

SUMMIT POWDER MOUNTAIN PHASE 1G

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2015

Update

SURVEYOR'S CERTIFICATE

I, RICHARD H. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 68, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAN, AND THAT THIS PLAN SUMMIT EDEN PHASE 1G, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN 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. 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.

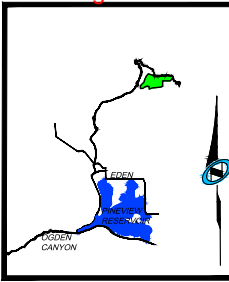
RICHARD H. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATION NO. 165641

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WEST 4,71.00 FEET AND SOUTH 1,742.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, T.7N., R.2E., S.1B., 4 1/4", (BASIS OF BEING IN 84°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1B., 4 1/4" M, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND RUNNING THENCE S 37°49'54" E 649.04 FEET; THENCE S 65°07'02" E 1,649.24 FEET; THENCE S 63°15'02" E 154.82 FEET; THENCE S 64°20'50" W 1,574.05 FEET; THENCE N 55°30'16" W 1,403.96 FEET; THENCE N 23°10'18" E 614.71 FEET; THENCE N 26°21'06" E 669.3 FEET TO THE POINT OF BEGINNING.

CONTAINS: 51.293 ACRES.

Please update the boundary description to include the 57 acre open space parcel. Please provide an updated title report reflecting the additional acreage.



VICINITY MAP
N.T.S.

PLAN NOTES:

- THIS PLAN IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HORIZON RUN RANGES AT POWDER MOUNTAIN, AS AMENDED ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMH PHASE 1, LLC (DECLARANT) AS MASTER DEVELOPER, THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF CONSTRUCTING AND OPERATING AND MAINTAINING AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT THE END OF THE PERIOD OF CONSTRUCTION OF A ROAD OR REPAIR OF A BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT SHALL AUTOMATICALLY BE GRANTED TO THE ADJACENT LOT ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAN FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE HORIZON RUN RANGES AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS TO MAINTAIN AND OPERATE ALL COMMON AREA, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITIES AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("MOUNTAIN OWNERS ASSOCIATION").
- THE PROPERTY AS DEPICTED ON THIS PLAN IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION THAT CERTAIN DECLARANT AND MASTER DEVELOPER SHALL DEVOLVE TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCTION OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
- ALL LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH LOTS. THE NEIGHBORHOOD DECLARATION AND REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH BARRON AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THE UTILITIES AREAS AND IN THE AREAS WHERE SUCH UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS WHEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAN.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL REVISIONS AND IMPROVEMENTS IN CONNECTION WITH THE PROJECT SHALL BE DESIGNED, NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY MANNER ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY REVISIONS OR IMPROVEMENTS LOCATED THEREON, SHALL BE DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAN, WITHOUT THE CONSENT OF THE AFFECTED PARTIES, AT ANY TIME AND FROM TIME TO TIME, IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAN DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS (TRAIL EASEMENT) IN THE EXACT LOCATION OF THE TRAILS HEREIN DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAN AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT IN ACCORDANCE WITH ANY RULES THAT MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI IMPROVEMENTS"). DECLARANT HEREBY GRANTS TO THE COUNTY OFFICES, TO RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAN AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

PLAN NOTES (CONT.):

- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO ALL OF THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF CONSTRUCTING AND OPERATING AND MAINTAINING AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT THE END OF THE PERIOD OF CONSTRUCTION OF A ROAD OR REPAIR OF A BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT SHALL AUTOMATICALLY BE GRANTED TO THE ADJACENT LOT ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAN FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND/OR ARE AT RISK OF BEING WITHIN POTENTIAL AVALANCHE INFLUENCE. SUCH LOTS SHALL BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND OTHER MEASURES TO PREVENT AVALANCHES AS WELL AS THE INSTALLATION OF SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE ACCURACY OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHALL CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- DECLARANT HEREBY RESERVES AN EASEMENT FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND RESERVES THE RIGHTS TO GRANT FURTHER EASEMENTS OVER AND ACROSS A THIRTY FOOT (30') WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY SHOWN HEREON ("PRIVATE DRIVEWAY EASEMENT") IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION, PURSUANT TO ITS RIGHTS UNDER SECTION 3.10 OF THE MASTER DECLARATION, MASTER DEVELOPER RESERVES THE RIGHT TO RECORD A SEPARATE EASEMENT INSTRUMENT ("EASEMENT AGREEMENT") THAT SHALL DEFINE THE TERMS AND MAINTENANCE OBLIGATIONS FOR THE PRIVATE DRIVEWAY EASEMENT FOR BOTH PRIVATELY PLATTED LOTS AND LOTS USE CREATED IN THE FUTURE, AS MAY BE NECESSARY FOR ACCESS TO SUCH LOTS. USE OF THE PRIVATE DRIVEWAY EASEMENT, INCLUDING THE TYPES OF VEHICLES THAT MAY BE USED OR OPERATED THEREON, MAY BE LIMITED AS SET FORTH IN THE MASTER DECLARATION AND IN THE EASEMENT AGREEMENT. THE PRIVATE DRIVEWAY EASEMENT MAY BE TRANSFERRED BY MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH WEBER COUNTY ORDINANCES. THE PRIVATE DRIVEWAY EASEMENT IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAN SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE THE PRIVATE DRIVEWAY EASEMENT OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN THE PRIVATE DRIVEWAY EASEMENT OR ANY SUCH USE. SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION AND EASEMENT AGREEMENT. THE PRIVATE DRIVEWAY EASEMENT IS ALSO HEREBY GRANTED AS A DESIGNATED PUBLIC UTILITY EASEMENT. DECLARANT OR INSTALL PERMANENT IMPROVEMENTS WITHIN THE PRIVATE DRIVEWAY EASEMENT. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, OR THE COMMUNITY ASSOCIATION MAY CONSTRUCT AND MAINTAIN THE PRIVATE DRIVEWAY.
- ALL LOTS AS DEPICTED ON THIS PLAN ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION BEARS, MOUNTAIN GOATS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE PROPERTY AND OTHER PRIVATELY OWNED AREAS, INCLUDING EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL LOTS ADJACENT TO THIS PROPERTY MUST BE CONSTRUCTED WITH RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS, AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS UNTRAVELABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
- THIS PLAN DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.
- NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER "R" IN THE TRAIL NUMBER, WEBER COUNTY PUBLIC ROADS, AS WELL AS DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE FINANCIAL GUARANTEE ACT. PURCHASERS OF SUCH RESTRICTED LOTS DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

SURVEY NARRATIVE:

- THIS SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- 2-BASIS OF BEARINGS FOR THIS PLAN IS NORTH 84°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE OF THIS SECTION LINE. THIS BASIS DIFFERS FROM THE SURVEYOR'S BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

OWNER'S DEDICATION:

SMH PHASE 1 LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") AS OWNER OF CERTAIN EASEMENT RIGHTS FOR THE PRIVATE DRIVEWAY EASEMENT, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAN NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT POWDER MOUNTAIN PHASE 1G, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS RIGHTS-OF-WAY, DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADDING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERGROUND OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAN AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY HORIZON RUN RANGES AT POWDER MOUNTAIN, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DRAINAGE PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 ERECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 6, 10, 11, 12, AND 14 OF THIS PLAN. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREBY BY REFERENCE.

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

BY: SMH PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY
THOMAS M. JOLLEY, AUTHORIZED SIGNATORY

STATE OF _____
COUNTY OF _____

Update to 2016

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2015, BY THOMAS M. JOLLEY, AS AUTHORIZED SIGNATORY FOR SMH PHASE 1 LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____

BY: THOMAS M. JOLLEY, AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2015, BY THOMAS M. JOLLEY, AS AUTHORIZED SIGNATORY FOR SUMMIT MOUNTAIN HOLDING GROUP, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____



NOLTE VERTICAL FIVE
501 SOUTH STATE STREET, SUITE 200 • WARRIOR, UT 84090
801.221.3900 • 801.221.3904 • WWW.NVTIS.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

OWNER	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE
SMH PHASE 1, LLC 3632 N. WOLFE CREEK DR. EDEN, UT 84310	I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THE CONFORM WITH THE REQUIREMENTS OF THE ORDINANCE APPLICABLE THERETO AND NON IN FORCE AND EFFECT. SIGNED THIS _____ DAY OF _____, 20____	I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS PROJECT CONFORM WITH THE REQUIREMENTS OF THE COUNTY OFFICES AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____. CHAIRMAN-WEBER COUNTY PLANNING COMMISSION ATTTEST TITLE	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC HWAYS AND FINANCIAL GUARANTEE IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREAS ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____. CHAIRMAN, WEBER COUNTY COMMISSION
SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE		

SUMMIT POWDER MOUNTAIN PHASE 1G

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2015

BASIS OF BEARINGS
N 84°55'51" W 1381.07'
(N 84°56'05" W 1380.98'
RECORD)

FOUND WEBER COUNTY LINE MONUMENT PER
WEBER COUNTY SURVEYOR 2013, GOOD
CONDITION

NORTHEAST CORNER SECTION 1, TOWNSHIP 7
NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944 BRASS CAP, GOOD CONDITION

NORTHEAST CORNER SECTION 6, TOWNSHIP 7
NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND 1944 GLO BRASS CAP, GOOD CONDITION
(CLOSING CORNER 17.68' SOUTH)

EAST 1/4 COR. SECTION 6, TOWNSHIP
7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN.

WEST
4711.00'

LINE	LENGTH	DIRECTION
L1	267.16'	S 66°17'36" W
L2	140.94'	N 39°06'46" E
L3	164.64'	N 36°34'12" E
L4	216.14'	N 83°18'26" E
L5	160.63'	S 77°24'04" E
L6	238.57'	S 57°27'07" E
L7	43.20'	S 47°16'23" H
L8	126.47'	N 74°24'24" H
L9	187.07'	N 41°13'33" E
L10	167.72'	N 87°22'14" E
L11	114.16'	N 28°45'10" E
L12	240.14'	S 67°44'01" E
L13	240.00'	S 22°15'54" H
L14	157.30'	N 67°44'01" H
L15	154.77'	N 18°11'31" H

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- STREET MONUMENTS
- FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- SET REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- BUILDING ENVELOPE
- EASEMENT



Update plat to
reflect the 57 acre
open space parcel

OWNER
SMHG PHASE 1, LLC
3632 N. WOLFE CREEK DR.
EDEN, UT 84310

Sheet 2 of 2

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

NIV5
NOLTE VERTICAL FIVE
822 SOUTH STATE STREET, SUITE 200, WARRICK, UT 84080
801-241-3399 FAX: 801-241-0104 WWW.NIV5.COM