

COBABE RANCH PHASE 2

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,
OGDEN VALLEY CITY, UTAH

APRIL 2026

SEE 20

22-446
(22-020-0028 &
0044, 22-021-0155 &
0156, 22-441-0014)
TU: 592 & 594

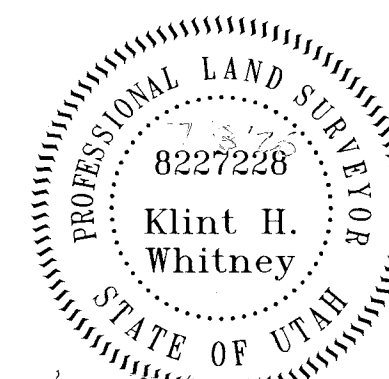
VICINITY MAP
NOT TO SCALE



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 PHASE 2 IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENT SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL ALIENS 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 8TH DAY OF JULY, 2026.



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 2
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN VALLEY CITY, 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 OGDEN VALLEY CITY, 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, SUCCESSORS 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.

SIGNED THIS 9TH DAY OF JULY, 2026.

SIGNED THIS 13TH DAY OF JULY 2026

COBABE RANCH, LLC

BY: EDEN VALLEY OPPORTUNITY, LLC

BY: LEWIS GROUP HOLDINGS, LLC

BY: COBABE RANCH PHASE 2, LLC

BY: COBABE RANCH, LLC

JOHN LEWIS, MANAGER

JOHN LEWIS, MANAGING MEMBER

EDENVIEW, UT

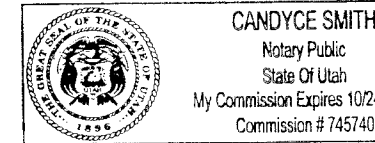
SHANE DUNLEAVY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER
On this 13th day of July, 2026, before me Candace Smith, a notary public, personally appeared John Lewis proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged he executed the same.
ACKNOWLEDGEMENT

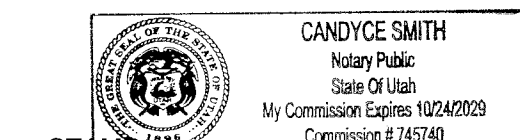
STATE OF UTAH

COUNTY OF WEBER



CANDACE SMITH
Notary Public
State of Utah
My Commission Expires 10/24/2029
Commission # 145140

On this 9th day of July, 2026, 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.



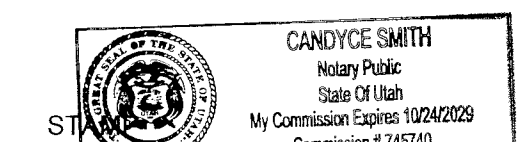
CANDACE SMITH
Notary Public
State of Utah
My Commission Expires 10/24/2029
Commission # 145140

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

On this 9th day of July, 2026, 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.



CANDACE SMITH
Notary Public
State of Utah
My Commission Expires 10/24/2029
Commission # 145140

NOTARY PUBLIC

OGDEN VALLEY CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COUNCIL OF OGDEN VALLEY CITY, UTAH

SIGNED THIS 10TH DAY OF JULY, 2026.

Shane Dunleavy
Chairman, Ogden Valley City Planning Commission

ATTEST: Sharon Robb
Recorder, Ogden Valley City

OGDEN VALLEY CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE OGDEN VALLEY CITY PLANNING COMMISSION.

SIGNED THIS 6 DAY OF JULY, 2026.

Sharon Robb
Chairman, Ogden Valley City Planning Commission

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

THE 13TH DAY OF JULY, 2026
Rob Thomas
Manager, Rob Thomas

OGDEN VALLEY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 9TH DAY OF JULY, 2026.

Nella Smith
City Engineer

OGDEN VALLEY CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 8TH DAY OF JULY, 2026.

Carh
City Attorney

OGDEN VALLEY CITY SURVEYOR

I HEREBY CERTIFY THAT THE OGDEN VALLEY CITY 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 OGDEN VALLEY CITY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 8 DAY OF JULY, 2026.

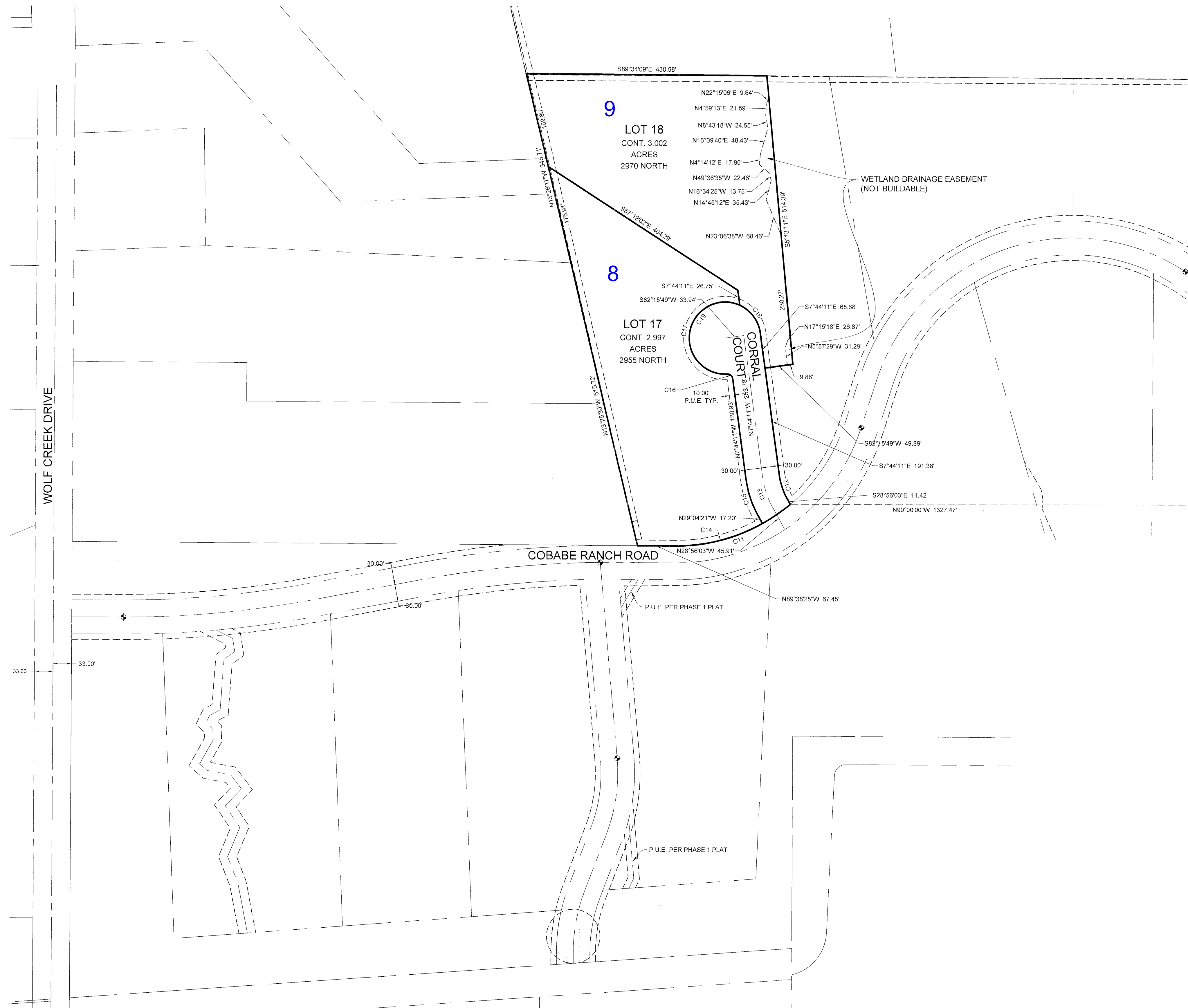
City Surveyor

NARRATIVE

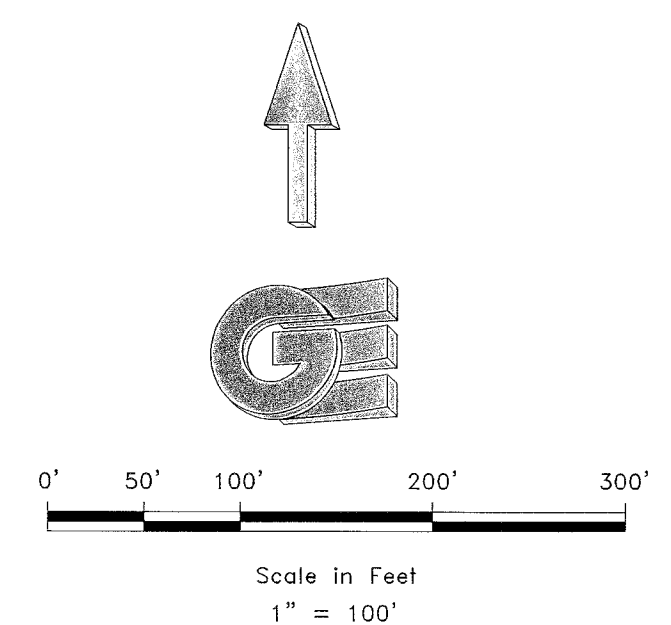
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN LEWIS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEST LINE OF 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.

COBABE RANCH PHASE 2

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,
OGDEN VALLEY CITY, UTAH
APRIL 2026



22-446
(22-020-0028 &
0044, 22-021-0155 &
0156, 22-441-0014)
TU: 592 & 594



LEGEND

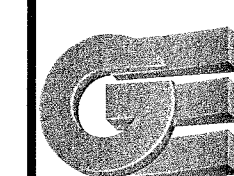
- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - PUBLIC UTILITY EASEMENT
- - - - - DRAINAGE EASEMENT
- - - - - EXISTING FENCE LINE
- P.U.E. AND FUTURE ROAD EASEMENT
- - - - - DRAINAGE EASEMENT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

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

S2
5

COUNTY RECORDER

ENTRY NO 3425450 FEE PAID _____
FILED FOR AND RECORDED 14-JUL-26
AT _____, IN BOOK 102 OF OFFICIAL
RECORDS, PAGE 24-58 RECORDED
FOR _____
COUNTY RECORDER
BY: Be



**GARDNER
ENGINEERING**

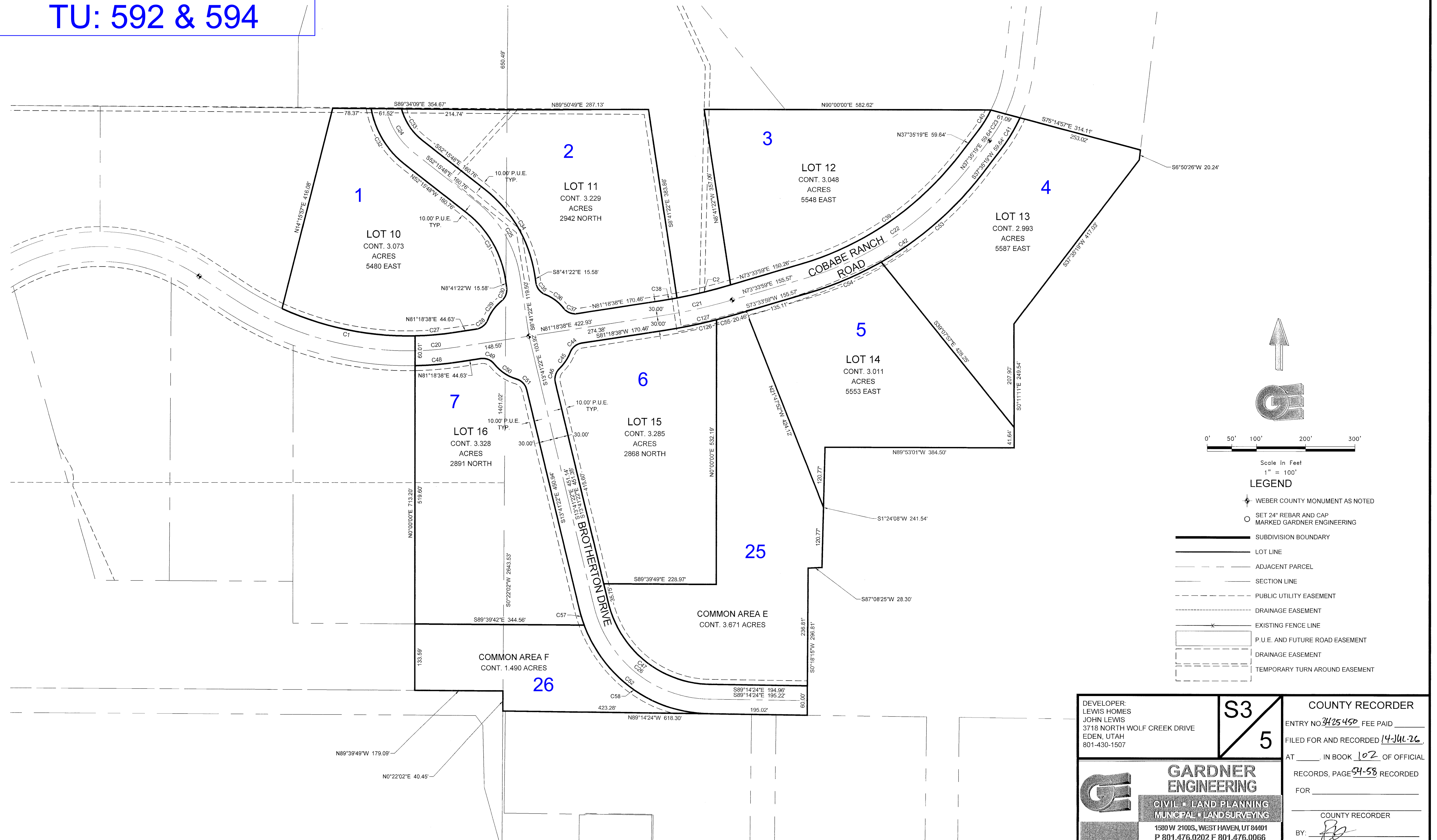
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

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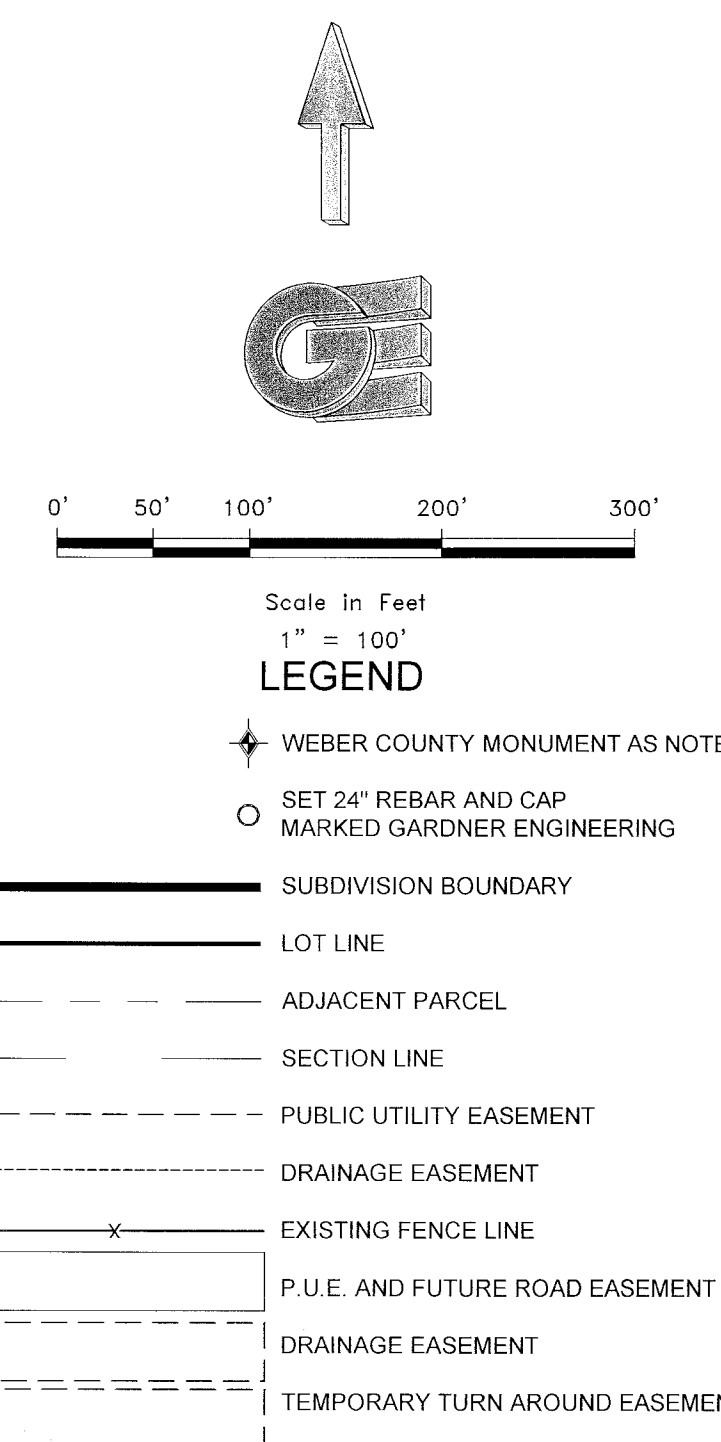
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TU: 592 & 594

SEE 20

SEE 20



DEVELOPER: LEWIS HOMES JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 801-430-1507	S4 5	COUNTY RECORDER ENTRY NO. <u>3425450</u> FEE PAID _____ FILED FOR AND RECORDED <u>14-JUL-26</u> AT _____ IN BOOK <u>102</u> OF OFFICIAL RECORDS, PAGE <u>54-55</u> RECORDED FOR _____ COUNTY RECORDER BY: <u>JB</u>
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		

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OGDEN VALLEY CITY, UTAH
APRIL 2026

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	278.38	625.00	25°31'13"	N78° 34' 03"W	276.09
C2	112.40	1049.67	6°08'07"	N76° 21' 47"E	112.35
C3	74.80	70.00	61°13'41"	S30° 16' 37"E	71.30
C4	263.00	130.00	115°54'42"	S2° 56' 06"E	220.39
C5	42.28	70.00	34°36'29"	N65° 51' 20"W	41.64
C6	167.96	130.00	74°01'27"	N85° 33' 51"W	156.52
C7	240.36	415.00	33°11'06"	S18° 39' 48"E	237.02
C8	469.81	300.00	89°43'39"	S42° 47' 34"W	423.25
C9	136.31	2495.00	3°07'49"	S89° 13' 18"W	136.29
C10	149.54	2537.81	3°22'34"	N87° 29' 46"W	149.52
C11	223.69	318.00	40°18'10"	S70° 12' 30"W	219.10
C12	44.80	120.21	21°21'06"	S18° 24' 44"E	44.54
C13	55.85	151.95	21°03'36"	N18° 24' 15"W	55.54
C14	163.35	318.00	29°25'56"	N75° 38' 37"E	161.56
C15	67.03	180.00	21°20'10"	N18° 24' 16"W	66.64
C16	13.27	9.00	84°29'51"	N49° 59' 06"W	12.10
C17	232.73	64.03	208°15'22"	N10° 08' 54"E	124.18
C18	61.48	64.03	55°00'52"	S38° 12' 59"E	59.14
C19	294.21	64.03	263°16'14"	N37° 39' 20"E	95.71
C20	84.85	655.00	7°25'21"	N85° 01' 18"E	84.79

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C63	290.34	120.00	138°37'30"	S34° 03' 24"W	224.52
C64	222.99	385.00	33°11'06"	S18° 39' 48"E	219.88
C65	422.83	270.00	89°43'39"	S42° 47' 34"W	380.93
C66	282.41	2465.00	6°33'52"	N89° 03' 40"W	282.26
C67	244.59	200.00	70°04'12"	N40° 31' 58"E	229.63
C68	172.87	200.00	49°31'22"	N30° 15' 33"E	167.54
C69	202.30	100.00	115°54'42"	N2° 56' 06"W	169.53
C70	103.44	105.07	56°24'24"	N31° 55' 57"W	99.31
C71	240.30	270.00	50°59'38"	N38° 56' 39"E	232.45
C72	148.69	130.00	65°31'51"	N31° 40' 32"E	140.71
C73	281.28	230.00	70°04'12"	N40° 31' 58"E	264.08
C74	146.94	170.00	49°31'22"	N30° 15' 33"E	142.41
C75	138.92	130.00	61°13'41"	S30° 16' 37"E	132.41
C76	141.61	70.00	115°54'42"	S2° 56' 06"E	118.67
C77	198.80	230.00	49°31'22"	S30° 15' 33"W	192.67
C78	207.90	170.00	70°04'12"	S40° 31' 58"W	195.19
C79	121.95	130.00	53°44'55"	N54° 38' 56"W	117.53
C80	301.74	470.02	36°46'58"	N63° 07' 55"W	296.59
C81	239.89	432.12	31°48'26"	N60° 38' 38"W	236.82
C82	362.92	150.00	138°37'30"	S34° 03' 24"W	280.66

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	145.30	1075.00	7°44'39"	N77° 26' 18"E	145.19
C22	414.43	660.00	35°58'40"	N55° 34' 39"E	407.66
C23	63.17	300.00	12°03'55"	N31° 33' 22"E	63.06
C24	105.47	150.00	40°17'05"	S32° 07' 16"E	103.31
C25	182.52	240.00	43°34'26"	S30° 28' 35"E	178.16
C26	330.69	245.66	77°07'35"	S51° 27' 53"E	306.28
C27	80.30	625.00	7°21'42"	N84° 59' 29"E	80.25
C28	31.42	30.00	60°00'00"	N51° 18' 38"E	30.00
C29	47.12	90.00	30°00'00"	N36° 18' 38"E	46.59
C30	31.42	30.00	60°00'00"	N21° 18' 38"E	30.00
C31	159.71	210.00	43°34'26"	N30° 28' 35"W	155.89
C32	132.94	180.00	42°18'55"	N31° 06' 21"W	129.94
C33	77.53	120.00	37°00'57"	S33° 45' 20"E	76.18
C34	205.34	270.00	43°34'26"	S30° 28' 35"E	200.42
C35	31.42	30.00	60°00'00"	S38° 41' 22"E	30.00
C36	47.12	90.00	30°00'00"	S53° 41' 22"E	46.59
C37	31.42	30.00	60°00'00"	S68° 41' 22"E	30.00
C38	34.16	1045.00	1°52'22"	N80° 22' 27"E	34.16
C39	395.60	630.00	35°58'40"	N55° 34' 39"E	389.13
C40	51.14	270.00	10°51'05"	N32° 09' 47"E	51.06

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C83	205.60	355.00	33°11'01"	S18° 39' 46"E	202.74
C84	375.85	240.00	89°43'39"	S42° 47' 34"W	338.60
C85	278.98	2435.00	6°33'52"	N89° 03' 40"W	278.83
C86	217.75	90.00	138°37'30"	N34° 03' 24"E	168.39
C87	206.54	372.12	31°48'03"	S60° 38' 27"E	203.90
C88	340.26	530.02	36°46'58"	S63° 07' 55"E	334.45
C89	178.33	70.00	145°57'50"	S8° 32' 29"E	133.87
C90	304.25	330.00	52°49'29"	S38° 01' 44"W	293.59
C91	93.59	230.00	23°18'53"	N63° 54' 38"E	92.95
C92	187.69	230.00	46°45'19"	N28° 52' 32"E	182.52
C93	94.27	130.00	41°32'53"	N48° 32' 55"W	92.22
C94	27.68	130.01	12°11'59"	N75° 25' 24"W	27.63
C95	266.90	470.02	32°32'09"	N65° 15' 19"W	263.33
C96	34.84	470.22	4°14'42"	N46° 51' 48"W	34.83
C97	20.14	150.00	7°41'36"	N80° 28' 39"W	20.13
C98	125.85	150.00	48°04'21"	S71° 38' 22"W	122.19
C99	216.92	150.00	82°51'33"	S6° 10' 25"W	198.51
C100	175.27	355.00	28°17'17"	S21° 06' 43"E	173.50
C101	30.34	355.00	4°53'49"	S4° 31' 10"E	30.33
C102	22.78	240.00	5°26'22"	S0° 38' 56"W	22.78

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	75.19	330.00	13°03'17"	S31° 03' 41"W	75.03
C42	433.27	690.00	35°58'40"	S55° 34' 39"W	426.19
C44	31.42	30.00	60°00'00"	S51° 18' 38"W	30.00
C45	39.27	90.00	25°00'00"	S33° 48' 38"W	38.96
C46	31.42	30.00	60°00'00"	S16° 18' 38"W	30.00
C47	290.71	215.66	77°13'57"	S51° 27' 53"E	269.19
C48	89.40	685.00	7°28'41"	N85° 02' 58"E	89.34
C49	31.42	30.00	60°00'00"	S68° 41' 22"E	30.00
C50	54.98	90.00	35°00'00"	S56° 11' 22"E	54.13
C51	31.42	30.00	60°00'00"	S43° 41' 22"E	30.00
C52	370.65	275.66	77°02'17"	S51° 27' 53"E	343.35
C53	275.49	690.00	22°52'34"	S49° 01' 36"W	273.67
C54	157.78	690.00	13°06'06"	S67° 00' 56"W	157.44
C55	41.87	1105.00	2°10'15"	S74° 39' 07"W	41.86
C57	36.98	209.80	10°06'02"	S17° 25' 50"E	36.94
C58	333.60	274.38	69°39'44"	S55° 14' 48"E	313.43
C59	272.28	300.00	52°00'08"	N38° 26' 25"E	263.03
C60	254.76	100.00	145°57'53"	N8° 32' 28"W	191.24
C61	321.00	500.02	36°46'59"	N63° 07' 55"W	315.52
C62	223.21	402.12	31°48'15"	N60° 38' 33"W	220.36

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C103	353.07	240.00	84°17'17"	S45° 30' 45"W	322.08
C104	150.58	530.07	16°16'36"	N73° 23' 04"W	150.08
C105	189.68	530.15	20°29'58"	N54° 59' 33"W	188.67
C106	94.72	378.78	14°19'40"	N51° 58' 54"W	94.47
C107	111.78	398.04	16°05'23"	N67° 58' 31"W	111.41
C126	107.49	1105.00	5°34'24"	N78° 31' 26"E	107.44
C127	149.35	1105.00	7°44'39"	S77° 26' 18"W	149.24

BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE NORTH 00°26'26" EAST 1479.13 FEET TO THE SOUTH BOUNDARY OF TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°48'08" EAST 942.48 FEET; (2) SOUTH 00°12'18" WEST 177.22 FEET; (3) SOUTH 89°48'08" EAST 939.44 FEET, THENCE SOUTH 00°20'14" WEST 13.19 FEET, THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT 74.80 FEET WITH AN INTERNAL ANGLE OF 61°13'41" AND A CHORD BEARING SOUTH 30°18'37" EAST 71.30 FEET; THENCE SOUTH 60°53'27" EAST 60.93 FEET; THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT 263.00 FEET WITH AN INTERNAL ANGLE OF 115°54'42" AND A CHORD BEARING SOUTH 02°56'08" EAST 220.39 FEET; THENCE SOUTH 68°41'20" EAST 368.59 FEET; THENCE SOUTH 18°43'07" WEST 313.08 FEET; THENCE SOUTH 64°21'31" WEST 942.83 FEET TO THE NORTH BOUNDARY OF COBABE TOWNHOMES PHASE 1; THENCE SAID NORTH BOUNDARY AND CONTINUING ALONG THE NORTH BOUNDARY OF COBABE TOWNHOMES PHASE 2 THE FOLLOWING SIX (6) COURSES: (1) NORTH 83°09'34" WEST 233.21 FEET; (2) NORTH 86°32'44" WEST 60.75 FEET; (3) NORTH 83°09'34" WEST 14.76 FEET; (4) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT 42.28 FEET WITH AN INTERNAL ANGLE OF 34°36'29" AND A CHORD BEARING NORTH 65°51'20" WEST 41.64 FEET; (5) NORTH 48°33'05" WEST 535.30 FEET; (6) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT 167.96 FEET WITH AN INTERNAL ANGLE OF 74°01'27" AND A CHORD BEARING NORTH 85°33'51" WEST 156.52 FEET; THENCE SOUTH 35°15'21" EAST 29.86 FEET; THENCE ALONG THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT 240.36 FEET WITH AN INTERNAL ANGLE OF 33°11'06" AND A CHORD BEARING SOUTH 18°39'48" EAST 237.02 FEET; THENCE SOUTH 02°04'15" EAST 362.75 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 469.81 FEET WITH AN INTERNAL ANGLE OF 89°43'39" AND A CHORD BEARING SOUTH 42°47'34" WEST 423.25 FEET; THENCE ALONG THE ARC OF A 2495.00 FOOT RADIUS CURVE TO THE RIGHT 136.31 FEET WITH AN INTERNAL ANGLE OF 03°07'49" AND A CHORD BEARING SOUTH 89°13'18" WEST AND A CHORD BEARING 136.29 FEET; THENCE ALONG THE ARC OF A 2537.81 FOOT RADIUS CURVE TO THE RIGHT 149.54 FEET WITH AN INTERNAL ANGLE OF 03°22'34" AND A CHORD BEARING NORTH 87°29'46" WEST 149.52 FEET; THENCE NORTH 85°46'44" WEST 19.25 FEET TO THE WEST SECTION LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SECTION LINE NORTH 00°22'02" EAST 366.88 FEET TO THE POINT OF BEGINNING. CONTAINING 2,665,651 SQUARE FEET OR 61.195 ACRES.

ALSO

BEGINNING AT A POINT ON THE WEST SECTION LINE OF THE SOUTHWEST QUARTER SECTION OF SAID SECTION 26, SAID POINT BEING LOCATED SOUTH 00°22'02" WEST 650.49 FEET ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE NORTH 89°50'49" EAST 287.13 FEET; THENCE SOUTH 08°41'22" EAST 383.86 FEET; THENCE ALONG THE ARC OF A 1049.67 FOOT RADIUS CURVE TO THE LEFT 112.40 FEET WITH AN INTERNAL ANGLE OF 06°08'07" AND A CHORD BEARING NORTH 76°21'47" EAST 112.35 FEET; THENCE NORTH 08°41'22" WEST 357.06 FEET; THENCE NORTH 90°00'00" EAST 582.62 FEET; THENCE SOUTH 75°14'57" EAST 314.11 FEET; THENCE SOUTH 06°50'26" WEST 20.24 FEET; THENCE SOUTH 37°35'19" WEST 417.03 FEET; THENCE SOUTH 00°11'11" EAST 249.54 FEET; THENCE NORTH 89°53'01" WEST 384.50 FEET; THENCE SOUTH 01°24'08" WEST 241.54 FEET; THENCE SOUTH 87°08'26" WEST 28.30 FEET; THENCE SOUTH 00°18'15" WEST 296.81 FEET; THENCE NORTH 89°14'24" WEST 618.30 FEET TO SAID WEST SECTION LINE; THENCE ALONG SAID WEST SECTION LINE NORTH 00°22'02" EAST 40.45 FEET; THENCE NORTH 89°39'49" WEST 179.09 FEET; THENCE NORTH 00°00'00" EAST 713.20 FEET; THENCE ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT 278.36 FEET WITH AN INTERNAL ANGLE OF 25°31'13" AND A CHORD BEARING NORTH 78°34'03" WEST 278.09 FEET; THENCE NORTH 14°15'57" EAST 416.08 FEET; THENCE SOUTH 89°34'09" EAST 354.67 FEET TO THE POINT OF BEGINNING. CONTAINING 1,368,071 SQUARE FEET OR 31.361 ACRES.

ALSO

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COBABE RANCH ROAD, SAID POINT BEING LOCATED SOUTH 00°22'02" WEST 1401.02 FEET ALONG THE WEST SECTION LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AND NORTH 90°00'00" WEST 1327.47 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 318.00 FOOT RADIUS CURVE TO THE RIGHT 223.69 FEET WITH AN INTERNAL ANGLE OF 40°18'10" AND A CHORD BEARING SOUTH 70°12'30" WEST 219.10 FEET; (2) NORTH 89°38'28" WEST 67.45 FEET; THENCE NORTH 13°28'30" WEST 515.72 FEET; THENCE NORTH 13°26'17" WEST 345.71 FEET; THENCE SOUTH 89°34'09" EAST 430.98 FEET; THENCE SOUTH 05°13'11" EAST 514.39 FEET; THENCE SOUTH 82°15'49" WEST 49.89 FEET; THENCE SOUTH 07°44'11" EAST 191.38 FEET; THENCE ALONG THE ARC OF A 120.21 FOOT RADIUS CURVE TO THE LEFT 44.80 FEET WITH AN INTERNAL ANGLE OF 21°21'06" AND A CHORD BEARING SOUTH 18°24'44" EAST 44.54 FEET; THENCE SOUTH 28°56'03" EAST 11.42 FEET TO THE POINT OF BEGINNING. CONTAINING 290,714 SQUARE FEET OR 6.674 ACRES.

FULL PHASE CONTAINS 4,322,436 SQUARE FEET OR 99.229 ACRES.

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