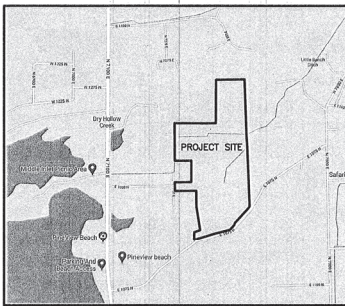


22-46

SHEET 1 OF 2

SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2022



VICINITY MAP
NOT TO SCALE

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SOIL TEST PIT INFORMATION

- EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 0435337 E 4569999 N)
 - 0-48" SANDY LOAM, BLOCKY STRUCTURE
 - 48-99" SILT LOAM, MASSIVE STRUCTURE, 3" COARSE SAND LENS AT 66" & 99"
 - 99-120" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 99"
 - CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 60 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #2** (UTM ZONE 12 NAD 83 0435354 E 4569856 N)
 - 0-18" SANDY LOAM, GRANULAR STRUCTURE
 - 18-40" SANDY LOAM, MASSIVE STRUCTURE
 - 40-114" SILTY CLAY LOAM W/ SAND LENS, MASSIVE STRUCTURE, SOME MOTTLING AT 65" & HEAVY AT 90"
 - CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 52 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #3** (UTM ZONE 12 NAD 83 0435394 E 4570008 N)
 - 0-44" SANDY LOAM, GRANULAR TO BLOCKY STRUCTURE
 - 44-64" FINE SANDY LOAM, BLOCKY STRUCTURE
 - 64-94" CLAY LOAM W/ SAND LENS, MASSIVE STRUCTURE, SOME MOTTLING AT 68" & HEAVY AT 85"
 - 94-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL AT 63"
- EXPLORATION PIT #4** (UTM ZONE 12 NAD 83 0435584 E 4570228 N)
 - 0-1" 0" SANDY LOAM, GRANULAR STRUCTURE
 - 1 0-48" SANDY LOAM, BLOCKY STRUCTURE
 - 48-64" SANDY LOAM, MASSIVE STRUCTURE
 - 64-77" CLAY LOAM W/ SAND LENS, MASSIVE STRUCTURE, SOME W/ GREY MOTTLES AT 63"
 - 77-124" SAND, SINGLE GRAIN STRUCTURE, CLAY LOAM LENS AT 95" W/ GREY MOTTLES
- EXPLORATION PIT #5** (UTM ZONE 12 NAD 83 0435635 E 4569907 N)
 - 0-43" SANDY LOAM, BLOCKY STRUCTURE
 - 43-125" SAND WITH CLAY LOAM LENS, SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 93"
 - CONDUCT THE REQUIRED PERCOLATION TEST SO THAT THE BOTTOM OF THE PERCOLATION TEST HOLE IS AT 55 INCHES DEEP FROM THE ORIGINAL GRADE.
- EXPLORATION PIT #6** (UTM ZONE 12 NAD 83 0435522 E 4569866 N)
 - 0-36" SANDY LOAM, BLOCKY STRUCTURE
 - 36-64" SANDY LOAM, MASSIVE STRUCTURE
 - 64-95" SAND W/ SILTY CLAY LOAM LENS, SINGLE GRAIN STRUCTURE, SOME MOTTLES AT 68" & HEAVY AT 85"
 - 95-120" GRAVELLY COARSE SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL
- EXPLORATION PIT #7** (UTM ZONE 12 NAD 83 0435467 E 4569749 N)
 - 0-46" SANDY LOAM, BLOCKY STRUCTURE
 - 46-69" SANDY LOAM, MASSIVE STRUCTURE
 - 69-99" CLAY LOAM, MASSIVE STRUCTURE, HEAVY GREY MOTTLING AT 87"
 - 99-125" LOAMY SAND, SINGLE GRAIN STRUCTURE, 60% GRAVEL

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN FOUND BRASS CAP MONUMENTS AT THE WEST QUARTER AND NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°16'52"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS FOUND. THERE HAS BEEN EXTENSIVE SURVEY WORK IN THE AREA BY BOUNDARY CONSULTANTS, WHO RELIED HEAVILY ON BOUNDARY BY ACQUIESCENCE TO ESTABLISH THE BOUNDARIES. BOUNDARY CONSULTANTS HAS PREPARED RECORD OF SURVEY (#6903) THAT IS TO BE USED FOR THE PREPARATION OF BOUNDARY LINE AGREEMENTS. THIS BOUNDARY WAS USED FOR THIS DEVELOPMENT.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 6 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 2136.61 FEET AND EAST 1284.36 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER CORNER BEING S00°16'36"W 2054.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE S89°41'10"E 806.34 FEET; THENCE N00°18'50"E 842.75 FEET; THENCE N89°12'26"E 553.47 FEET; THENCE S02°03'42"E 1088.90 FEET; THENCE S03°33'20"E 240.34 FEET; THENCE S02°23'08"E 1142.83 FEET; THENCE S37°42'02"W 66.30 FEET; THENCE S43°10'10"W 117.50 FEET; THENCE S42°09'20"W 115.93 FEET; THENCE S43°42'00"W 94.49 FEET; THENCE S41°51'13"W 48.24 FEET; THENCE S06°30'55"W 29.26 FEET; THENCE S42°51'32"W 127.07 FEET; THENCE S75°45'41"W 81.86 FEET; THENCE S75°07'00"W 241.01 FEET; THENCE S73°23'42"W 330.39 FEET; THENCE S72°08'50"W 73.62 FEET; THENCE N01°58'03"E 152.99 FEET; THENCE N71°21'28"E 121.84 FEET; THENCE N06°57'13"W 457.35 FEET; THENCE N00°43'17"W 308.85 FEET; THENCE S89°42'06"W 419.84 FEET; THENCE N02°31'41"W 168.00 FEET; THENCE N89°42'05"E 325.32 FEET; THENCE N00°17'55"W 413.08 FEET; THENCE S89°42'05"W 324.42 FEET; THENCE N00°12'18"W 740.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,961,308 SQUARE FEET OR 67.982 ACRES MORE OR LESS.

NOTES

- DUE TO THE 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.
- WEBER COUNTY TO HAVE ACCESS FOR INSPECTION OF THE DETENTION BASIN LOCATED ON LOT 3.

LINE TABLE

LINE BEARING	CHD LENGTH	TANGENT	CHD BEARING	DELTA	
L1 S37°42'02"W	66.30	4.51	N49°27'44"E	14.328	
L2 S43°10'10"W	117.50	8.04	N40°46'26"E	18.4109	
L3 S42°52'25"W	115.93	8.29	N27°10'30"E	10.4840	
L4 S43°42'00"W	94.49	6.74	N58°24'06"E	23.3850	
L5 S41°51'13"W	48.24	3.44	S02°41'55"W	85.2011	
L6 S06°30'55"W	29.26	2.06	S41°06'55"W	83.9017	
L7 S42°51'32"W	127.07	9.18	S87°03'07"W	100.7236	
L8 S75°45'41"W	81.86	5.94	N18°00'11"W	146.5311	
L9 S75°07'00"W	241.01	18.97	N66°24'13"E	102.2848	
L10 S73°23'42"W	330.39	24.62	S82°29'10"E	85.0200	
L11 S72°08'50"W	73.62	5.34	S19°22'17"E	122.8471	
L12 S02°23'08"E	66.30	4.81	N88°14'43"W	136.151	
L13 N05°48'40"W	130.00	9.39	N00°31'41"W	7.711	
L14 N89°42'05"E	67.54	4.81	N00°28'29"E	268.25	
L15 N89°42'05"E	60.43	4.30	N00°28'29"E	268.25	
L16 N89°42'05"E	67.54	4.81	N00°28'29"E	268.25	
L17 S89°42'05"E	324.42	23.19	N48°06'42"E	177.5639	
L18 N00°31'41"W	7.711	0.55			
L19 N00°28'29"E	268.25	19.19			
L20 N89°28'29"E	268.25	19.19			
L21 N89°28'29"E	268.25	19.19			
L22 S39°59'	326.48	301.88	194.15	N48°06'42"E	177.5639

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	299.99	9.03	6.03	4.51	N49°27'44"E	14.328
C2	299.99	85.60	85.33	43.10	N40°46'26"E	18.4109
C3	299.99	56.60	56.52	28.39	N27°10'30"E	10.4840
C4	175.00	112.66	108.89	60.49	N58°24'06"E	23.3850
C5	43.94	65.44	59.56	40.50	S02°41'55"W	85.2011
C6	421.38	62.54	62.48	31.33	S41°06'55"W	83.9017
C7	45.04	78.91	69.20	54.04	S87°03'07"W	100.7236
C8	62.59	15.59	13.58	6.82	N35°40'02"W	122.8471
C9	32.59	103.70	102.76	88.79	N18°00'11"W	146.5311
C10	211.29	38.84	38.59	19.38	N66°24'13"E	102.2848
C11	43.94	65.21	58.39	40.29	S82°29'10"E	85.0200
C12	199.99	218.41	217.92	121.53	S19°22'17"E	122.8471
C13	199.99	353.89	309.49	244.29	S38°48'42"W	101.2313
C14	880.00	118.90	114.77	57.59	S37°00'45"W	140.5454
C15	880.00	32.49	32.20	16.98	S55°25'00"W	201.1550
C16	2193.54	152.81	152.78	76.43	S73°51'55"W	339.29
C17	114.50	40.50	40.28	20.48	S62°28'00"W	201.1550
C18	71.94	30.98	30.62	15.87	N52°07'00"W	243.3138
C19	269.99	136.53	135.08	69.76	N35°41'37"E	288.25
C20	211.59	58.88	58.72	28.80	N28°41'56"E	142.909
C21	159.99	200.50	187.96	116.13	S49°54'53"W	71°56'50"
C22	239.99	326.48	301.88	194.15	N48°06'42"E	177.5639

RECORD OF SURVEY #6903

DEVELOPER:

CV Land Co.
1222 W. Legacy Crossing Blvd, Ste. 6
Centerville, UT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 13th DAY OF JUNE, 2022.

[Signature]
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

[Signature] 6/16/2022
WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 12th DAY OF JUNE, 2022.
[Signature]
CHAIRMAN, WEBER COUNTY COMMISSION

[Signature]
WEBER COUNTY CLERK/DEPUTY CLERK

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN 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 17th DAY OF MAY, 2022.
[Signature]
WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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

SIGNED THIS 13th DAY OF JUNE, 2022.
[Signature]
WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

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

SIGNED THIS 6th DAY OF JUNE, 2022.
[Signature]
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SKY RANCH IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS AND RECORDING LOG REQUIREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 15th DAY OF April, 2022.



9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SKY RANCH, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC WAYS TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID EASEMENTS AND ALSO DO HEREBY DEDICATE UTILITY AND ACCESS EASEMENTS TO WEBER COUNTY AND ALSO DO DEDICATE ALL AREAS LABELED LANDSCAPE AND ENTRYWAY (ACCESSMENTS) TO BE OWNED BY THE OWNER OF THE AFFECTED LOT AND MAINTAINED BY THE OWNERS OF LOTS 1, 2, AND 3 COLLECTIVELY.

SIGNED THIS 25th DAY OF April, 2022.

CV LAND CO LLC

[Signature]
NAME/TITLE
[Signature]
SCOTT R. & W.F. LISA J. BRUSSEAU

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Davis) ss.
ON THE 25th DAY OF April, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* (AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME *[Signature]* SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

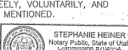
COMMISSION EXPIRES 02/11/2023
[Signature]
NOTARY PUBLIC



ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF Davis) ss.
ON THE 25th DAY OF April, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]* (AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME *[Signature]* SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES 02/11/2023
[Signature]
NOTARY PUBLIC



Reeve & Associates, Inc.
 510 S 1500 W, BUREAU, UTAH 84603
 TEL: (801) 621-3100 FAX: (801) 621-3066 www.reeve-associates.com

Project Info:
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 6-7-2021
 Name: SKY RANCH
 Number: 7562-02
 Revision: 1"=100'
 Checked:

Webber County Recorder
 File No. 2022-197
 Fee Paid
 \$100.00
 And Recorded, *[Signature]*, 2022
 At 11:18 AM in Book _____
 Of the Official Records, Page _____
 Registered For
 1000 SQUARE FEET
 VERNI H. KLUGS
 Webber County Recorder
 BRANDEE L. KLUGS, Deputy.

93-22

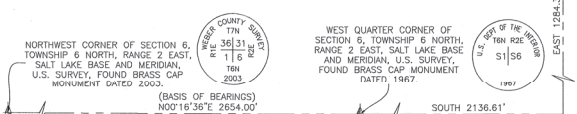
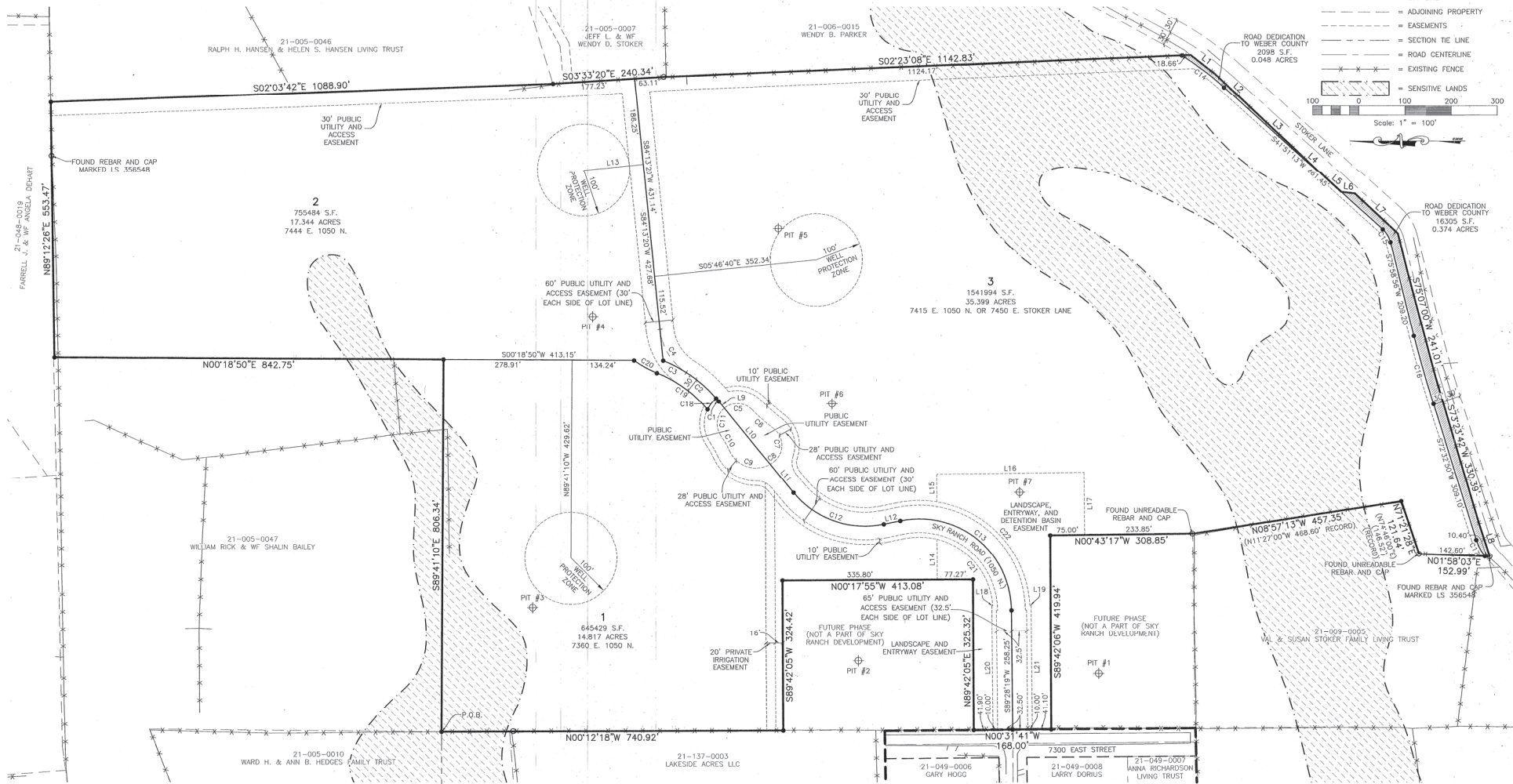
82-46

SKY RANCH

PART OF THE SW AND SE QUARTERS OF SECTION 6 AND THE NW AND NE QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2022

LEGEND

- SECTION CORNER
 - ⊕ PIT #
 - TEST PIT LOCATION
 - FOUND AS NOTED
 - SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - LOT LINE
 - BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - EASEMENTS
 - SECTION TIE LINE
 - ROAD CENTERLINE
 - EXISTING FENCE
 - SENSITIVE LANDS
- Scale: 1" = 100'



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



Project Info.	
Surveyor:	T. HATCH
Designer:	JL ANDERSON
Begin Date:	5-2-2021
Name:	SKY RANCH
Number:	7582-02
Revision:	
Scale:	1"=100'
Checked:	

Weber County Recorder	
Entry No.:	2211022
Filed For Record:	4/28/22
And Recorded:	4/28/22
At:	11:24 AM in Book 22
Of:	The Official Records, Page 100
Recorded For:	LENN H. KILTS
	Weber County Recorder
	BEATRICE L. KILTS, Deputy.

97-28