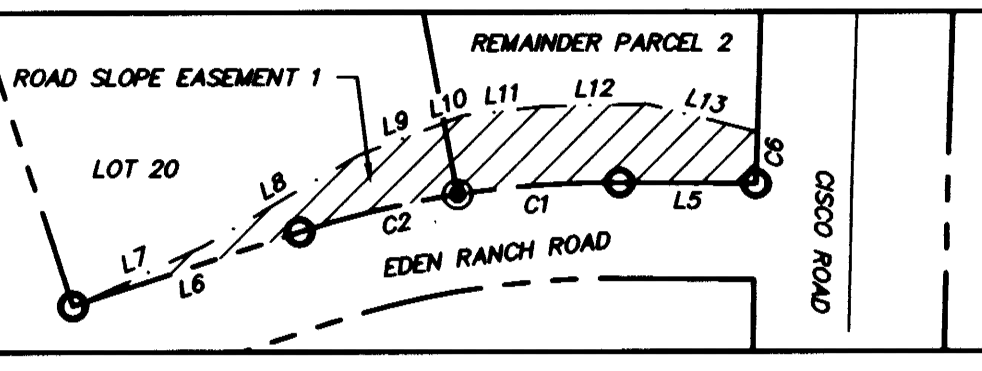
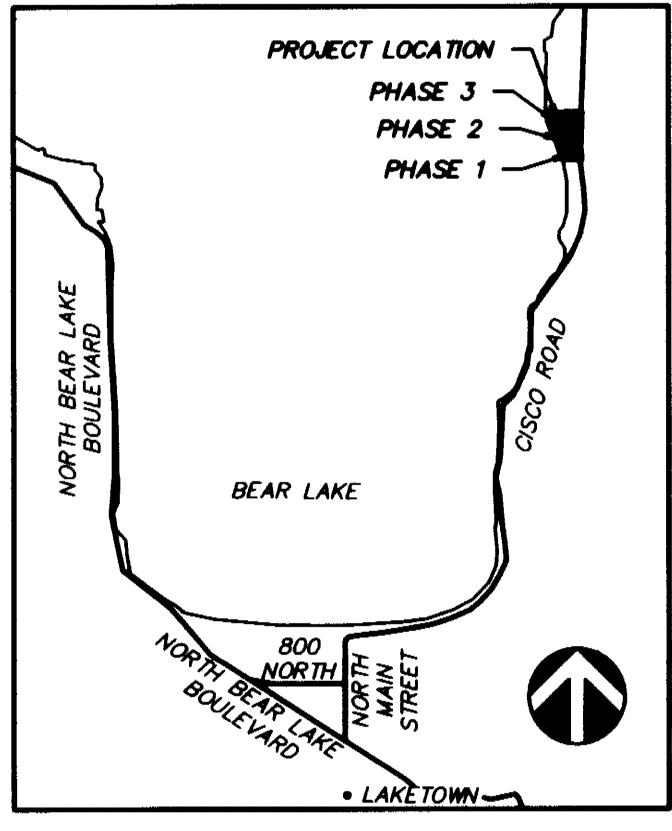
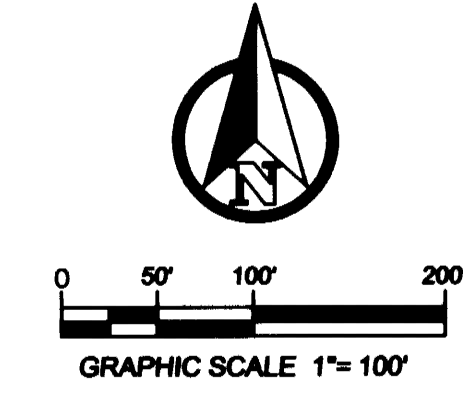


# EDEN RANCH SUBDIVISION PHASE 3

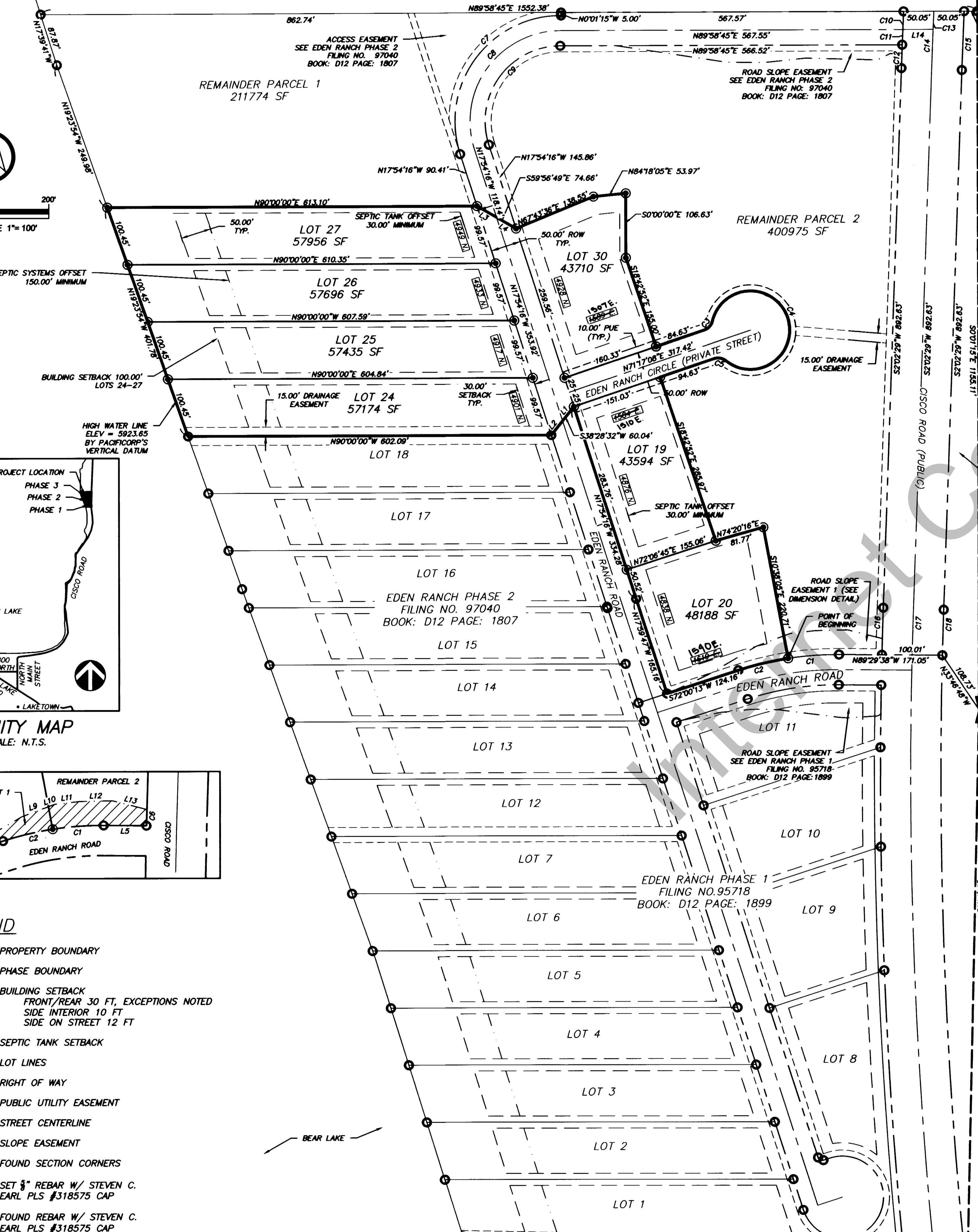
PART OF NORTHEAST QUARTER  
SECTION 32, T14N, R6E, SLM  
RICH COUNTY, UTAH

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



- LEGEND**
- PROPERTY BOUNDARY
  - PHASE BOUNDARY
  - - - BUILDING SETBACK  
FRONT/REAR 30 FT, EXCEPTIONS NOTED  
SIDE INTERIOR 10 FT  
SIDE ON STREET 12 FT
  - - - SEPTIC TANK SETBACK
  - - - LOT LINES
  - - - RIGHT OF WAY
  - - - PUBLIC UTILITY EASEMENT
  - - - STREET CENTERLINE
  - - - SLOPE EASEMENT
  - ⊕ FOUND SECTION CORNERS
  - ⊙ SET 3/8" REBAR W/ STEVEN C. EARL PLS #318575 CAP
  - FOUND REBAR W/ STEVEN C. EARL PLS #318575 CAP
  - - - PRIVATE STREET HEREBY DEDICATED
  - 1234 N. STREET ADDRESS



**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.02	S38°28'32"W
L2	30.02	S38°28'32"W
L3	37.33	S59°58'49"E
L4	37.33	S59°58'49"E
L5	71.03	S89°29'38"E
L6	124.16	N72°00'13"E
L7	72.04	N85°07'38"E

**LINE TABLE**

LINE	LENGTH	BEARING
L8	82.84	N89°30'13"E
L9	47.83	N89°28'12"E
L10	10.83	N89°28'12"E
L11	41.86	N83°35'29"E
L12	54.27	N89°47'04"E
L13	89.38	S75°40'00"E
L14	80.05	S89°58'45"W

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	INTERNAL ANGLE	CH. BEARING	CHORD
C1	84.77	525.00'	9°15'04"	S85°52'50"W	84.88'
C2	84.77	525.00'	9°15'04"	S78°37'45"W	84.88'
C3	20.28'	20.00'	58°02'03"	N42°16'06"E	19.40'
C4	336.88'	86.00'	288°04'07"	S18°42'52"E	88.82'
C5	20.28'	20.00'	58°02'03"	N79°41'50"W	19.40'
C6	28.91'	8080.00'	0°11'27"	S1°35'02"W	28.91'
C7	330.80'	175.00'	108°18'22"	N36°14'56"E	283.70'
C8	282.43'	150.00'	107°32'52"	N36°02'11"E	242.52'
C9	236.37'	125.00'	107°53'01"	N36°02'15"E	202.10'
C10	30.03'	10000.00'	0°10'18"	N2°29'27"E	30.03'
C11	25.02'	10000.00'	0°08'34"	N2°20'02"E	25.02'
C12	83.88'	10000.00'	0°32'07"	S2°18'32"W	83.88'
C13	30.03'	10000.00'	0°10'18"	N2°30'12"E	30.03'
C14	85.85'	10000.00'	0°22'34"	N2°13'46"E	85.85'
C15	87.48'	8080.00'	0°33'41"	S2°18'19"W	87.48'
C16	77.98'	8080.00'	0°33'10"	S1°45'33"W	77.98'
C17	78.62'	8030.00'	0°32'48"	S1°46'08"W	78.62'
C18	1054.72'	7880.00'	7°34'22"	S11°44'42"E	1053.98'

**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.

REMAINDER PARCEL (NOT A PART OF THIS SUBDIVISION) 87871 SF

- NOTES & RESTRICTIONS:**
- ZONE: BEACH DEVELOPMENT ZONE
  - 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.
  - 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.
  - SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK D12 PAGE 1900.
  - 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.

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

**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 19 DAY OF August, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**COUNTY ENGINEER CERTIFICATE OF APPROVAL**

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE COUNTY ORDINANCE, THIS 21st DAY OF August, 2020.

**COUNTY ATTORNEY CERTIFICATE OF APPROVAL**

APPROVED AS TO FORM THIS 17th DAY OF August, 2020.

PREPARED FOR: WINTERS BEAR LAKE PROPERTIES 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 PLAN, 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 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

**LEGAL DESCRIPTION**

PART OF GOVERNMENT LOTS 2 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; THENCE N89°29'38"W 171.05 FEET; THENCE SOUTHWESTERLY 84.77 FEET ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 9°15'04", AND A LONG CHORD THAT BEARS S85°52'50"W 84.88 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 TWO COURSES:

- 1) THENCE SOUTHWESTERLY 84.77 FEET ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 9°15'04", AND A LONG CHORD THAT BEARS S76°37'45"W 84.88 FEET;
- 2) THENCE S72°00'13"W 124.16 FEET;

THENCE N17°59'47"W 165.16 FEET;  
THENCE N17°54'16"W 159.28 FEET;  
THENCE S38°28'32"W 60.04 FEET;  
THENCE N90°00'00"W 602.09 FEET TO THE HIGH WATER LINE OF BEAR LAKE;  
THENCE N19°23'54"W 401.78 FEET ALONG SAID WATER LINE;  
THENCE N90°00'00"E 613.10 FEET;  
THENCE S59°58'49"E 74.66 FEET;  
THENCE N67°43'36"E 138.55 FEET;  
THENCE N84°18'05"E 53.97 FEET;  
THENCE S00°00'00"E 106.63 FEET;  
THENCE S18°42'52"E 155.00 FEET;  
THENCE N71°17'08"E 84.63 FEET;  
THENCE NORTHEASTERLY 20.26 FEET ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 20.00 FEET, AN INTERNAL ANGLE OF 58°02'03" AND A LONG CHORD THAT BEARS N42°16'06"E 19.40 FEET;  
THENCE SOUTHEASTERLY 335.88 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 65.00 FEET, AN INTERNAL ANGLE OF 296°04'07", AND A LONG CHORD THAT BEARS S18°42'52"E 68.82 FEET;  
THENCE NORTHWESTERLY 20.26 FEET ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 20.00 FEET, AN INTERNAL ANGLE OF 58°02'03" AND A LONG CHORD THAT BEARS N79°41'50"W 19.40 FEET;  
THENCE S71°17'08"W 94.63 FEET;  
THENCE S18°42'52"E 285.97 FEET;  
THENCE N74°20'16"E 81.77 FEET;  
THENCE S10°38'05"E 220.71 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.40 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 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 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 Salt Lake

ON THIS 17 DAY OF Aug, IN THE YEAR 2020, BEFORE ME Breanna Johnson, 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: Breanna Johnson  
NOTARY PUBLIC FULL NAME: Breanna Johnson  
COMMISSION NUMBER: 708422  
MY COMMISSION EXPIRES: 10-19-23  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL**

APPROVED THIS 19 DAY OF August, A.D. 2020.

**COUNTY COMMISSION CERTIFICATE OF APPROVAL**

PRESENTED TO THE RICH COUNTY COMMISSION THIS 21 DAY OF August, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**COUNTY RECORDER'S NO. 97814**

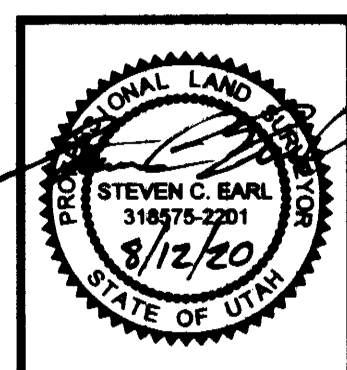
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Sidney D. Winters

DATE Aug 21, 2020 TIME 11:02 am FEE \$19.00

Book 112 Pg 1503

INDEX FILED IN: FILE OF PLATS

DEBRA AMES, COUNTY RECORDER



**FINAL PLAT**

**EDEN RANCH SUBDIVISION PHASE 3**  
PART OF NORTHEAST 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: 12 AUGUST 2020  
SCALE: 1"=100'  
DESIGN BY: M. MONTGOMERY  
CHECKED BY: L. ANDERSON  
APPROVED BY: S. EARL  
PROJECT NUMBER: 14012WV  
SHEET: 1 OF 1