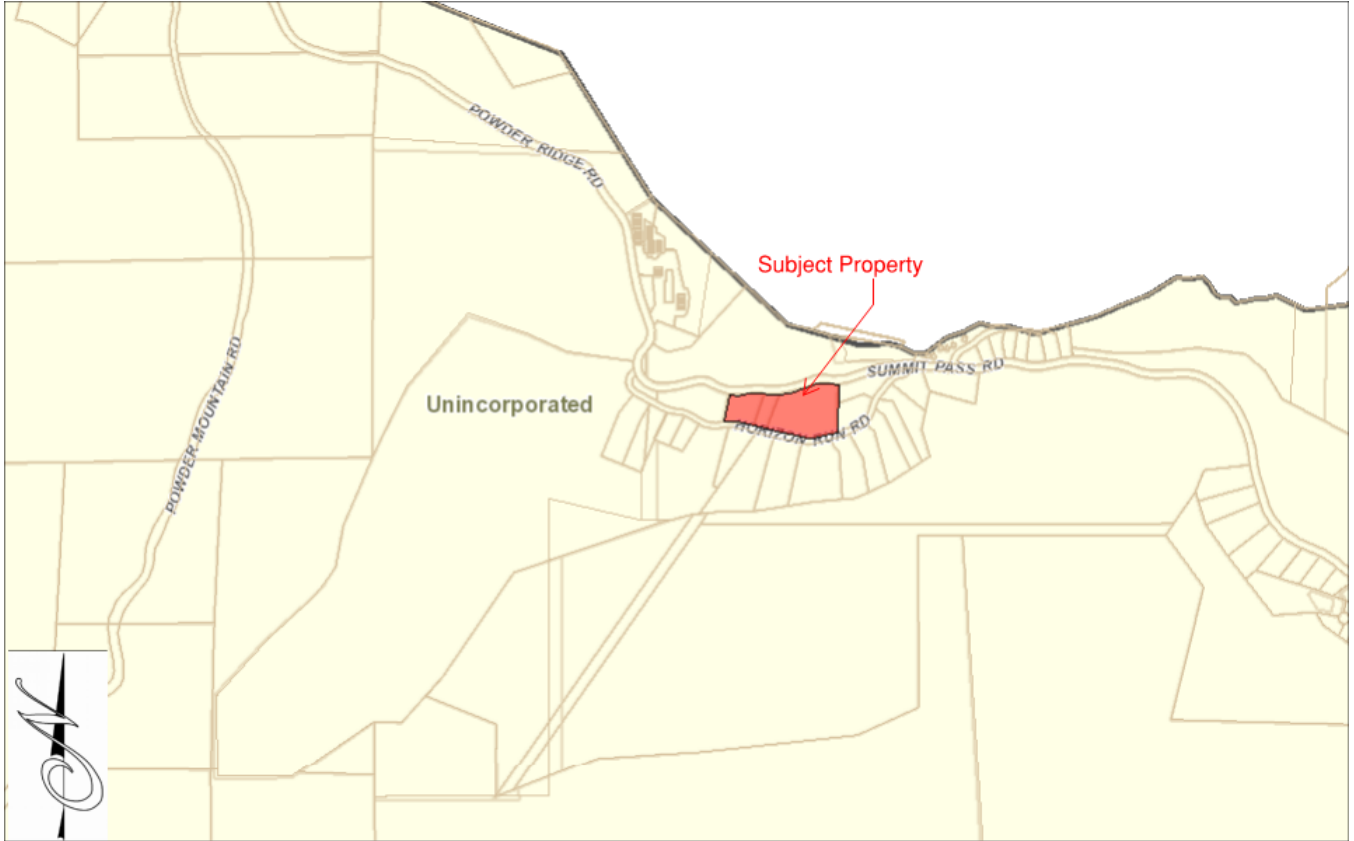


Map 1



Map 2



SUBJECTOR'S CERTIFICATE

STATE OF TEXAS, COUNTY OF DALLAS, DISTRICT OF EAST 2ND 1/2 OF THE EAST 1/4 OF SECTION 3, SOUTH 1/2 SECTION 4, NORTH 1/2 SECTION 8, TOWNSHIP 7 NORTH, MERER COUNTY, TEXAS.



LEGAL DESCRIPTION: A certain tract of land...

LEGAL DESCRIPTION: A certain tract of land, more particularly described as follows: A certain tract of land...

SUBMIT EDEN PHASE 1A COVER SHEET, SIGNATURES, & WINCITY MAP

SUMMIT EDEN PHASE 1A

LOCATED IN QUARTERS 1 & 2, SECTION 3, SOUTH 1/2 SECTION 4, NORTH 1/2 SECTION 8, TOWNSHIP 7 NORTH, MERER COUNTY, TEXAS.

PLAT NOTES:

- 1. This plat is subject to that certain neighborhood declaration of covenants, conditions, and restrictions...

PLAT NOTES (CONT.)

- 1. Declarant hereby certifies that the plat is a true and correct copy of the original plat...

OWNER'S DEDICATION

SPRING HARBOR LLC (DECLARANT), AS THE OWNER OF THE HEREIN RECORDED TRACT OF LAND, HEREBY DEDICATES AND DEDICATES TO THE STATE OF TEXAS AND MERER COUNTY...

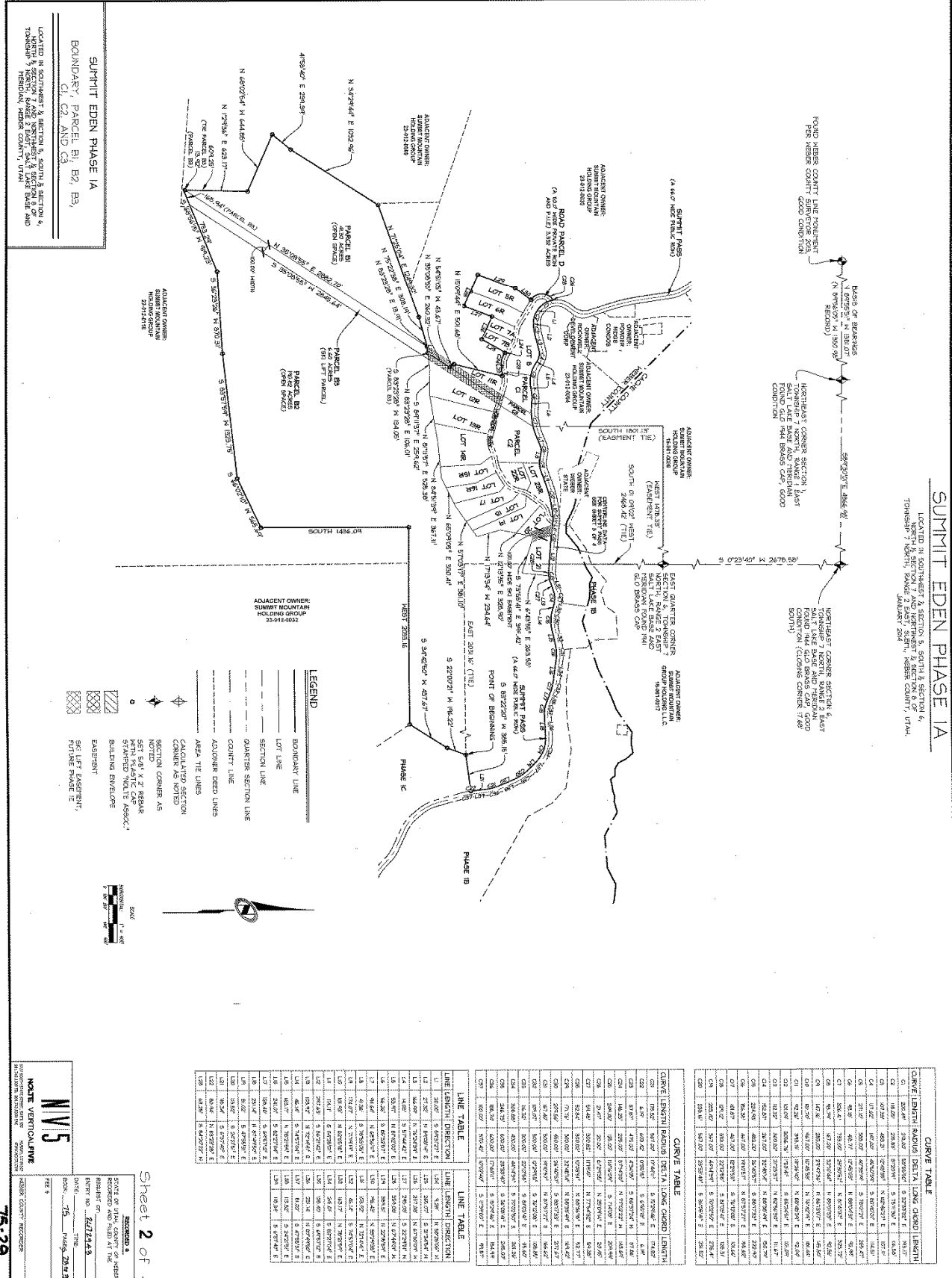
ACKNOWLEDGEMENT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JANUARY...

Map area showing 'Vicinity Map' with a street grid and a highlighted area. Includes 'N.T.S.' and 'MOORE VERTICAL LINE' labels.

Sheet 1 of 4, N.T.S., MOORE VERTICAL LINE, REGISTERED AND FILED AT THE OFFICE OF THE COUNTY CLERK...

# Exhibit A-Summit Eden Phase 1A- Original Plat

62-5L

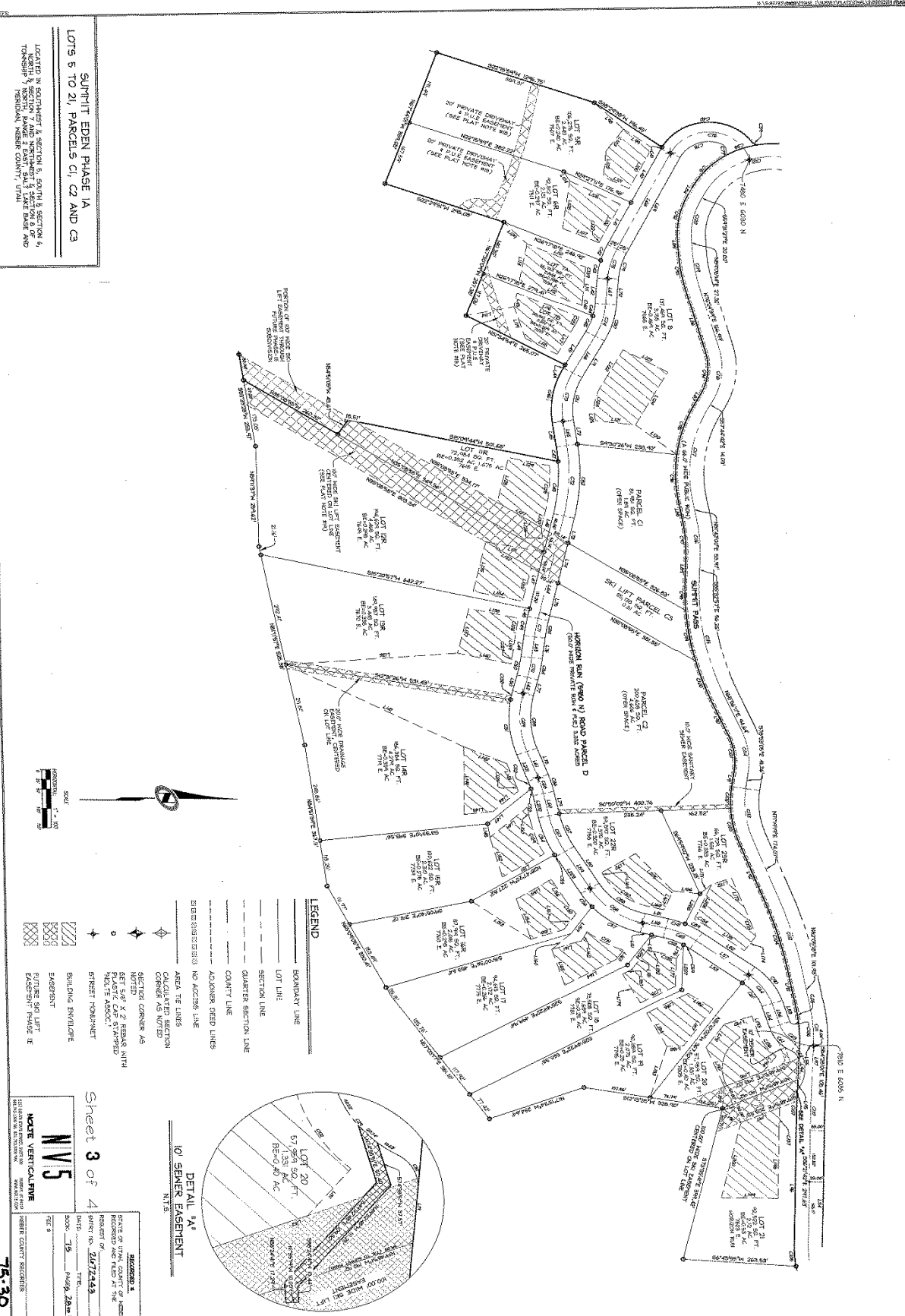


# Exhibit A-Summit Eden Phase 1A-Original Plat

0E-5L

## SUMMIT EDEN PHASE 1A

LOCATED IN SECTION 7 AND NORTHWEST 1/4 SECTION 8, TOWNSHIP 7 NORTH, RANGE 24E, COUNTY 20W

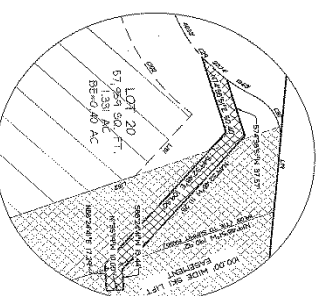


**SUMMIT EDEN PHASE 1A**  
**LOTS 5 TO 21, PARCELS C1, C2 AND C3**

LOCATED IN SECTION 7 AND NORTHWEST 1/4 SECTION 8, TOWNSHIP 7 NORTH, RANGE 24E, COUNTY 20W



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - COUNTY LINE
  - ADJACENT DEED LINES
  - NO ACCESS LINE
  - AREA TIE LINES
  - CALCULATED SECTION CORNER AS SHOWN
  - SETTING CORNER AS SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NACE ASSOC."
  - STREET FOOTPRINT
  - BUILDING FOOTPRINT
  - EASEMENT
  - SIGNING SKI LIFT
  - EASEMENT PHASE II



Sheet 3 of 4

**NV5**  
**NACE VERTICAL LINE**

DATE: 7/5/2014  
 TIME: 10:28:51  
 SHEET NO: 217243

PROJECT: SUMMIT EDEN PHASE 1A

75-30



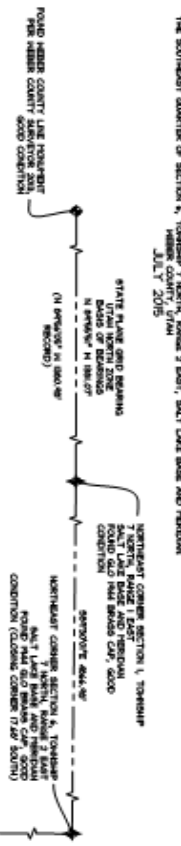


# Exhibit B-Summit Eden Phase 1A Amendment 1

DATE: 07/11/2018  
 TIME: 10:45:00 AM  
 USER: JEFFREY  
 PROJECT: SUMMIT EDEN PHASE 1A AMENDMENT 1

## SUMMIT EDEN PHASE 1A AMENDMENT 1 AMENDING PARCELS C1, C2 AND C3

THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
 JULY 2018



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	4.00	100.00	90.00	4.00	4.00
C2	4.00	100.00	90.00	4.00	4.00
C3	4.00	100.00	90.00	4.00	4.00
C4	4.00	100.00	90.00	4.00	4.00
C5	4.00	100.00	90.00	4.00	4.00
C6	4.00	100.00	90.00	4.00	4.00
C7	4.00	100.00	90.00	4.00	4.00
C8	4.00	100.00	90.00	4.00	4.00
C9	4.00	100.00	90.00	4.00	4.00
C10	4.00	100.00	90.00	4.00	4.00
C11	4.00	100.00	90.00	4.00	4.00
C12	4.00	100.00	90.00	4.00	4.00
C13	4.00	100.00	90.00	4.00	4.00
C14	4.00	100.00	90.00	4.00	4.00
C15	4.00	100.00	90.00	4.00	4.00
C16	4.00	100.00	90.00	4.00	4.00
C17	4.00	100.00	90.00	4.00	4.00
C18	4.00	100.00	90.00	4.00	4.00
C19	4.00	100.00	90.00	4.00	4.00
C20	4.00	100.00	90.00	4.00	4.00
C21	4.00	100.00	90.00	4.00	4.00
C22	4.00	100.00	90.00	4.00	4.00
C23	4.00	100.00	90.00	4.00	4.00
C24	4.00	100.00	90.00	4.00	4.00
C25	4.00	100.00	90.00	4.00	4.00
C26	4.00	100.00	90.00	4.00	4.00
C27	4.00	100.00	90.00	4.00	4.00
C28	4.00	100.00	90.00	4.00	4.00
C29	4.00	100.00	90.00	4.00	4.00
C30	4.00	100.00	90.00	4.00	4.00
C31	4.00	100.00	90.00	4.00	4.00
C32	4.00	100.00	90.00	4.00	4.00
C33	4.00	100.00	90.00	4.00	4.00
C34	4.00	100.00	90.00	4.00	4.00
C35	4.00	100.00	90.00	4.00	4.00
C36	4.00	100.00	90.00	4.00	4.00
C37	4.00	100.00	90.00	4.00	4.00
C38	4.00	100.00	90.00	4.00	4.00
C39	4.00	100.00	90.00	4.00	4.00
C40	4.00	100.00	90.00	4.00	4.00
C41	4.00	100.00	90.00	4.00	4.00
C42	4.00	100.00	90.00	4.00	4.00
C43	4.00	100.00	90.00	4.00	4.00
C44	4.00	100.00	90.00	4.00	4.00
C45	4.00	100.00	90.00	4.00	4.00
C46	4.00	100.00	90.00	4.00	4.00
C47	4.00	100.00	90.00	4.00	4.00
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C49	4.00	100.00	90.00	4.00	4.00
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C53	4.00	100.00	90.00	4.00	4.00
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C55	4.00	100.00	90.00	4.00	4.00
C56	4.00	100.00	90.00	4.00	4.00
C57	4.00	100.00	90.00	4.00	4.00
C58	4.00	100.00	90.00	4.00	4.00
C59	4.00	100.00	90.00	4.00	4.00
C60	4.00	100.00	90.00	4.00	4.00
C61	4.00	100.00	90.00	4.00	4.00
C62	4.00	100.00	90.00	4.00	4.00
C63	4.00	100.00	90.00	4.00	4.00
C64	4.00	100.00	90.00	4.00	4.00
C65	4.00	100.00	90.00	4.00	4.00
C66	4.00	100.00	90.00	4.00	4.00
C67	4.00	100.00	90.00	4.00	4.00
C68	4.00	100.00	90.00	4.00	4.00
C69	4.00	100.00	90.00	4.00	4.00
C70	4.00	100.00	90.00	4.00	4.00
C71	4.00	100.00	90.00	4.00	4.00
C72	4.00	100.00	90.00	4.00	4.00
C73	4.00	100.00	90.00	4.00	4.00
C74	4.00	100.00	90.00	4.00	4.00
C75	4.00	100.00	90.00	4.00	4.00
C76	4.00	100.00	90.00	4.00	4.00
C77	4.00	100.00	90.00	4.00	4.00
C78	4.00	100.00	90.00	4.00	4.00
C79	4.00	100.00	90.00	4.00	4.00
C80	4.00	100.00	90.00	4.00	4.00
C81	4.00	100.00	90.00	4.00	4.00
C82	4.00	100.00	90.00	4.00	4.00
C83	4.00	100.00	90.00	4.00	4.00
C84	4.00	100.00	90.00	4.00	4.00
C85	4.00	100.00	90.00	4.00	4.00
C86	4.00	100.00	90.00	4.00	4.00
C87	4.00	100.00	90.00	4.00	4.00
C88	4.00	100.00	90.00	4.00	4.00
C89	4.00	100.00	90.00	4.00	4.00
C90	4.00	100.00	90.00	4.00	4.00
C91	4.00	100.00	90.00	4.00	4.00
C92	4.00	100.00	90.00	4.00	4.00
C93	4.00	100.00	90.00	4.00	4.00
C94	4.00	100.00	90.00	4.00	4.00
C95	4.00	100.00	90.00	4.00	4.00
C96	4.00	100.00	90.00	4.00	4.00
C97	4.00	100.00	90.00	4.00	4.00
C98	4.00	100.00	90.00	4.00	4.00
C99	4.00	100.00	90.00	4.00	4.00
C100	4.00	100.00	90.00	4.00	4.00

**OWNER:**  
 SUMMIT PHASE 1, LLC  
 9432 N. WOLFE CREEK DR.  
 EDEN, UT 84310

**HEBER COUNTY ATTORNEY:**  
 I HAVE REVIEWED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND AM HEREBY ADVISING YOU THAT THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE HEBER COUNTY ZONING ORDINANCES AND I AM NOT PROVIDING ANY OTHER ADVICE.

**HEBER COUNTY ENGINEER:**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND THAT THE ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE HEBER COUNTY ZONING ORDINANCES AND I AM NOT PROVIDING ANY OTHER ADVICE.

**HEBER COUNTY PLANNING COMMISSION:**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN APPROVED BY THE HEBER COUNTY PLANNING COMMISSION AND THAT THE COMMISSION HAS REVIEWED THE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE HEBER COUNTY ZONING ORDINANCES AND I AM NOT PROVIDING ANY OTHER ADVICE.

**HEBER COUNTY RECORDS:**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN RECORDED IN THE HEBER COUNTY RECORDS AND THAT THE RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE HEBER COUNTY ZONING ORDINANCES AND I AM NOT PROVIDING ANY OTHER ADVICE.

**HEBER COUNTY RECORDS:**  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN RECORDED IN THE HEBER COUNTY RECORDS AND THAT THE RECORDS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE HEBER COUNTY ZONING ORDINANCES AND I AM NOT PROVIDING ANY OTHER ADVICE.

**LEGEND**

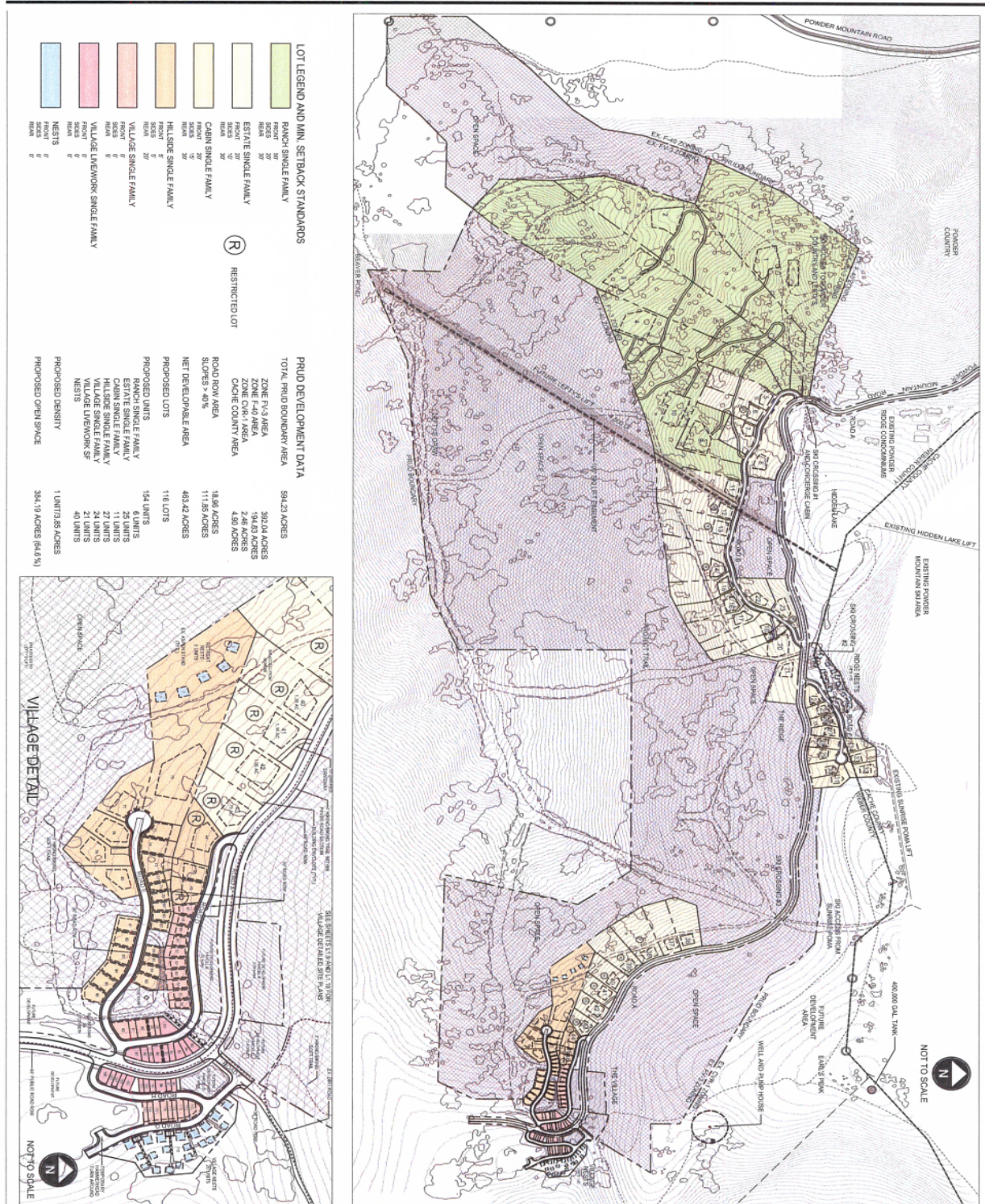
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJACENT LINES
- NO ACCESS LINE
- STREET DIMENSIONS TO BE CONSIDERED
- CONTOUR LINES
- STANDARD "W" MARKS
- BALDING DEVELOPMENT
- EMPHASIS

**Sheet 2 of 2**

**NVIS**  
 NATIONAL VISUAL INFORMATION SERVICES  
 1000 N. 1000 W., SUITE 100  
 OGDEN, UT 84403  
 (435) 771-1111  
 www.nvis.com

**ASSEMBLER & ENGINEER:**  
 NIVIS  
 1000 N. 1000 W., SUITE 100  
 OGDEN, UT 84403  
 (435) 771-1111  
 www.nvis.com

# Exhibit C-Approved Conceptual Plans

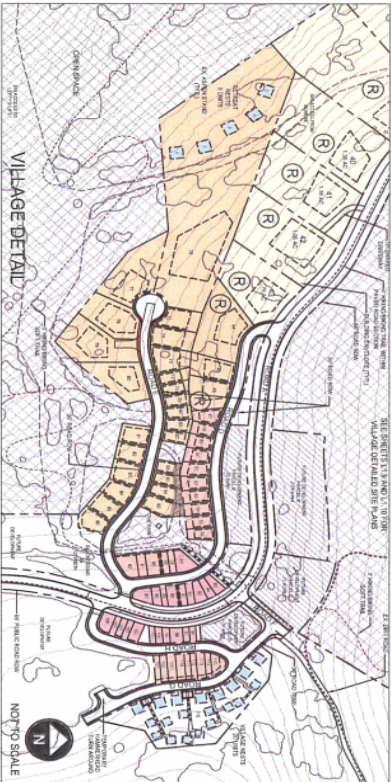


**LOT LEGEND AND MIN. SETBACK STANDARDS**

[Green Box]	RANCH SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Yellow Box]	ESTATE SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Orange Box]	CABIN SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Light Orange Box]	HILLSIDE SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Red Box]	VILLAGE SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Pink Box]	VILLAGE LIVESTOCK SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 20'
[Blue Box]	NESTS	FRONT 20'	REAR 20'	SIDE 20'

**PRUD DEVELOPMENT DATA**

TOTAL PRUD BOUNDARY AREA	584.23 ACRES
ZONE P-V3 AREA	562.04 ACRES
ZONE C-V1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.99 ACRES
ROAD ROW AREA	18.66 ACRES
SLOPES > 40%	111.65 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
RANCH SINGLE FAMILY	54 UNITS
ESTATE SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	27 UNITS
VILLAGE SINGLE FAMILY	24 UNITS
VILLAGE LIVESTOCK SINGLE FAMILY	40 UNITS
NESTS	1 UNITS
PROPOSED DENSITY	1 UNITS/38.6 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (84.5%)



DATE	MARCH 15, 2013
PROJECT	0001000008
DRAWN BY	EL
REVISION BY	PKM
VERSION	FINAL
DESCRIPTION	
SHEET TITLE	OVERALL SITE PLAN
SHEET NUMBER	L12

## SUMMIT EDEN

### PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH





# The Ridge Illustrative Plan

Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi-family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillslides for the remainder of the Resort.



KEY MAP

## Exhibit D-Review Agencies Comments

### Engineering Review 1

**Project:** Summit Eden Phase 1A Amendment 1

**User:** Dana Shuler

**Department:** Weber County Engineering Division

**Created:** 2015-05-15 16:40:17

**Modified:** 2015-06-10 10:28:56

### Notes

I have had a chance to review the plan(s) and have the following comment(s):

1. Slope easements for Summit Pass need to be shown.
2. 10' PUE adjacent to Horizon Run needs to be shown.
3. "No access line" needs to be added along Summit Pass ROW. (added 6/10/15)

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

### Summit Eden Phase 1A 1st Review

**Project:** Summit Eden Phase 1A Amendment 1

**User:** Daniel Milligan

**Department:** Weber County Surveyor's Office

**Created:** 2015-05-12 15:57:21

**Modified:** 2015-06-08 14:57:37

### Notes

In reviewing the above referenced plat, we have marked areas that still require attention. We have included a revised copy of the plat marked with these changes and the changes we discussed last week. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8010. Thank you.

### Property Taxes

**Project:** Summit Eden Phase 1A Amendment 1

**User:** Shirley Robinson

**Department:** Weber County Treasurer's Office

**Created:** 2015-05-11 08:55:37

**Modified:** 2015-05-11 08:55:37

**Approved:** Yes

### Notes

Parcel Numbers: 23-128-0023, 23-128-0024, & 23-128-0022 are new numbers for 2015.

Property Taxes were paid and current under Dead number 23-012-0054, for 2014.