Date: 6/7/2016



Planning Commission

Page 1 of 2

Land Use Permit

Printed: 6/7/2016

Permit Number:

LUP411-2016

Applicant

Name:

SMHG Phase 1, LLC

Address:

3632 N Wolf Creek Drive

Owner

Name:

SMHG Phase 1, LLC

Address:

3632 N Wolf Creek Drive

Phone:

801-745-2054

Phone:

801-745-2054

Parcel

Parcel Number:

161110013-Cache County

Zoning:

RR(Cache County Resort Recrea

Total Parcel Area: 0.296 Acres

(*If Zoned S-1, See Specific Height Requirements)

2E

Address: 7914 East Heartwood Drive Unit 13

Eden, UT 84310

Section: 5

7N

**See Diagram on Back Side for Setbacks

Township:

Range:

Structure Area Used:

Subdivision:

Summit Eden Ridge Nests-PRUD

Lot(s): 13

1024

Proposed Structure:

Residential

True

*If True, Need Certif, Statement

of Dwelling Units: 1

Is Structure > 1,000 Sq. Ft.?

of Accessory Bldgs: 0

Off-Street Parking Regd:



Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road?

Yes

< 4218 ft. above Sea Level?

Yes

Wetlands/Flood Zone? No

Culvert Required?

No

If Yes, Culvert Size:

*Any Work in the Right of Way requires an Excavation Permit

Additional Frontage Reqd.?

No

OR Special Exception?

False

Case #

Meet Zone Area & Frontage?

True

Hillside Review Regd.?

Yes

Case #

Culinary Water District:

Powder Mountai Waste Water System:

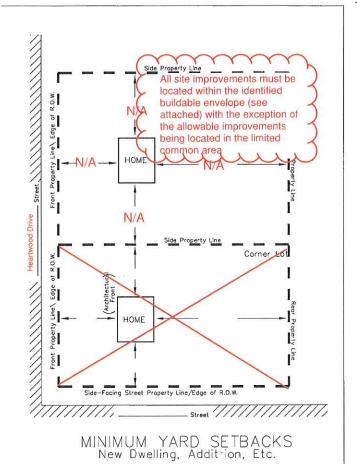
Powder Mountain

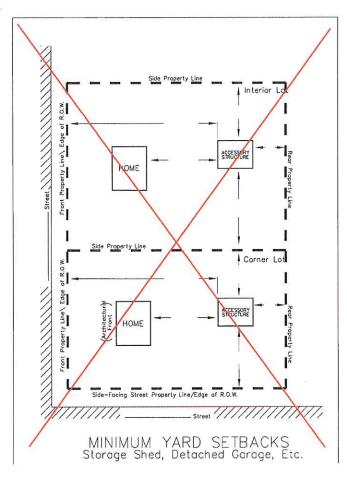
Comments:

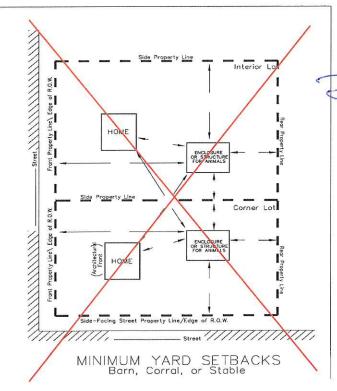
The structure must be located within the approved building envelope with the allowable elements to be located in the limited common area. The land use permit approval must adhere to the approved Hillside Review file HSR #2015-03 and all recommendations per the geologic and geotechnical reports prepared by IGDES dated September 16, 2014 and identified as Project No. 01628-008 as attached. Prior to receiving the final occupancy, a Natural Hazards Notice (to be provided by Weber County) must be signed & recorded with the Weber County Recorder's office by the property owner per LUC # 104-27-5.

Structure Setback Graphic:

New Dwelling, Additions







NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

Contractor/Owner Signature of Approval Date

, RICHARD M. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL BISINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17 AND HAVE VERRIFIED ALL MEASUREMENTS AND HAVE PLACED MOUNTENTS AS ERPRESENTED IN THIS PLAT SUMMIT EDEN RIDGE NESTS-PRUD ATRIODYNENT I, IN MEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECT TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTED IN PRAMM CORRECONDS IN THE WEBER COUNTY WITH SUBJECT OFFICE AND PART ACOPPLED FROM RECORDS IN THE WEBER COUNTY RECORDERS OF THE RECORDS OF THE PROPERTY COUNTY RECORDERS OF THE RECORD THE ARM DONONNESS OF WEBER COUNTY CONCERNING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN CONTY CONCERNING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN CONTY CONCERNING



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

EGAL DESCRIPTION

DVELOPHENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION, AS RECORDED WITH THE WEBER COUNTY RECORDER, AS ENTRY NO. 2672944 IN BOOK 75 AT PAGES 32 - 34, BEING 10RE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 1,040,71 FEET, AND EAST 150,46 FEET FROM THE 2AST GUNRATER CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINAS) BEING NORTH ASTS 140 MET HE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET MEDRE COUNTY LINE AND THE SET MEDRE COUNTY LINE AND THE SET MEDRE COUNTY LINE AND THE SECTION INTO THE INTERSECTION OF THE MEBER AND THE ASTS 2011 METAL AND THE SECTION LINE); RUNNING THENCE SOUTH ASTS 12:04 FEET, THENCE SOUTH SECTION LINE); RUNNING THE SECTION THE LEFT, CHORD BEARS SOUTH SECTION AND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE ASTS 12:04 FEET, THENCE SOUTH SECTION LINE; STAND TO THE MEBER AND CACHE COUNTY LINE; STAND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE; AND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE; AND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE; AND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE; AND THE SECTION LINE; STAND THE MEBER AND CACHE COUNTY LINE; AND THE SECTION LINE; STAND THE REALT, CHORD BEARS SOUTH SECTION LINE; AND FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH SECTION LINE; AND FOOT RADIUS CURVE TO THE REALT. A LONG A MEST A SISTANCE OF ALSO FEET), THENCE SOUTH SECTION LINE; AND FOOT RADIUS CURVE TO THE REALT. A REALT ALONG A MEST A SISTANCE OF SECTION, A DISTANCE OF ALSO FEET), THENCE SOUTH SECTION LINE; A SISTANCE OF ALSO FEET), THENCE CONTRIBUTION AND REPORTED THE SECTION LINE; THENCE SOUTH SE CONTAINING 136,654 SQUARE FEET OR 3.137 ACRES.

TIMMUS ED Ĭ RIDGE Z STS-PRUD AMENDMENT

LOCATED N THE SOUTH 1/2 OF SECTIONS 5 # 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JANUARY~2016

HIED THAI ATTENUS IS SUBLECT TO ALL LEGALLY ENPORCEABLE RESTRICTIONS, RIGHTS AND INTUITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN RIDGE NESTS PRUD (ENTRY# 2672949) UNLESS OTHERWISE NOTED ON THIS PLAT.

COUNTY OF WEBER

ACKNOWLEDGEMENTS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ZEL DAY OFEREWAY.

2014 BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF STHIG INVESTMENTS LLC, THE ISOLE
MEMBER OF STHIG PHASE I LLC/J. //

MY COMMISSION EXPIRES: 6:18:18

OLGA WARIASINA NOTATY PUBICO STATE OF UTAH COMMINISTAN NO. 676124 COMMILETE, 06-48-2018

RESIDING IN: Libbar Clarity

PLAT NOTE #5 IS HEREBY REPLACED IN IT'S ENTIRETY AS FOLLOWS:

LINITED CONTRON AREAS SHALL YIEAN THOSE PARTS OF THE COMTON AREA WHICH ARE LIMITED TO AND RESERVED FOR THE USE OF ONNERS OF ONE OR TORK, BUT FEMER THAN ALL, OF THE TOTAL REPORT OF THE USE OF ONNERS OF ONE OR TORK, BUT FEMER THAN ALL, OF THE COTTS. THE LIMITED CONTRON AREAS ON THE PLAT OR BY THE NEIGHBORHOOD BEYLLOFER OR THE NEIGHBORHOOD BEYLLOFER, OR THE NEIGHBORHOOD BEYLLOFER OR OFFERENCE TO ANY LITHTED CONTRON AREAS DESIGNATIED HEREON ARE APPURTENANT TO THE ADJACENT LOT. WREFERENCE TO BEYLLOFER OR THE NEIGHBORHOOD BEYLLOFF NOR THE MANTENANCE, UPICEEP AND REPAIR OF IMPROVEMENTS ON THE LIMITED CONTRON AREA APPURTENANT TO SUCH OWNERS LOT AND THE USE THEREOF AS MORE SPECIFICALLY SET FORTH IN THE NEIGHBORHOOD DECLARATION.

PLAT NOTE #4 (5 HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:

9. DECLARANT HEREBY GRANT'S TO ALL UTILITY PROVIDERS AN EXEMPLY OVER AND ACROSS ALL CONTRON AREA, FOR THE PURPOSE OF INSTALLING, AND FACILITIES ABOVE AND BELOW GROUND AS THAY BE INCLUDING THE REST IN PROVIDE UTILITIES AND THE RESHIT TO REQUIRE REPOVAL OF INCLUDING THE CONTROL PROVIDED AND THE REST AND VEGETATION THAT THAY THAY BEEN AND VEGETATION THAT THAY THAY BEEN AND VERTICAL STRUCTURES ARE PLACED WITHIN THE EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PROVIDERS.

COUNTY OF WEBER STATE OF UTAH

S.S.

ME THIS 2nd DAY OF EMPLY FOR NICK MORTON.

PLAT NOTE #13 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:

3. NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS MITHIN ALL CONTON AREA, FOR CONSTRUCTING AND PIANITANING HIKING AND BIKING TRAILS (**TRAIL SASETHEN**). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATIVED, ADDED TO, DELIFED, OR PODIFIED BY DECLARANT HITHOUT AN APENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE RIGHBORHOOD DECLARATION, DECLARANT HITHOUT ASSOCIATION, AND THEIR THEREBY GRANTS TO THE RIGHBORHOOD ASSOCIATION, CONTINUITY ASSOCIATION, AND THEIR THEREBY GRANTS TO THE RIGHBORHOOD ASSOCIATION, CONTINUITY ASSOCIATION, AND THEIR THEREBY GRANTS TO THE RIGHBORHOOD ASSOCIATION, CONTINUITY ASSOCIATION, AND THEIR THEREBY GRANTS TO THE RIGHBORHOOD ASSOCIATION, CONTINUITY ASSOCIATION, AND THEIR THEREBY CANDRAWS, AS MAY BE MODIFIED OR RELOCATED FROM THE TO TIME, IN ASCCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

PLAT NOTE #21 IS HEREBY ADDED TO THE SUBDIVISION PLAT NOTES.

1. CERTAIN PARCELS HAY BE DESIGNATED HEREON AS . O'PRN SPACE, CONSERVATION. SUCH PARCELS SHALL BE INITIALLY ONNED BY DECLARANT AND ARE NOT PART OF ANY CONTROL AREA ONLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT ON TO THE NEIGHBORHOOD ASSOCIATION OR COMPINITY ASSOCIATION. SUCH PARCELS ARE TO REPAIN UNDEFLOPED AND PERHANBUTLY PRESERVED IN ORDER TO MAINTAIN SCENIC GUALTIES AND ANTURAL BUFFERS. ABOVE-GROUND FACILITIES AND ANTURINITES SHALL BE PROHBUTED WITHIN ANY AREA DESIGNATED AS O'PRN SPACE, CONSERVATION, 'DESPITE AND TO CONTRAY PROVISIONS IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION, PARCEL OSAFMY NOT BE REDUCED IN SIZE, RELOCATED OR CHANGED IN USE TO SOTIFIHING OTHER THAN O'PRN SPACE, CONSERVATION, SO DEFINED IN THE NEIGHBORHOOD BRACELS OF SOCIETHING OTHER THAN O'PRN SPACE, CONSERVATION, AS DEFINED IN THE NEIGHBORHOOD BRACE IS. FURTHER, THIS NOTIE MAY NOT BE REDUCED TO DELETE OR TODIFY THE INTELLATED PRECEDING SHITCH THE NEIGHBORHOOD TO DELETE OR TODIFY THE INTELLATED PRECEDING SHITCH WAY NOT BE MEDICED TO DELETE OR TODIFY THE INTELLATED PRECEDING SHITCHES MITHOUT THE PRIOR MRITTEN CONSERT OF THE OWNER(5) OF LOT 3AR IN SUMMIT EDEN PHASE IB. FURTHER, THIS NOTIE MAY NOT BE MEDICED TO DELETE OR OWNER(5) OF LOT 3AR IN SUMMIT EDEN PHASE IB.

THE FOREGOING NOTRUPIENT WAS ACKNOWLEDGED BEFORE 2016 BY GREGORY VINCENT MAND POWER OF ATTORNEY NOTARY PUBLIC THE FOREGOING NSTRUTIBNT WAS ACKNOWLEDGED BEFORE 2014 BY GREGORY VINCENT TAURO, POWER OF ATTORNEY NOTARY PUBLIC MY COMMISSION EXPIRES: 6:18:18 RESIDING IN: Weber Camy MY COMMISSION EXPIRES: 6.18.18 RESIDING IN: Weber County ME THIS 2nd DAY OF JOHNSHIP FOR EVAN MENDELSOHN. OLGA NARROSINA HOTAY PUNICO STATE GUTAN COMMISSION NO. 678122 COMMISSION NO. 678122 A CLGA GARALSINA GWIAT PRICOSTRECTUR S) CURRESION NO. GTALA CURRESION NO. GTALA

COUNTY OF WEBER

5.5.

COUNTY OF WEBER STATE OF UTAH S.S.

THE FOREGOING NSTRUMENT WAS ACKNOWLEDGED BEFORE 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY ME THIS 2rd DAY OF ZHILLING FOR GAYLE TROBERMAN.

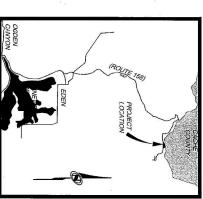
RESIDING IN: Weben County MY COMMISSION EXPIRES: 10-18-18

COUNTY OF MEBER STATE OF UTAH 5,5,

THE FOREGOING NSTRUMENT WAS ACKNOWLEDGED BEFORE 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY ME THIS ZWA DAY OF LEGICIARY FOR SUE TURNER.

RESIDING IN: WROW COUNTY MY COMMISSION EXPIRES: 4.18.18





Vicinity Map

N.T.S

THIS SURVEY WAS PERFORMED TO AMEND AND RESTATE SUMMIT EDEN RIDGE REST PRUD & RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE (ENTRY NUMBER 57249, BOOK 75, PAGES 43 - 44). THE CHANGES INCLUDE ADDING OPEN SPACE PARCEL OSA 10 LIMITED COMMON AREAS, MINOR CHANGES TO VARIOUS PLAT NOTES, MINOR CHANGES TO 15 TYPICAL LOT COMFIGURATION, LOTS 9-15 BECAME "RESTRICTED" OR (R) LOTS, AND A NOR SHIFT OF LOT 5 AND LOT 6.

STHIG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER BY: SHAIG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER

JEFF MERBELOM AUTHORIZED SIGNATORY

AND DO HEREBY GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN PLAT NOTE 9. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERBNCE.

SUMMIT EDEN RIDGE NESTS FRUD AMENDMENT I

ME, THE INDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREIN SET APART AND SUBDIVIDE THE SAITE NOTO LOTIS AS SHOWN HEREIN, SUBLICET TO ALL OF THE RESTRICTIONS, RIGHTS AND LITHTATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS:

OWNER'S DEDICATION:

2. THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 80°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE I E.85T, SALT LAKE BASE AND MERDIAN AND A FOUND WEBER COUNTY LINE ROWNENT SET BY THE MEBER COUNTY SURVETORS BEARING DIFFERS FROM MEBER COUNTY SURVETORS BEARING BY 50°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

OWNER OF JOT 3

BY: GAYLE TROBERTAN

NAME GREGORY VINCENT MAURO

TITLE: POWER OF ATTORNEY FOR GAYLE TROBERMAN

BY: MAYER GREGORY VINCENT MAURO
TITLE: POWER OF ATTORNEY FOR NICK MORTON

OWNER OF LOT 4
BY: EVAN TIENDELSOHN BY CONTROL OF ATTORNEY FOR EVAN MENDELSOHN

OWNER OF LOT 4
BY: NICK MORTON

OWNER OF LOT 3

BY: SHE TURNER

BY: HE TURNER

NAME GREGORY VINCENT MAURO

TITLE: POMER OF ATTORNEY FOR SHE TURNER

HEREBY CERTIFY THAT THE MEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE MEBER COUNTY SURVEYOR'S OFFICE HAS

REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTIESS, SECTION CORNER

DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE

COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MEBER COUNTY

SURVEYORS DOES NOT RELIEVE THE LICENSED LLAND SURVEYOR AND

PAY OFFICENCE THIS DAYOR LIABILITIES ASSOCIATED

THEREWITH. SIGNED THIS 322 DAY OF FEBRURAY 20 16.

HEREBY CERTIFY THAT THE REQUIRED PUBLIC
INTEROVETION TO STANDARDS AND DRAWINGS FOR THIS
SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE
ATOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR
THE INSTALLATION OF THESE INTEROVEMENTS.

SIGNED THIS LIP DAY OF FERVIARY, 20 16

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

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOOMPENTS ASSOCIATED MITH THIS SUBDIVISION PLAT AND IN MY OPNION THEY CORPORN MITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND SIGNED THIS DAY OF

AND

PLANNING ISICN PLAT WAS

SEE RECORDOF SURVEY # 5422 NOLTE VERTICALFIVE

JIH STATE STREET, SUITE 390 MURRAY, UT 841

1300 TEL 801,743,0300 FAX WWW.JINCTE.C CACHE COUNTY RECORDER BOOK

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ENTRY NO:

_TIME: PAGE:

REQUEST OF:

CACHE RECORDED #
STATE OF UTAH, COUNTY OF CACHE,
RECORDED AND "ILED AT THE

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CRETIFY THAT THIS SUBVIVISION PLAT, THE DEDICATION
OF STREETS AND D'THER PUBLIC MAYS AND FINANCIAL GUARANTEE
OF PUBLIC IMPROVENTS, IN ACCORDANCE WITH AN INTERLOCAL
AGRENMENT DETIMEN MEBER COUNTY AND CACHE COUNTY, ENTRY
EXCATOR, RECORDED 28 MAY 2013, ASSOCIATED WITH THIS
SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY
THE COYMISSIONERS OF MEBER COUNTY, UTAH

THE COYMISSIONERS OF MEBER COUNTY, UTAH

THE COYMISSIONERS OF MEBER COUNTY, UTAH

N STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REGULET OF, GMILL/J ENTRY NO. 2718788

BOTRY NO. 2718788

BOOK, 78 PAGE, 87 PM FEE \$ 16.00

THELE THELE Marker COUNTY COMMISSION

MEDER COUNT MECCREER WEBER COUNTY MECCREER

