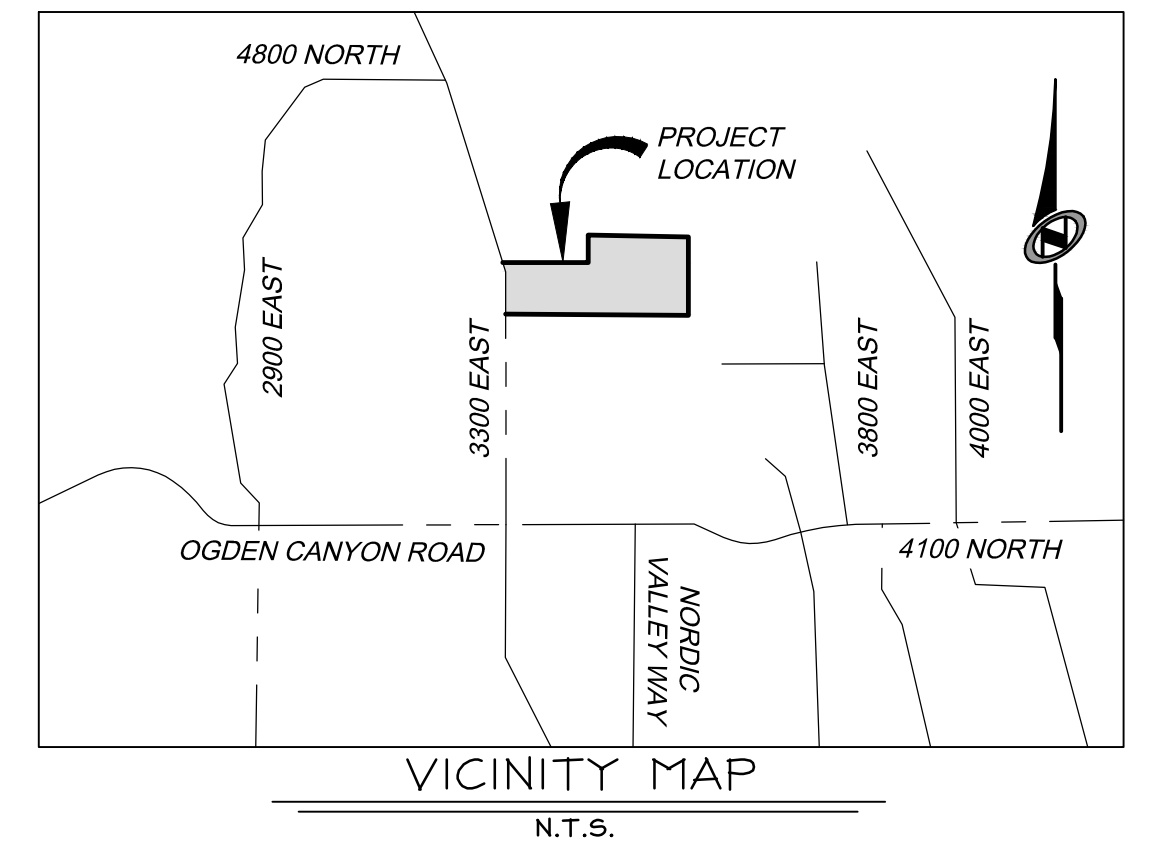


UNDER THE SUN RANCH SUBDIVISION

SECTION 17, TOWNSHIP 7 N., RANGE 1 E., SLB&M
 LIBERTY, WEBER COUNTY, UTAH
 APRIL 2019



SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, UNDER THE SUN RANCH SUBDIVISION, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



NATHAN CHRISTENSEN
 PROFESSIONAL LAND SURVEYOR
 UTAH CERTIFICATE NO. 10175991

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF 3300 EAST STREET, SAID POINT BEING S 89°34'25" E 1358.13 FEET ALONG THE SECTION LINE, AND N 00°25'35" E 831.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF 3300 EAST STREET N 00°03'00" E 499.08 FEET; THENCE N 15°59'08" W 6.77 FEET; THENCE S 89°37'16" E 704.95 FEET; THENCE N 00°22'44" E 345.40 FEET; THENCE S 89°33'33" E 631.53 FEET; THENCE S 89°30'31" E 124.10 FEET; THENCE S 00°22'06" E 847.91 FEET; THENCE N 89°57'36" W 1176.19 FEET; THENCE N 88°41'06" W 290.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,004,321 S.F., OR 23.056 ACRES

SURVEY NARRATIVE:

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCELS NO. 22-007-0107 INTO A 1 LOT SUBDIVISION.
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N, R.1E, SLB&M, MONUMENTED ON THE WEST BY A 3" BRASS CAP AND MONUMENTED ON THE EAST BY A 3" BRASS CAP, AND IS CONSIDERED TO BEAR S 89°34'25"E.
- THE BOUNDARY LINES WERE DETERMINED BY FOUND REBAR AND CAPS AT ALL PROPERTY CORNERS SET BY GREAT BASIN ENGINEERING AND REEVE AND ASSOCIATES, AS NOTED ON SURVEY, FOUND AND ACCEPTED. GREAT BASIN ENGINEERING SURVEY NO. 002671 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE, AND GREAT BASIN ENGINEERING SURVEY AS PROVIDED BY GREAT BASIN ENGINEERING. EASTERLY RIGHT OF WAY LINE OF 3300 EAST STREET WAS DETERMINED AND LOCATED USING FOUND RIGHT OF WAY MONUMENTS AS SHOWN ON SURVEY. THE EASTERLY BOUNDARY LINE WAS DETERMINED UTILIZING A BOUNDARY LINE AGREEMENT BETWEEN THE TWO LAND OWNERS.
- INGRESS/EGRESS EASEMENT REFERENCED IN THE TITLE REPORT AS ENTRY NO. 173220 AT BOOK 357 AT PAGE 115. EXACT LOCATION IS UNKNOWN AND BLANKET IN NATURE.
- TALISMAN CIVIL HAVE REVIEWED RECORD OF SURVEY NO. 4217 PER GARDENER ENGINEERING, NONE OF THE SURVEYED AREA AFFECT THIS PARCEL.

PLAT NOTES:

- SITE ADDRESS IS 4462 NORTH 3300 EAST, LIBERTY, UT 84310
- AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

LEGEND

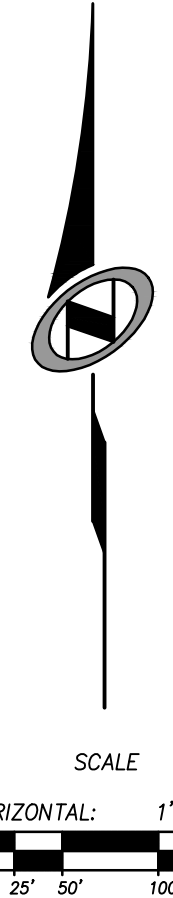
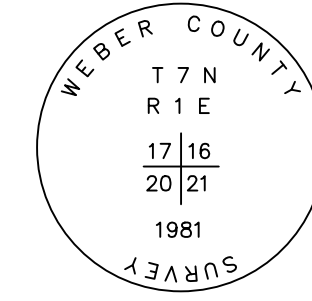
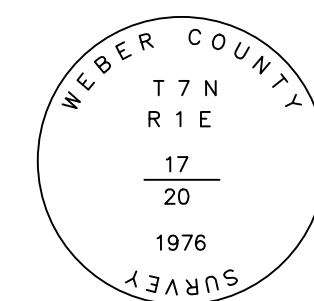
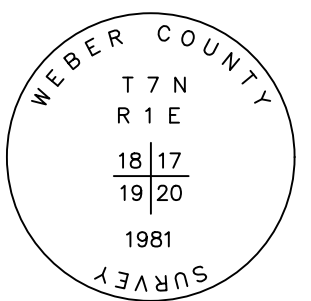
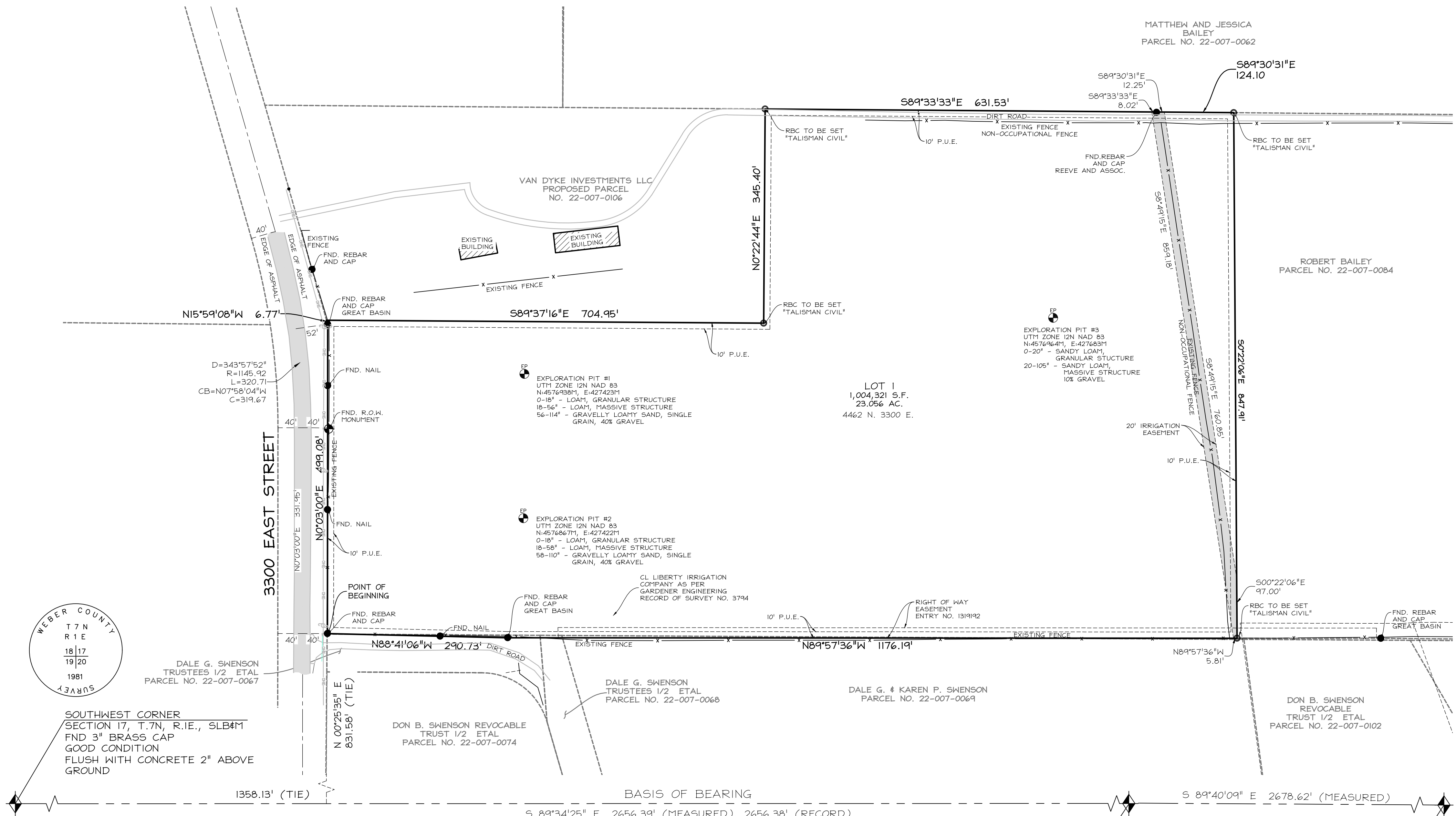
- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- REBAR AND CAP AS NOTED
- REBAR AND CAP TO BE SET "TALISMAN CIVIL"
- R.O.W. MONUMENT
- EXPLORATION PIT LOCATION
- PER WEBER MORGAN HEALTH DEPARTMENT SOIL EVALUATION NO. 14597



5217 SOUTH STATE STREET
 SUITE 200
 MURRAY, UT 84107
 801.743.1300

RECORDED

STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT THE
 REQUEST OF: _____
 ENTRY NO. _____
 DATE: _____ TIME: _____
 BOOK: _____ PAGE: _____
 FEE \$ _____
 WEBER COUNTY RECORDER



OWNER'S DEDICATION:

WE, AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS, UNDER THE SUN RANCH SUBDIVISION, AND DO HEREBY:

GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20____.

BY: _____
 NAME: _____
 ITS: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____ } S.S.
 COUNTY OF _____ }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE AUTHORIZED SIGNATORY FOR PEAK STREET MANAGEMENT, LLC.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 RESIDING IN: _____

OWNER
 PEAK STREET MANAGEMENT
 8560 SUNSET BLVD, SUITE 413
 WEST HOLLYWOOD, CA 90069

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 AFFECT.
 SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____, 20____.

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 _____, 20____.

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

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 THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION
 ATTEST: _____
 TITLE: _____