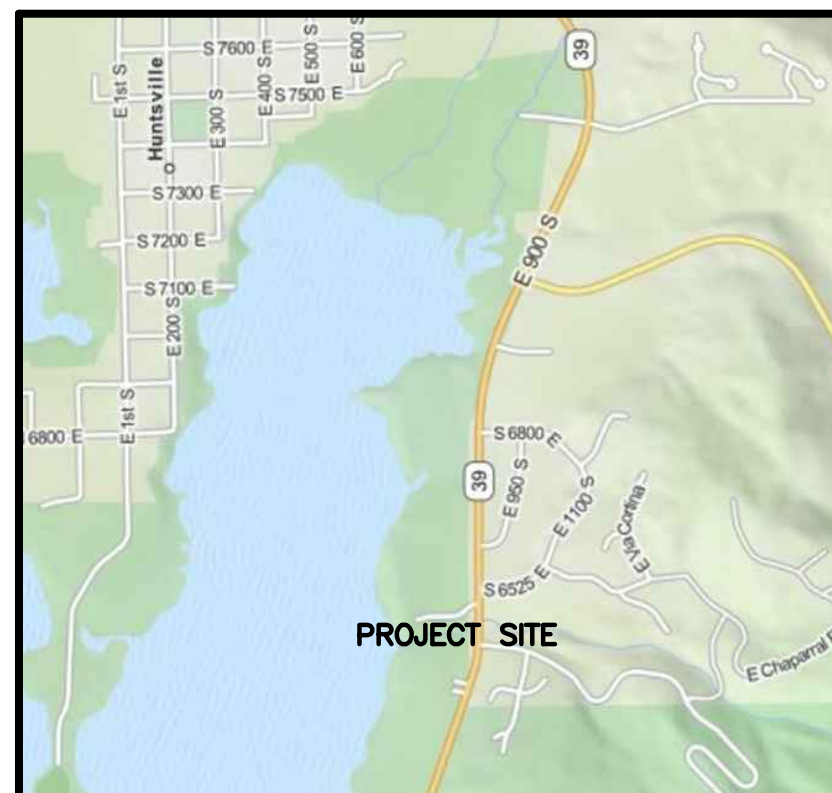


EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2015



VICINITY MAP
NO SCALE

LAND USE

TOTAL AREA.....	193,238 S.F. (4.436 ACRES)
COMMON AREA.....	133,735 S.F. (3.070 ACRES) 69%
ROAD AREA.....	22,528 S.F. (0.517 ACRES)
OPEN AREA.....	11,207 S.F. (2.553 ACRES)
LIMITED COMMON AREA.....	12,603 S.F. (0.289 ACRES) 6%
PRIVATELY OWNED BUILDING.....	43,988 S.F. (1.010 ACRES) 23%
PUBLIC STREET DEDICATION.....	2,912 S.F. (0.067 ACRES) 2%

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING N00°25'49"E 116.29 FEET AND S89°34'11"E 379.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE N14°34'00"E 121.64 FEET; THENCE N70°43'57"W 63.32 FEET; THENCE N17°56'43"E 115.86 FEET; THENCE N06°58'25"E 95.65 FEET; THENCE N18°32'05"W 88.52 FEET; THENCE N13°34'41"W 26.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.64 FEET, A CHORD BEARING OF N60°20'46"W, AND A CHORD LENGTH OF 20.55 FEET; THENCE N17°38'34"W 8.59 FEET; THENCE S72°01'51"W 28.00 FEET; THENCE N17°58'09"W 66.23 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.67 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF N46°55'45"E, AND A CHORD LENGTH OF 80.71 FEET; THENCE N72°01'51"E 211.70 FEET; THENCE S60°22'18"E 75.49 FEET; THENCE S89°39'30"E 47.12 FEET; THENCE S00°20'30"W 670.72 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 292.43 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N77°42'36"W, AND A CHORD LENGTH OF 292.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,238 SQUARE FEET OR 4.436 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°46'38"E	15.75'
L2	S79°46'55"W	17.04'
L3	S78°04'51"E	9.53'
L4	S72°03'17"E	17.40'
L5	S72°03'17"E	26.88'
L6	S66°01'43"E	9.53'
L7	S72°03'17"E	17.40'
L8	S60°23'12"E	11.63'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1869.86'	292.43'	292.13'	146.51'	N77°42'36"W	8°57'38"
C2	15.00'	22.64'	20.55'	14.10'	N60°20'46"W	86°27'51"
C3	66.72'	86.67'	80.71'	50.67'	N46°55'45"E	74°25'38"
C4	219.00'	24.55'	24.53'	12.29'	N73°12'40"E	6°25'19"
C5	219.00'	113.21'	111.96'	57.90'	N84°48'35"E	29°37'11"
C6	219.00'	72.97'	72.64'	36.83'	N79°32'45"E	19°05'31"
C7	219.00'	40.24'	40.18'	20.18'	S85°38'39"E	10°31'40"
C8	205.00'	22.98'	22.97'	11.50'	N73°12'40"E	6°25'19"
C9	233.00'	120.45'	119.11'	61.60'	N84°48'35"E	29°37'11"
C10	40.50'	179.33'	64.81'	54.03'	S46°28'19"W	253°42'16"
C11	28.00'	41.77'	38.00'	25.87'	N49°24'44"W	85°28'22"
C12	205.00'	63.87'	63.61'	32.20'	S78°55'32"W	17°51'04"
C13	217.00'	44.19'	44.12'	22.17'	S66°13'14"E	11°40'06"
C14	208.00'	49.30'	49.18'	24.76'	S67°10'35"E	13°34'46"
C15	222.00'	27.23'	27.21'	13.63'	S63°54'01"E	7°01'39"
C16	222.00'	25.39'	25.37'	12.71'	S70°41'24"E	6°33'07"
C17	222.00'	52.62'	52.49'	26.43'	S67°10'35"E	13°34'46"
C18	203.00'	41.34'	41.27'	20.74'	S66°13'14"E	11°40'06"
C19	189.00'	38.49'	38.42'	19.31'	S66°13'14"E	11°40'06"
C20	236.00'	55.93'	55.80'	28.10'	S67°10'35"E	13°34'46"
C21	1859.86'	16.89'	16.89'	8.44'	S73°28'41"E	0°31'13"
C22	1859.86'	110.26'	110.25'	55.15'	S75°26'12"E	3°23'48"
C23	1859.86'	20.99'	20.99'	10.50'	S77°27'30"E	0°38'48"
C24	1859.86'	110.27'	110.25'	55.15'	S79°28'49"E	3°23'49"
C25	1859.86'	31.53'	31.53'	15.76'	S81°39'51"E	0°58'17"
C26	1859.86'	289.94'	289.65'	145.26'	S77°41'02"E	8°55'55"
C27	66.72'	26.02'	25.85'	13.18'	S20°53'11"W	22°20'29"
C28	66.72'	32.45'	32.13'	16.55'	S45°59'17"W	27°51'43"
C29	66.72'	14.10'	14.08'	7.08'	S65°58'30"W	12°06'43"
C30	66.72'	14.10'	14.08'	7.08'	S78°05'13"W	12°06'43"
C31	233.00'	26.12'	26.10'	13.07'	N73°12'40"E	6°25'19"

NOTES

- ALL ROADWAYS, PATIOS, DECKS, AND WALKWAYS WITHIN THE PROJECT ARE DEDICATED LIMITED COMMON AREAS. ALL DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED OR APPURTENANT.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°36'57"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A SUBDIVISION PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

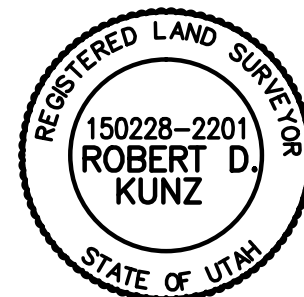
I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **EDGEWATER BEACH RESORT PHASE 2 - 1ST AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: JACK FISHER HOMES, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Project Info.

Surveyor:
R. KUNZ

Designer:
N. ANDERSON

Begin Date:
03-02-15

Name:
EDGEWATER BEACH

RESORT PHASE 2

Number: 6240-03

Revision: _____

Scale: 1"=30'

Checked: _____



WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____

Filed For Record _____

And Recorded, _____

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

_____ Deputy.

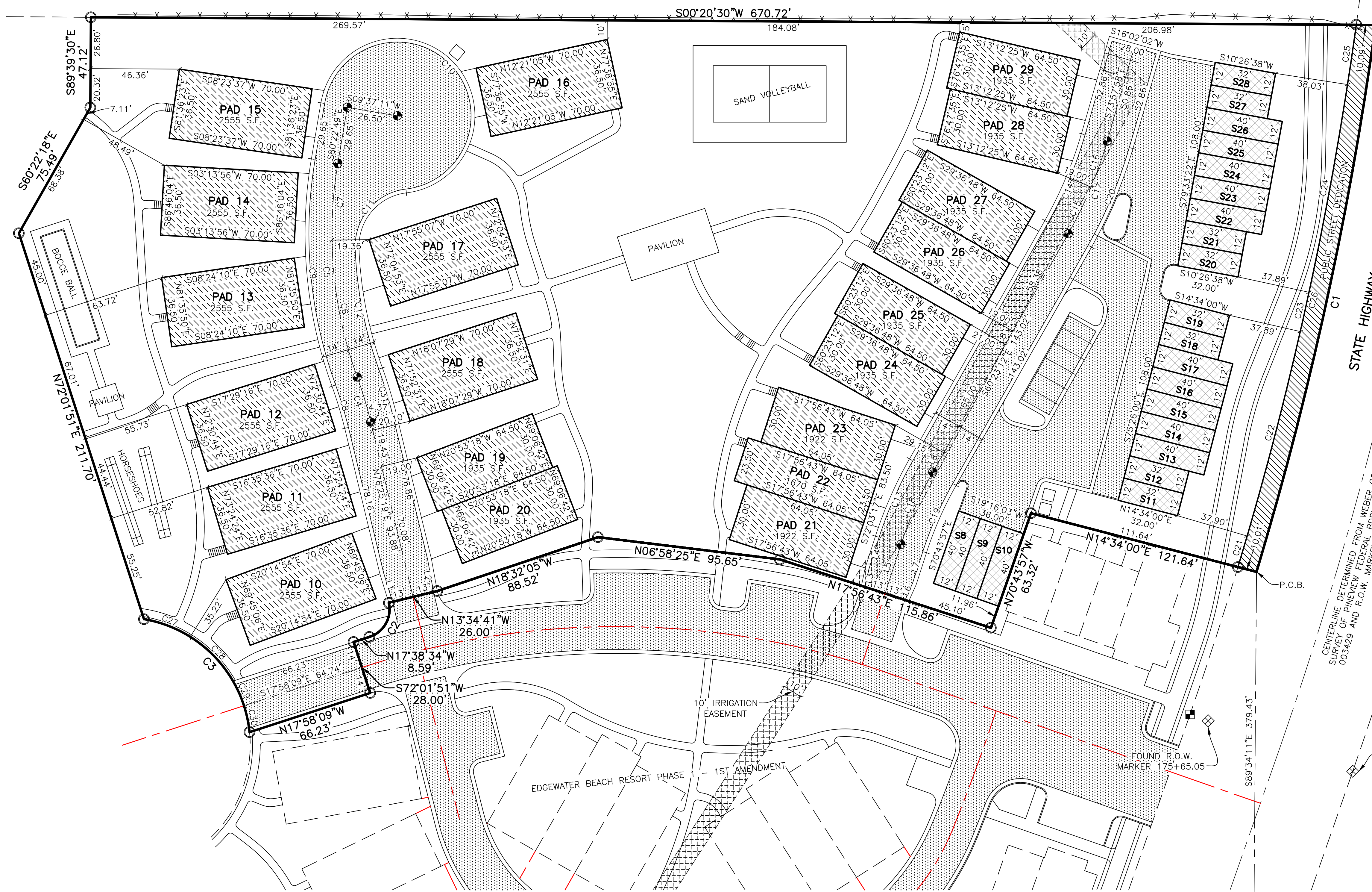
EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2015

SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

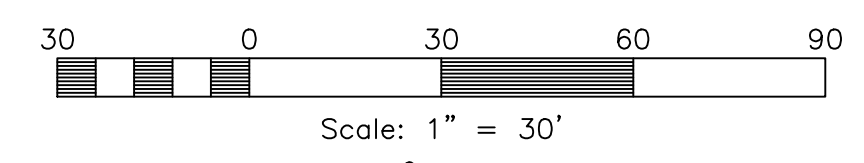
WITNESS CORNER FOUND BRASS CAP REFERENCE MONUMENT IN GOOD CONDITION

WITNESS CORNER FOUND BRASS CAP REFERENCE MONUMENT IN GOOD CONDITION



LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND R.O.W. MONUMENT
- = SET R.O.W. MONUMENT
- = SET CL MONUMENT
- = LIMITED COMMON AREA
- = PUBLIC STREET DEDICATION
- = PRIVATE OWNERSHIP
- = PAVED AREA (COMMON AREA)
- = COMMON AREA
- = 10' IRRIGATION EASEMENT



ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND WEBER COUNTY BRASS CAP MARKED 2006 IN GOOD CONDITION)

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 03-02-15
Name: EDGEWATER BEACH RESORT PHASE 2
Number: 6240-03
Revision:
Scale: 1"=30'
Checked:

Weber County Recorder
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Deputy.