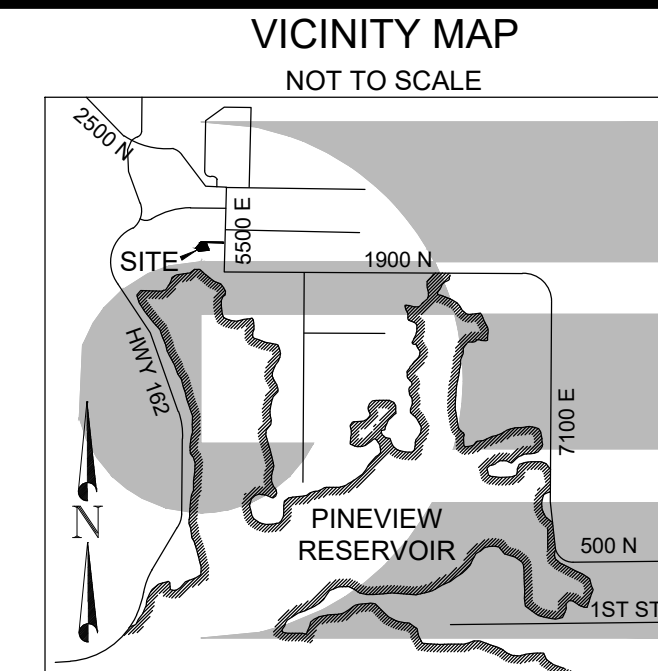


DAYLIGHT RANCH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, SEPTEMBER 2021

SUNNYFIELD LLC
220470053

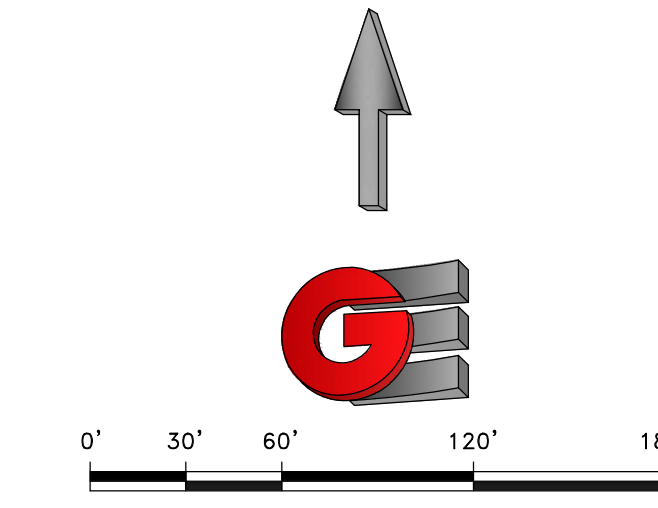
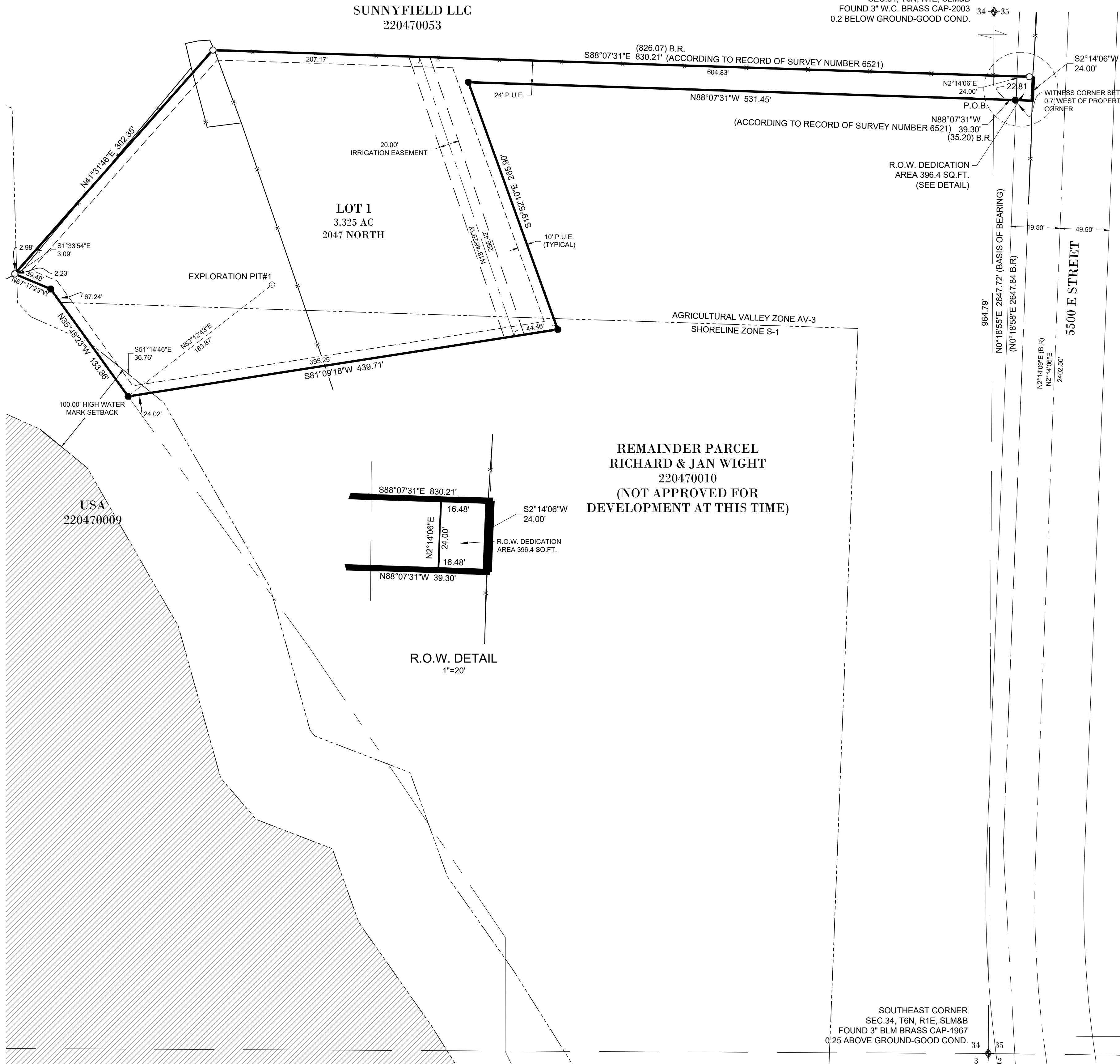
EAST QUARTER CORNER
SEC. 34, T6N, R1E, S14M&B
FOUND 3" W.C. BRASS CAP-2003
0.2 BELOW GROUND-GOOD COND.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°18'55" EAST 964.79 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 88°07'31" WEST 531.45 FEET; THENCE SOUTH 19°52'10" EAST 265.90 FEET; THENCE SOUTH 81°09'18" WEST 439.71 FEET; THENCE NORTH 35°48'23" WEST 133.86 FEET; THENCE NORTH 67°17'23" WEST 39.49 FEET; THENCE NORTH 41°31'46" EAST 302.35 FEET; THENCE SOUTH 88°07'31" EAST 830.21 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF 5500 SOUTH STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°14'06" WEST 24.00 FEET; THENCE NORTH 88°07'31" WEST 39.30 FEET TO THE POINT OF BEGINNING. CONTAINING 3.325 ACRES.



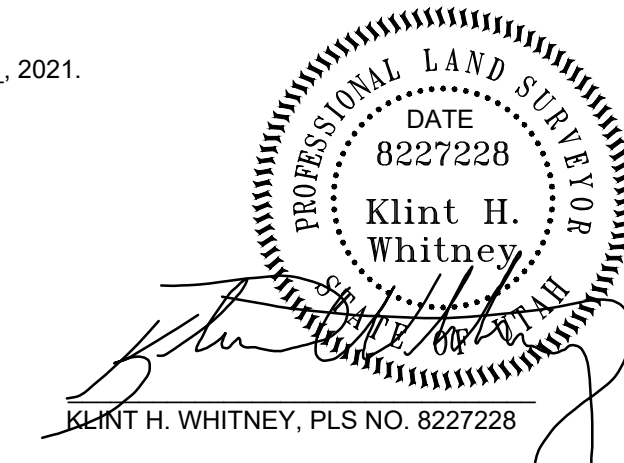
LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- FOND REBAR AND CAP MARKED LANDMARK
- SET NO. 5 x 18" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ▨ FLOOD ZONE "A"

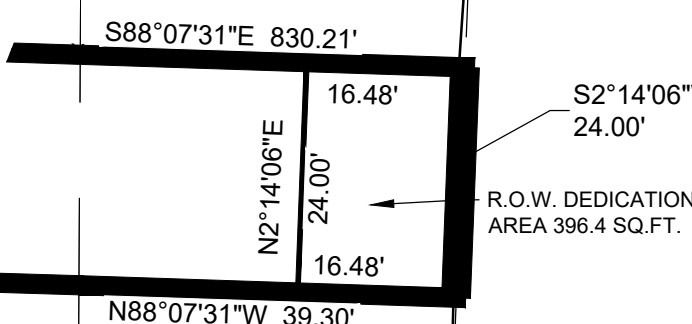
SURVEYOR'S CERTIFICATE

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, HEREAFTER TO BE KNOWN AS DAYLIGHT RANCH 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 _____, 2021.



REMAINDER PARCEL
RICHARD & JAN WIGHT
220470010
(NOT APPROVED FOR
DEVELOPMENT AT THIS TIME)



WEBER-MORGAN HEALTH DEPARTMENT WASTEWATER SITE AND SOILS EVALUATION #15186

- EXPLORATION PIT #1 (UTM ZONE 12 NAD83 0431476 E 4571877 N)
- 0-12" LOAM, GRANULAR/BLOCKY STRUCTURE, 2% GRAVEL
- 12-31" CLAY LOAM, BLOCKY STRUCTURE
- 31-52" SANDY CLAY LOAM, MASSIVE STRUCTURE, COMMON GREY MOTTLES
- 52-80" COARSE SANDY LOAM, MASSIVE STRUCTURE
- 80-118" CLAY LOAM, MASSIVE STRUCTURE
- GROUNDWATER NOT ENCOUNTERED TO 118"

NOTES

1. ZONE (AV-3) CURRENT YARD SETBACKS: FRONT/REAR-30' // SIDE-10' WITH A TOTAL OF 2 SIDE YARDS NOT LESS THAN 24'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F WITH A REVISED DATE OF JUNE 2, 2015.
3. DUE TO TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RYAN WIGHT. 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 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°18'55" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

DAYLIGHT RANCH

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DEDICATE GRANT AND CONVEY LAND DESIGNATED AS IRRIGATION EASEMENT TO EDEN IRRIGATION COMPANY FOR THE USE OF INSTALLATION MAINTENANCE AND OPERATION OF IRRIGATION UTILITY SERVICE LINES AND ANY IRRIGATION PURPOSES.

SIGNED THIS _____ DAY OF _____, 2021.

BY: RICHARD D. WIGHT, JOINT TENANT BY: JAN S. WIGHT, JOINT TENANT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, before me _____, a Notary Public, personally appeared RICHARD D. WIGHT AND JAN S. WIGHT, HUSBAND AND WIFE AS JOINT TENANTS, Pleased on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

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 _____, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____

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 _____, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 2021

DIRECTOR WEBER-MORGAN HEALTH DEPT.

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 _____, 2021.
WEBER 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 _____, 2021.
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 _____, 2021.
COUNTY ENGINEER

DEVELOPER:
RYAN WIGHT
EDEN UTAH
201-791-0731

S1
1

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

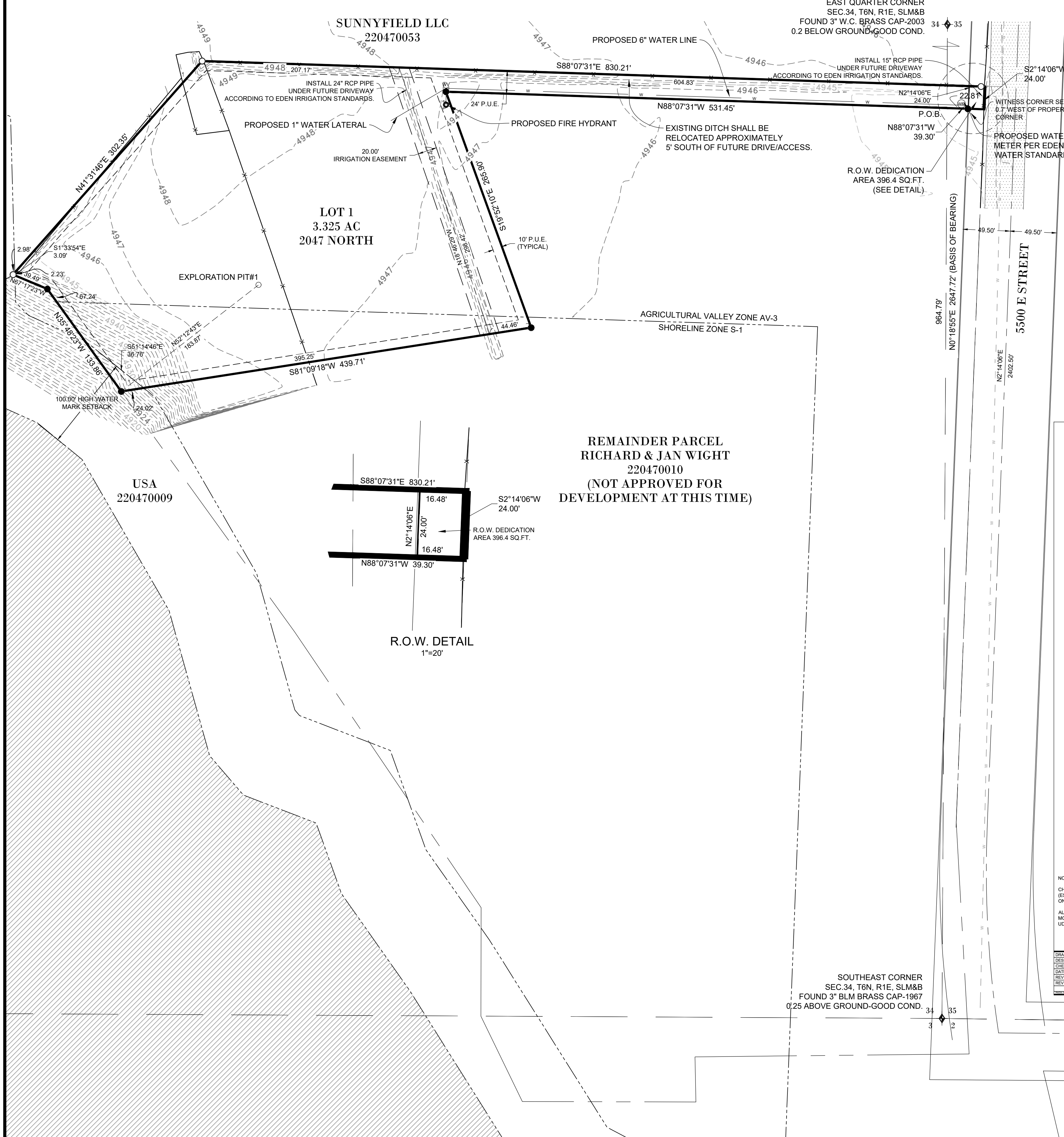
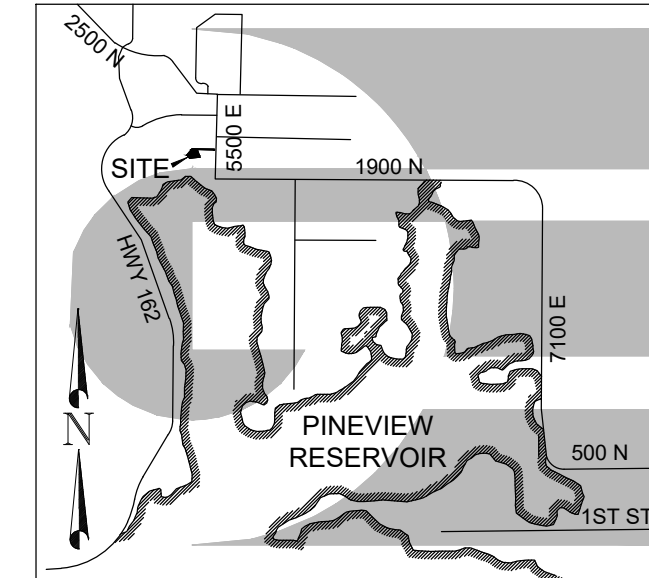
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 275 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

P:\2021 - MISC SURVEYS\2021 - RYAN WIGHT\SURVEY\DWG\RYAN WIGHT.DWG

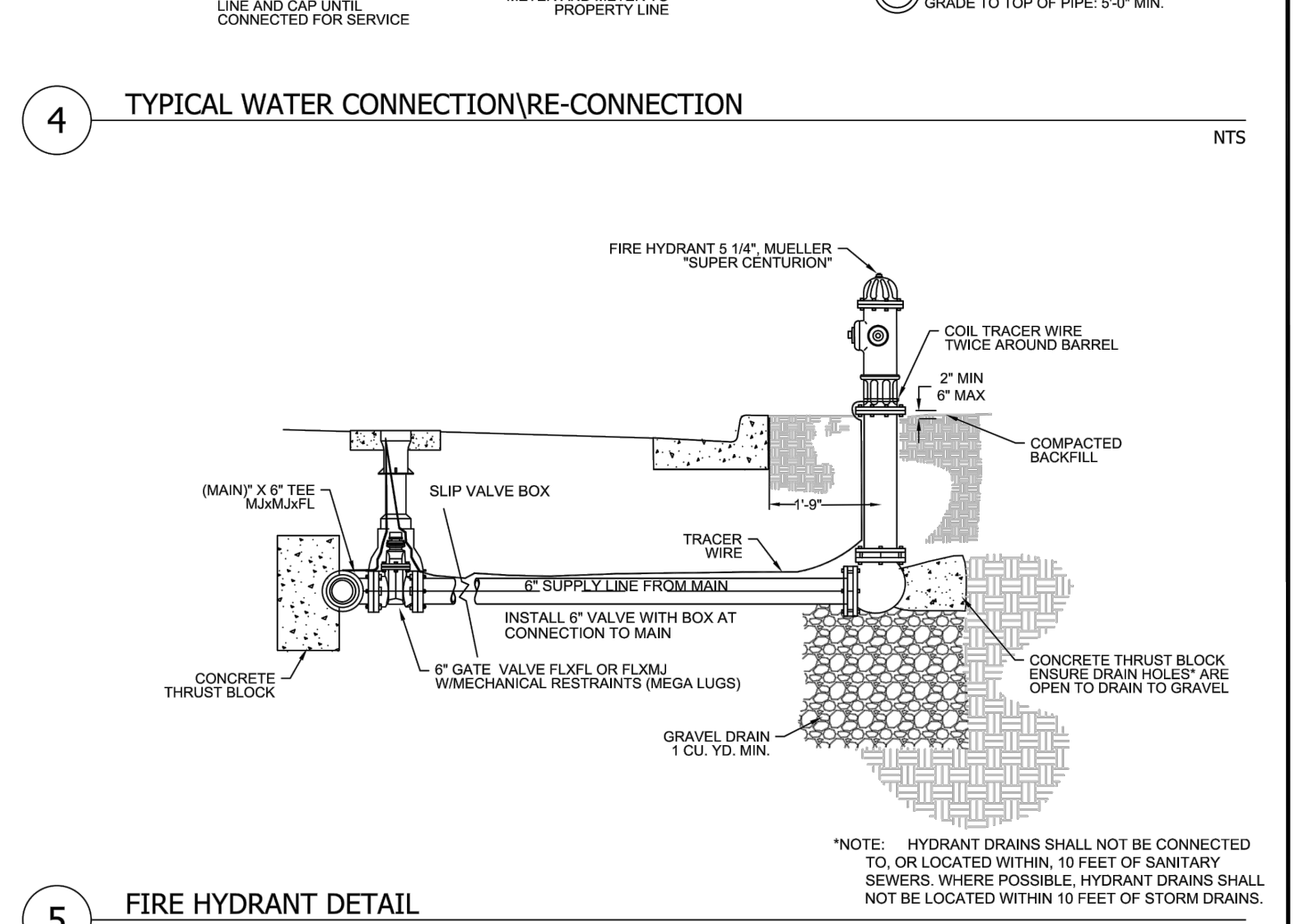
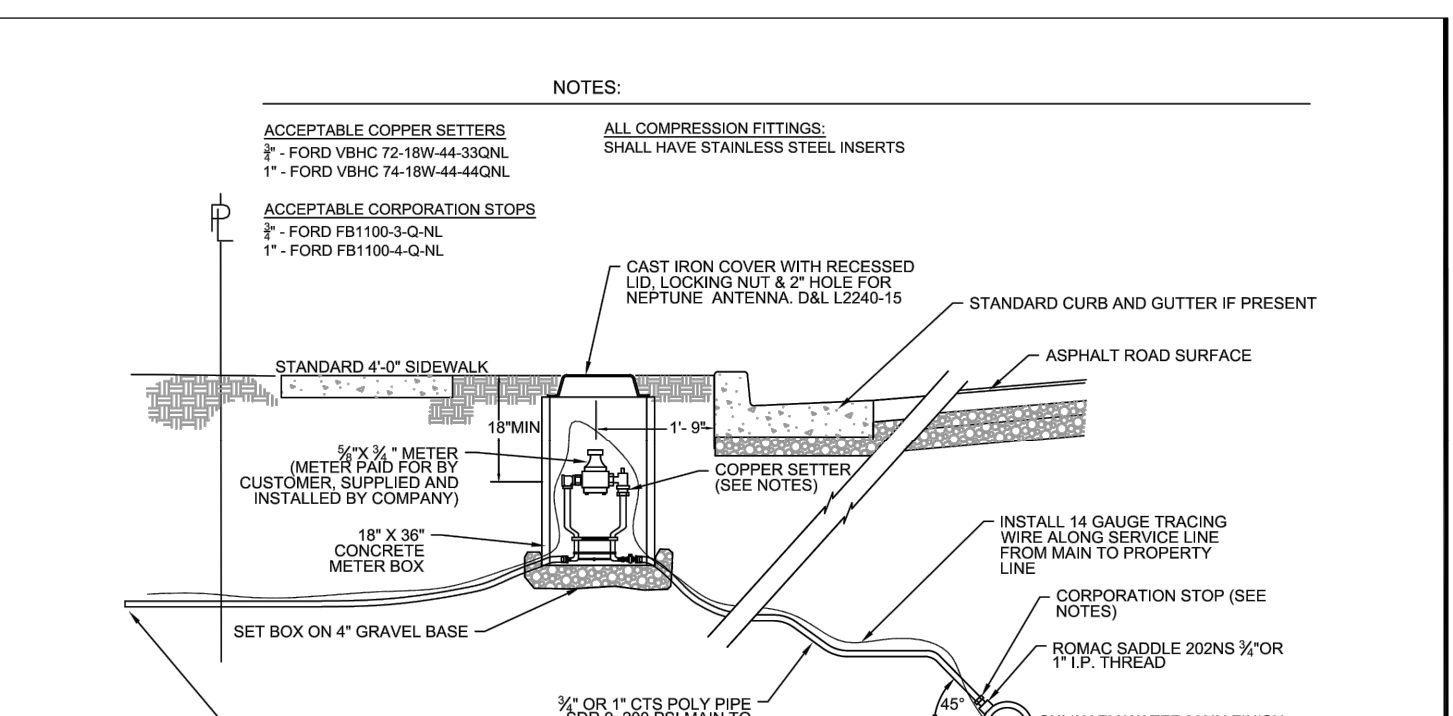
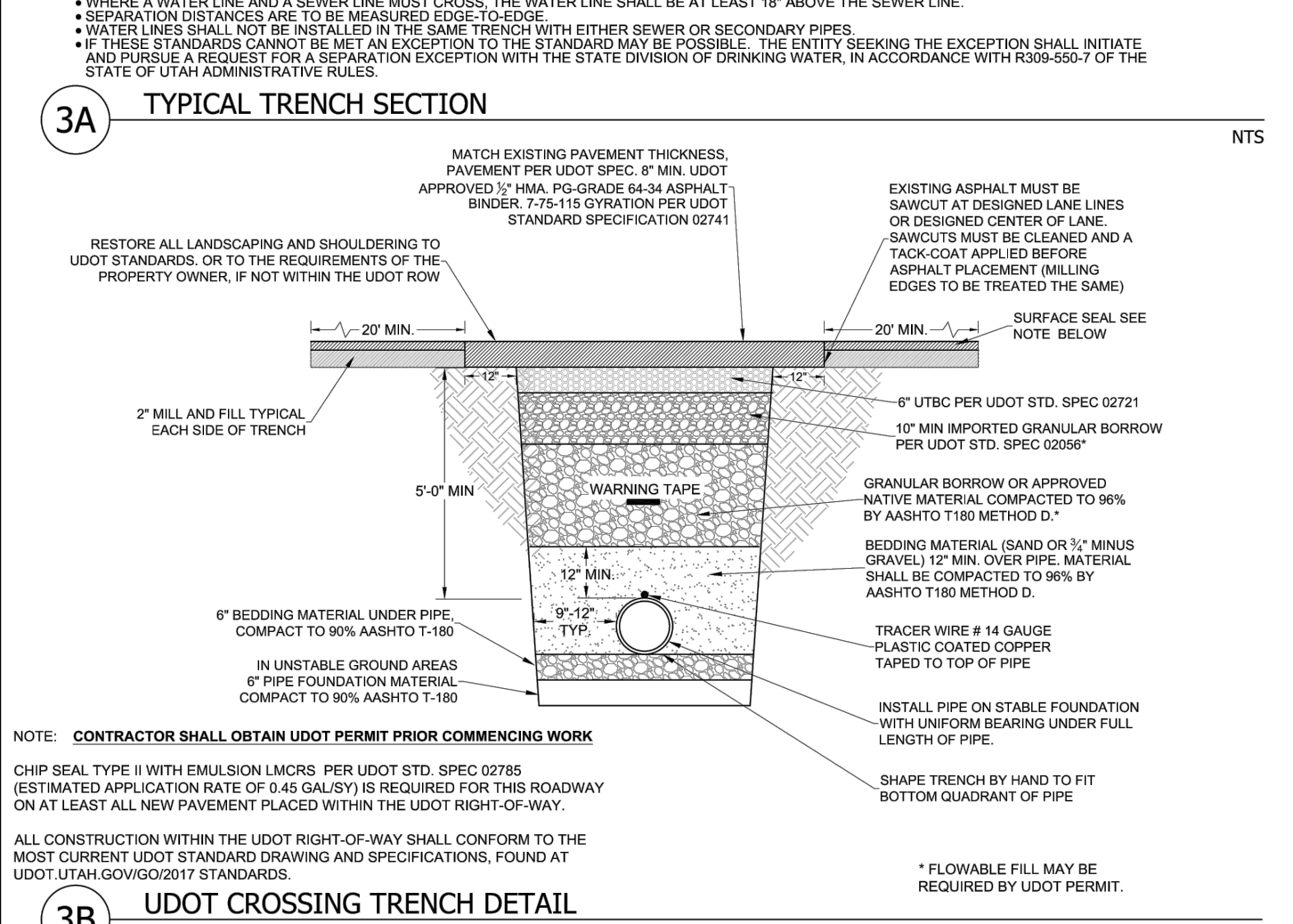
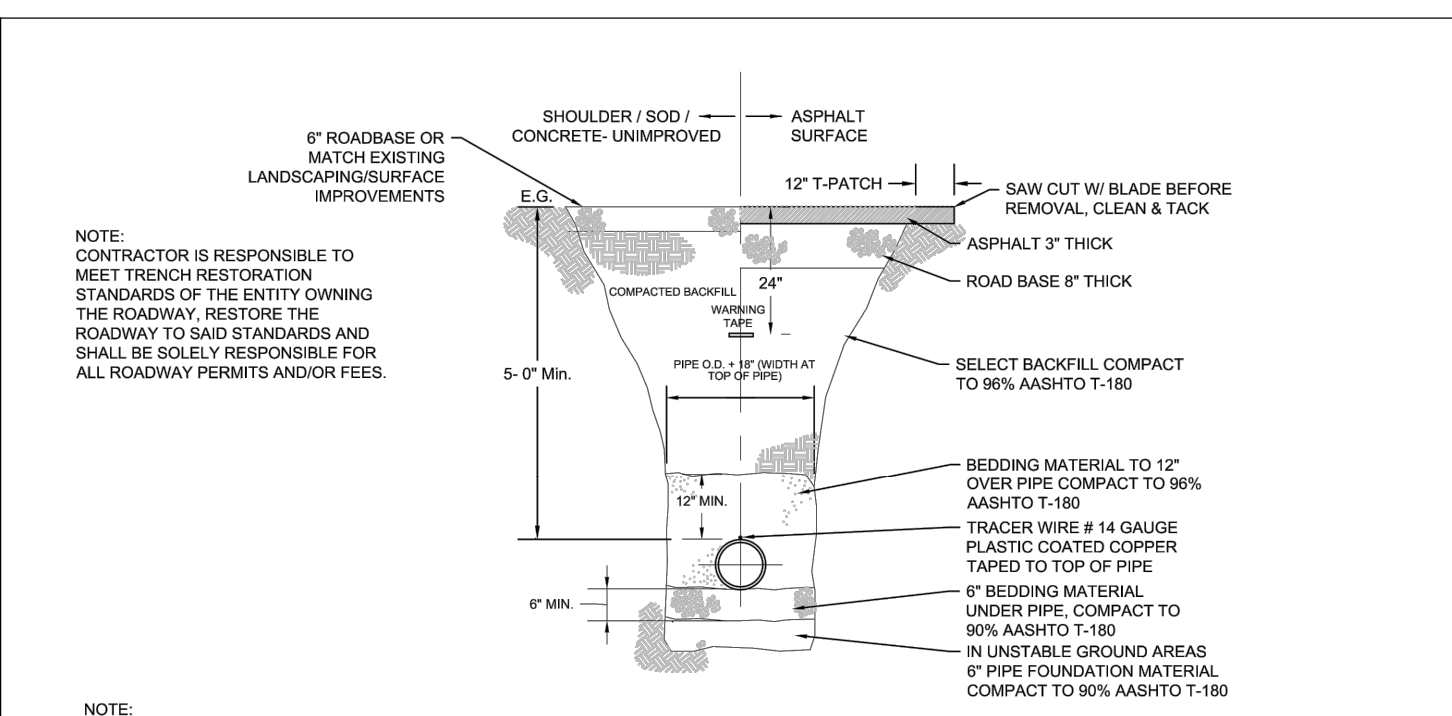
DAYLIGHT RANCH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, AND THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, SEPTEMBER 2021

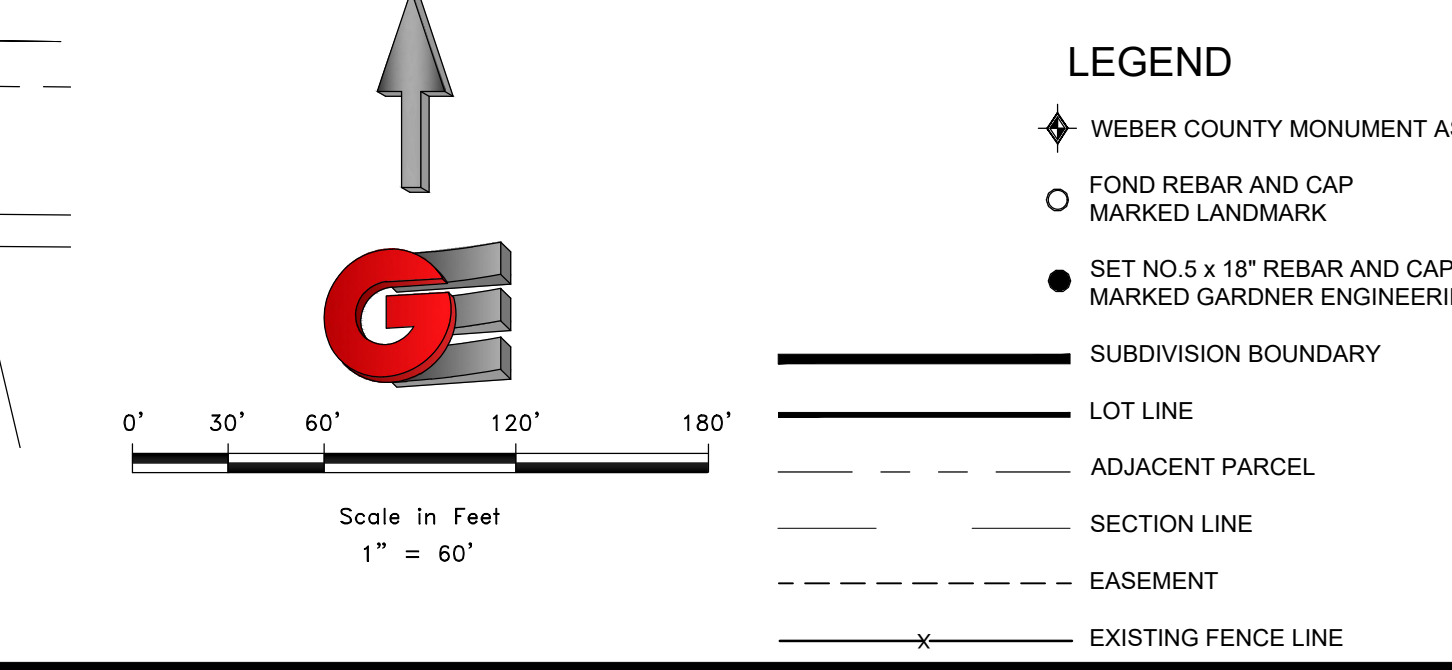
VICINITY MAP
NOT TO SCALE



NOTES:
SUBDIVISION REQUIRES ACCESS ROAD
CAPABLE OF SUPPORTING 75,000 POUNDS
AT THE TIME OF ACQUIRING A BUILDING
PERMIT.



DRAFTED: MDD DESIGNED: DW CHECKED: [Signature] DATE: 5/20/21 REV. 1 REV. 2	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY EDEN WATERWORKS COMPANY		STANDARD WATER DETAILS EDEN WATERWORKS COMPANY TYPICAL TRENCH SECTION UDOT CROSSING TRENCH DETAIL SHEET 2		DRAFTED: MDD DESIGNED: DW CHECKED: [Signature] DATE: 5/20/21 REV. 1 REV. 2	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY EDEN WATERWORKS COMPANY		STANDARD WATER DETAILS EDEN WATERWORKS COMPANY TYPICAL WATER CONNECTION DETAIL FIRE HYDRANT DETAIL SHEET 3	
---	---	--	--	--	---	---	--	---	--



DEVELOPER:
RYAN WIGHT
EDEN UTAH
201-791-0731

S1
1

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
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

P:\2021 - MISC SURVEYS\2021 - RYAN WIGHT\SURVEY\DWG\RYAN WIGHT.DWG