

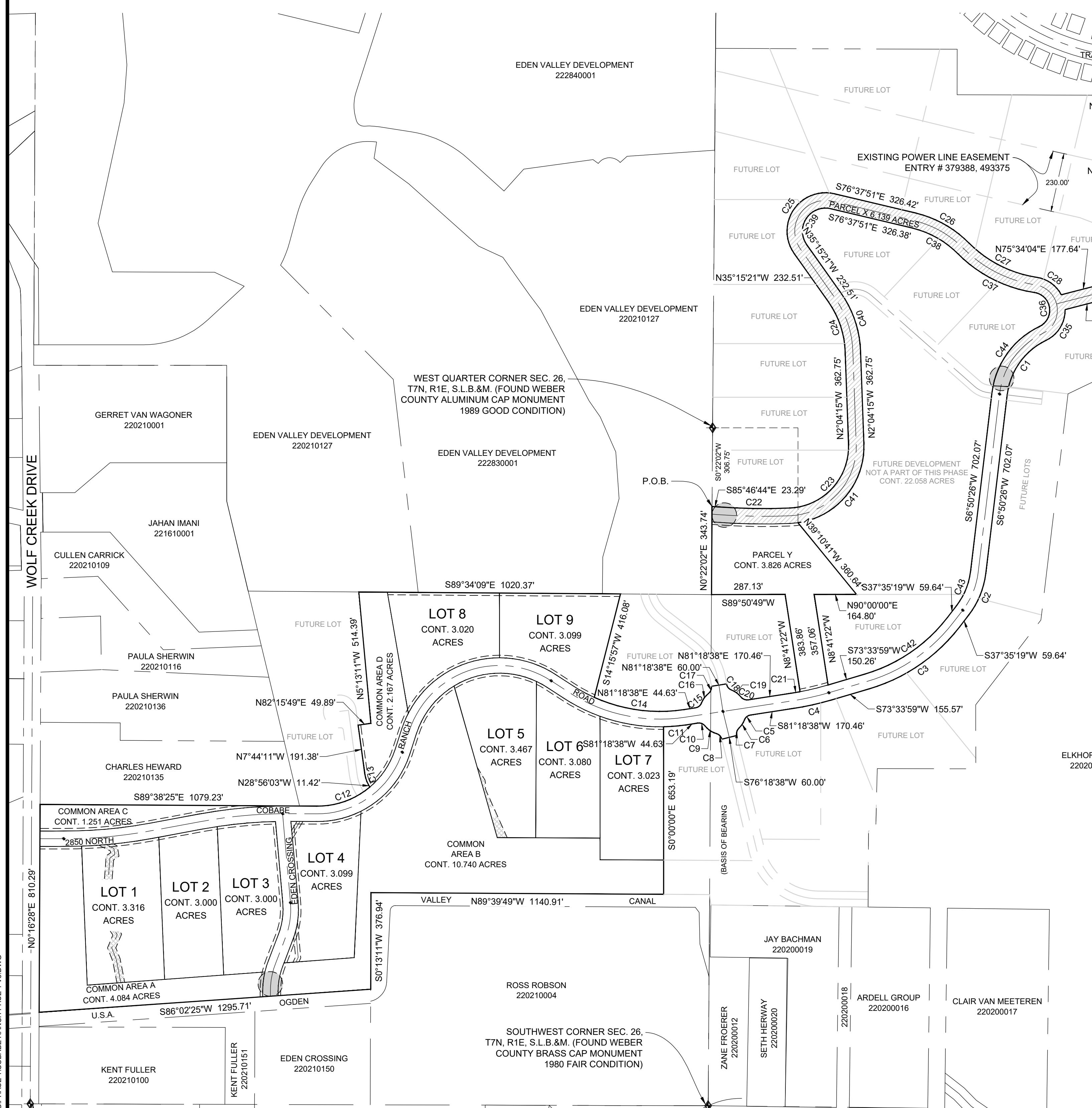
# COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27

TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WEBER COUNTY, UTAH

NOVEMBER 2025



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 THE PLAT IS THE RESPONSIBILITY OF THE COUNTY SURVEYOR. I DO NOT RECEIVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2025.

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.

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.

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

MANAGER: ROB THOMAS

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

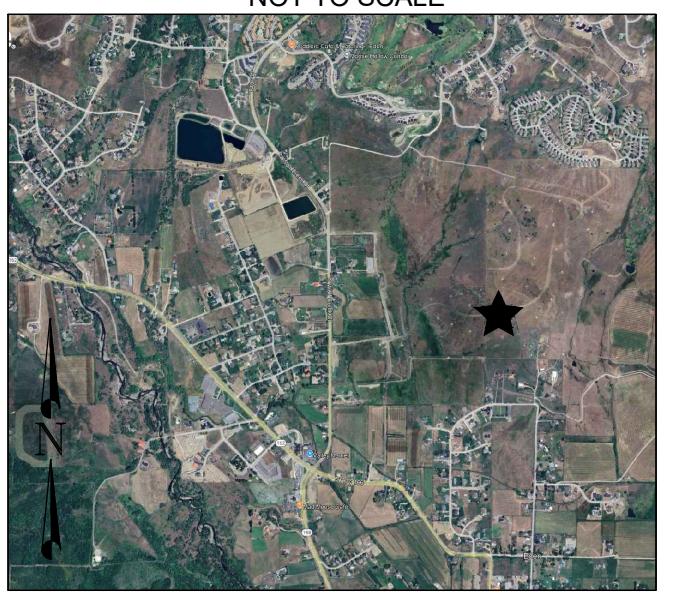
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2025.

WEBER - MORGAN HEALTH DEPARTMENT  
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2025.

NARRATIVE  
THE PURPOSE OF THIS SURVEY WAS TO CREATE SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°22'14" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

## VICINITY MAP NOT TO SCALE

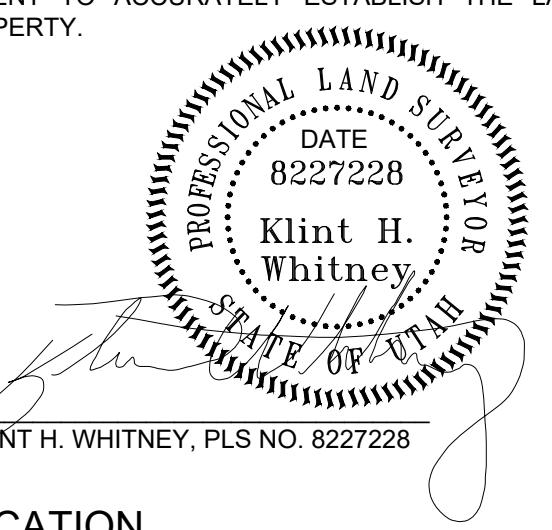


SIGNED THIS 17th DAY OF DECEMBER, 2025.

## 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, HEREINAFTER TO BE KNOWN AS COBABE RANCH PHASE 1 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.

DATE 8227228  
Klint H. Whitney  
STATE OF UTAH  
KLINT H. WHITNEY, PLS NO. 8227228



## OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SETS APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: COBABE RANCH SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND/OR STORM DRAINAGE FACILITIES; AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED AS STORM DRAINAGE FACILITIES AND/OR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WITH SUCH AREAS TO BE MAINTAINED BY WEBER COUNTY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS; AND ALSO DO HEREBY GRANT AND CONVEY TO COBABE RANCH OWNERS' ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEES, SUCCESSIONS AND/OR ASSIGNS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, THE ENTIRETY OF WHICH IS HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND RELATED INFRASTRUCTURE, AND WHICH COMMON AREAS ARE ALSO TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH MEMBER OF SAID ASSOCIATION IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, AND ALSO DO HEREBY GRANT A PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT OF THE ENTIRETY OF PARCEL X, WHICH SAID PARCEL IS INTENDED TO BE DEDICATED AS A PUBLIC RIGHT-OF-WAY WITH FUTURE PHASES.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_. 20\_\_\_\_.

COBABE RANCH, LLC

BY: EDEN VALLEY OPPORTUNITY, LLC

BY: LEWIS GROUP HOLDINGS, LLC

BY: JOHN LEWIS, MANAGER

BY: EDENVIEW, CO.

BY: SHANE DUNLEAVY, PRESIDENT

**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXISTING FENCE LINE
- P.U.E. AND FUTURE ROAD EASEMENT
- DRAINAGE EASEMENT
- TEMPORARY TURN AROUND EASEMENT

RECEIVED  
DEC 19 2025  
FILE # 8235

STAMP

NOTARY PUBLIC

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me JOHN LEWIS, whose identity 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.

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me SHANE DUNLEAVY, whose identity 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

DEVELOPER: LEWIS HOMES  
JOHN LEWIS  
3718 NORTH WOLF CREEK DRIVE  
EDEN, UTAH  
801-430-1507

**S1**  
**5**

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

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

# COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27

## TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

## WEBER COUNTY, UTAH

## NOVEMBER 2023

**RECEIVED**  
DEC 19 2025  
FILE # 8235

**LEGEND**

- ◆ WEBER COUNTY MONUMENTS AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
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- DRAINAGE EASEMENT
- X EXISTING FENCE LINE
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- DRAINAGE EASEMENT
- TEMPORARY TURN AROUND EASEMENT

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FILE # 8235

DEVELOPER:  
LEWIS HOMES  
JOHN LEWIS  
3718 NORTH WOLF CREEK DRIVE  
EDEN, UTAH  
801-430-1507

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ENT  
FILE

COUNTY RECORDER

 <b>GARDNER ENGINEERING</b>	AT _____.	IN BOOK _____ OF OFFICIAL
	RECORDS, PAGE _____.	RECORDED
	FOR _____	
	_____ COUNTY RECORDER	
	BY: _____	

1201 - LEWIS HOMES 12101 - COBABE RANCH SURVEY DWG\PHASE 1\COBABE RANCH PHSE 1 V3.DWG

# COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27

## TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

## WEBER COUNTY, UTAH

## NOVEMBER 2025

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RECEIVED  
DEC 19 2025  
FILE # 8235

DEVELOPER:  
LEWIS HOMES  
JOHN LEWIS  
3718 NORTH WOLF CREEK DRIVE  
EDEN, UTAH  
801-430-1507

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OUNTY RECORDER

O. \_\_\_\_\_ FEE PAID \_\_\_\_\_

R AND RECORDED \_\_\_\_\_,

\_. IN BOOK \_\_\_\_\_ OF OFFICIAL

RDS, PAGE \_\_\_\_\_. RECORDED

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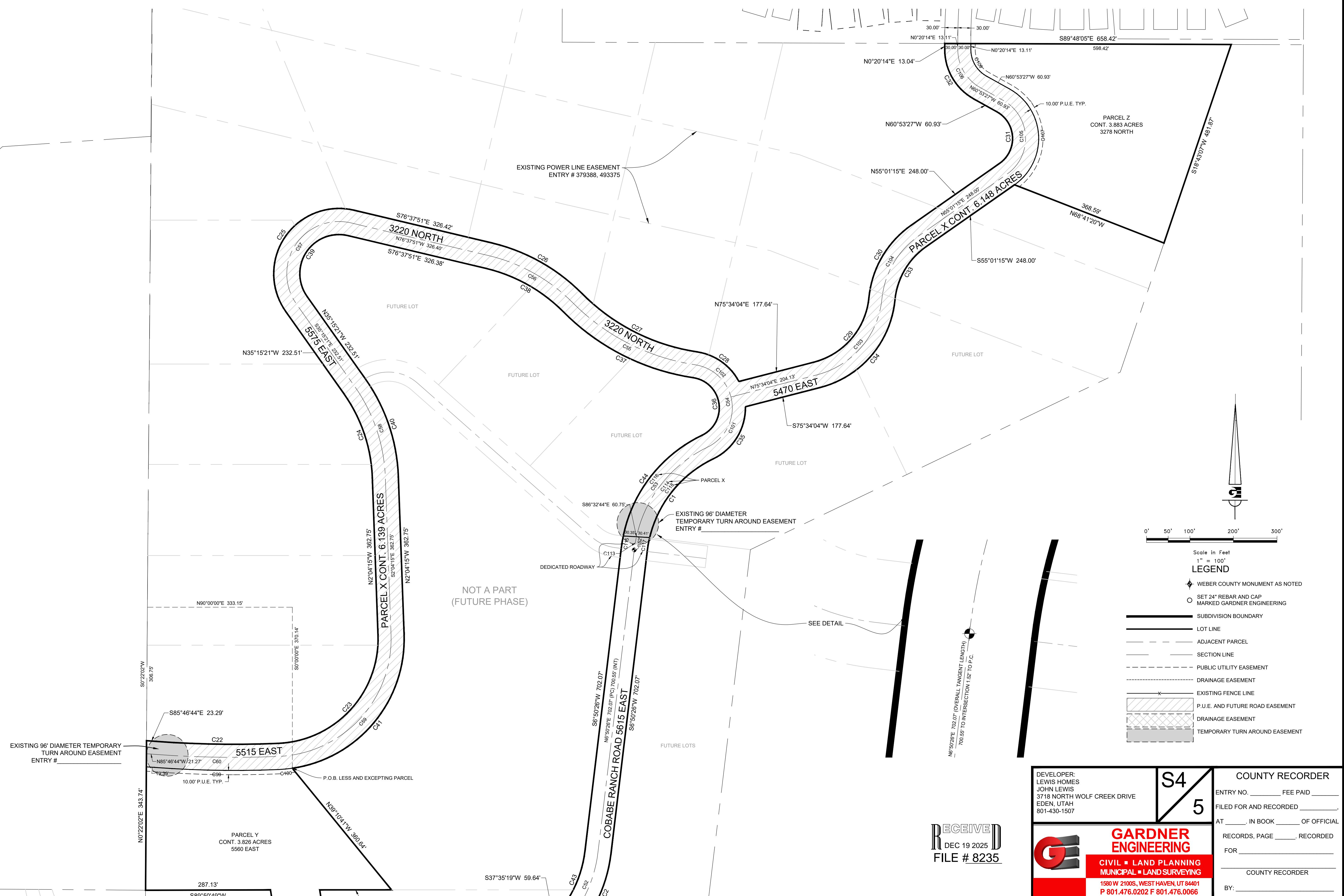
COUNTY RECORDER

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# COBABE RANCH PHASE 1

LOCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
NOVEMBER 2025



# OBABE RANCH PHASE 1

OCATED IN THE WEST HALF OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
NOVEMBER 2025

## BOUNDARY DESCRIPTION

3 AND EXCEPTING  
RUNNING AT A POINT BEING LOCATED NORTH 90°00'00" EAST 333.15 FEET AND SOUTH 00°00'00" EAST 370.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT 439.02 FEET, HAVING A CENTRAL ANGLE OF 83°50'47", CHORD BEARS NORTH 39°51'08" EAST 400.88 FEET; THENCE NORTH 02°04'15" WEST 175 FEET; THENCE ALONG THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE LEFT 240.36 FEET, HAVING A CENTRAL ANGLE OF 33°11'06", CHORD BEARS NORTH 18°39'48" WEST 237.02 FEET; THENCE NORTH 35°15'21" WEST 232.51 FEET; THENCE ALONG THE ARC OF A 372.12 FOOT RADIUS CURVE TO THE RIGHT 206.54 FEET, HAVING A CENTRAL ANGLE OF 31°48'03" CHORD BEARS SOUTH 60°38'27" EAST 190 FEET; THENCE ALONG THE ARC OF A 530.02 FOOT RADIUS CURVE TO THE LEFT 340.62 FEET, HAVING A CENTRAL ANGLE OF 36°46'58" CHORD BEARS SOUTH 63°07'55" EAST 334.45 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT 178.33 FEET, HAVING A CENTRAL ANGLE OF 57°52" CHORD BEARS SOUTH 08°32'28" EAST 133.87 FEET; THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 331.76 FEET, HAVING A CENTRAL ANGLE OF 57°36'02" CHORD BEARS SOUTH 35°38'27" WEST 317.96 FEET; THENCE SOUTH 06°50'26" WEST 702.07 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 144.90 FEET, HAVING A CENTRAL ANGLE OF 30°44'53" CHORD BEARS SOUTH 22°12'52" WEST 143.16 FEET; THENCE NORTH 37°35'19" WEST 59.64 FEET; THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT 395.60 FEET, HAVING A CENTRAL ANGLE OF 28°40" CHORD BEARS SOUTH 55°34'39" WEST 389.13 FEET; THENCE SOUTH 73°33'59" WEST 150.26 FEET; THENCE NORTH 08°41'22" WEST 357.06 FEET; THENCE NORTH 90°00'00" EAST 164.80 FEET; THENCE NORTH 39°10'41" WEST 360.64 FEET TO THE POINT OF BEGINNING. CONTAINING 22.058 ACRES.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	271.44	270.00	57°36'02"	S35° 38' 27"W	260.15
C2	177.10	330.00	30°44'53"	S22° 12' 52"W	174.98
C3	433.27	690.00	35°58'40"	S55° 34' 39"W	426.19
C4	149.35	1105.00	7°44'39"	S77° 26' 18"W	149.24
C5	31.42	30.00	60°00'00"	S51° 18' 38"W	30.00
C6	39.27	90.00	25°00'00"	S33° 48' 38"W	38.96
C7	31.42	30.00	60°00'00"	S16° 18' 38"W	30.00
C8	31.42	30.00	60°00'00"	N43° 41' 22"W	30.00
C9	54.98	90.00	35°00'00"	N56° 11' 22"W	54.13
C10	31.42	30.00	60°00'00"	N68° 41' 22"W	30.00
C11	89.40	685.00	7°28'41"	S85° 02' 58"W	89.34
C12	223.69	318.00	40°18'10"	N70° 12' 30"E	219.10
C13	44.80	120.21	21°21'06"	N18° 24' 44"W	44.54
C14	358.69	625.00	32°52'55"	S82° 14' 55"E	353.78
C15	31.42	30.00	60°00'00"	N51° 18' 38"E	30.00
C16	47.12	90.00	30°00'00"	N36° 18' 38"E	46.59
C17	31.42	30.00	60°00'00"	N21° 18' 38"E	30.00
C18	31.42	30.00	60°00'00"	S38° 41' 22"E	30.00
C19	47.12	90.00	30°00'00"	S53° 41' 22"E	46.59
C20	31.42	30.00	60°00'00"	S68° 41' 22"E	30.00

CURVE TABLE						CUR
RVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C21	34.16	1045.00	1°52'22"	N80° 22' 27"E	34.16	C
C22	278.98	2435.00	6°33'52"	S89° 03' 40"E	278.83	C
C23	375.85	240.00	89°43'39"	N42° 47' 34"E	338.60	C
C24	205.61	355.00	33°11'06"	N18° 39' 48"W	202.75	C
C25	362.92	150.00	138°37'30"	N34° 03' 24"E	280.66	C
C26	239.89	432.12	31°48'26"	S60° 38' 38"E	236.82	C
C27	301.74	470.02	36°46'58"	S63° 07' 55"E	296.59	C
C28	121.95	130.00	53°44'55"	S54° 38' 56"E	117.53	C
C29	207.90	170.00	70°04'12"	N40° 31' 58"E	195.19	C
C30	198.80	230.00	49°31'22"	N30° 15' 33"E	192.67	C
C31	141.61	70.00	115°54'42"	N2° 56' 06"W	118.67	C
C32	138.92	130.00	61°13'41"	N30° 16' 37"W	132.41	C
C33	146.94	170.00	49°31'22"	S30° 15' 33"W	142.41	C
C34	281.28	230.00	70°04'12"	S40° 31' 58"W	264.08	C
C35	148.69	130.00	65°31'51"	S31° 40' 32"W	140.71	C
C36	178.33	70.00	145°57'52"	S8° 32' 28"E	133.87	C
C37	340.26	530.02	36°46'58"	S63° 07' 55"E	334.45	C
C38	206.54	372.12	31°48'03"	S60° 38' 27"E	203.90	C
C39	217.75	90.00	138°37'30"	N34° 03' 24"E	168.39	C
C40	240.36	415.00	33°11'06"	N18° 39' 48"W	237.02	C

CURVE TABLE					
	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
	439.02	300.00	83°50'47"	N39° 51' 08"E	400.88
	395.60	630.00	35°58'40"	S55° 34' 39"W	389.13
	144.90	270.00	30°44'53"	S22° 12' 52"W	143.16
	331.76	330.00	57°36'02"	S35° 38' 27"W	317.96
	343.60	1850.00	10°38'30"	N84° 46' 40"E	343.11
	352.03	1850.00	10°54'10"	N84° 54' 30"E	351.50
	439.25	348.00	72°19'11"	N54° 11' 59"E	410.67
	677.69	370.00	104°56'34"	N70° 30' 41"E	586.86
	476.39	655.00	41°40'20"	S77° 51' 12"E	465.96
	145.30	1075.00	7°44'39"	N77° 26' 18"E	145.19
	414.43	660.00	35°58'40"	N55° 34' 39"E	407.66
	161.00	300.00	30°44'53"	N22° 12' 52"E	159.07
	301.60	300.00	57°36'03"	N35° 38' 27"E	289.06
	254.76	100.00	145°57'53"	N8° 32' 28"W	191.24
	321.00	500.02	36°46'59"	N63° 07' 55"W	315.52
	223.21	402.12	31°48'15"	N60° 38' 33"W	220.36
	290.34	120.00	138°37'30"	S34° 03' 24"W	224.52
	222.99	385.00	33°11'06"	S18° 39' 48"E	219.88
	422.83	270.00	89°43'39"	S42° 47' 34"W	380.93
	282.41	2465.00	6°33'52"	N89° 03' 40"W	282.26

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	323.31	1850.00	10°00'47"	N84° 27' 49"E	322.90
C62	28.72	1850.00	0°53'22"	N89° 54' 54"E	28.72
C63	136.49	300.00	26°04'01"	S7° 58' 30"W	135.31
C64	110.00	300.00	21°00'30"	S10° 30' 15"W	109.38
C65	70.08	1880.00	2°08'09"	N89° 01' 51"E	70.07
C66	279.09	1880.00	8°30'21"	N83° 42' 36"E	278.84
C67	62.32	1820.00	1°57'43"	N80° 26' 17"E	62.32
C68	228.04	1820.00	7°10'45"	N85° 00' 31"E	227.90
C69	122.84	270.00	26°04'01"	S7° 58' 30"W	121.78
C70	45.60	330.00	7°55'00"	S17° 03' 01"W	45.56
C71	75.40	330.00	13°05'31"	S6° 32' 45"W	75.24
C72	338.03	1820.00	10°38'30"	N84° 46' 40"E	337.54
C73	357.74	1880.00	10°54'10"	N84° 54' 30"E	357.20
C74	252.58	685.00	21°07'37"	N80° 38' 53"W	251.15
C75	156.22	685.00	13°04'02"	N63° 33' 03"W	155.89
C77	46.26	340.00	7°47'41"	N60° 54' 53"W	46.22
C78	335.44	340.00	56°31'36"	S86° 55' 28"W	322.00
C79	241.05	340.00	40°37'17"	S38° 21' 02"W	236.03
C81	298.21	378.00	45°12'05"	S40° 38' 26"W	290.54
C82	178.91	378.00	27°07'06"	S76° 48' 02"W	177.24

CURVE TABLE						CUR
RVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C85	150.13	330.00	26°04'01"	S7° 58' 30"W	148.84	C1
C88	99.00	270.00	21°00'30"	S10° 30' 15"W	98.45	C1
C90	177.70	318.00	32°01'01"	N34° 02' 54"E	175.40	C1
C92	64.48	400.00	9°14'12"	N22° 39' 30"E	64.41	C1
C93	438.13	400.00	62°45'28"	N58° 39' 20"E	416.56	
C94	230.02	400.00	32°56'54"	S73° 29' 29"E	226.87	
C96	95.89	625.00	8°47'25"	S61° 24' 45"E	95.79	
C97	107.08	1045.00	5°52'17"	N76° 30' 07"E	107.04	
C99	285.85	2495.00	6°33'52"	S89° 03' 40"E	285.70	
C100	30.79	300.00	5°52'52"	N84° 42' 58"E	30.78	
C101	137.66	100.00	78°52'25"	N25° 00' 16"E	127.05	
C102	117.10	100.00	67°05'28"	N47° 58' 40"W	110.52	
C103	244.59	200.00	70°04'12"	N40° 31' 58"E	229.63	
C104	172.87	200.00	49°31'22"	N30° 15' 33"E	167.54	
C105	202.30	100.00	115°54'42"	N2° 56' 06"W	169.53	
C106	106.86	100.00	61°13'41"	N30° 16' 37"W	101.85	
C107	263.00	130.00	115°54'42"	N2° 56' 06"W	220.39	
C109	74.80	70.00	61°13'41"	N30° 16' 37"W	71.30	
C113	29.31	300.00	5°35'55"	N9° 38' 23"E	29.30	
C114	272.28	300.00	52°00'08"	N38° 26' 25"E	263.03	

CURVE TABLE						
	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
	27.51	330.00	4°46'33"	N9° 13' 42"E	27.50	
	304.25	330.00	52°49'29"	N38° 01' 44"E	293.59	
	31.13	270.00	6°36'24"	N10° 08' 38"E	31.12	
	240.30	270.00	50°59'39"	N38° 56' 39"E	232.45	

R:\1201 - LEWIS HOMES\2101 - COBABE RANCH\SURVEY\DWG\PHASE 1\COBABE RANCH PHSE 1 V3.DWG

OPER:  
S HOMES  
LEWIS  
NORTH WOLF CREEK DRIVE  
, UTAH  
30-1507

RECEIVED  
DEC 19 2025  
FILE # 8235

<b>COUNTY RECORDER</b>	
TRY NO. _____	Fee PAID _____
ED FOR AND RECORDED _____,	
_____.	IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED	
FOR _____	
<hr/>	
<b>COUNTY RECORDER</b>	
BY: _____	