

EDEN RANCH SUBDIVISION PHASE 4

PART OF NE 1/4 SECTION 32, T14N, R6E, SLM
RICH COUNTY, UTAH

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

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

ROAD SLOPE EASEMENT
SEE EDEN RANCH PHASE 2
FILING NO. 97040
BOOK: D12 PAGE: 1807

LINE	LENGTH	BEARING
L1	37.33'	S89°58'49"E
L2	37.33'	S89°58'49"E
L3	50.05'	S89°58'45"W
L4	71.03'	S89°29'38"E
L5	124.16'	N72°00'13"E
L6	72.04'	N89°07'38"E

LINE	LENGTH	BEARING
L7	92.84'	S89°30'13"E
L8	47.83'	N69°28'12"E
L9	41.66'	N83°35'29"E
L10	54.23'	N88°47'04"E
L11	59.36'	S75°46'05"E

CURVE	ARC LENGTH	RADIUS	INTERNAL ANGLE	CH. BEARING	CHORD
C1	84.77'	525.00'	9°15'04"	S85°52'50"W	84.68'
C2	20.26'	20.00'	58°02'03"	S79°41'50"E	19.40'
C3	335.88'	65.00'	296°04'07"	N18°42'52"W	68.82'
C4	20.26'	20.00'	58°02'03"	S42°16'06"W	19.40'
C5	65.42'	65.00'	57°04'11"	S79°30'54"E	62.70'
C6	88.19'	65.00'	77°44'17"	N32°46'52"E	81.58'
C7	80.86'	65.00'	80°05'16"	N46°07'55"W	83.64'
C8	91.41'	65.00'	80°34'22"	S53°32'16"W	84.06'
C9	93.88'	10050.00'	0°32'07"	S2°18'32"W	93.88'
C10	30.03'	10050.00'	0°10'16"	S2°29'27"W	30.03'
C11	25.02'	10050.00'	0°08'34"	S2°20'02"W	25.02'
C12	38.83'	10050.00'	0°13'17"	S2°09'07"W	38.83'
C13	97.48'	9850.00'	0°33'41"	S2°19'19"W	97.48'
C14	77.96'	8080.00'	0°33'10"	S1°45'53"W	77.96'
C15	75.29'	7893.58'	0°32'23"	S1°46'06"W	75.29'
C16	97.48'	7878.96'	7°01'58"	S2°00'55"E	97.82'
C17	235.37'	125.00'	107°53'01"	N36°02'15"E	202.10'
C18	282.43'	150.00'	107°52'52"	N36°02'11"E	242.52'
C19	330.80'	175.00'	108°18'22"	N38°14'55"E	283.70'
C20	7.50'	10.00'	42°58'00"	S68°31'00"E	7.33'
C21	93.16'	175.00'	30°30'03"	S0°19'06"W	82.06'
C22	9.08'	175.00'	2°58'20"	S16°29'06"E	9.08'
C23	26.91'	8080.00'	0°11'27"	S1°35'02"W	26.91'
C24	169.54'	525.00'	18°30'09"	N81°15'18"E	168.80'
C25	169.54'	525.00'	18°30'09"	N81°15'18"E	168.80'

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 4, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

LEGAL DESCRIPTION
PART OF GOVERNMENT LOT 2 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 6 EAST, SALT LAKE MERIDIAN, LOCATED IN RICH COUNTY, 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 100.01 FEET TO THE POINT OF BEGINNING, WITH SAID POINT BEING THE NORTHEAST CORNER OF EDEN RANCH SUBDIVISION PHASE 1; THENCE FOLLOWING THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES:
1. N89°29'38"W 71.03 FEET;
2. 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 84.68 FEET TO THE EASTERN BOUNDARY OF EDEN RANCH SUBDIVISION PHASE 3; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOURTEEN COURSES:
1. N10°38'05"W 220.71 FEET;
2. S74°20'16"W 81.77 FEET;
3. N18°42'52"W 285.97 FEET;
4. N71°08'08"E 94.63 FEET;
5. SOUTHEASTERLY 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 S79°41'50"E 19.40 FEET;
6. NORTHWESTERLY 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 N18°42'52"W 68.82 FEET;
7. SOUTHWESTERLY 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 S42°16'06"W 19.40 FEET;
8. S71°08'08"W 84.63 FEET;
9. N18°42'52"W 155.00 FEET;
10. N0°00'00"E 106.63 FEET;
11. S84°18'05"W 53.97 FEET;
12. S67°43'36"W 138.55 FEET;
13. N59°56'49"W 74.66 FEET;
14. N90°00'00"W 613.10 FEET TO THE HIGH WATER LINE OF BEAR LAKE; THENCE ALONG SAID WATER LINE THE FOLLOWING TWO COURSES:
1. N19°23'54"W 249.98 FEET;
2. N17°39'41"W 87.87 FEET;
THENCE N89°58'45"E 1430.31 FEET TO THE WEST LINE OF CISCO ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES:
1. SOUTHWESTERLY 93.88 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 10050.00 FEET, AN INTERNAL ANGLE OF 0°32'07" AND A LONG CHORD THAT BEARS S2°18'32"W 93.88 FEET;
2. S2°02'29"W 892.63 FEET;
3. SOUTHWESTERLY 77.96 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 8080.00 FEET, AN INTERNAL ANGLE OF 0°33'10" AND A LONG CHORD THAT BEARS S1°45'53"W 77.96 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 15.25 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 4
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
By: *Sidney D. Winters*
SIDNEY D. WINTERS, MANAGER

ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Cache
ON THIS 08 DAY OF February, IN THE YEAR 2021, BEFORE ME Debra Ames, 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: Debra Ames
NOTARY PUBLIC FULL NAME: Debra J. Ames
COMMISSION NUMBER: 700970
MY COMMISSION EXPIRES: June 11, 2025
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 8th DAY OF February, 2021.
Brent Sanders
COUNTY ENGINEER

COUNTY ATTORNEY CERTIFICATE OF APPROVAL
APPROVED AS TO FORM THIS 5th DAY OF February, 2021.
Ben Bell
COUNTY ATTORNEY

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL
APPROVED THIS 1st DAY OF FEBRUARY, A.D. 2021.
LEHS
UTAH STATE BOARD OF HEALTH

COUNTY COMMISSION CERTIFICATE OF APPROVAL
PRESENTED TO THE RICH COUNTY COMMISSION THIS 9th DAY OF FEBRUARY, 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
William J. ... Lisa Johnson
CHAIRPERSON

COUNTY RECORDER'S NO. 99263
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF Sidney Winters
DATE Feb 18, 2021 TIME 4:01pm FEE 12.00
ABSTRACTED

INDEX
FILED IN: FILE OF PLATS
N. Butterfield
DEBRA AMES, COUNTY RECORDER
Krystal Butterfield

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 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 1800.
- 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.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 1st DAY OF February, 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Chairperson
CHAIRPERSON

COUNTY ENGINEER CERTIFICATE OF APPROVAL

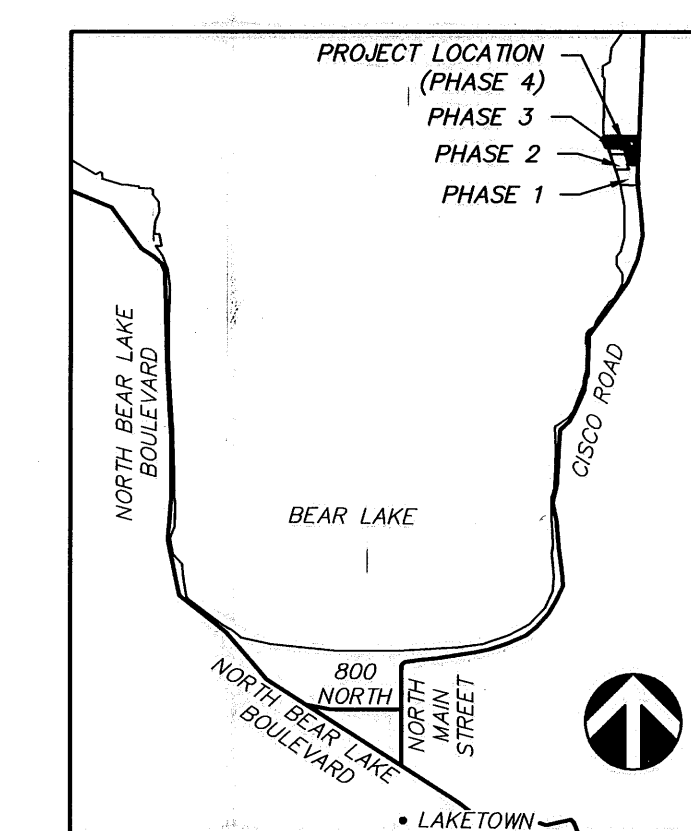
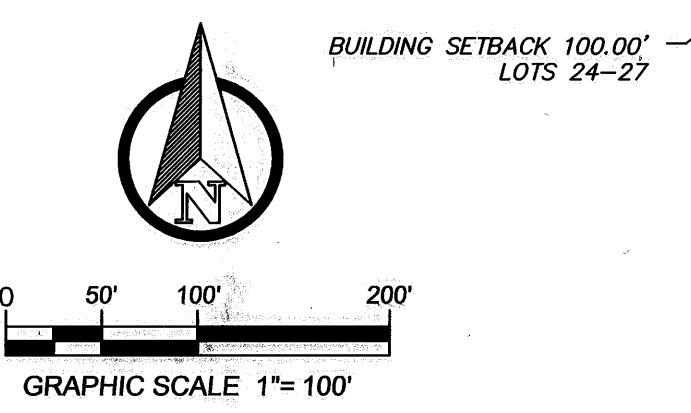
I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE COUNTY ORDINANCE, THIS 8th DAY OF February, 2021.
Brent Sanders
COUNTY ENGINEER

COUNTY ATTORNEY CERTIFICATE OF APPROVAL

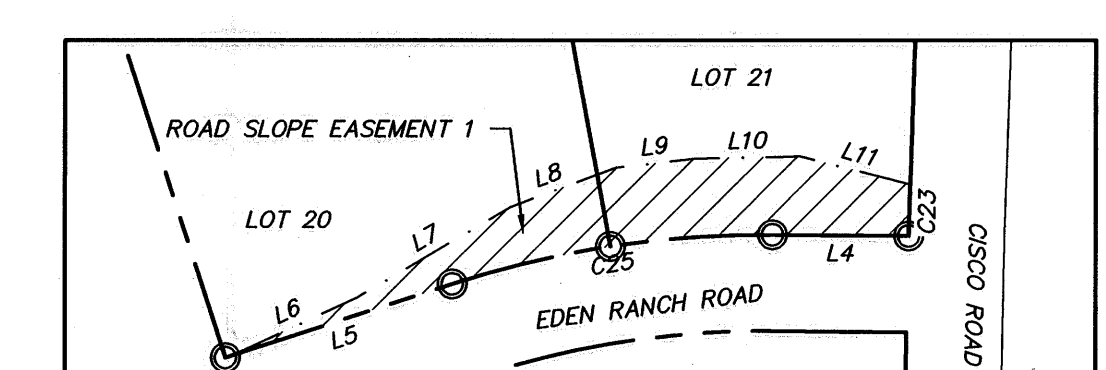
APPROVED AS TO FORM THIS 5th DAY OF February, 2021.
Ben Bell
COUNTY ATTORNEY

UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

APPROVED THIS 1st DAY OF FEBRUARY, A.D. 2021.
LEHS
UTAH STATE BOARD OF HEALTH



VICINITY MAP
SCALE: N.T.S.



ROAD SLOPE EASEMENT 1

- LEGEND**
- SECTION LINE
 - 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/ EARL CAP
 - STREET ADDRESS

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

SE CORNER S32 T14N R6E SLM FOUND REBAR W/2" ALUMINUM CAP
RICH COUNTY SURVEY FILING NO. 1422

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
2/1/21
STATE OF UTAH

FINAL PLAT

EDEN RANCH SUBDIVISION PHASE 4
PART OF NE 1/4
SECTION 32, T14N, R6E, SLM
RICH COUNTY, UTAH

CL
Cache Landmark
Engineers
Surveyors
Planners
95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 FEBRUARY 2021
SCALE: 1"=100'
DESIGN BY: J. JENSEN
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 14012WIN
SHEET: 1 OF 1