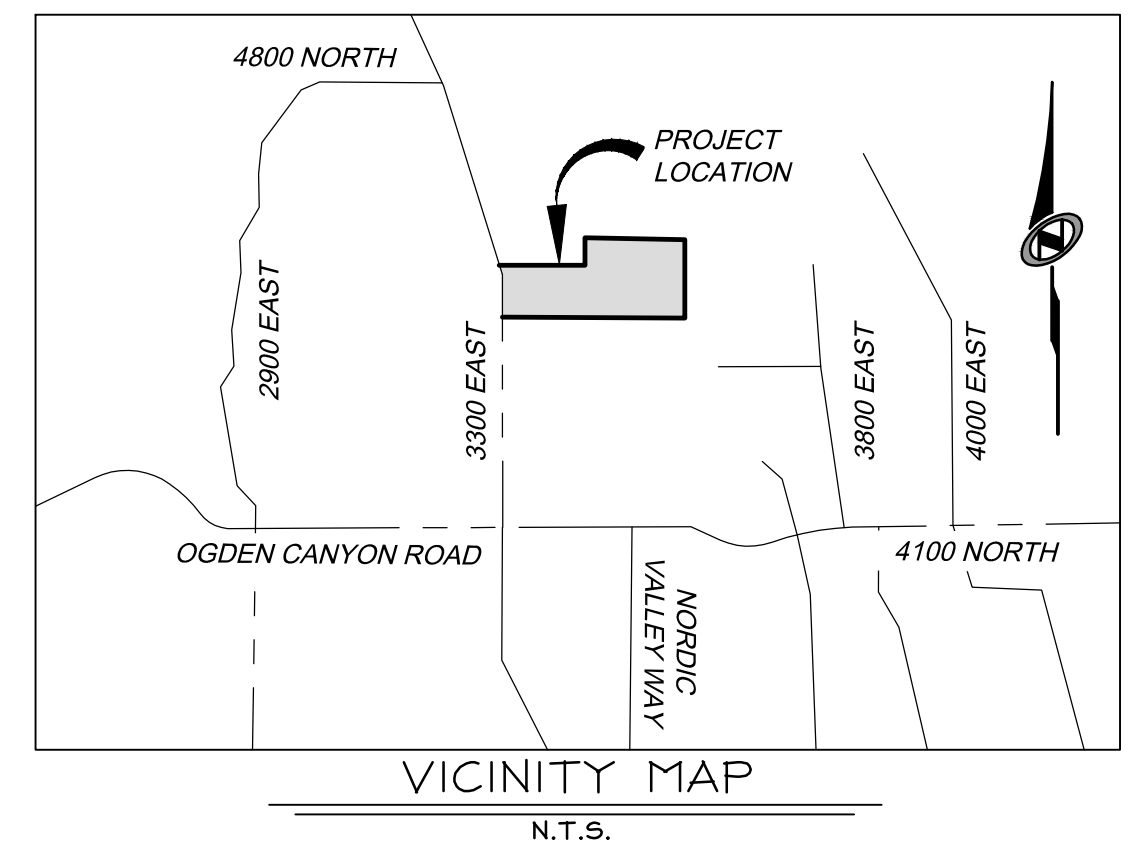


UNDER THE SUN RANCH SUBDIVISION

SECTION 17, TOWNSHIP 7 N., RANGE 1 E., SLB&M
MARCH 2019

General Location of the Subdivision in bold letters at the top of the sheet. (e.g. City, County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
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. WCO 106-1-8(c)(5).



The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

LIBERTY PIPELINE SHOWS A SURVEY ACROSS PROPERTY

EASEMENT OR PRESCRIPTIVE RIGHT FOR THIS?

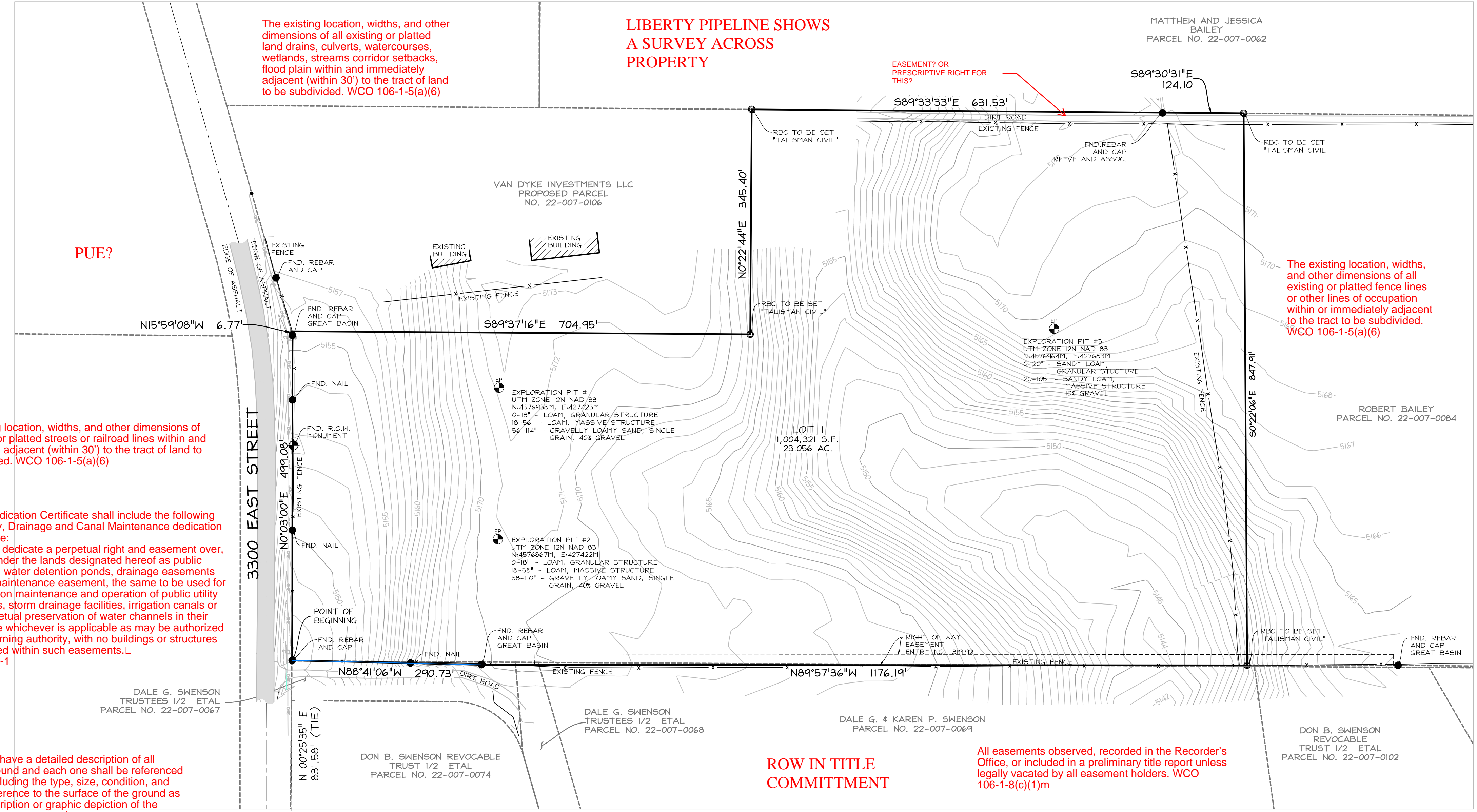
The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

PUE?

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:
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 whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. WCO 106-7-1

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)



SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE 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 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 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°25'35" 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:

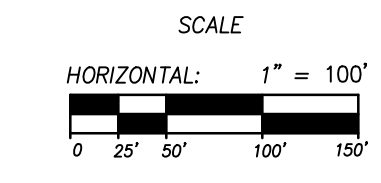
- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCELS NO. 22-007-0107 INTO A 1 LOT SUBDIVISION.
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N, R.1E, SLB&M, MONUMENTED ON THE WEST BY A 3" BRASS CAP AND MONUMENTED ON THE EAST BY A 3" BRASS CAP, AND IS CONSIDERED TO BEAR 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. 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"
- R.O.W. MONUMENT
- EXPLORATION PIT LOCATION PER WEBER MORGAN HEALTH DEPARTMENT SOIL EVALUATION NO. 14597



If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

ROW IN TITLE COMMITMENT

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m

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 _____ } 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: _____

BLA TO BE CHECKED BY RECORDERS. RED LINES WILL BE SENT ON SECOND REVIEW.

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____.

SIGNATURE

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____.

COUNTY SURVEYOR

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____.

SIGNATURE

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____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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 THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____



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