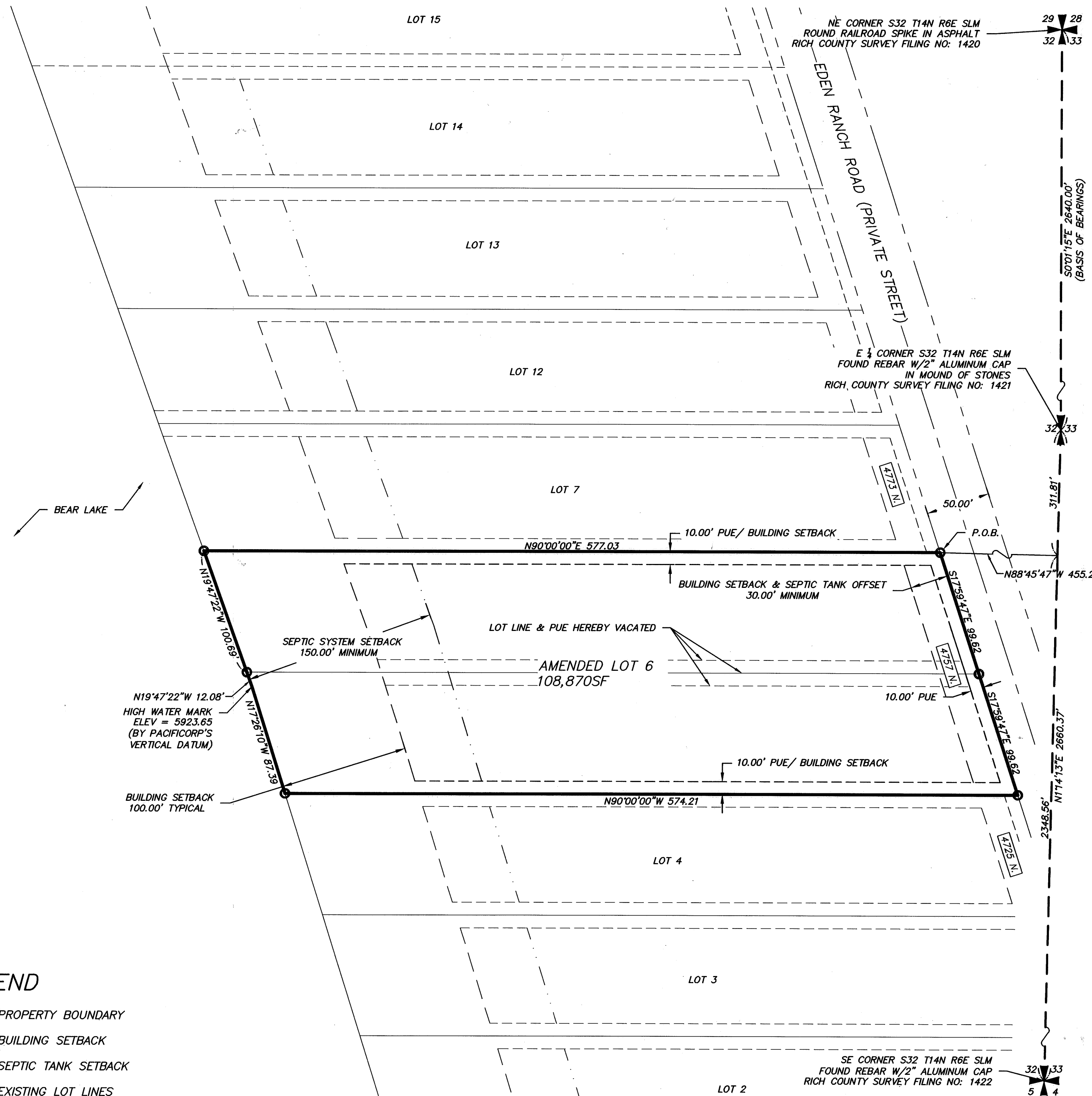


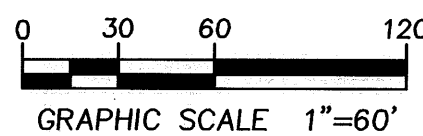
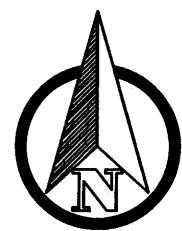
EDEN RANCH SUBDIVISION PHASE 1 AMENDMENT OF LOTS 5 & 6

COMBINING LOTS 5 AND 6

PART OF GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 14 NORTH, RANGE 6 EAST, SALT LAKE MERIDIAN
RICH COUNTY, UTAH

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- SEPTIC TANK SETBACK
- EXISTING LOT LINES
- EXISTING RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- FOUND SECTION CORNERS
- FOUND REBAR W/ EARL CAP PLS 318575
- STREET ADDRESS



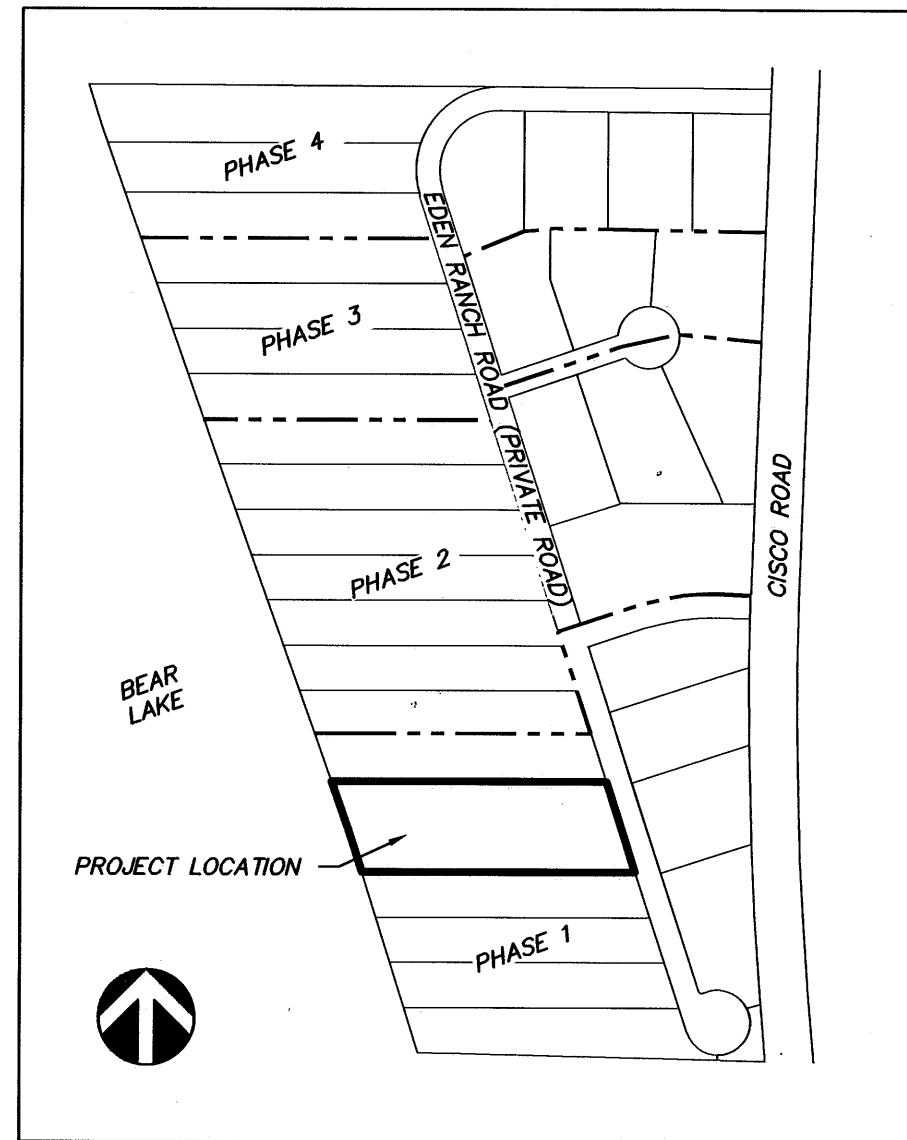
SURVEY NARRATIVE

THE SURVEY WAS ORDERED BY ZACHARY ZARBOCK FOR THE PURPOSE OF COMBINING LOTS 5 AND 6 OF EDEN RANCH SUBDIVISION PHASE 1 AND VACATING THE PUBLIC UTILITY EASEMENT CENTERED ON THE PROPERTY LINE BETWEEN SAID LOTS.

24" x 5/8" REBARS WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" WERE FOUND AT ALL LOT CORNERS. NO DISCREPANCIES WERE FOUND. NO NEW MONUMENTS WERE SET.

NOTES & RESTRICTIONS

- MEASURED ANGLES AND DISTANCES HAVE BEEN FOUND TO BE THE SAME AS THOSE OF RECORD, AS SHOWN ON THIS PLAT.
- A FIELD SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON JULY 27, 2022.
- 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.
- PARENT PARCEL: DAVNEB, LLC; PARCEL 42-32-000-0009; BOOK: B12, PAGE: 39
- SEPTIC SYSTEMS ARE REQUIRED TO HAVE A 30' SETBACK FROM EDEN RANCH ROAD AND MEET HEALTH DEPARTMENT REQUIREMENTS.
- RICH COUNTY SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL RELATED TO THE SUBDIVISION.
- SEE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK D12 PAGE 1900.
- NO BUILDINGS ALLOWED WITHIN PUBLIC UTILITY OR OTHER EASEMENTS.

VICINITY MAP
SCALE: N.T.S.

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 TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS EDEN RANCH SUBDIVISION PHASE 1 AMENDMENT OF LOTS 5 & 6, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

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

LOTS 5 AND 6 OF EDEN RANCH SUBDIVISION PHASE 1, RECORDING NUMBER 95718, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N17°13'E 2348.56 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE N88°45'47"W 455.24 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE S17°59'47"E 99.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S17°59'47"E 99.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N90°00'00"W 574.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N17°26'10"W 87.39 FEET ALONG THE WESTERLY LINE OF SAID LOT 5; THENCE N19°47'22"W 12.08 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N19°47'22"W 100.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N90°00'00"E 577.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.50 ACRES MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

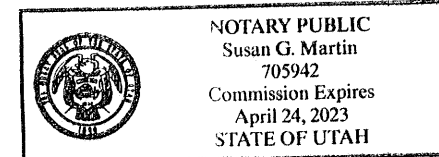
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS: EDEN RANCH SUBDIVISION PHASE 1 AMENDMENT OF LOTS 5 & 6 AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. FURTHERMORE, WE INCORPORATE THE NOTES & RESTRICTIONS AS LISTED HEREON.

ZACHARY ZARBOCK

OWNER ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 3 DAY OF MARCH, 2023, IN THE YEAR 2023, BEFORE ME SUSAN G. MARTIN, A NOTARY PUBLIC, PERSONALLY APPEARED ZACHARY ZARBOCK, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.
NOTARY PUBLIC SIGNATURE: Susan G. Martin
NOTARY PUBLIC FULL NAME: SUSAN G. MARTIN
COMMISSION NUMBER: 705942
MY COMMISSION EXPIRES: 04/24/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))



UTAH STATE BOARD OF HEALTH CERTIFICATE OF APPROVAL

APPROVED THIS 1st DAY OF March, A.D. 2023.

Signature: [Signature] EHS. Bear River Health Dept.
UTAH STATE BOARD OF HEALTH

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST

OF ZAL ZARBOCK

DATE 9/10/2023 TIME 10:43 am FEE \$52.00

ABSTRACTED Entry: 105311 Book: B13 Page: 625

INDEX
FILED IN: FILE OF PLATS

Signature: Kaia Bowden
KAIA BOWDEN, COUNTY RECORDER

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 5th DAY OF May, 2023.

Signature: [Signature]
COUNTY ENGINEER

PLANNING COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY PLANNING COMMISSION THIS 4th DAY OF April, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Signature: [Signature]
CHAIRPERSON

Signature: [Signature]
ATTEST

COUNTY ATTORNEY CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS 18 DAY OF April, 2023.

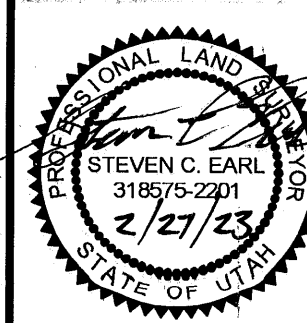
Signature: [Signature]
COUNTY ATTORNEY

COUNTY COMMISSION CERTIFICATE OF APPROVAL

PRESENTED TO THE RICH COUNTY COMMISSION THIS 3 DAY OF May, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Signature: [Signature]
CHAIRPERSON

Signature: [Signature]
ATTEST



FINAL PLAT

SHEET DESCRIPTION:

EDEN RANCH SUBDIVISION PHASE 1
AMENDMENT OF LOTS 5 & 6

FIRM NAME:



Cache • Landmark
Engineers
Surveyors
Planners

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

DATE: 27 FEBRUARY 2023

SCALE: 1"=60'

CALCULATED BY: T. TUTTLE

CHECKED BY: L. ANDERSON

APPROVED BY: S. EARL

PROJECT NUMBER: 220442AK

SHEET:

1 / 1