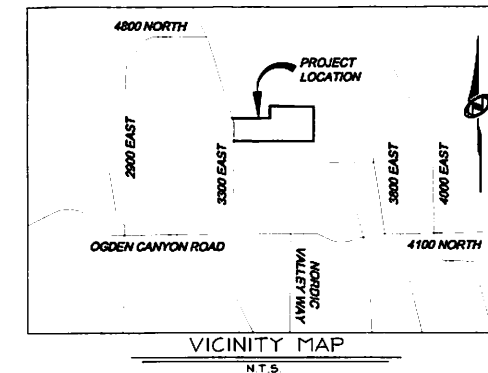


UNDER THE SUN RANCH
SUBDIVISION

SECTION 17, TOWNSHIP 7 N., RANGE 1 E., SLB&M
MARCH 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 50, 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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 104-1-B(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 1950.13 FEET ALONG THE SECTION LINE, AND N 00°25'35" E 631.53 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:

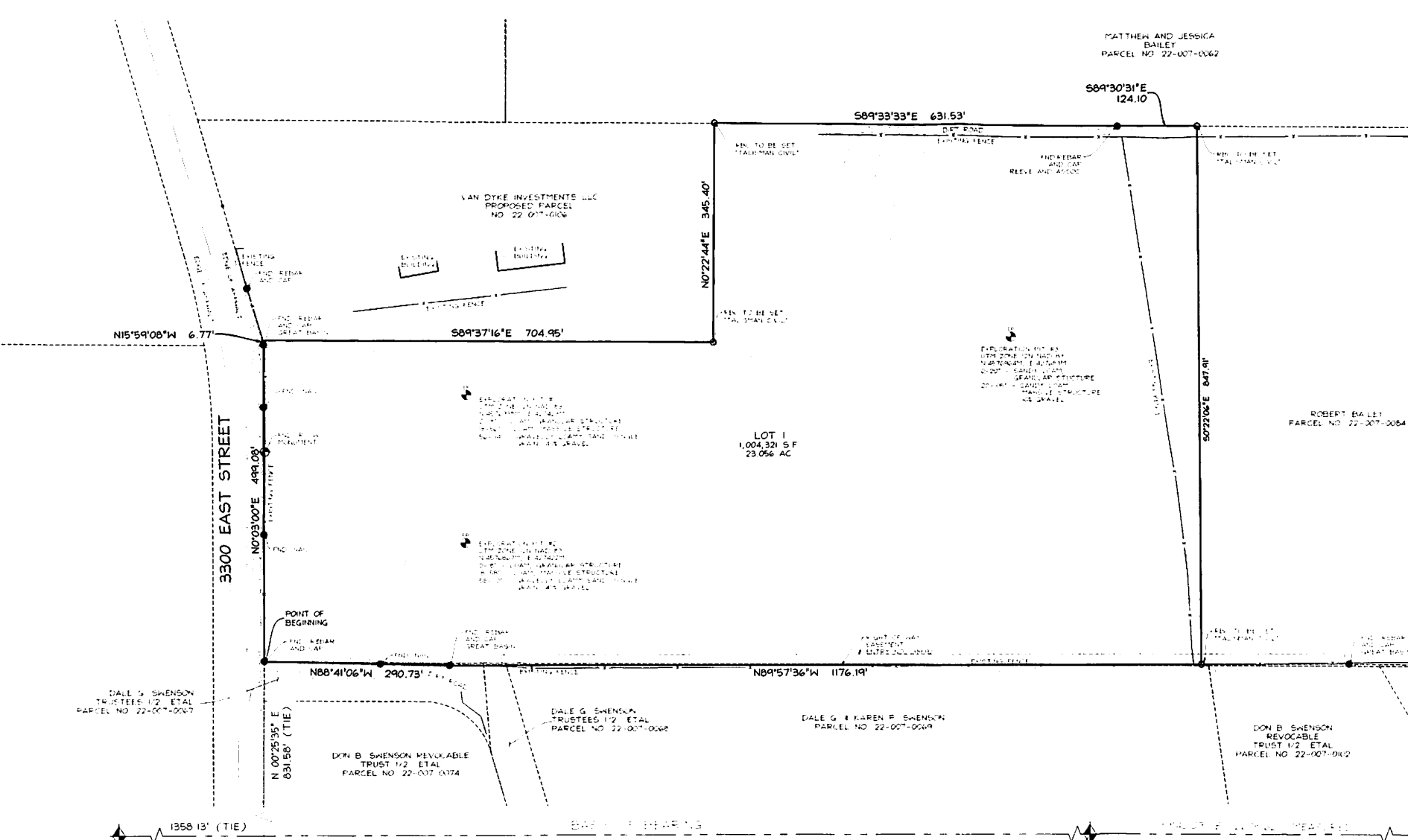
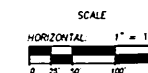
1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCELS NO. 22-007-0107 INTO A 1 LOT SUBDIVISION.
2. BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T 7N, R 1E, SLB&M MONUMENTED ON THE WEST BY A 3" BRASS CAP AND MONUMENTED ON THE EAST BY A 3" BRASS CAP, AND IS CONSIDERED TO BEAR S 89°34'25"E.
3. 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. REEVE AND ASSOCIATES SURVEY NO. 002671 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE AND GREAT BASIN ENGINEERING SURVEY AS PROVIDED BY GREAT BASIN ENGINEERING.

PLAT NOTES:

SITE ADDRESS IS 4462 NORTH 330 EAST, LIBERTY, UT 84310

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"
- ROW MONUMENT
- EXPLORATION PIT LOCATION PER WEBER MORGAN HEALTH DEPARTMENT SOIL EVALUATION NO. 14597



SOUTHWEST CORNER
SECTION 17, T 7N, R 1E, SLB&M
FND 3" BRASS CAP

SOUTH QUARTER CORNER
SECTION 17, T 7N, R 1E, SLB&M
FND 3" BRASS CAP

SOUTH EAST CORNER
SECTION 17, T 7N, R 1E, SLB&M
FND 3" BRASS CAP

OWNER'S DEDICATION:

WE, AS THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DOES 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

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

BY: _____
NAME _____
ITS _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____ 155
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 _____

<p>OWNER</p> <p>PEAK STREET MANAGEMENT 8560 SUNSET BLVD, SUITE 413 WEST HOLLYWOOD, CA 900069</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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</p> <p>SIGNED THIS ____ DAY OF _____, 20__</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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</p> <p>SIGNED THIS ____ DAY OF _____, 20__</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</p> <p>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</p> <p>SIGNED THIS ____ DAY OF _____, 20__</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____ 20__</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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</p> <p>THIS ____ DAY OF _____, 20__</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST _____ TITLE _____</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF _____</p> <p>ENTRY NO. _____</p> <p>DATE _____ TIME _____</p> <p>BOOK _____ PAGE _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
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