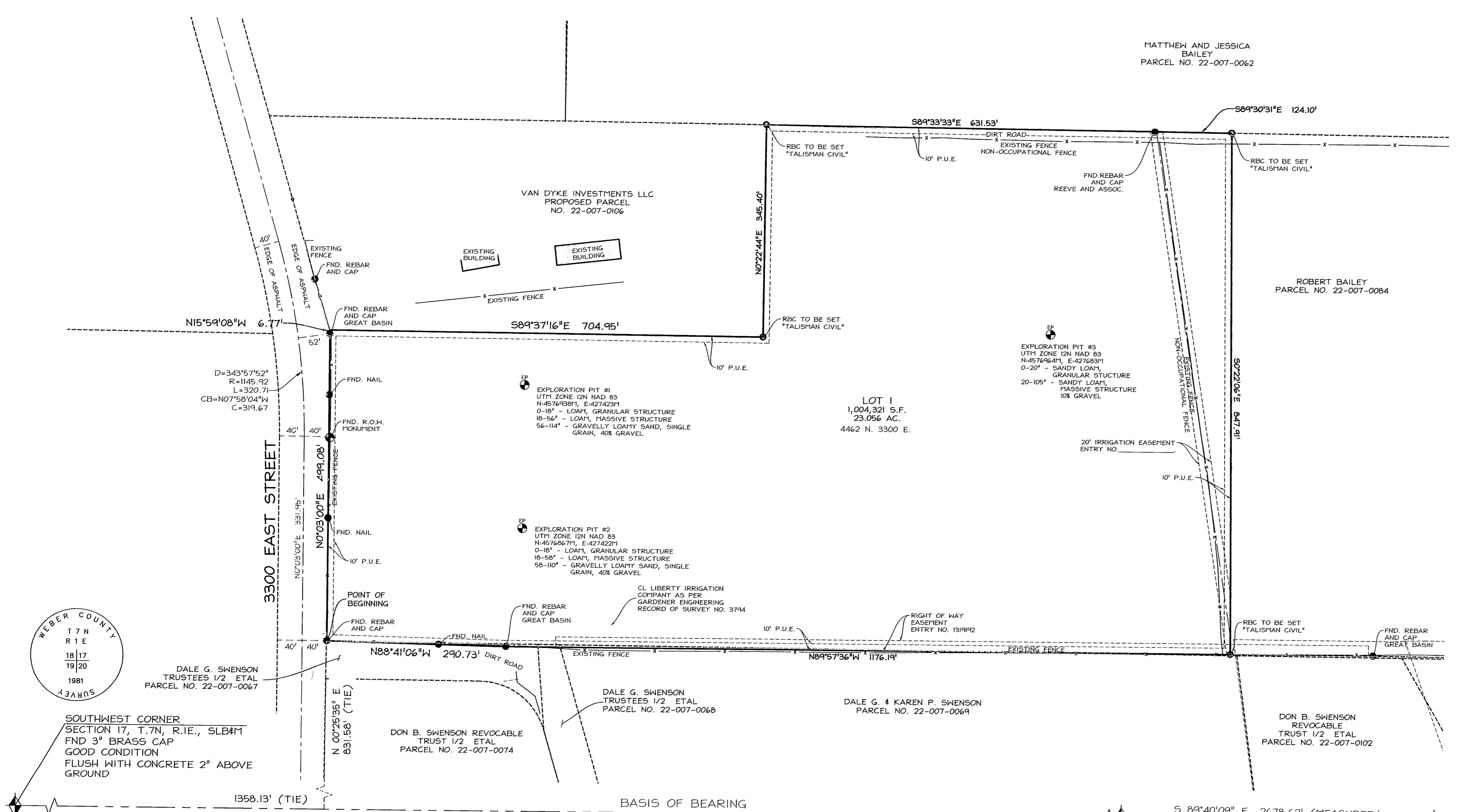
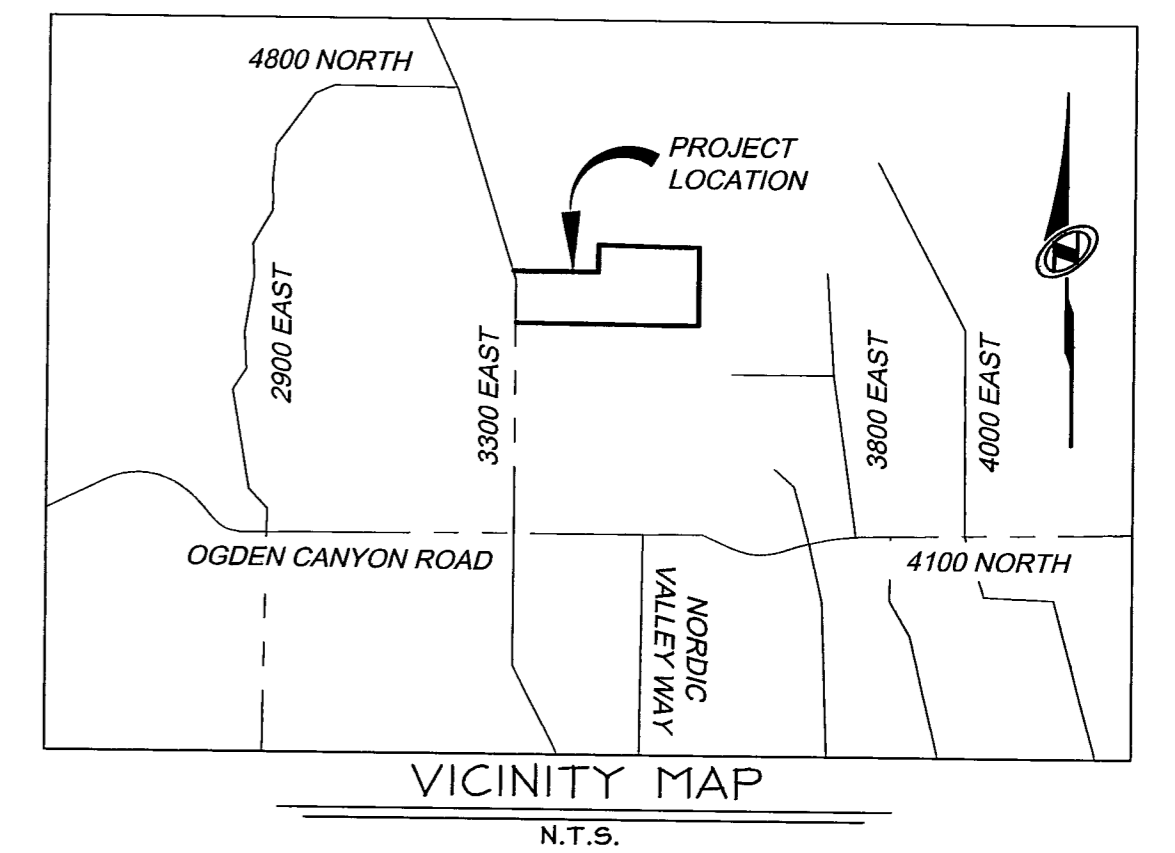


UNDER THE SUN RANCH SUBDIVISION

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

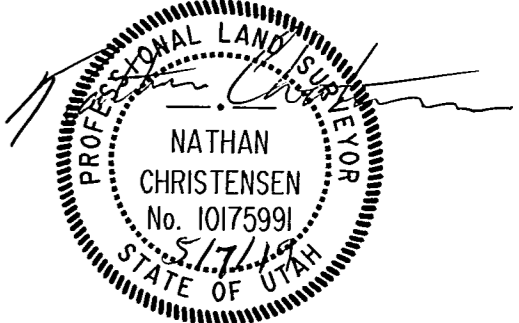
MATTHEW AND JESSICA BAILEY
PARCEL NO. 22-007-0062



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 17-23-17 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 HERON 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
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°57'56" 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:

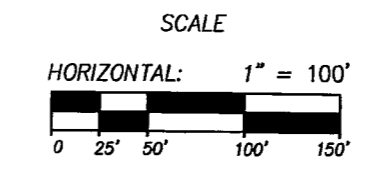
1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCELS NO. 22-007-0107 INTO A 1 LOT SUBDIVISION.
2. BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N, R.1E, SLB&M, MONUMENTED ON THE WEST BY A 3" BRASS CAP AND MONUMENTED ON THE EAST BY A 3" BRASS CAP, AND IS CONSIDERED TO BEAR 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, FOUND AND ACCEPTED. 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. 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.
4. 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.
5. TALISMAN CIVIL HAVE REVIEWED RECORD OF SURVEY NO. 4217 PER GARDENER ENGINEERING, NONE OF THE SURVEYED AREA AFFECT THIS PARCEL.

PLAT NOTES:

1. SITE ADDRESS IS 4462 NORTH 3300 EAST, LIBERTY, UT 84310
2. 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



OWNER'S DEDICATION:

WE, AS THE OWNER OF THE HERIN 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

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

BY: _____
NAME: _____
ITS: _____

BASIS OF BEARING

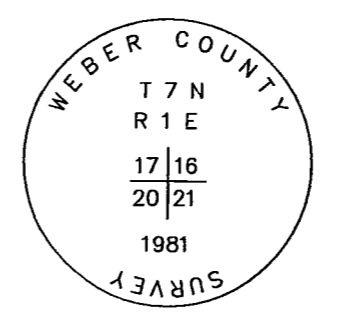
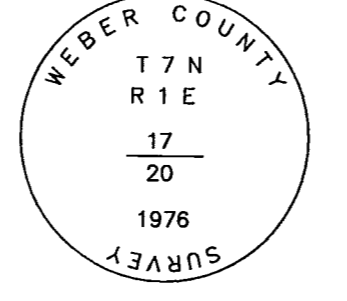
S 89°34'25" E 2656.39' (MEASURED), 2656.38' (RECORDED) S 89°40'09" E 2678.62' (MEASURED)

SOUTH QUARTER CORNER
SECTION 17, T.7N, R.1E., SLB&M
FND 3" BRASS CAP
GOOD CONDITION
FLUSH WITH GROUND

SOUTH EAST CORNER
SECTION 17, T.7N, R.1E., SLB&M
FND 3" BRASS CAP
GOOD CONDITION
2" ABOVE GROUND

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: _____



RECEIVED
MAY 07 2019
BY: 6252

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__.

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