

COBABE RANCH TOWNHOMES PHASE 2
LOCATED IN THE WEST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2025

VICINITY MAP
NOT TO SCALE



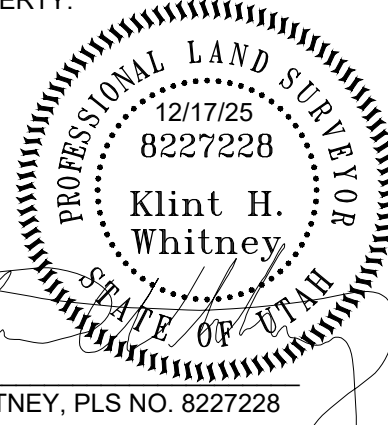
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF COBABE RANCH TOWNHOMES PHASE 1 BEING LOCATED NORTH 00°27'53" EAST 78.50 FEET AND NORTH 90°00'00" EAST 867.03 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE NORTH 48°33'05" WEST 163.86 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT 174.70 FEET, HAVING A CENTRAL ANGLE OF 43°31'10", CHORD BEARS NORTH 70°18'40" WEST 170.53 FEET; THENCE SOUTH 87°55'45" WEST 5.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF COBABE RANCH ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 02°04'15" WEST 55.94 FEET; (2) ALONG THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE LEFT 240.36 FEET, HAVING A CENTRAL ANGLE OF 33°11'08", CHORD BEARS NORTH 18°39'48" WEST 237.02 FEET; (3) NORTH 35°15'21" WEST 29.86 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT 167.96 FEET, HAVING A CENTRAL ANGLE OF 74°01'27", CHORD BEARS SOUTH 85°33'51" EAST 156.52 FEET; THENCE SOUTH 48°33'05" EAST 474.20 FEET TO THE WESTERLY BOUNDARY OF THE COBABE RANCH TOWNHOMES PHASE 1; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 41°26'55" WEST 192.86 FEET TO THE POINT OF BEGINNING. CONTAINING 2.420 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS COBABE RANCH TOWNHOMES PHASE 2 IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17th DAY OF DECEMBER, 2025.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

COBABE RANCH LLC AS OWNER OF THE TRACT OF LAND DESCRIBED HEREON, AND AS DECLARANT OF THAT CERTAIN PROJECT KNOWN AS COBABE RANCH TOWNHOMES PHASE 1, HEREBY DEDICATES AND RESERVES UNTO ITSELF, INCLUDING ITS GRANTEEES, SUCCESSORS AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN THE COBABE RANCH PROJECT (WHICH INCLUDES CERTAIN ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER/DECLARANT, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS/UNITS, TO BE MAINTAINED BY THE COBABE RANCH TOWNHOMES ASSOCIATION, WHICH SHALL BE GOVERNED IN ACCORDANCE WITH THE UTAH COMMUNITY ASSOCIATION ACT AND WHOSE MEMBERSHIP SHALL CONSIST OF THE OWNERS OF SAID LOTS/UNITS, INCLUDING THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

COBABE RANCH LLC ALSO HEREBY GRANTS AND CONVEYS TO THE COBABE RANCH TOWNHOMES ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH COBABE RANCH TOWNHOMES ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE COBABE RANCH PROJECT, WHICH MAY INCLUDE, AS DETERMINED BY COBABE RANCH LLC (INCLUDING ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS) THE OWNERS OF LOTS LOCATED IN CERTAIN ADJOINING PROJECTS OR SUBDIVISIONS THAT MAY BE SUBDIVIDED BY COBABE RANCH LLC, ITS GRANTEE, SUCCESSORS OR ASSIGNS, AND HEREBY FURTHER DEDICATES, GRANTS AND CONVEYS TO EACH OWNER OF ANY COBABE RANCH TOWNHOME LOT/UNIT OWNER, INCLUDING THEIR GRANTEEES, SUCCESSORS OR ASSIGNS, ANY LIMITED COMMON AREA (LCA) THAT MAY ADJOIN SUCH LOT/UNIT.

COBABE RANCH LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. COBABE RANCH LLC ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL EASEMENT FOR PROVIDING AND MAINTAINING CONSTRUCTION CUT AND/OR FILL SLOPES, LATERAL SUPPORT AND/OR PROPER DRAINAGE ADJACENT TO THE PUBLIC RIGHT-OF-WAY LOCATED WITHIN OR ADJACENT TO THE PROJECT. COBABE RANCH LLC GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, UPON AND UNDER THE PROJECT.

A. PRIVATE OWNERSHIP WILL BE DEFINED AS ANYTHING WITHIN THE FOOTPRINT OF EACH INDIVIDUAL LOT/UNIT AS SHOWN ON SHEET 2.

COBABE RANCH, LLC

SIGNED THIS ____ DAY OF 2025.

BY: EDEN VALLEY OPPORTUNITY, LLC

BY: LEWIS GROUP HOLDINGS, LLC

JOHN LEWIS, MANAGER

BY: EDENVIEW, CO.

SHANE DUNLEAVY, PRESIDENT

RECEIVED
DEC 17 2025
FILE # 8230

NOTES

1. SHORT TERM RENTALS ARE ALLOWED.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20__, personally appeared before me SHANE DUNLEAVY, whose identify is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of EDENVIEW CO., which is a Manager of Eden Valley Opportunity, LLC, which is the sole Member of Cobabe Ranch, LLC, and that said document was signed by him in behalf of EDENVIEW CO. by authority of its Bylaws or other Governing Documents, and said SHANE DUNLEAVY acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 20__, personally appeared before me JOHN LEWIS, whose identify is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of LEWIS GROUP HOLDINGS, LLC, which is a Manager of Eden Valley Opportunity, LLC, which is the sole Member of Cobabe Ranch, LLC, and that said document was signed by him in behalf of LEWIS GROUP HOLDINGS, LLC by authority of its Operating Agreement or other Governing Documents, and said JOHN LEWIS acknowledged to me that said Limited Liability Company executed the same.

STAMP

NOTARY PUBLIC

NORTHWEST CORNER SEC. 26,
T7N, R1E, S1B.M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT
2007, GOOD CONDITION)

COBABE RANCH LLC
220200040

COBABE RANCH LLC
220200040

COBABE RANCH LLC
220200040

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 ____, 2025.

COUNTY SURVEYOR

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 EFFECT.

SIGNED THIS ____ DAY OF ____, 2025.

COUNTY ATTORNEY

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 ____, 2025.

COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF ____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

THE ____ DAY OF ____, 20__

MANAGER: ROB THOMAS

R:\1201 - LEWIS HOMES\1201 - COBABE RANCH SURVEY\DWG\TOWNHOMES\COBABE TOWNHOMES PH 2.DWG

COBABE RANCH TOWNHOMES PHASE 2
LOCATED IN THE WEST HALF OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
SEPTEMBER 2025

COBABE RANCH ROAD

3150 NORTH (FRYE LANE)
PRIVATE STREET

COMMON AREA C
58,176 SQ.FT.
(INCLUDING LIMITED COMMON AREA)

UNIT 404
5539 EAST
2,277 SQ.FT.

UNIT 403
5543 EAST
1,921 SQ.FT.

UNIT 402
5547 EAST
1,921 SQ.FT.

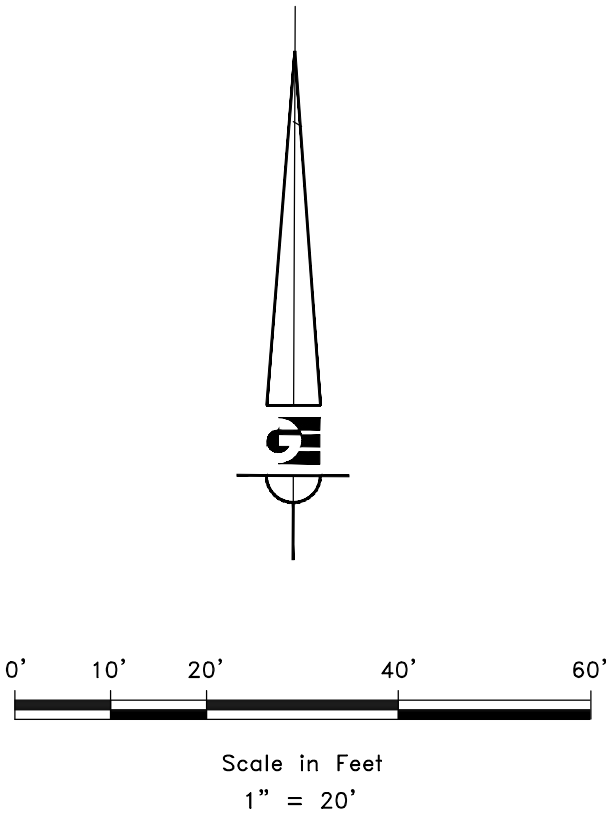
UNIT 401
5551 EAST
2,277 SQ.FT.

UNIT 304
5561 EAST
2,277 SQ.FT.

UNIT 303
5565 EAST
1,921 SQ.FT.

UNIT 302
5569 EAST
1,921 SQ.FT.

UNIT 301
5573 EAST
2,277 SQ.FT.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE ROAD
- LIMITED COMMON AREA
- CENTERLINE MONUMENT TO BE SET
- EXISTING CENTERLINE MONUMENT

RECEIVED
DEC 17 2025
FILE # 8230

DEVELOPER:
COBABE RANCH LLC
JOHN LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S2
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____, IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____



**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

COBABE RANCH TOWNHOMES PHASE 2
LOCATED IN THE WEST HALF OF SECTION 26,
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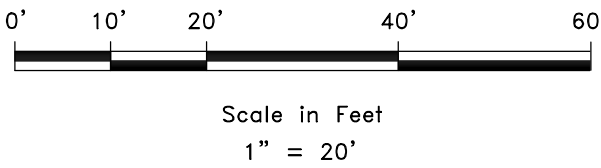
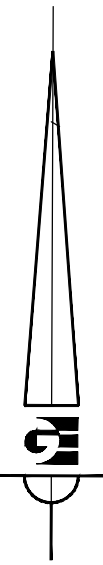
LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.47	N22° 56' 04"E
L2	5.27	N67° 03' 56"W
L3	8.47	N22° 56' 04"E
L4	4.67	N66° 44' 19"W
L5	8.00	N22° 56' 04"E
L6	4.67	S67° 03' 56"E
L7	8.51	N22° 56' 04"E
L8	23.07	S67° 03' 56"E
L9	0.60	S67° 03' 56"E
L10	4.81	S22° 56' 04"W
L11	22.45	S67° 03' 56"E
L12	8.51	S22° 56' 04"W
L13	3.75	S67° 03' 56"E
L14	8.00	S22° 56' 04"W
L15	3.75	N67° 03' 56"W
L16	8.49	S22° 56' 04"W
L17	5.93	N67° 03' 56"W
L18	8.00	S22° 56' 04"W
L19	4.75	S67° 03' 56"E
L20	3.75	N22° 56' 04"E
L21	9.38	S67° 03' 56"E
L22	9.37	S67° 03' 56"E
L23	3.75	S22° 56' 04"W
L24	4.76	S67° 03' 56"E
L25	8.00	N22° 56' 04"E
L26	5.95	N67° 03' 56"W
L27	8.49	N22° 56' 04"E
L28	3.75	N67° 03' 56"W
L29	8.00	N22° 56' 04"E
L30	3.75	S67° 03' 56"E
L31	8.51	N22° 56' 04"E
L32	22.47	S67° 03' 56"E
L33	4.81	N22° 56' 04"E
L34	0.60	S67° 03' 56"E
L35	23.07	S67° 03' 56"E
L36	8.51	S22° 56' 04"W
L37	4.67	S67° 03' 56"E
L38	8.00	S22° 56' 04"W
L39	4.67	N67° 03' 56"W
L40	8.49	S22° 56' 04"W
L41	5.28	N67° 03' 56"W
L42	18.47	S22° 56' 04"W
L43	8.00	S67° 03' 56"E
L44	2.51	N22° 56' 04"E
L45	12.51	S67° 03' 56"E
L46	21.96	S22° 28' 56"W
L47	0.87	S67° 03' 56"E
L48	6.04	S22° 56' 04"W
L49	0.87	N69° 42' 29"W
L50	5.98	S24° 35' 47"W

LINE TABLE		
LINE #	LENGTH	BEARING
L51	20.51	N67° 01' 42"W
L52	5.01	S22° 56' 04"W
L53	17.19	N67° 03' 56"W
L54	2.00	S22° 56' 04"W
L55	0.60	N67° 03' 56"W
L56	2.64	N67° 03' 56"W
L57	11.00	N22° 56' 04"E
L58	14.03	N67° 03' 56"W
L59	4.49	S22° 56' 04"W
L60	13.08	N67° 03' 56"W
L61	6.00	S22° 56' 04"W
L62	1.50	N67° 03' 56"W
L63	1.50	N67° 03' 56"W
L64	6.00	N22° 56' 04"E
L65	13.08	N67° 03' 56"W
L66	4.49	N22° 56' 04"E
L67	14.03	N67° 03' 56"W
L68	11.00	S22° 56' 04"W
L69	2.64	N67° 03' 56"W
L70	0.61	N67° 03' 56"W
L71	2.00	N22° 56' 04"E
L72	17.19	N67° 03' 56"W
L73	5.01	N22° 56' 04"E
L74	20.49	N67° 03' 56"W
L75	6.00	N22° 56' 04"E
L76	1.00	N67° 03' 56"W
L77	6.00	N22° 56' 04"E
L78	1.00	S67° 03' 56"E
L79	22.00	N22° 56' 04"E
L80	12.49	S67° 03' 56"E
L81	2.51	S22° 56' 04"W
L82	8.00	S67° 03' 56"E
L83	18.47	N18° 36' 23"E
L84	5.27	N71° 23' 37"W
L85	8.47	N18° 36' 23"E
L86	4.67	N71° 03' 59"W
L87	8.00	N18° 36' 23"E
L88	4.67	S71° 23' 37"E
L89	8.51	N18° 36' 23"E
L90	23.07	S71° 23' 37"E
L91	0.60	S71° 23' 37"E
L92	4.81	S18° 36' 23"W
L93	22.45	S71° 23' 37"E
L94	8.51	S18° 36' 23"W
L95	3.75	S71° 23' 37"E
L96	8.00	S18° 36' 23"W
L97	3.75	N71° 23' 37"W
L98	8.49	S18° 36' 23"W
L99	5.93	N71° 23' 37"W
L100	8.00	S18° 36' 23"W

LINE TABLE		
LINE #	LENGTH	BEARING
L101	4.75	S71° 23' 37"E
L102	3.75	N18° 36' 23"E
L103	9.38	S71° 23' 37"E
L104	9.37	S71° 23' 37"E
L105	3.75	S18° 36' 23"W
L106	4.76	S71° 23' 37"E
L107	8.00	N18° 36' 23"E
L108	5.95	N71° 23' 37"W
L109	8.49	N18° 36' 23"E
L110	3.75	N71° 23' 37"W
L111	8.00	N18° 36' 23"E
L112	3.75	S71° 23' 37"E
L113	8.51	N18° 36' 23"E
L114	22.47	S71° 23' 37"E
L115	4.81	N18° 36' 23"E
L116	0.60	S71° 23' 37"E
L117	23.07	S71° 23' 37"E
L118	8.51	S18° 36' 23"W
L119	4.67	S71° 23' 37"E
L120	8.00	S18° 36' 23"W
L121	4.67	N71° 23' 37"W
L122	8.49	S18° 36' 23"W
L123	5.28	N71° 23' 37"W
L124	18.47	S18° 36' 23"W
L125	8.00	S71° 23' 37"E
L126	2.51	N18° 36' 23"E
L127	12.51	S71° 23' 37"E
L128	21.96	S18° 09' 15"W
L129	0.87	S71° 23' 37"E
L130	6.04	S18° 36' 23"W
L131	0.87	N74° 02' 10"W
L132	5.98	S20° 16' 06"W
L133	20.51	N71° 21' 22"W
L134	5.01	S18° 36' 23"W
L135	17.19	N71° 23' 37"W
L136	2.00	S18° 36' 23"W
L137	0.60	N71° 23' 37"W
L138	2.64	N71° 23' 37"W
L139	11.00	N18° 36' 23"E
L140	14.03	N71° 23' 37"W
L141	4.49	S18° 36' 23"W
L142	13.08	N71° 23' 37"W
L143	6.00	S18° 36' 23"W
L144	1.50	N71° 23' 37"W
L145	1.50	N71° 23' 37"W
L146	6.00	N18° 36' 23"E
L147	13.08	N71° 23' 37"W
L148	4.49	N18° 36' 23"E
L149	14.03	N71° 23' 37"W
L150	11.00	S18° 36' 23"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	2.64	N71° 23' 37"W
L152	0.61	N71° 23' 37"W
L153	2.00	N18° 36' 23"E
L154	17.19	N71° 23' 37"W
L155	5.01	N18° 36' 23"E
L156	20.49	N71° 23' 37"W
L157	6.00	N18° 36' 23"E
L158	1.00	N71° 23' 37"W
L159	6.00	N18° 36' 23"E
L160	1.00	S71° 23' 37"E
L161	22.00	N18° 36' 23"E
L162	12.49	S71° 23' 37"E
L163	2.51	S18° 36' 23"W
L164	8.00	S71° 23' 37"E
L165	20.00	N71° 23' 37"W
L166	25.39	N19° 09' 54"E
L168	17.00	S19° 09' 54"W
L169	20.00	N71° 23' 37"W
L170	39.79	N19° 09' 54"E
L172	31.40	S19° 09' 54"W
L173	31.31	N19° 09' 54"E
L174	27.62	N39° 18' 08"E
L176	23.32	S39° 18' 08"W
L177	27.56	S19° 09' 54"W
L178	20.00	N71° 23' 37"W
L179	31.85	N19° 01' 21"E
L180	22.69	N39° 18' 08"E
L181	20.01	S48° 33' 05"E
L182	18.39	S39° 18' 08"W
L183	28.11	S19° 09' 54"W
L184	19.92	N71° 23' 39"W
L185	28.65	N21° 58' 57"E
L186	21.87	N42° 07' 11"E
L187	20.00	S48° 33' 05"E
L188	18.55	S42° 07' 11"W
L189	29.79	N21° 58' 57"E
L190	18.07	N42° 07' 11"E
L191	20.00	S48° 33' 05"E
L192	14.75	S42° 07' 11"W
L193	35.65	N21° 58' 57"E
L194	21.21	S48° 33' 05"E
L195	28.92	S21° 58' 57"W
L196	20.00	N67° 03' 56"W
L197	23.14	N21° 58' 57"E
L198	21.21	S48° 33' 05"E
L199	16.40	S21° 58' 57"W
L200	20.00	N67° 03' 56"W
L203	21.61	S48° 33' 05"E
L204	21.61	S48° 33' 05"E
L206	20.01	S48° 33' 05"E

LINE TABLE		
LINE #	LENGTH	BEARING
L207	9.09	S18° 35' 03"W
L208	20.96	S71° 23' 17"E
L209	4.08	N18° 36' 43"E
L210	0.47	N71° 23' 37"W
L214	27.11	S71° 23' 17"E
L219	27.11	S71° 23' 17"E
L223	0.48	N71° 23' 00"W
L224	4.10	S18° 36' 43"W
L225	20.96	S71° 23' 17"E
L226	9.09	N18° 49' 08"E
L230	9.09	S22° 54' 44"W
L231	20.96	S67° 03' 36"E
L232	4.08	N22° 56' 24"E
L233	0.47	N67° 03' 56"W
L238	27.11	S67° 03' 36"E
L239	27.11	S67° 03' 36"E
L243	0.48	N67° 03' 20"W
L244	4.10	S22° 56' 24"W
L245	20.96	S67° 03' 36"E
L246	9.09	N23° 08' 49"E
L247	73.66	N18° 37' 19"E
L248	29.22	N41° 26' 55"E
L249	54.80	S18° 37' 19"W
L250	70.73	N22° 57' 00"E
L251	23.05	N41° 26' 55"E
L252	54.84	S22° 57' 00"W
L253	25.43	S21° 58' 57"W
L254	26.57	S21° 58' 57"W



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PRIVATE ROAD
- LIMITED COMMON AREA

R:\1201 - LEWIS HOMES\1201 - COBABE RANCH\SURVEY\DWG\TOWNHOMES\COBABE TOWNHOMES PH 2.DWG

RECEIVED
DEC 17 2025
FILE # 8230

DEVELOPER:
COBABE RANCH LLC
JOHN LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-1507

S3

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COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____, IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____

**GARDNER
ENGINEERING**
CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
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