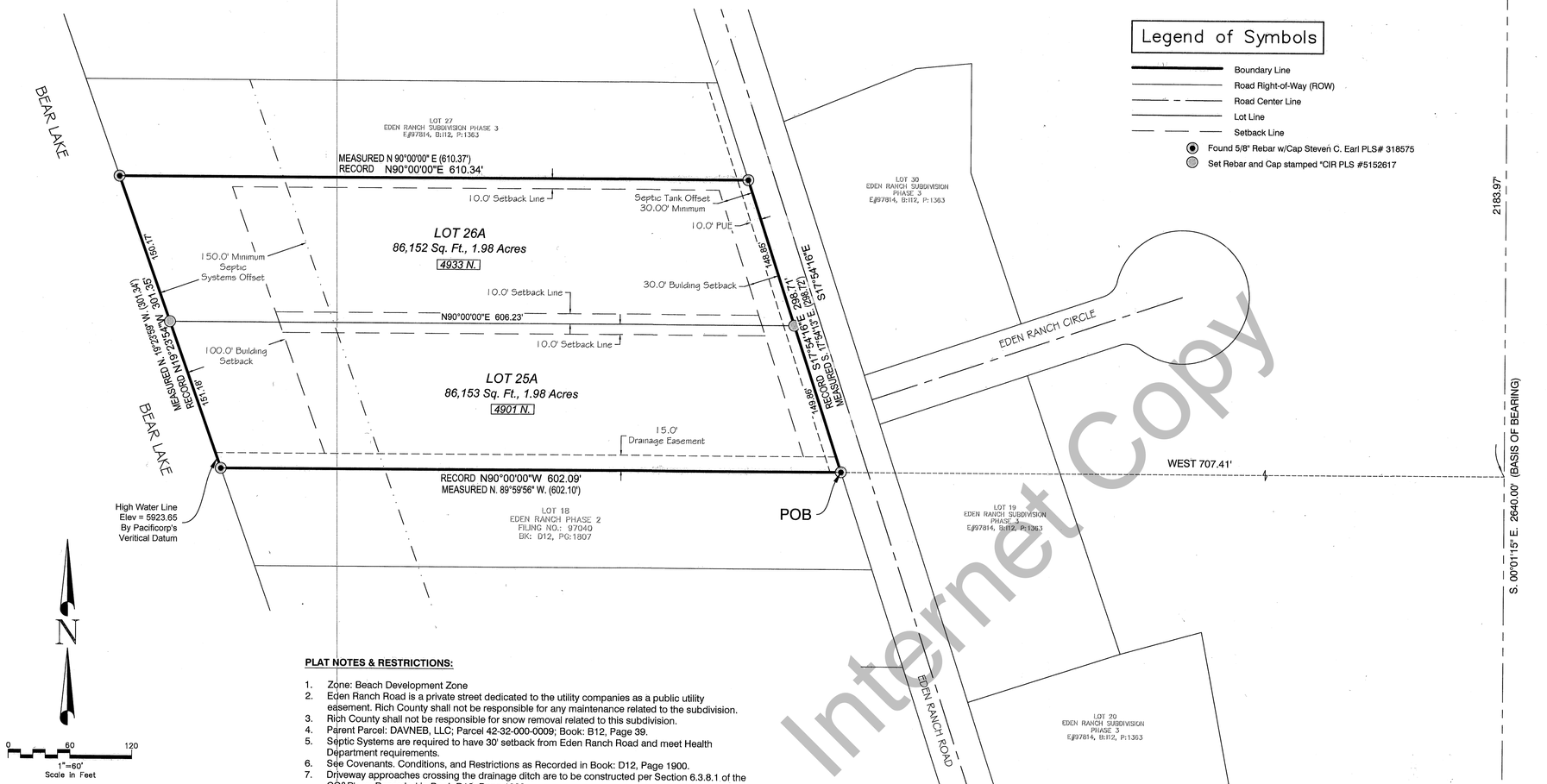
AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH SUBDIVISION PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN RICH COUNTY, UTAH



Legend of Symbols

- Boundary Line
- Road Right-of-Way (ROW)
- Road Center Line
- Lot Line
- Setback Line
- Found 5/8" Rebar w/Cap Steven C. Earl PLS# 318575
- Set Rebar and Cap stamped "CIR PLS #5152617

N

0 60 120
1"=60'
Scale in Feet

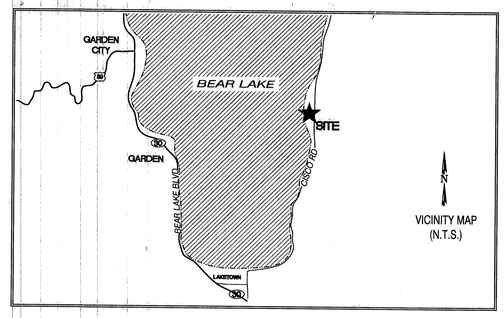
PLAT NOTES & RESTRICTIONS:

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 1900.
7. Driveway approaches crossing the drainage ditch are to be constructed per Section 6.3.8.1 of the CC&R's as Recorded in Book:D12, Page 1900.

Internet Copy

NARRATIVE:

This subdivision plat was prepared to amend Lots 24, 25, and 26 into two Lots.



SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 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 made a survey of the tract of land shown on this plat and described hereon in accordance with Section 17-23-17 and have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH SUBDIVISION PHASE 3** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 28th day of July, 2021

PROFESSIONAL LAND SURVEYOR
GARY CHRISTENSEN
No. 5152617
07/28/2021
STATE OF UTAH

BOUNDARY DESCRIPTION

A parcel of land being all of Lots 24, 25 and 26, Eden Ranch Subdivision Phase 3 recorded August 26, 2000 as Entry No. 97814 in Book 112, at Page 1363 in the Office of the Rich County Recorder. Said parcel of land is located in the Northeast Quarter of Section 32, Township 14 North, Range 6 East, Salt Lake Base and Meridian and described as follows:

Beginning at the the southeasterly corner of said Lot 24, Eden Ranch Subdivision Phase 3, which is S. 00°01'15" E. 2183.97 feet along the Section line and West 707.41 feet from the Northeast Corner of said Section 32; thence N. 90°00'00" W. 602.09 feet to the southwesterly corner of said Lot 24; thence N. 19°23'54" W. 301.35 feet to the northwesterly corner of said Lot 26; thence N. 90°00'00" E. 610.35 feet to the northeasterly corner of said Lot 26 and the westerly right of way of Eden Ranch Road; thence S. 17°54'16" E. 298.71 feet along said westerly right of way line of Eden Ranch Road to the **Point of Beginning**. The above description deceibes the exterior boundaries of Lots 25A and 26A of Amending Lots 24, 25 and 26 of Eden Ranch Subdivision Phase 3 which is this subdivision plat.

The above-described parcel of land contains 172,314 sq. ft. in area or 3.955 acres more or less, 2 Lots

OWNER'S CERTIFICATE OF DEDICATION

Know by 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 street together with easements to be hereafter know as:

AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH SUBDIVISION PHASE 3

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 the private street. Furthermore, we incorporate the notes & restrictions as listed hereon.

By: Nate R. Bullen

By: Joshua A. Walker

By: Nate R. Bullen

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Salt Lake)

On this 30th day of August, in the year 20__, before me, Yvonne M Schenk a Notary Public, personally appeared Nate R. Bullen the owner of property proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH SUBDIVISION PHASE 3*** and was signed by him/her on behalf of said Walker Bullen, LLC and acknowledged that he/she/they executed the same.

Commission Number 702844
My Commission Expires 10/29/2022

Signature: Yvonne M Schenk

Print Name: Yvonne M. Schenk

A Notary Public Commissioned in Utah

YVONNE M SCHENK
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/29/2022
Commission # 702844

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Salt Lake)

On this 30th day of August, in the year 2021 before me, Yvonne M. Schenk a Notary Public, personally appeared ~~Josh Walker~~ Joshua A. Walker the owner of property proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the ***AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH SUBDIVISION PHASE 3*** and was signed by him/her on behalf of said individual and acknowledged that he/she/they executed the same.

Commission Number 702844
My Commission Expires 10/29/2022

Signature: Yvonne M Schenk

Print Name: Yvonne M. Schenk

A Notary Public Commissioned in Utah

YVONNE M SCHENK
NOTARY PUBLIC - STATE OF UTAH
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Commission Number 702844
My Commission Expires 10/29/2022

Signature: Yvonne M Schenk

Print Name: Yvonne M. Schenk

A Notary Public Commissioned in Utah

YVONNE M SCHENK
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/29/2022
Commission # 702844

Sheet 1 of 1 Sheets

AMENDING LOTS 24, 25 AND 26 OF EDEN RANCH PHASE 3 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN RICH COUNTY, UTAH

COUNTY COMMISSION CERTIFICATE OF APPROVAL

Presented to the Rich County Commission this 6 day of July, A.D., 2022, at which time this subdivision was approved and accepted.

Rich County Commission

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

Approved this 20th day of May A.D., 2022.

Ben Harker in lieu of Richard Worley - LEHS
Utah State Board of Health

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved as to form this ___ day of ___ A.D., 20___.

Community Development Director — Date 4/25/22

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 12th day of Sept. A.D., 20 21.

Rich County Engineer — Date 9/2/21

ATTORNEY CERTIFICATE OF APPROVAL

Approved as to form this 20 day of MAY A.D., 20 22.

Rich County Attorney

CIR | CIVIL ENGINEERING + SURVEYING
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

RICH COUNTY RECORDER

Recorded # 103654
State of Utah, County of Rich, recorded and filed at the request of
Nate Bullen
Date: 7/9/22 Time: 4:45 Book: X12 Page: 321
Fee $ 56.00
K. Butterfield
Deputy, Rich County Recorder