

# RIVERBED RANCH

## Utah OSR Land Cooperative

### Parcel & Lot layout

Lot Selection is based on one's share number or first come first served. Lot prices are based on size.

All lots regardless of size have only one vote. Each lot ownership requires a separate Membership Agreement. This means that each lot is to be built out as required in the Membership Agreement.

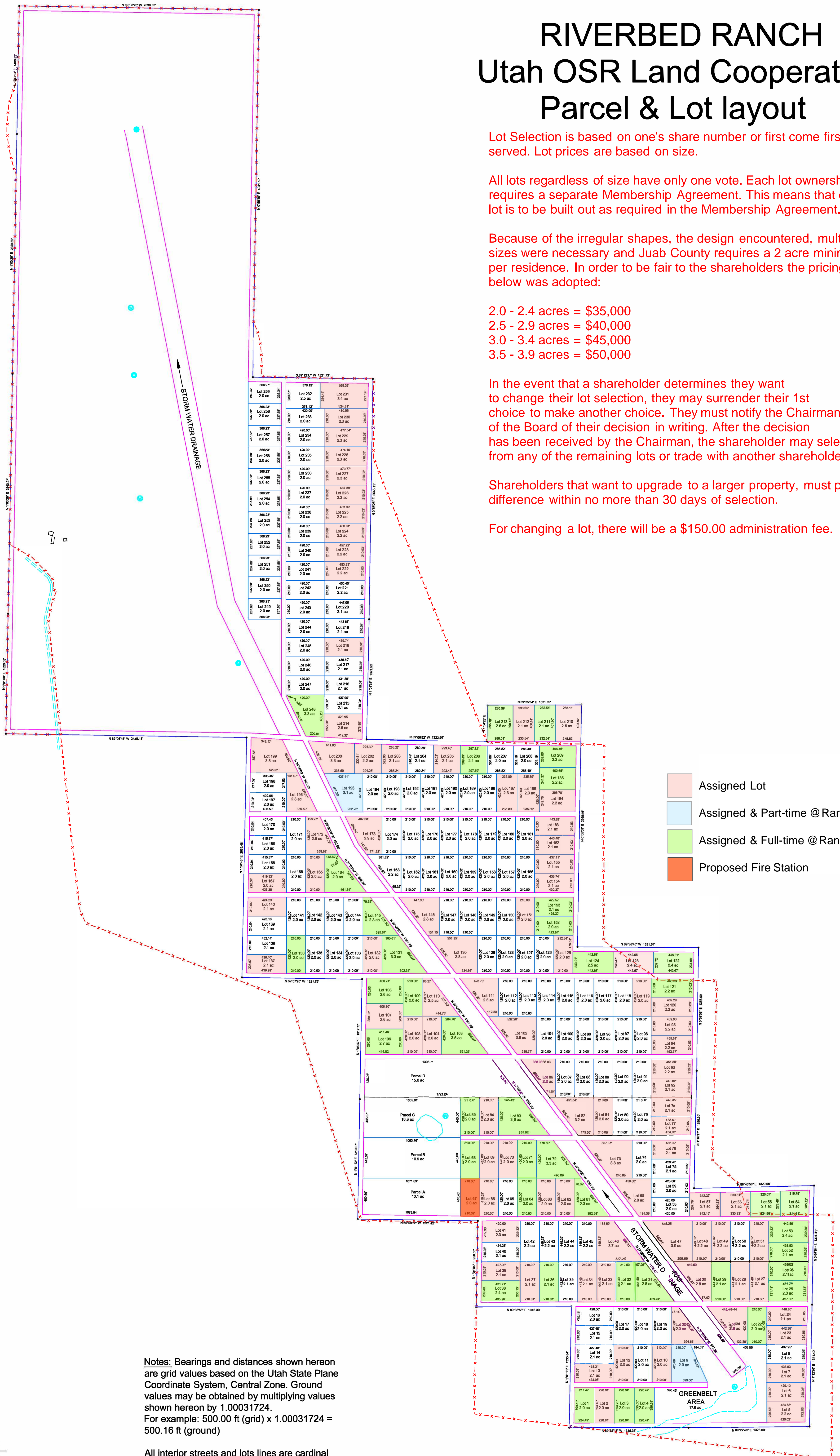
Because of the irregular shapes, the design encountered, multiple sizes were necessary and Juab County requires a 2 acre minimum per residence. In order to be fair to the shareholders the pricing below was adopted:

- 2.0 - 2.4 acres = \$35,000
- 2.5 - 2.9 acres = \$40,000
- 3.0 - 3.4 acres = \$45,000
- 3.5 - 3.9 acres = \$50,000

In the event that a shareholder determines they want to change their lot selection, they may surrender their 1st choice to make another choice. They must notify the Chairman of the Board of their decision in writing. After the decision has been received by the Chairman, the shareholder may select from any of the remaining lots or trade with another shareholder.

Shareholders that want to upgrade to a larger property, must pay the difference within no more than 30 days of selection.

For changing a lot, there will be a \$150.00 administration fee.



- Assigned Lot
- Assigned & Part-time @ Ranch
- Assigned & Full-time @ Ranch
- Proposed Fire Station

Revision 6-29-2020  
Changed Lots 230-233

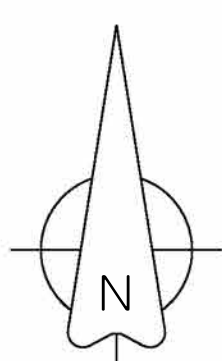
Revision 8-05-2020  
Changed Lots 9, 231, & 232

Revision 9-10-2020  
Changed Lots 230, 233  
Added farm bldg's & well

**Notes:** Bearings and distances shown hereon are grid values based on the Utah State Plane Coordinate System, Central Zone. Ground values may be obtained by multiplying values shown hereon by 1.00031724.  
For example: 500.00 ft (grid) x 1.00031724 = 500.16 ft (ground)

All interior streets and lots lines are cardinal directions, except when bordering an exterior boundary line.

All streets are plotted at 50 ft width.



Plot date: 6/06/2020

Version 1.98 2023-08-23