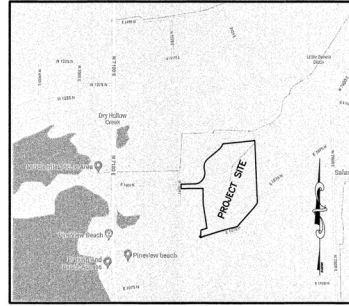


SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, 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
OCTOBER, 2024



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

ALL OF LOT 3, SKY RANCH, TOGETHER WITH OTHER LANDS, BEING 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SKY RANCH, BEING 3375.00 FEET SOUTH AND 1289.03 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 6 (SAID WEST QUARTER OF SAID SECTION BEING 2054.00 FEET SOUTH 00'16'36" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 6); THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°28'19" EAST 258.25 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 353.89 FEET, WITH A DELTA ANGLE OF 101°23'13", A CHORD BEARING OF NORTH 38°46'42" EAST, AND A CHORD LENGTH OF 309.49 FEET; (3) NORTH 11°54'54" WEST 36.30 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 199.99 FEET, AN ARC LENGTH OF 218.41 FEET, WITH A DELTA ANGLE OF 62°34'21", A CHORD BEARING OF NORTH 19°22'17" EAST, AND A CHORD LENGTH OF 207.72 FEET; AND (5) NORTH 50°39'27" EAST 254.91 FEET TO THE SOUTHERLY LINE OF LOT 2, SKY RANCH; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 299.99 FEET, AN ARC LENGTH OF 151.25 FEET, WITH A DELTA ANGLE OF 28°53'17", A CHORD BEARING OF NORTH 36°12'49" EAST, AND A CHORD LENGTH OF 149.85 FEET; AND (2) NORTH 84°13'20" EAST 613.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 03°33'20" EAST 63.11 FEET; THENCE SOUTH 02°23'08" EAST 1124.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STOWERS LANE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 114.90 FEET, WITH A DELTA ANGLE OF 09°40'54"; A CHORD BEARING OF SOUTH 37°00'46" WEST, AND A CHORD LENGTH OF 114.77 FEET; (2) SOUTH 41°51'13" WEST 461.45 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 32.78 FEET, WITH A DELTA ANGLE OF 34°07'40"; A CHORD BEARING OF SOUTH 58°55'06" WEST, AND A CHORD LENGTH OF 32.28 FEET; (4) SOUTH 75°58'56" WEST 209.20 FEET; (5) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2193.54 FEET, AN ARC LENGTH OF 152.81 FEET, WITH A DELTA ANGLE OF 03°59'29"; A CHORD BEARING OF SOUTH 73°51'55" WEST, AND A CHORD LENGTH OF 152.78 FEET; (6) SOUTH 72°32'50" WEST 309.10 FEET; AND (7) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 114.50 FEET, AN ARC LENGTH OF 40.50 FEET, WITH A DELTA ANGLE OF 20°15'50"; A CHORD BEARING OF SOUTH 62°25'00" WEST, AND A CHORD LENGTH OF 40.28 FEET; THENCE NORTH 01°58'03" EAST 142.60 FEET; THENCE NORTH 71°21'28" EAST 121.84 FEET; THENCE NORTH 08°57'13" WEST 457.35 FEET; THENCE NORTH 09°43'17" WEST 308.85 FEET; THENCE SOUTH 88°40'08" WEST 419.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 7300 EAST STREET; THENCE NORTH 00°31'41" WEST 83.60 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 1,541,994 SQUARE FEET OR 35.399 ACRES.

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.

DEVELOPER:

Sky Ranch Partners, LLC
By: Scott R. Brusseau, Manager

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS FULLY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 7th DAY OF October 2024.

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.

CHAIRMAN, WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

CHAIRMAN, WEBER COUNTY COMMISSION

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 PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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.

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.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder

RECORDED FOR THE PUBLIC RECORDS AND INDEXED AT 2:08 PM IN BOOK 216 OF THE PUBLIC RECORDS, PAGE 253.

Deputy

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF SKY RANCH 1ST AMENDMENT 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 REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7th DAY OF October 2024.

9239283
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 PRIVATE STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT SKY RANCH 1ST AMENDMENT AND DO HEREBY DEDICATE A 20 FOOT WIDE PRIVATE WATER EASEMENT TO EXTEND FROM LOCATION OF WELL ACROSS A PORTION OF LOT 4, IN FAVOR OF LOT 5 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIVATE WATER SERVICE LINE, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HERETO 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, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADDITIONAL SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS 14th DAY OF October 2024.

SKY RANCH PARTNERS, LLC

Scott R. Brusseau
SCOTT R. BRUSSEAU, MANAGER

10-14-24
DATE

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 NORTH 00°16'36" EAST.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO AMEND SKY RANCH. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES' UNLESS FOUND.

NOTES

- 1. 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.
- 2. WEBER COUNTY TO HAVE ACCESS FOR INSPECTION OF THE DETENTION BASIN LOCATED ON LOT 5.
- 3. 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 UTILITY RESIDENTS OF THIS SUBDIVISION.
- 4. ACCESS AND UTILITY EASEMENTS ALONG WITH SENSITIVE LANDS LOCATION PER DEDICATION PLAN BOOK 93, PAGE 027, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.
- 5. THE SHARED WELL, ON LOT 4, WILL COMPLY WITH THE WEBER BASIN WATER RIGHTS.
- 6. SECONDARY WATER/IRRIGATION USE WILL COMPLY WITH THE HANSEN IRRIGATION DISTRICT WATER RIGHTS.
- 7. HOMES WILL REQUIRE A 130 OR 13R FIRE SUPPRESSION SYSTEM.

SEE RECORD OF SURVEY 7902

ACKNOWLEDGMENT

Commission No 236467.

STATE OF UTAH)
COUNTY OF WEBER)

ON THE 14th DAY OF October 2024, PERSONALLY APPEARED GLENN MC, THE UNDERSIGNED NOTARY PUBLIC, (his number is 10000) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE) OF SAID LLC, AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND ON BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

04-29-2024
COMMISSION EXPIRES

Jason M. Nelson
NOTARY PUBLIC

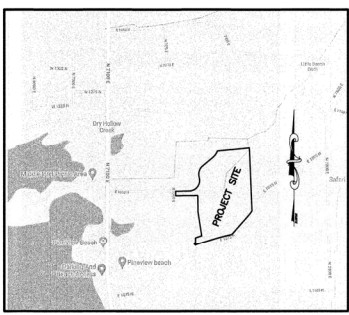
SHEET 1 OF 2

Project Info.
Surveyor: J. FELT
Designer: G. MULLINS
Begin Date: 4-16-2024
Name: SKY RANCH 1ST AMD
Number: 7838-02
Revision: 8-29-24 A.M.
Scale: 1"=100'
Checked:

Reeve & Associates, Inc.
1510 S 1920 W, BUREAUVILLE, UTAH 84002
TEL: (801) 421-1300 FAX: (801) 421-1366 www.reeve-associates.com

SKY RANCH - 1ST AMENDMENT

AMENDING LOT 3, 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
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VICINITY MAP
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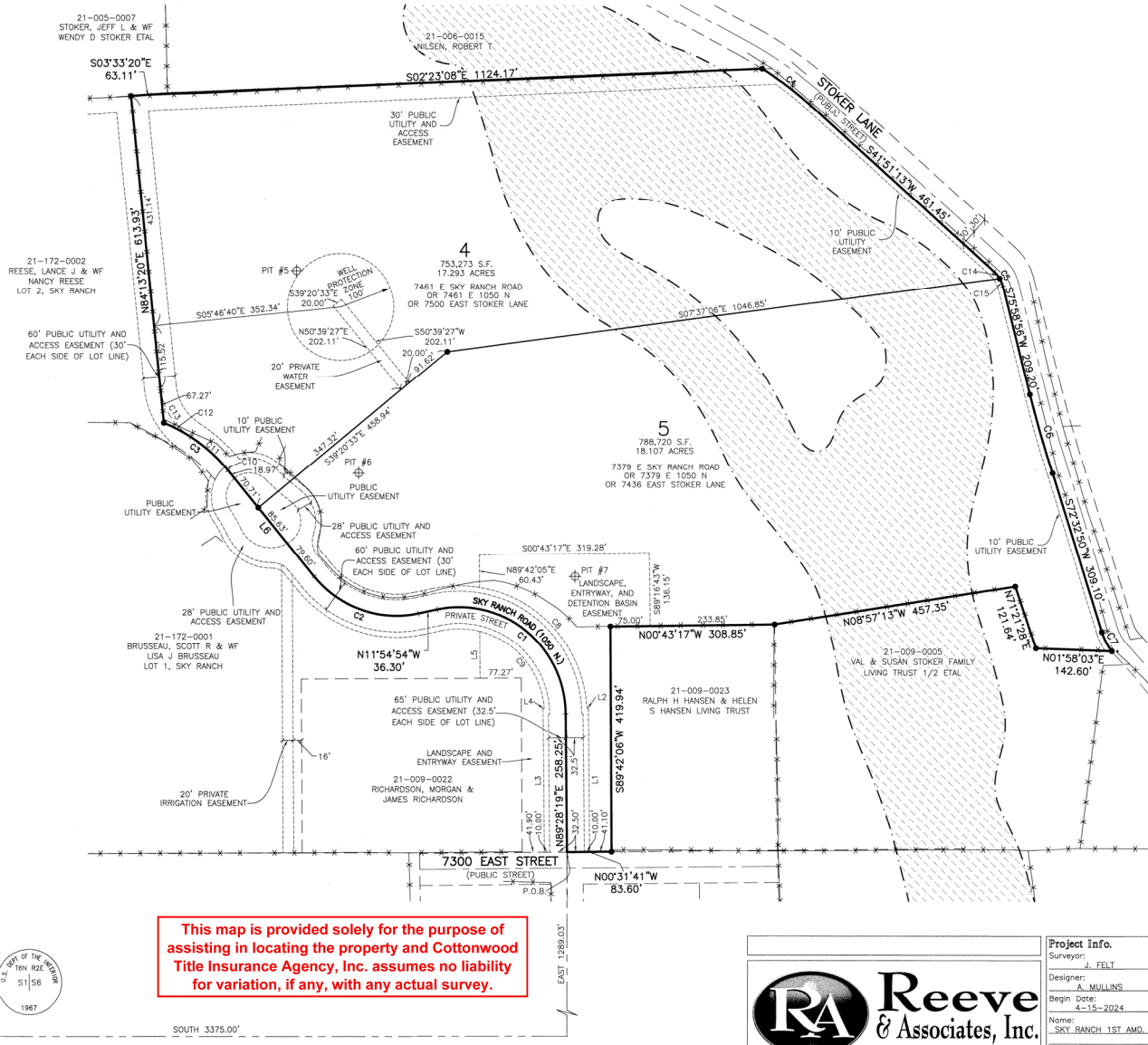
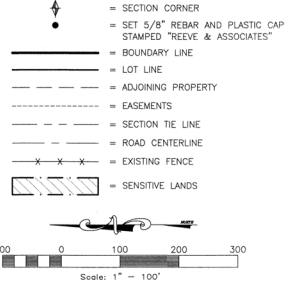
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	199.99	353.89	N38°46'42"E	309.49	101°23'13"	
C2	199.99	218.41	N19°22'17"E	207.29	62°34'21"	
C3	299.99	151.25	N36°12'49"E	149.65	26°53'17"	
C4	660.00	114.90	S37°00'46"W	114.77	9°40'54"	
C5	55.00	132.76	S69°55'06"W	32.29	34°07'40"	
C6	2193.54	152.81	S73°51'55"W	152.78	3°59'29"	
C7	114.50	40.50	S62°25'00"W	40.29	20°15'50"	
C8	229.99	126.48	N48°06'42"E	301.88	77°56'39"	
C9	159.99	200.50	N49°54'53"E	197.96	71°56'50"	
C10	299.99	83.03	N49°47'44"E	83.03	14°32'08"	
C11	299.99	85.62	N40°42'25"E	85.33	16°21'09"	
C12	299.99	56.00	N27°10'30"E	56.52	10°48'40"	
C13	125.00	112.66	N58°24'05"E	108.89	15°18'30"	
C14	55.00	16.38	S50°23'11"W	16.32	17°03'50"	
C15	55.00	16.38	S67°27'01"W	16.32	17°03'50"	

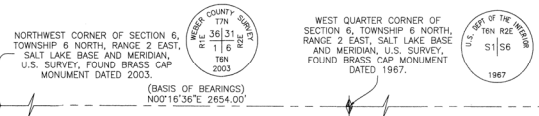
LINE TABLE

#	BEARING	DISTANCE
L1	N89°28'19"E	268.25
L2	N00°31'41"W	2.71
L3	N89°28'19"E	268.25
L4	S00°51'41"E	2.19
L5	S89°42'05"W	67.54
L6	N50°39'27"E	254.91

LEGEND



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Reeve & Associates, Inc.
1160 S 1500 W, OGDEN, UTAH 84403
TEL: (801) 421-3100 FAX: (801) 421-2666 www.reeve-ra.com

Project Info.
 Surveyor: J. FELT
 Designer: A. MULLINS
 Begin Date: 4-15-2024
 Name: SKY RANCH 1ST AMD.
 Number: 7838-02
 Revision: 8-29-24 A.M.
 Scale: 1"=100'
 Checked:

Weber County Recorder
 Entry No. 2345324 Fee Paid \$104.80
 Filed For Record And Registered: 11-05-2024
 At 2:09 PM in Book 92 of the Official Records, Page 2514
 Recorded For:
Don H. Kirtz
 Weber County Recorder
 Deputy.