

Concept plan #1
Deer Ranch
301 E 1600 S off Lower Boulder rd
Boulder Utah 84716

We, Shawn Owen, Kristel Owen, Josh Owen, Robert Owen and Donna Owen as Sugarloaf Valley Farms, are proposing to subdivide our 80 acres at the above address into two lots.

Lot 1 will be on the North section consisting of 44 acres. The dividing Line will run East to West. It consists of farm land, Slickrock and all the dwellings.

Lot 2 will be on the South section consisting of 36 acres. The dividing Line will run East
It consists of farm land and slickrock

Both lots will have some A share water rights to continue farming.

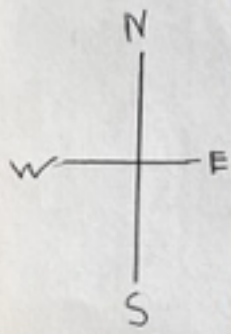
Both lots will have either well rights or actual wells.

Both lots have had successful perk tests recently with approval from the state.

Access to both lots will be on 1600 rd off of the lower Boulder road as per existing easements

We are envisioning selling to local family ranchers and/or family farmers.

CONCEPT PLAN: Roadway
DEER RANCH



Lot 1
44 acres

Lot 2
36 acres

SUGARLOAF
VALLEY
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SUGARLOAF
VALLEY
FARMS
LLC

1600 Rd FRONTAGE

Lower Boulder rd