



\*W2749275\*

WHEN RECORDED, MAIL TO:

Paul Strange  
Summit Powder Mountain  
3923 N. Wolf Creek Drive  
Eden, Utah 84310  
Ph. 801-987-0570

EW 2749275 PG 1 OF 5  
LEANN H KILTS, WEBER COUNTY RECORDER  
05-AUG-15 8:12 AM FEE \$22.00 DEP JKC  
REC FOR: SUMMIT POWDER MOUNTAIN

### NOTICE OF EASEMENT MODIFICATION

(Tax Parcel # 23-129-0004)

This NOTICE OF EASEMENT MODIFICATION is made this 6 day of July 2015, by SMHG Phase I LLC, a Delaware limited liability company and its successors and/or assigns (“Declarant”).

Notwithstanding Plat Notes 12 and 13 of the Summit Eden Phase 1B Subdivision recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, the Declarant hereby modifies its rights related to the “Trail Easement” and “Ski Easement” (both as defined in the above referenced plat).

This modification hereby excludes those certain portions of land described in attached Exhibit “A” (the “Exception Property”) from the said “Trail Easement” and “Ski Easement.” The Exception Property is also depicted visually in attached Exhibit “B.”

The Ski Easement and Trail Easement shall otherwise continue in force.

*[Signatures on following page.]*

IN WITNESS WHEREOF, Grantor has executed this Notice of Easement Modification as of the date first indicated above.

**GRANTORS:**

SMHG Phase I LLC, a Delaware limited liability company

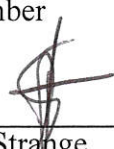
By: SMHG Investments LLC, a Delaware limited liability company

Its: Sole Member

By: \_\_\_\_\_

Name: Paul Strange

Its: Authorized Signatory



STATE OF Utah )  
:ss.  
COUNTY OF Weber )

The foregoing instrument was acknowledged before me this 6 day of July, 2015, by Paul Strange, the authorized signatory for SMHG Investments LLC, the Sole Member of SMHG Phase I LLC.

KOAR  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Weber County

My Commission Expires:  
4/25/18



**EXHIBIT "A"****Exception Property**Exception Area 1 (Fire Pit Patio)

Beginning at a point that is North 08°26'06" East along the easterly lot line 59.55 feet and West 40.41 feet from the southeast lot corner of Lot 27 of Summit Eden Phase 1B Subdivision as recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, and running thence North 81°47'28" West 23.78 feet; thence North 08°04'50" East 23.74 feet; thence South 81°55'43" East 23.77 feet; thence South 08°03'42" West 23.80 feet to the point of beginning.

Contains 565 square feet.

Exception Area 2 (Stair)

Beginning at a point that is North 08°26'06" East along the easterly lot line 59.55 feet and West 40.41 feet from the southeast lot corner of Lot 27 of Summit Eden Phase 1B Subdivision as recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, and running thence North 38°41'40" East 51.97 feet; thence North 49°13'58" West 12.13 feet; thence South 38°41'40" West 31.93 feet; thence South 08°03'42" West 23.80 feet to the point of beginning.

Contains 509 square feet.

Exception Area 3 (Stair)

Beginning at a point that is South 08°26'06" West along the easterly lot line 126.12 feet and West 4.90 feet from the northeast lot corner of Lot 27 of Summit Eden Phase 1B Subdivision as recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, and running thence South 67°47'59" West 12.00 feet; thence North 22°12'01" West 22.76 feet; thence North 67°47'59" East 12.00 feet; thence South 22°12'01" East 22.76 feet to the point of beginning.

Contains 273 square feet.

Exception Area 4 (Basement Walkout)

Beginning at a point that is North 11°13'37" West along the westerly lot line 133.62 feet and East 19.50 feet from the southwest lot corner of Lot 27 of Summit Eden Phase 1B Subdivision as recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, and running thence North 08°06'01" East 14.96 feet; thence South 81°17'57" East 6.53 feet; thence South 08°11'02" West 14.90 feet; thence North 81°48'58" West 6.51 feet to the point of beginning.

Contains 97 square feet.

Exception Area 5 (Stair)

Beginning at a point that is South 12°00'14" West along the westerly lot line 21.47 feet and East 23.98 feet from the northwest lot corner of Lot 27 of Summit Eden Phase 1B Subdivision as recorded on January 27, 2014 as entry number 2672944 in the official records of Weber County, and running thence North 19°05'46" West 18.06 feet; thence North 72°44'31" East 11.81 feet; thence South 20°28'47" East 18.27 feet; thence South 73°37'24" West 12.26 feet to the point of beginning.

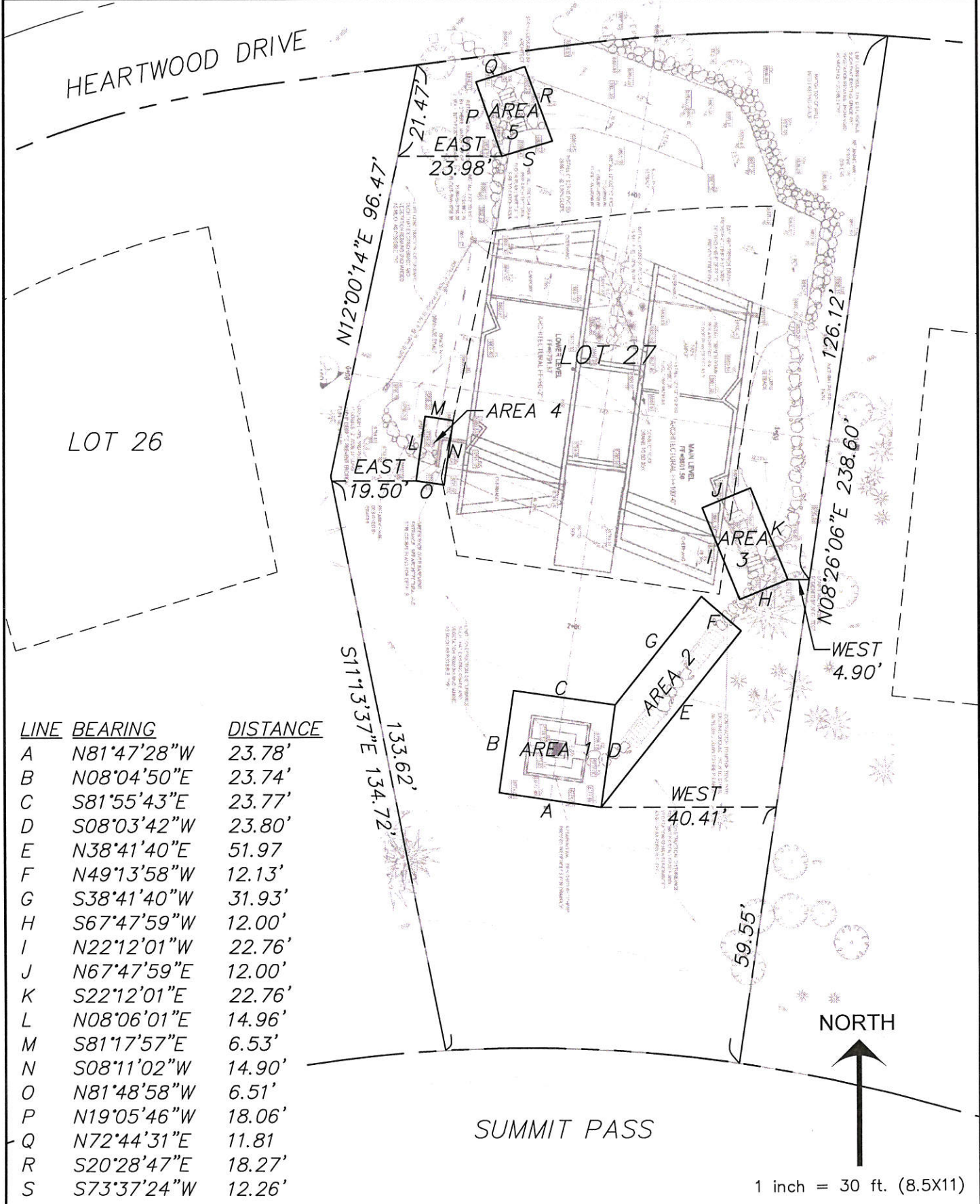
Contains 218 square feet.

**EXHIBIT B**

**Depiction of Exception Property**

**(attached)**

# EXHIBIT B



LINE	BEARING	DISTANCE
A	N81°47'28"W	23.78'
B	N08°04'50"E	23.74'
C	S81°55'43"E	23.77'
D	S08°03'42"W	23.80'
E	N38°41'40"E	51.97'
F	N49°13'58"W	12.13'
G	S38°41'40"W	31.93'
H	S67°47'59"W	12.00'
I	N22°12'01"W	22.76'
J	N67°47'59"E	12.00'
K	S22°12'01"E	22.76'
L	N08°06'01"E	14.96'
M	S81°17'57"E	6.53'
N	S08°11'02"W	14.90'
O	N81°48'58"W	6.51'
P	N19°05'46"W	18.06'
Q	N72°44'31"E	11.81'
R	S20°28'47"E	18.27'
S	S73°37'24"W	12.26'