

SUMMIT POWDER MOUNTAIN PHASE II F

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2015

Update

SURVEYOR'S CERTIFICATE

I, RICHARD M. HILLER, 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 PLAN IN ACCORDANCE WITH SECTION 17-28-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAN, AND THAT THIS PLAN SURVEY PHASE II F, 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 RECORDS' OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS, AND PROFESSIONAL STANDARDS AND MEASUREMENTS HAVE BEEN COMPLIED WITH.

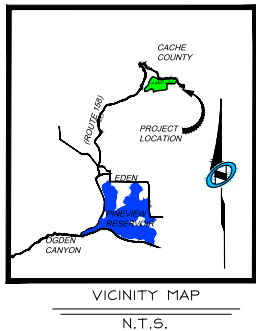
Remove the extra space between "15" & "."

RICHARD M. HILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 105641

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUPPIT PASS, A 66 FOOT WIDE PUBLIC ROAD, SAID POINT BEING WEST 2,008.94 FEET AND SOUTH 1,546.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.15. E, 1/4 M. (BASIS-OF-BEARING BEING N 89°55'1" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.15. E, 1/4 M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE SOUTHWESTERLY 45.92 FEET ALONG THE ARC OF A 206.26 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 124°29'5" HAVING A LONG-CHORD OF 5 079.241' W 45.83 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF SUPPIT PASS TO A POINT OF REVERSE CURVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HORIZON RUN A 50 FOOT WIDE PRIVATE ROAD, THENCE SOUTHWESTERLY 21.64 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°41'2" HAVING A LONG-CHORD OF 5 247.975' W 20.83 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG HORIZON RUN 249.16 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 114°27'1" HAVING A LONG-CHORD OF 5 019'59" E 20.91 FEET TO THE NORTHWEST CORNER OF LOT 5R, SUPPIT EDEN PHASE I A SUBDIVISION, ENTRY NO. 267293, BOOK 76, PAGES 28-31, AS RECORDED IN THE WEBER COUNTY RECORDS' OFFICE; THENCE S 36°24'38" W 196.45 FEET; THENCE S 22°59'1" W 383.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5R; THENCE SOUTH 67°44'01" E 578.64 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12R OF SAID PHASE I A SUBDIVISION, THENCE S 35°08'55" W 141.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12R; THENCE S 64°20'50" E 462.07 FEET; THENCE N 61°50'02" W 159.82 FEET; THENCE N 65°07'02" W 164.24 FEET; THENCE N 37°49'34" W 64.04 FEET; THENCE N 40°27'50" E 79.62 FEET; THENCE S 71°00'44" E 52.76 FEET; THENCE S 65°24'59" E 363.54 FEET; THENCE S 81°24'26" E 667.42 FEET TO THE POINT OF BEGINNING.

CONTAINS: 49.741 ACRES.



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 (RECORDED) IN A LLC (PLASTER DEVELOPER) IS FOR THE BENEFIT OF THE NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUPPIT EDEN, AS AMENDED ("PLASTER DECLARATION") EXECUTED BY SUPPIT EDEN HOLDING GROUP, LLC ("PLASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER HAVING THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE HORIZON RUN RANGES AT POWDER MOUNTAIN ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD DECLARATION ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE RIGHT OF ACCESS TO THE COMMON AREAS FOR MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH MAINTENANCE AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (COMPANY 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, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REZONING 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.
- THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND ACCEPTANCE OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON EACH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND, NOTWITHSTANDING DECLARANT'S OFFER OF BLANKET UTILITY EASEMENTS. DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE NECESSARY UTILITIES. CERTAIN AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN, SUCH RESERVED RIGHTS AS TO THE UTILITY COMPANIES RIGHTS THEN LOCATED UNDER THE REAL PROPERTY OFFICED ON THIS PLAN.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY SERVANTS 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 REMOVE OR REPLACE 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 RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE, NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY MANNER ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS CONSTRUCTED THEREON, SHALL BE MAINTAINED OR CONFORM 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 THIS PLAN, WITHOUT NOTICE TO THE CO-OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AGENCY TO CORRECT TECHNICAL ERRORS, AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAN DOES NOT MATERIALLY ADVERSELY AFFECT AS 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). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAN AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMPANY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY 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 EASEMENT"). DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMPANY ASSOCIATION, AND THEIR MEMBERS THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAN AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMPANY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

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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") MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF THE NEIGHBORHOOD DECLARATION CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY EXPIRE UPON THE COMPLETION OF THE SLOPE STABILIZATION AND FILL CONSTRUCTION BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONSITE MAINTENANCE AND REPAIR. LOTS ADJACENT TO SUPPIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DESIGNATION PLAN FOR SUPPIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- CERTAIN PARCELS MAY BE DESIGNATED HEREON AS OPEN SPACE. SUCH OPEN SPACE AND ANY OTHER COMMON AREAS SHALL BE SUBJECT TO THE NEIGHBORHOOD DECLARATION AND UNLESS DESIGNATED AS SUCH BY DECLARANT OR APPROVED BY DECLARANT TO THE DESIGNATED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH COMMON AREAS AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND APPOINTED WITHIN AN AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO APPOINT, RELOCATE, REMOVE OR OTHERWISE CHANGE ANY AREA DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY REMAINS WITHIN THE OPEN SPACE REQUIREMENT IMPOSED BY WEBER COUNTY.
- 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 SUCH AS ROCKS AND SLOPES MAY 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 INFERENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, POWER LINE AND SKI LIFT CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH THE SKI RESORT. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO HIS 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 ON OVER AND ACROSS A THIRTY (30') WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY SHOWN HEREON (PRIVATE DRIVEWAY EASEMENT). IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION, PURSUANT TO ITS RIGHTS UNDER SECTION 3.10 OF THE MASTER DECLARATION, DECLARANT HEREBY RESERVES THE RIGHT TO RECORD A SEPARATE EASEMENT AGREEMENT (EASEMENT AGREEMENT) GRANTING USE RIGHTS AND MAINTENANCE AND REPAIR OF THE PRIVATE DRIVEWAY EASEMENT TO ANY PARTY, OR BOTH, PREVIOUSLY PLACED LOTS AND LOTS TO BE CREATED IN THE FUTURE, AS MAY BE NECESSARY TO ACCOMMODATE THE USE OF MOTOR VEHICLES AND OTHER VEHICLES, INCLUDING THE TYPES OF VEHICLES THAT MAY BE USED OR OPERATED THEREON, MAY BE NECESSARY TO ACCOMMODATE THE USE OF MOTOR VEHICLES AND OTHER VEHICLES, INCLUDING THE PRIVATE DRIVEWAY EASEMENT MAY BE RELOCATED BY MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION AND MASTER DECLARATION AND MASTER DECLARATION. 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 OR REPAIR THE PRIVATE DRIVEWAY EASEMENT. ALL 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 SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE ORDINANCES, AS APPLICABLE TO ANY EASEMENT. NO EASEMENT, CONTRACT OR INSTALL PERMANENT IMPROVEMENTS WITHIN THE PRIVATE DRIVEWAY EASEMENT, EXCEPT AS DESCRIBED IN THE MASTER DECLARATION, OR THE COMPANY ASSOCIATION SHALL CONSTRUCT AND MAINTAIN THE PRIVATE DRIVEWAY.
- ALL LOTS AS DEPICTED ON THIS PLAN ARE LOCATED IN A LIGHTLY DEVELOPED AREA. DECLARANT HEREBY RESERVES THE RIGHT TO REMOVE ANY ROCKS, BERRIES, BRANCHED, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, FOXES, DEER, ELK, SKUNKS, COYOTES, RACCOONS, COON, OTHER ANIMALS, BIRDS, AND OTHER WILDLIFE OR INJURY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, INCLUDING, BUT NOT LIMITED TO, LAWNS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE 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 OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER "R" ARE SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE ORDINANCES, AS APPLICABLE TO ANY EASEMENT. NO EASEMENT, CONTRACT OR INSTALL PERMANENT IMPROVEMENTS WITHIN THE RESTRICTED LOT. SUCH USE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
- 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 IMPASSABLE 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 THE PLAN AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.

OWNER'S DEDICATION:

SMH PHASE I LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND SUPPIT 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 AND PARCELS 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 SUPPIT POWDER MOUNTAIN PHASE II F, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY, DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OFF-HAND TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED 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 STORAGE WATER DETENTION 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 ERRECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 6, 10, 11, 12, AND 15 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.
SMH PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: THOMAS M. JOLLEY, AUTHORIZED SIGNATORY

STATE OF _____
COUNTY OF _____, SS.

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

Update to "2016"

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____
SUPPIT MOUNTAIN HOLDING GROUP, L.L.C., A UTAH LIMITED LIABILITY COMPANY
BY: THOMAS M. JOLLEY, AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF UTAH _____ }
COUNTY OF _____ } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2015, BY THOMAS M. JOLLEY, AS AUTHORIZED SIGNATORY FOR SUPPIT MOUNTAIN HOLDING GROUP, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING AT: _____

SURVEY NARRATIVE:

1- 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 89°55'1" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, 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. THIS PLAN DIFFERS FROM WEBER COUNTY SURVEYORS' BASIS BY 0700' AS SHOWN ON COUNTY DECLARATION RECORDED PLAN BOOK 74, PAGE 64.

*Please revise to say "THE ___ DAY"

OWNER	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE
SMGH PHASE I, 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 THEY CONFORM WITH THE COVENANTS AND ORDINANCE APPLICABLE THERETO AND NOW 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 AND IN MY OPINION THEY CONFORM WITH THE COVENANTS AND ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS ___ DAY OF _____, 20__	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAN COMPLY WITH THE REQUIREMENTS OF THE WEBER COUNTY ORDINANCES 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 ATTEN: Move to County Commission TITLE: signature block	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OR 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
SIGNATURE	SIGNATURE	COUNTY SURVEYOR	SIGNATURE		WEBER COUNTY RECORDER

Sheet 1 of 2

NVIS
NOLTE VERTICAL FIVE
821 SOUTH STATE STREET, SUITE 200
PHOENIX, AZ 85004
RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE _____ TIME _____
BOOK _____ PAGE _____
FEE \$ _____

SUMMIT POWDER MOUNTAIN PHASE 1F

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

SEPTEMBER 2015

Update

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)

BASIS OF BEARINGS N 89°55'51" W 1381.07' (N 89°56'05" W 1380.98' RECORD)

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

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

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

ADJACENT OWNERS: SMHG LAND CO.

ADJACENT OWNERS: SMHG LAND CO.

LOT 1
1,443,404.40 SQ. FT.
33.14 AC
BE-H-101 AC
5991 N. VALLEY VIEW LANE

30' PRIVATE DRIVEWAY & P.U.E. EASEMENT (SEE PLAT NOTE #15)

10' DRAINAGE EASEMENT

20' PUBLIC UTILITY EASEMENT

30' PRIVATE DRIVEWAY & P.U.E. EASEMENT (SEE PLAT NOTE #15)

20' PUBLIC UTILITY EASEMENT

30' PRIVATE DRIVEWAY & P.U.E. EASEMENT (SEE PLAT NOTE #15)

P.O.B.

CS

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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



SCALE
HORIZONTAL: 1" = 100'
0 20 40 60 80 100 120

LINE	LENGTH	DIRECTION
L1	166.79'	N 147°10'37" W
L2	203.32'	N 87°32'77" E
L3	93.01'	S 12°34'54" E
L4	66.79'	S 78°50'18" E
L5	55.92'	S 32°39'56" E
L6	118.48'	S 53°32'02" W
L7	187.20'	N 78°46'10" W
L8	160.00'	N 22°15'54" E
L9	290.00'	N 67°44'01" E
L10	160.00'	N 22°15'54" E
L11	290.00'	S 67°44'01" E

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	46.92'	206.26'	12°46'25"	S 0°26'40" W	46.83'
C2	21.56'	20.00'	61°46'12"	S 24°57'03" W	20.53'
C3	249.14'	125.00'	114°12'17"	S 1°15'18" E	209.91'

In referencing Phase 1G, please add "Future Phase 1G" for clarification.

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



822 SOUTH STATE STREET, SUITE 200
P.O. BOX 330, TOLSON, UT 84301
WWW.NIV5.COM