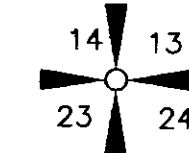


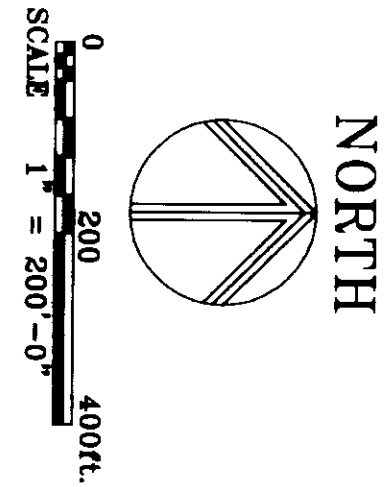
SPRING RIDGE ESTATES, PHASE 1

PART OF SECTIONS 13 & 24
TOWNSHIP 12 NORTH RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
PETERSBORO, UTAH
FINAL PLAT

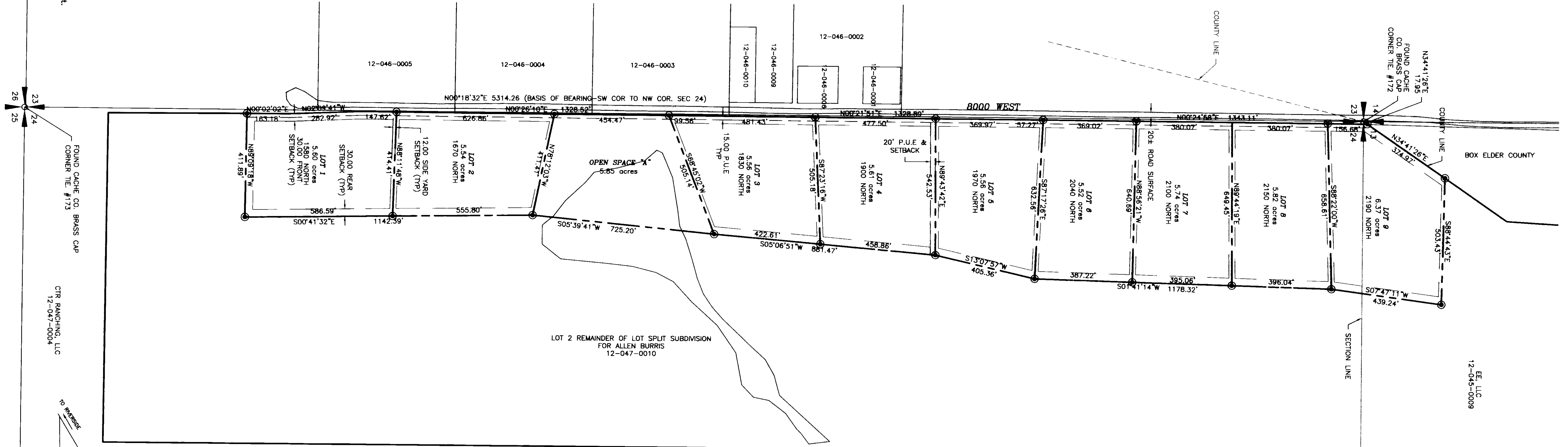


LEGEND

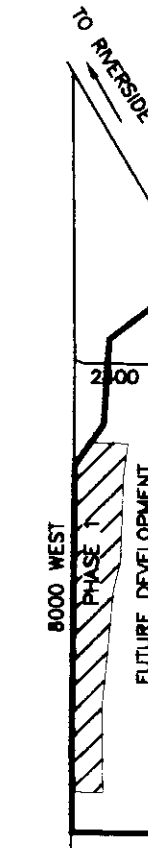
- SECTION CORNER
- FOUND EXISTING REBAR
- SET 5/8" REBAR w/ CAP
- LOT LINE
- EASEMENT
- FENCE LINE
- SETBACK
- COUNTY LINE



NORTH



CTR. RANCHING, LLC
12-047-0004



VICINITY MAP

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.

SURVEYOR NOTES AND NARRATIVE

- THE PURPOSE OF THIS PLAT IS TO DIVIDE PART OF LOT 2 OF THE LOT SPLIT SUBDIVISION FOR ALLEN BURRIS RECORDED JUNE 7, 2005 UNDER INSTRUMENT NO. 891911. THE SURVEY WAS REQUESTED BY ALLEN BURRIS. THE LOT SPLIT SUBDIVISION PLAT FOR ALLEN BURRIS HAS BEEN ROTATED CLOCKWISE 00°06'46" TO MATCH OUR BASIS OF BEARING. ALSO OUR DISTANCE ARE SLIGHTLY LONGER THAN SAID LOT SPLIT SUBDIVISION. THIS IS DUE TO OUR DISTANCES ARE GROUND DISTANCES AND THE LOT SPLIT DISTANCES APPEAR TO BE GRID DISTANCES.
- THE BASIS OF BEARING IS N00°18'32"E BETWEEN THE SOUTHWEST CORNER OF SECTION 24 AND THE NORTHWEST CORNER OF SECTION 24.
- THE WEST LINE MATCHES THE WEST LINE OF THE LOT SPLIT SUBDIVISION FOR ALLEN BURRIS.
- THE NORTH LINE MATCHES THE EXISTING BOX ELDER/CACHE COUNTY LINE AS PER "CACHE COUNTY AND BOX ELDER BOUNDARY LINE PLAT" OBTAINED AT THE CACHE COUNTY SURVEYORS OFFICE.
- THE SOUTH AND EAST LINE ARE REMAINDERS OF SAID LOT 2 OF THE LOT SPLIT SUBDIVISION (12-047-0010) FOR ALLEN BURRIS AND PARCEL 12-045-0009.

NOTES AND PROTECTIVE COVENANTS

- CURRENT AND FUTURE PROPERTY OWNERS MUST BE AWARE THAT THEY WILL BE SUBJECT TO THE SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURAL ACTIVITIES WHICH ARE THE PERMITTED USES IN AGRICULTURE ZONE.
- NO STORM WATER DRAINAGE SHALL BE ALLOWED TO FLOW FROM ANY SUBDIVISION LOT TO ANY ADJACENT LOTS, PROPERTIES, DITCHES, CANALS, OR WATERWAYS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE AFFECTED PARTY.
- CACHE COUNTY HAS NOT DETERMINED THE AVAILABILITY AND ADEQUACY OF CULINARY WATER TO ANY OF THE LOTS IDENTIFIED. ALL OWNERS ARE ADVISED TO OBTAIN A CULINARY WATER SOURCE AND TO COMPLY WITH ALL OTHER REQUIREMENTS FOR THE ISSUANCE OF A ZONING CLEARANCE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- SETBACK LINES ARE FOR PRIMARY BUILDINGS ONLY.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT/REAR YARD = 30 FEET
SIDE YARD: 12 FEET
- LOT EASEMENTS ARE AS FOLLOWS:
FRONT YARD = 15 FEET
- THE 20' PUBLIC UTILITY EASEMENT ON THE NORTH SIDE OF LOT 4 IS RESERVED FOR A WATER LINE.
- WATER SERVICE IN THIS SUBDIVISION IS PROVIDED BY WILLOW CREEK WATER COMPANY, A UTAH NON-PROFIT MUTUAL WATER COMPANY. UPON THE SALE OF EACH LOT WITHIN THE SUBDIVISION, ONE SHARE OF CLASS B (HOMEOWNER STOCK-0.45 ACRES-FEET OF INDOOR CULINARY WATER) AND ONE SHARE OF CLASS C STOCK (IRRIGATION STOCK-0.25 ACRES OF LANDSCAPING) IN THE WATER COMPANY WILL BE PERMANENTLY ATTACHED TO THAT LOT.
- ALL LOTS ARE SUBJECT TO THE TERMS OF THE SUBDIVISION'S OFFICIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("CC&R") AND WITH THE BYLAWS OF THE SPRING RIDGE ESTATES HOMEOWNERS ASSOCIATION ("HOA").

OWNER:
BURRIS ENTERPRISES, INC.
740 EAST 400 SOUTH
SMITHFIELD, UTAH 84335

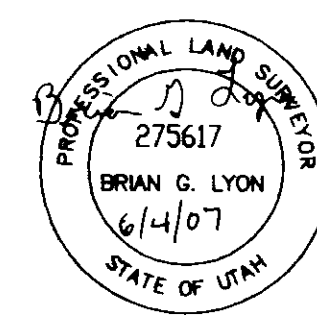
COUNTY COUNCIL APPROVAL AND ACCEPTANCE
THIS PLAT WAS APPROVED BY THE CACHE COUNTY COUNCIL BY MAJORITY VOTE 6, 1 ON THE 27 DAY OF June 2006.

DATED THIS 3 DAY OF July, 2007
CACHE COUNTY COUNCIL
BY: David S. Gibbons CHAIRMAN
ATTESTED TO:
Joan Zellinger COUNTY CLERK

CACHE COUNTY PLANNING COMMISSION
THIS PLAT WAS REVIEWED BY THE CACHE COUNTY PLANNING COMMISSION ON THE 1 DAY OF May 2006. IT IS THE RECOMMENDATION OF THIS BOARD TO APPROVE/DENY THIS SUBDIVISION BASED ON ITS FINDINGS.
DATED THIS 7 DAY OF June, 2007
CACHE COUNTY PLANNING COMMISSION
BY: Joe F. Nelson CHAIRMAN

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described here-with, and have subdivided said tract of land into lots and private accesses to be hereafter known as SPRING RIDGE SUBDIVISION, PHASE 1, and that the same has been surveyed and staked on the ground as shown on this plat.



BOUNDARY DESCRIPTION

Part of the Northwest and Southwest Quarter of Section 24 and Southwest Quarter of Section 13, Township 12 North, Range 2 West, Salt Lake Baseline and Meridian described as follows:
Commencing at the Southwest Corner of Section 24, Township 12 North, Range 2 West, Salt Lake Baseline and Meridian monumented with a Cache Co. Surveyor Brass Cap thence N 00°18'32" E 5314.26 feet (Basis of Bearing) along the Cache County/Box Elder County line to the point of beginning and running thence N 34°41'26" E 17.95 feet along the Cache County/Box Elder County line to the point of beginning and running thence N 34°41'26" E 374.97 feet continuing along said County line; thence leaving said County line S 88°44'43" E 503.43 feet; thence S 07°47'11" W 439.24 feet; thence S 01°41'14" W 1178.32 feet; thence S 13°07'57" W 405.36 feet; thence S 05°06'51" W 881.47 feet; thence S 05°39'41" W 725.20 feet; thence S 00°41'32" E 1142.39 feet; thence N 89°09'18" W 411.89 feet to the west right-of-way line of 8000 West Street; thence along said right-of-way line the next four courses: 1) thence N 00°02'02" E 163.18 feet; 2) thence N 02°09'41" W 282.92 feet; 3) thence N 00°26'10" E 1328.52 feet; 4) thence N 00°21'51" E 1328.89 feet; 5) thence N 00°24'58" E 1343.11 feet to the point of beginning, containing 57.17 acres.

CACHE COUNTY ATTORNEY

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE THIS 5 DAY OF July, 2007.

N. Gary Porter
CACHE COUNTY ATTORNEY

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND FURTHER THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

9 July 2007
DATE
[Signature]
COUNTY SURVEYOR'S OFFICE

ENGINEER'S CERTIFICATE

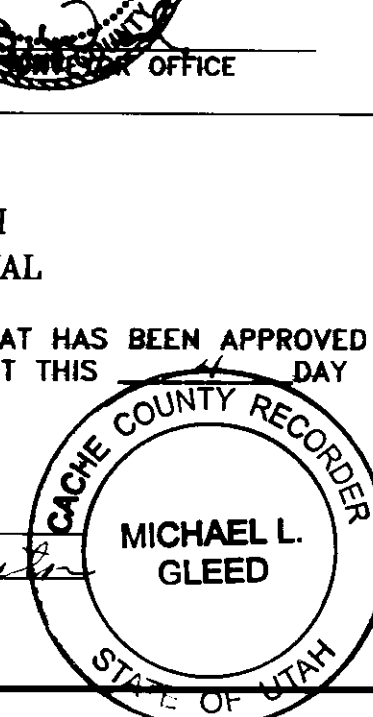
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

6/19/07
DATE
[Signature]
COUNTY ENGINEER

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS 7 DAY OF June, 2007.

BEAR RIVER HEALTH DEPARTMENT
BY: [Signature]
TITLE: Health Director



OWNERS ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS SPRING RIDGE SUBDIVISION, PHASE 1, DO HEREBY WARRANT AND SAVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 6th DAY OF June, A.D. 2007

Allen Burris
ALLEN BURRIS, PRESIDENT
BURRIS ENTERPRISES, INC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE)

On this the 6 day of June, A.D., 2007, personally appeared before me, the undersigned notary public in and for said County of Cache in said State of Utah, and after being duly sworn, acknowledged to me that Allen Burris, President of Burriss Enterprises, Inc., corporation and that he/she aligned in freely and voluntarily and in behalf of said corporation for the purposes therein mentioned.

Marsha G. Giles
Notary Public



COUNTY RECORDER

State of Utah, County of Cache, recorded and filed at the request of SWANER

Date 17 July 2007 Time 11:32 AM Fee 40.00
Entry 949493

Index 2007-2216
Filed in: File of plats

Michael L. Gleed
County Recorder

REVISION	DATE	SCALE	DRAWN BY	PROJECT
	JUNE 2007	1"=200'	BGL	SPRING RIDGE ESTATES, PHASE 1
REVISED BY	DRAWING			
	SPRING PH1.FIN.DWG			

ALLIANCE CONSULTING ENGINEERS
760 WEST 200 NORTH SUITE 8
LOGAN, UTAH 84321
(435) 755-5121