

AMENDMENT 2 2015-07-27.DWG
 SYD
 2014-1-16
 NONE
 N:\SIB\783\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1C\AMENDMENT 2\SURVEY\PLAT\FINAL

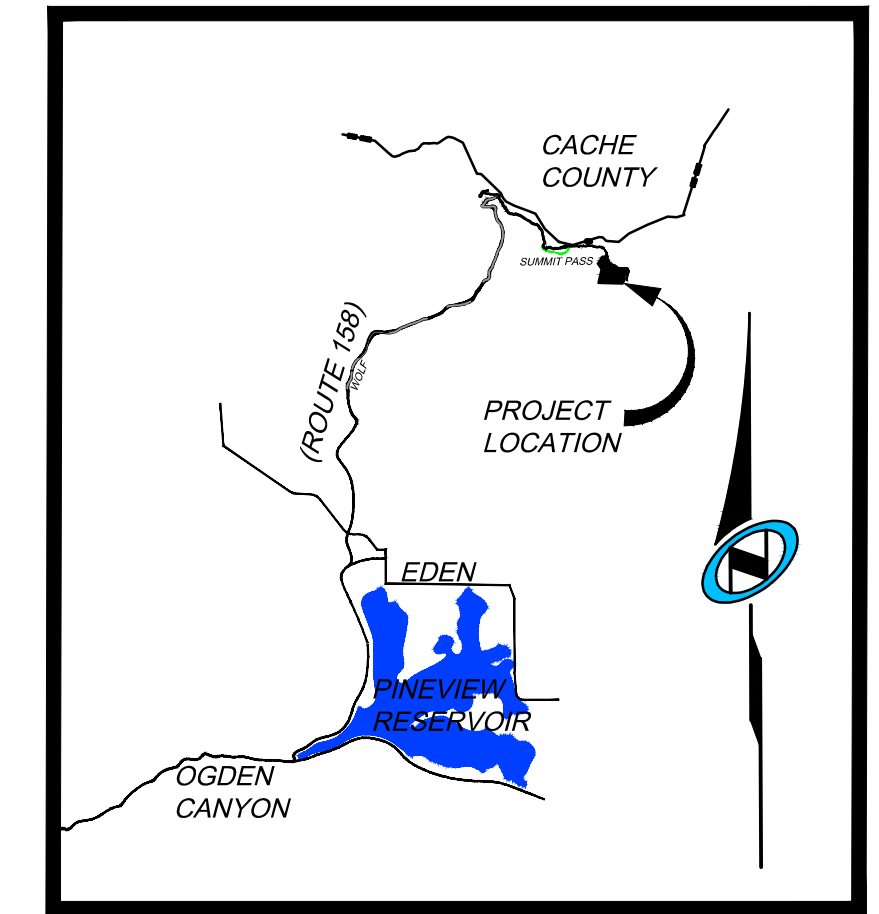
SUMMIT EDEN PHASE 1C AMENDMENT 2

AMENDING LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R AND PARCEL M

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., S1B1M.
AUGUST 2015

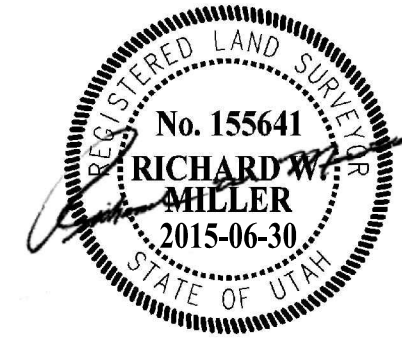
VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, 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 IN THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C AMENDMENT 2, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS INCLUDING 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.



RICHARD W. MILLER
 PROFESSIONAL LAND SURVEYOR
 UTAH CERTIFICATE NO. 155641

SURVEY NARRATIVE:

- 1-THE SURVEY WAS PERFORMED TO AMEND LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R AND PARCEL M, SUMMIT EDEN PHASE 1C, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 2672945, IN BOOK 75 AT PAGES 35-40, ALL OF WHICH LOTS ARE NOW TOGETHER A SINGLE PARCEL D3. DEVELOPMENT PARCEL D3 IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCEL. DEVELOPMENT PARCEL D3 IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN AND MAY IN THE FUTURE BE SUBMITTED TO A NEIGHBORHOOD DECLARATION.
- 2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- 1-THE PLAT IS SUBJECT TO ALL THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) UNLESS OTHERWISE NOTED ON THIS PLAT.
- 2-THE TEMPORARY SLOPE EASEMENTS AS DEFINED ON THE DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK (ENTRY# 21072934, BOOK 75, PAGE 13-27) AND ALSO DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUMMIT EDEN PHASE 1C SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.
- 3-THE EXISTING PUBLIC UTILITIES EASEMENT ON THE SOUTH LINE OF LOT 87, OF SUMMIT EDEN PHASE 1C, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NO. 2672945, HAS BEEN REMOVED IN THIS AMENDMENT AS IT IS NO LONGER NEEDED.

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE MOST NORTHEASTERLY CORNER OF PARCEL F AND BEING ALSO ON THE SOUTHWESTERLY LINE OF SUMMIT PASS, A 66 FOOT WIDE PUBLIC ROAD, OF SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGES 35-40, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING EAST 4,035.59 FEET AND SOUTH 3,497.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, T.7N., R.2E., S.L.B. & M. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B. & M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE SOUTHEASTERLY 238.11 FEET ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG THE WESTERLY LINE OF SAID SUMMIT PASS THROUGH A CENTRAL ANGLE OF 62°52'11" HAVING A LONG CHORD OF S 11°09'42" E 226.34 FEET; THENCE S 20°16'24" W 37.40 FEET TO THE NORTH LINE OF SPRING PARK, A 36 FOOT WIDE PUBLIC ROAD; THENCE NORTHWESTERLY 10.50 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°28'13" HAVING A LONG CHORD OF N 85°04'34" W 10.50 FEET; THENCE ALONG THE EASTERLY LINE OF COPPER CREST, A 36 FOOT WIDE PRIVATE ROAD THE NEXT FIVE COURSES AND DISTANCES, NORTHWESTERLY 22.33 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°04'31" HAVING A LONG CHORD OF N 52°46'24" W 20.92 FEET; THENCE N 17°14'09" W 0.59 FEET; THENCE NORTHWESTLY 22.70 FEET ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°51'18" HAVING A LONG CHORD OF N 12°18'30" W 22.68 FEET; THENCE N 07°22'50" W 102.39 FEET; THENCE NORTHWESTERLY 79.58 FEET ALONG THE ARC OF A 143.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°53'01" HAVING A CENTRAL ANGLE OF N 23°19'21" W 78.55 FEET TO THE SOUTHEASTERLY MOST CORNER OF PARCEL F; THENCE LEAVING COPPER CREST N 43°58'09" E 65.57 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.336 ACRES.

OWNER'S DEDICATION:

SMHG PHASE I, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE 1C AMENDMENT 2 AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 2015.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY
 ITS: SOLE MEMBER

BY: _____
 NAME: PAUL STRANGE
 TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____ }
 COUNTY OF _____ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015 BY PAUL STRANGE, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 RESIDING IN: _____

Sheet 1 of 2

N|V|S

NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
 801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT THE

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

 WEBER COUNTY RECORDER

<p style="text-align: center; font-weight: bold; font-size: 0.8em;">OWNER</p> <p style="text-align: center; font-weight: bold;">SMHG PHASE I, LLC 3632 N. WOLFE CREEK DR. EDEN, UT 84310</p>	<p style="text-align: center; font-weight: bold; font-size: 0.8em;">WEBER COUNTY ATTORNEY</p> <p style="font-size: 0.8em;">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____.</p> <p>_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: 0.8em;">WEBER COUNTY SURVEYOR</p> <p style="font-size: 0.8em;">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 THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ COUNTY SURVEYOR</p>	<p style="text-align: center; font-weight: bold; font-size: 0.8em;">WEBER COUNTY ENGINEER</p> <p style="font-size: 0.8em;">I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: 0.8em;">WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p style="font-size: 0.8em;">THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center; font-weight: bold; font-size: 0.8em;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p style="font-size: 0.8em;">THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>
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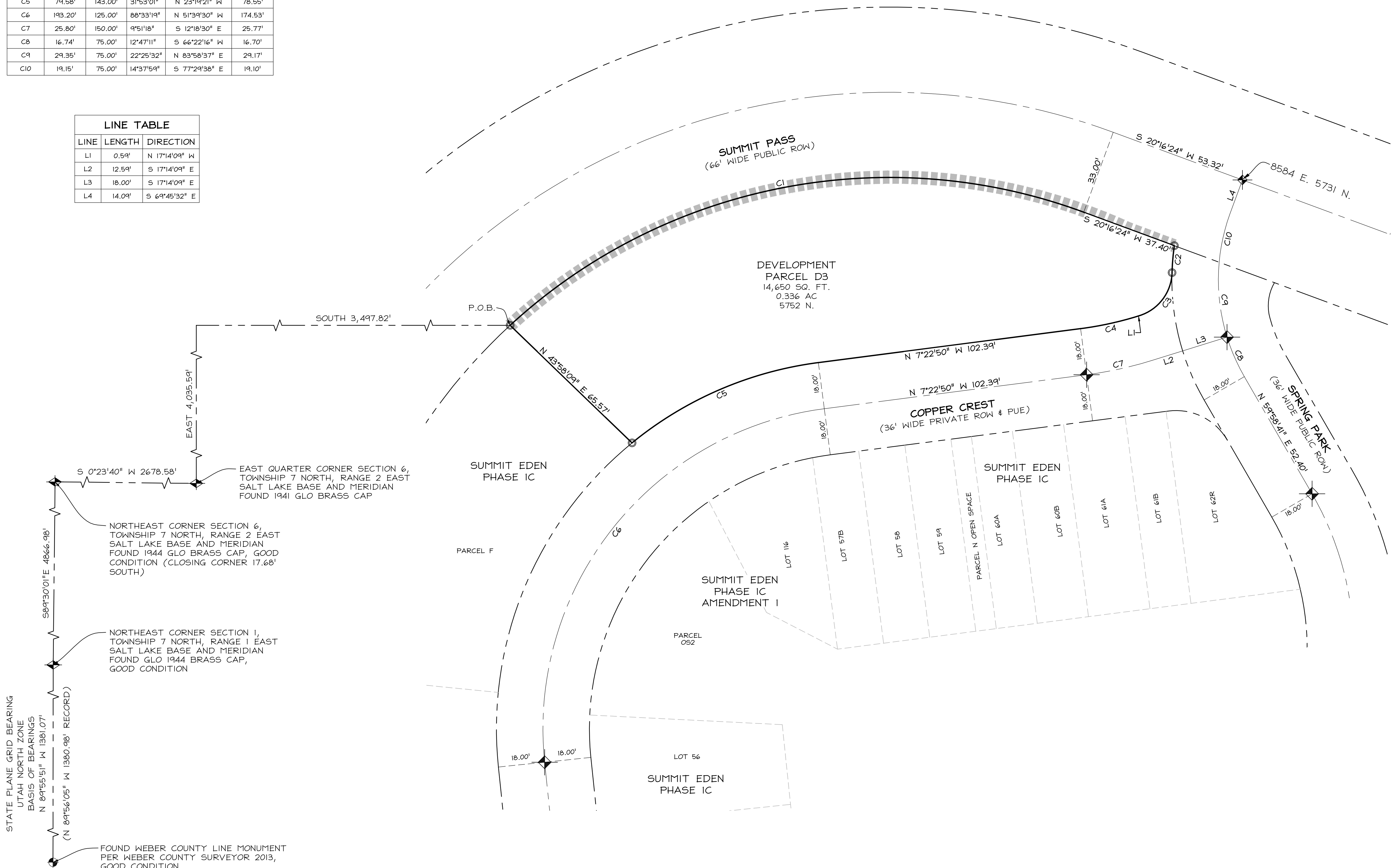
SUMMIT EDEN PHASE IC AMENDMENT 2

AMENDING LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R AND PARCEL M

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., 51B1M.
AUGUST 2015

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	238.11'	217.00'	62°52'11"	S 11°09'42" E	226.34'
C2	10.50'	93.00'	6°28'13"	N 85°04'34" W	10.50'
C3	22.33'	18.00'	71°04'31"	N 52°46'24" W	20.92'
C4	22.70'	132.00'	9°51'18"	N 12°18'30" W	22.68'
C5	79.58'	143.00'	31°53'01"	N 23°19'21" W	78.55'
C6	193.20'	125.00'	88°33'19"	N 51°39'30" W	174.53'
C7	25.80'	150.00'	9°51'18"	S 12°18'30" E	25.77'
C8	16.74'	75.00'	12°47'11"	S 66°22'16" W	16.70'
C9	29.35'	75.00'	22°25'32"	N 83°58'37" E	29.17'
C10	19.15'	75.00'	14°37'54"	S 77°24'38" E	19.10'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	0.59'	N 17°14'09" W
L2	12.59'	S 17°14'09" E
L3	18.00'	S 17°14'09" E
L4	14.09'	S 69°45'32" E



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- NO ACCESS LINE
- STREET MONUMENTS TO BE CONSTRUCTED
- FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- EASEMENT

SCALE

HORIZONTAL: 1" = 20'

N|V|S

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STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

OWNER

SMHG PHASE I, LLC
3632 N. WOLFE CREEK DR.
EDEN, UT 84310

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____.

SIGNATURE

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 THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION