

COBABE RANCH TOWNHOMES PHASE 1
LOCATED IN THE WEST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2025

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 00°27'53" EAST 78.50 FEET AND NORTH 90°00'00" EAST 867.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE NORTH 41°26'55" EAST 192.86 FEET; THENCE SOUTH 48°33'05" EAST 61.09 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT 42.28 FEET, HAVING A CENTRAL ANGLE OF 34°36'29", CHORD BEARS SOUTH 65°51'20" EAST 41.64 FEET; THENCE SOUTH 83°09'34" EAST 14.76 FEET TO THE WEST RIGHT-OF-WAY LINE OF COBABE RANCH ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 27.51 FEET, HAVING A CENTRAL ANGLE OF 04°46'32", CHORD BEARS SOUTH 09°13'42" WEST 27.50 FEET; (2) SOUTH 06°50'26" WEST 161.99 FEET; THENCE NORTH 83°09'34" WEST 47.46 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT 102.68 FEET, HAVING A CENTRAL ANGLE OF 34°36'29", CHORD BEARS NORTH 65°51'20" WEST 101.13 FEET; THENCE NORTH 48°33'05" WEST 84.04 FEET TO THE POINT OF BEGINNING. CONTAINING 33,857 SQUARE FEET.

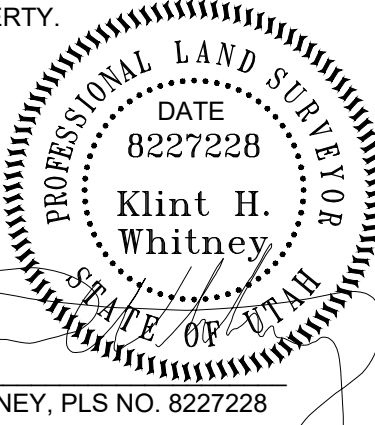
ALSO

A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED SOUTH 00°22'02" WEST 59.29 FEET AND NORTH 90°00'00" EAST 1363.35 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE NORTH 83°09'34" WEST 235.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COBABE RANCH ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 06°50'26" EAST 161.99 FEET; (2) ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT 31.13 FEET, HAVING A CENTRAL ANGLE OF 06°36'23", CHORD BEARS NORTH 10°08'38" EAST 31.11 FEET; THENCE SOUTH 83°09'34" EAST 233.21 FEET; THENCE SOUTH 06°50'26" WEST 193.06 FEET TO THE POINT OF BEGINNING. CONTAINING 45,350 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS COBABE RANCH TOWNHOMES PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2025.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

COBABE RANCH LLC AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS COBABE RANCH TOWNHOMES PHASE 1, HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN THE COBABE RANCH PROJECT (WHICH INCLUDES CERTAIN ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNITS, TO BE MAINTAINED BY THE COBABE RANCH TOWNHOMES ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, INCLUDING THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

COBABE RANCH LLC ALSO HEREBY GRANTS AND CONVEYS TO THE COBABE RANCH TOWNHOMES ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH COBABE RANCH TOWNHOMES ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE COBABE RANCH PROJECT, WHICH MAY INCLUDE, AS DETERMINED BY COBABE RANCH LLC (INCLUDING ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS) THE OWNERS OF LOTS LOCATED IN CERTAIN ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY COBABE RANCH LLC, ITS GRANTEE, SUCCESSORS OR ASSIGNS, AND HEREBY FURTHER DEDICATES, GRANTS AND CONVEYS TO EACH OWNER OF ANY COBABE RANCH TOWNHOME LOT/UNIT OWNER, INCLUDING THEIR GRANTEEES, SUCCESSORS OR ASSIGNS, ANY LIMITED COMMON AREA (LCA) THAT MAY ADJOIN SUCH LOT/UNIT.

COBABE RANCH LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. COBABE RANCH LLC ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT FOR PROVIDING AND MAINTAINING CONSTRUCTION CUT AND/OR FILL SLOPES, LATERAL SUPPORT AND/OR PROPER DRAINAGE ADJACENT TO THE PUBLIC RIGHT-OF-WAY LOCATED WITHIN OR ADJACENT TO THE PROJECT. COBABE RANCH LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON AND UNDER THE PROJECT.

- A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF EACH INDIVIDUAL LOT/UNIT AS SHOWN ON SHEET 3.
- B. LIMITED COMMON AREA TO BE EXCLUDED FROM PUBLIC UTILITY EASEMENT DEDICATION

SIGNED THIS ____ DAY OF 2025.

OSPREY RANCH, LLC
EDEN VALLEY OPPORTUNITY, LLC

LEWIS GROUP HOLDINGS, LLC

JOHN LEWIS, MANAGER
EDENVIEW, CO,

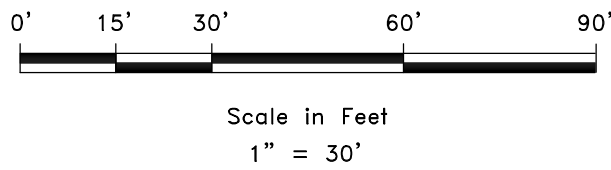
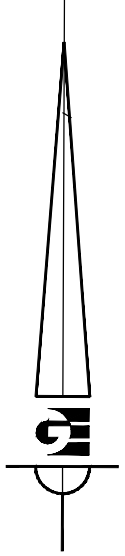
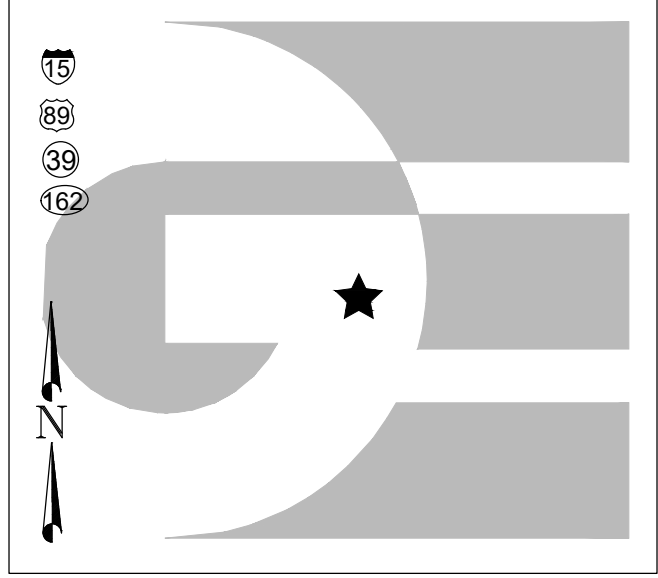
SHANE DUNLEAVY, PRESIDENT

NOTES

1. SHORT TERM RENTALS ARE ALLOWED.

VICINITY MAP

NOT TO SCALE



LEGEND

WEBER COUNTY MONUMENT AS NOTED

SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

SUBDIVISION BOUNDARY

LOT LINE

ADJACENT PARCEL

SECTION LINE

EASEMENT

EXISTING FENCE LINE

PRIVATE STREET

LIMITED COMMON AREA

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20__, personally appeared before me SHANE DUNLEAVY (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT (TITLE) of EDENVIEW, CO. (CORP/TRUST), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SHANE DUNLEAVY (SIGNER) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20__, personally appeared before me JOHN LEWIS(SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER(TITLE) of LEWIS GROUP HOLDINGS, LLC(CORP/TRUST), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JOHN LEWIS (SIGNER) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TOWNHOME SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°27'53" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

NORTHWEST CORNER SEC. 26,
T7N, R1E, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT
2007, GOOD CONDITION)

COBABE RANCH LLC
220200040

COBABE RANCH LLC
220200040

COBABE RANCH LLC
220200040

COBABE RANCH LLC
220200040

SOUTHWEST CORNER SEC. 26,
T7N, R1E, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT
1980, GOOD CONDITION)

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF ____, 2025.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF ____, 2025.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF ____, 2025.

COUNTY ENGINEER

WEBER COUNTY COMMISSION
ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF ____, 2025.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: NAME/TITLE

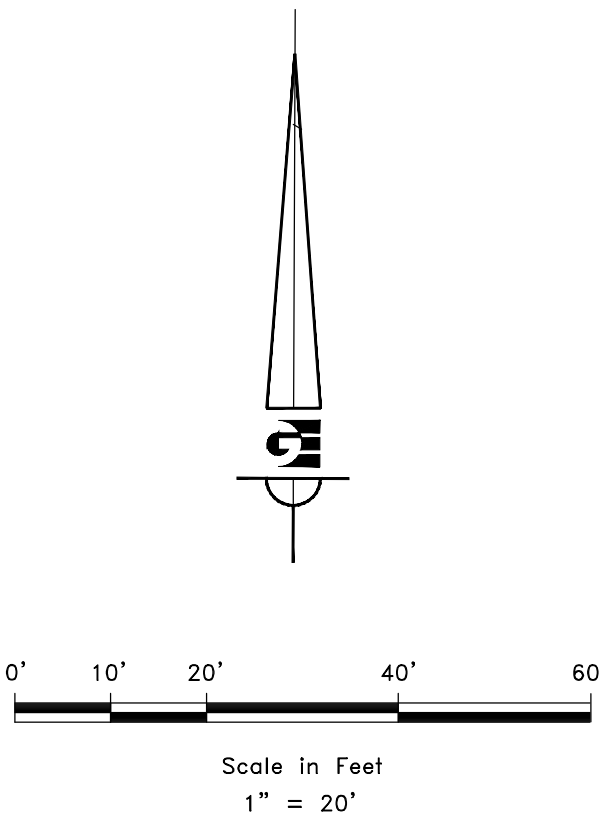
WEBER COUNTY PLANNING
COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF ____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING
COMMISSION

COBABE RANCH TOWNHOMES PHASE 1
LOCATED IN THE WEST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2025



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - - - EASEMENT
 - x EXISTING FENCE LINE
 - ▨ PRIVATE ROAD
 - ▨ LIMITED COMMON AREA

DEVELOPER:
COBABE RANCH LLC
JOHN LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S2
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____, IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____



**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COBABE RANCH TOWNHOMES PHASE 1
LOCATED IN THE WEST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2025

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.47	N15° 48' 46"E
L2	5.27	N74° 11' 14"W
L3	8.47	N15° 48' 46"E
L4	4.67	N73° 51' 37"W
L5	8.00	N15° 48' 46"E
L6	4.67	S74° 11' 14"E
L7	8.51	N15° 48' 46"E
L8	23.07	S74° 11' 14"E
L9	0.60	S74° 11' 14"E
L10	4.81	S15° 48' 46"W
L11	22.45	S74° 11' 14"E
L12	8.51	S15° 48' 46"W
L13	3.75	S74° 11' 14"E
L14	8.00	S15° 48' 46"W
L15	3.75	N74° 11' 14"W
L16	8.49	S15° 48' 46"W
L17	5.93	N74° 11' 14"W
L18	8.00	S15° 48' 46"W
L19	4.75	S74° 11' 14"E
L20	3.75	N15° 48' 46"E
L21	9.38	S74° 11' 14"E
L22	9.37	S74° 11' 14"E
L23	3.75	S15° 48' 46"W
L24	4.76	S74° 11' 14"E
L25	8.00	N15° 48' 46"E
L26	5.95	N74° 11' 14"W
L27	8.49	N15° 48' 46"E
L28	3.75	N74° 11' 14"W
L29	8.00	N15° 48' 46"E
L30	3.75	S74° 11' 14"E
L31	8.51	N15° 48' 46"E
L32	22.47	S74° 11' 14"E
L33	4.81	N15° 48' 46"E
L34	0.60	S74° 11' 14"E
L35	23.07	S74° 11' 14"E
L36	8.51	S15° 48' 46"W
L37	4.67	S74° 11' 14"E
L38	8.00	S15° 48' 46"W
L39	4.67	N74° 11' 14"W
L40	8.49	S15° 48' 46"W
L41	5.28	N74° 11' 14"W
L42	18.47	S15° 48' 46"W
L43	8.00	S74° 11' 14"E
L44	2.51	N15° 48' 46"E
L45	12.51	S74° 11' 14"E
L46	21.96	S15° 21' 38"W
L47	0.87	S74° 11' 14"E
L48	6.04	S15° 48' 46"W
L49	0.87	N76° 49' 47"W
L50	5.98	S17° 28' 29"W

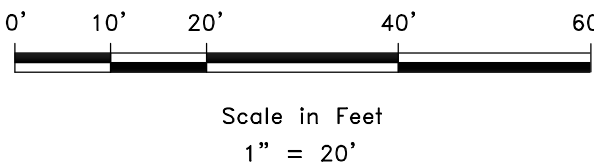
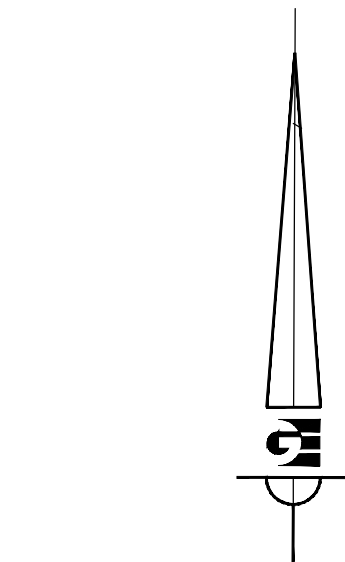
LINE TABLE		
LINE #	LENGTH	BEARING
L51	20.51	N74° 09' 00"W
L52	5.01	S15° 48' 46"W
L53	17.19	N74° 11' 14"W
L54	2.00	S15° 48' 46"W
L55	0.60	N74° 11' 14"W
L56	2.64	N74° 11' 14"W
L57	11.00	N15° 48' 46"E
L58	14.03	N74° 11' 14"W
L59	4.49	S15° 48' 46"W
L60	13.08	N74° 11' 14"W
L61	6.00	S15° 48' 46"W
L62	1.50	N74° 11' 14"W
L63	1.50	N74° 11' 14"W
L64	6.00	N15° 48' 46"E
L65	13.08	N74° 11' 14"W
L66	4.49	N15° 48' 46"E
L67	14.03	N74° 11' 14"W
L68	11.00	S15° 48' 46"W
L69	2.64	N74° 11' 14"W
L70	0.61	N74° 11' 14"W
L71	2.00	N15° 48' 46"E
L72	17.19	N74° 11' 14"W
L73	5.01	N15° 48' 46"E
L74	20.49	N74° 11' 14"W
L75	6.00	N15° 48' 46"E
L76	1.00	N74° 11' 14"W
L77	6.00	N15° 48' 46"E
L78	1.00	S74° 11' 14"E
L79	22.00	N15° 48' 46"E
L80	12.49	S74° 11' 14"E
L81	2.51	S15° 48' 46"W
L82	8.00	S74° 11' 14"E
L83	18.47	N6° 50' 06"E
L84	5.27	N83° 09' 54"W
L85	8.47	N6° 50' 06"E
L86	4.67	N82° 50' 17"W
L87	8.00	N6° 50' 06"E
L88	4.67	S83° 09' 54"E
L89	8.51	N6° 50' 06"E
L90	23.07	S83° 09' 54"E
L91	0.60	S83° 09' 54"E
L92	4.81	S6° 50' 06"W
L93	22.45	S83° 09' 54"E
L94	8.51	S6° 50' 06"W
L95	3.75	S83° 09' 54"E
L96	8.00	S6° 50' 06"W
L97	3.75	N83° 09' 54"W
L98	8.49	S6° 50' 06"W
L99	5.93	N83° 09' 54"W
L100	8.00	S6° 50' 06"W

LINE TABLE		
LINE #	LENGTH	BEARING
L101	4.75	S83° 09' 54"E
L102	3.75	N6° 50' 06"E
L103	9.38	S83° 09' 54"E
L104	9.37	S83° 09' 54"E
L105	3.75	S6° 50' 06"W
L106	4.76	S83° 09' 54"E
L107	8.00	N6° 50' 06"E
L108	5.95	N83° 09' 54"W
L109	8.49	N6° 50' 06"E
L110	3.75	N83° 09' 54"W
L111	8.00	N6° 50' 06"E
L112	3.75	S83° 09' 54"E
L113	8.51	N6° 50' 06"E
L114	22.47	S83° 09' 54"E
L115	4.81	N6° 50' 06"E
L116	0.60	S83° 09' 54"E
L117	23.07	S83° 09' 54"E
L118	8.51	S6° 50' 06"W
L119	4.67	S83° 09' 54"E
L120	8.00	S6° 50' 06"W
L121	4.67	N83° 09' 54"W
L122	8.49	S6° 50' 06"W
L123	5.28	N83° 09' 54"W
L124	18.47	S6° 50' 06"W
L125	8.00	S83° 09' 54"E
L126	2.51	N6° 50' 06"E
L127	12.51	S83° 09' 54"E
L128	21.96	S6° 22' 58"W
L129	0.87	S83° 09' 54"E
L130	6.04	S6° 50' 06"W
L131	0.87	N85° 48' 27"W
L132	5.98	S8° 29' 49"W
L133	20.51	N83° 07' 40"W
L134	5.01	S6° 50' 06"W
L135	17.19	N83° 09' 54"W
L136	2.00	S6° 50' 06"W
L137	0.60	N83° 09' 54"W
L138	2.64	N83° 09' 54"W
L139	11.00	N6° 50' 06"E
L140	14.03	N83° 09' 54"W
L141	4.49	S6° 50' 06"W
L142	13.08	N83° 09' 54"W
L143	6.00	S6° 50' 06"W
L144	1.50	N83° 09' 54"W
L145	1.50	N83° 09' 54"W
L146	6.00	N6° 50' 06"E
L147	13.08	N83° 09' 54"W
L148	4.49	N6° 50' 06"E
L149	14.03	N83° 09' 54"W
L150	11.00	S6° 50' 06"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	2.64	N83° 09' 54"W
L152	0.61	N83° 09' 54"W
L153	2.00	N6° 50' 06"E
L154	17.19	N83° 09' 54"W
L155	5.01	N6° 50' 06"E
L156	20.49	N83° 09' 54"W
L157	6.00	N6° 50' 06"E
L158	1.00	N83° 09' 54"W
L159	6.00	N6° 50' 06"E
L160	1.00	S83° 09' 54"E
L161	22.00	N6° 50' 06"E
L162	12.49	S83° 09' 54"E
L163	2.51	S6° 50' 06"W
L164	8.00	S83° 09' 54"E
L165	20.00	N74° 10' 59"W
L166	16.78	N16° 23' 46"E
L168	14.99	S16° 23' 46"W
L169	20.00	N74° 11' 14"W
L170	27.94	N16° 23' 46"E
L172	22.12	S16° 23' 46"W
L173	31.36	N16° 23' 46"E
L174	19.24	N36° 32' 00"E
L175	20.07	S48° 33' 05"E
L176	13.97	S36° 32' 00"W
L177	27.60	S16° 23' 46"W
L178	20.00	N74° 11' 14"W
L179	31.89	N16° 23' 46"E
L180	13.20	N36° 32' 00"E
L181	20.07	S48° 33' 05"E
L182	7.93	S36° 32' 00"W
L183	28.14	S16° 23' 46"W
L184	20.00	N74° 11' 14"W
L185	15.00	N6° 50' 26"E
L186	20.00	S83° 09' 34"E
L187	15.00	S6° 50' 26"W
L188	20.00	N83° 09' 34"W
L189	19.81	N6° 50' 26"E
L190	20.00	S83° 09' 34"E
L191	19.81	S6° 50' 26"W
L192	20.00	N83° 09' 47"W
L193	19.81	N6° 50' 26"E
L194	20.00	S83° 09' 34"E
L195	19.81	S6° 50' 26"W
L196	20.00	N83° 09' 54"W
L197	14.99	N6° 50' 26"E
L198	20.00	S83° 09' 34"E
L199	14.99	S6° 50' 26"W
L200	20.00	N83° 09' 54"W
L201	9.09	S15° 49' 06"W
L202	20.96	S74° 10' 54"E

LINE TABLE		
LINE #	LENGTH	BEARING
L203	4.08	N15° 49' 06"E
L204	0.46	N74° 11' 14"W
L205	11.00	N74° 10' 54"W
L206	4.33	S15° 49' 06"W
L207	3.01	S74° 07' 45"E
L208	27.14	S74° 10' 54"E
L209	4.25	S15° 49' 06"W
L210	1.18	N74° 18' 55"W
L211	4.25	S15° 49' 06"W
L212	1.38	S74° 08' 33"E
L213	27.11	S74° 10' 54"E
L214	0.49	N74° 11' 14"W
L215	4.09	S15° 49' 06"W
L216	20.96	S74° 10' 54"E
L217	9.09	N16° 03' 11"E
L218	11.00	S74° 10' 54"E
L219	4.33	S15° 49' 06"W
L220	2.99	N74° 01' 29"W
L221	9.09	S6° 49' 49"W
L222	20.96	S83° 10' 11"E
L223	4.10	N6° 49' 49"E
L224	0.47	N83° 09' 54"W
L225	10.99	N83° 09' 34"W
L226	4.34	S6° 50' 26"W
L227	2.99	S83° 09' 54"E
L228	27.11	S83° 10' 11"E
L229	27.11	S83° 10' 11"E
L230	4.25	S6° 50' 06"W
L231	1.19	N83° 09' 54"W
L232	4.25	S6° 50' 06"W
L233	1.19	S83° 09' 54"E
L235	4.32	S6° 50' 26"W
L236	3.01	N83° 09' 54"W
L237	0.48	N83° 09' 54"W
L238	4.10	S6° 49' 49"W
L239	20.96	S83° 10' 11"E
L240	9.09	N7° 02' 15"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	72.48	120.00	34°36'29"	N65° 51' 20"W	71.39
C2	59.80	99.00	34°36'29"	N65° 51' 20"W	58.89
C3	20.09	120.00	9°35'26"	S69° 04' 11"E	20.06
C4	20.80	120.00	9°55'51"	S57° 55' 31"E	20.77
C5	3.61	270.00	0°45'58"	N13° 03' 50"E	3.61



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

DEVELOPER:
COBABE RANCH LLC
JOHN LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S3
3



**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____, IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____, RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____