

THE RANCHES AT POWDER MOUNTAIN PLAT B

ALSO KNOWN AS PHASE IF

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2016

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 THE RANCHES AT POWDER MOUNTAIN PLAT B, 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. 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 W. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 155641

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, A 66 FOOT WIDE PUBLIC ROAD, SAID POINT BEING WEST 2,808.54 FEET AND SOUTH 1,545.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B. 4 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. 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 12°45'25" HAVING A LONG-CHORD OF S 00°26'40" W 45.83 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SUMMIT 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 21.56 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°46'12" HAVING A LONG-CHORD OF S 24°57'03" W 20.53 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°12'17" HAVING A LONG-CHORD OF S 01°15'59" E 209.91 FEET TO THE NORTHWEST CORNER OF LOT 5R, SUMMIT EDEN PHASE IA SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGES 28-31, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE S 38°29'38" W 196.43 FEET; THENCE S 22°15'59" W 389.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5R; THENCE SOUTH 67°44'01" E 979.66 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12R OF SAID PHASE IA SUBDIVISION; THENCE S 35°08'55" W 141.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12R; THENCE S 64°20'50" W 462.07 FEET; THENCE N 63°16'02" W 159.82 FEET; THENCE N 65°07'02" W 1,649.24 FEET; THENCE N 37°49'34" W 649.04 FEET; THENCE N 40°27'50" E 792.62 FEET; THENCE S 71°00'44" E 524.76 FEET; THENCE S 65°29'59" E 363.54 FEET; THENCE S 81°24'28" E 567.42 FEET TO THE POINT OF BEGINNING.

CONTAINS: 49.797 ACRES.

SURVEY NARRATIVE:

1-THE 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 PLAT IS NORTH 89°55'51" 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 BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HORIZON RUN RANCHES AT POWDER MOUNTAIN, AS AMENDED ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN, AS AMENDED ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.

2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE HORIZON RUN RANCHES AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING 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 RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (@COMMUNITY ASSOCIATION').

3. THE PROPERTY AS DEPICTED ON THIS PLAT 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, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN 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.

4. THE 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 OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT. THE PRIVATE PORTIONS OF THE WATER AND SANITARY SEWER LATERALS ARE CONSIDERED TO BE THOSE PORTIONS LYING OUTSIDE OF THE PRIVATE DRIVEWAY EASEMENT, WHICH IS ALSO A PUBLIC UTILITY EASEMENT. THE WATER AND SEWER INFRASTRUCTURE THAT ARE INSIDE OF ANY PUBLIC UTILITY EASEMENT ARE CONSIDERED PUBLIC AND WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.

5. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND.

6. THE PUBLIC UTILITY AND DRAINAGE EASEMENTS CREATED BY THIS PLAT INCLUDE 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 INTERFERE WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.

7. 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 WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.

8. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, 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 PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.

9. NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS OVER ALL OF THE PARCELS, LOTS AND FUTURE LOTS TO BE CREATED ON THE PROPERTY SHOWN ON THIS PLAT FOR PRIVATE ROAD EASEMENTS, PRIVATE DRIVEWAY EASEMENTS, TRAIL SYSTEM EASEMENTS, SKI EASEMENTS, SKI LIFT EASEMENTS, SLOPE EASEMENTS AND OTHER EASEMENTS AS PROVIDED IN THE MASTER DECLARATION.

10. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS @OPEN SPACE." SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.

11. 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 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, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

PLAT NOTES (CONT.):

12. DECLARANT GIVES NOTICE OF A SEPARATELY RECORDED DOCUMENT TITLED "EASEMENT AGREEMENT FOR PRIVATE DRIVEWAY" GRANTING USE RIGHTS AND ASSIGNING MAINTENANCE OBLIGATIONS FOR THE SHARED DRIVEWAY THAT PROVIDES ACCESS TO EACH LOT. 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 RELOCATED 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 PLAT 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 HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT. NO OWNER MAY CONSTRUCT OR INSTALL PERMANENT IMPROVEMENTS WITHIN THE PRIVATE DRIVEWAY EASEMENT, EXCEPT THAT DECLARANT, THE NEIGHBORHOOD ASSOCIATION, OR THE COMMUNITY ASSOCIATION MAY CONSTRUCT AND MAINTAIN THE PRIVATE DRIVEWAY.

13. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, 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 LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, 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.

14. 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.

15. NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER 'R' AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT 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.

16. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.

17. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.

18. 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.

19. THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS:

THE RANCHES AT POWDER MOUNTAIN PLAT B

AND DO HEREBY:

- 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 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 ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 20____.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____
NAME: JEFF WERBELOW
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

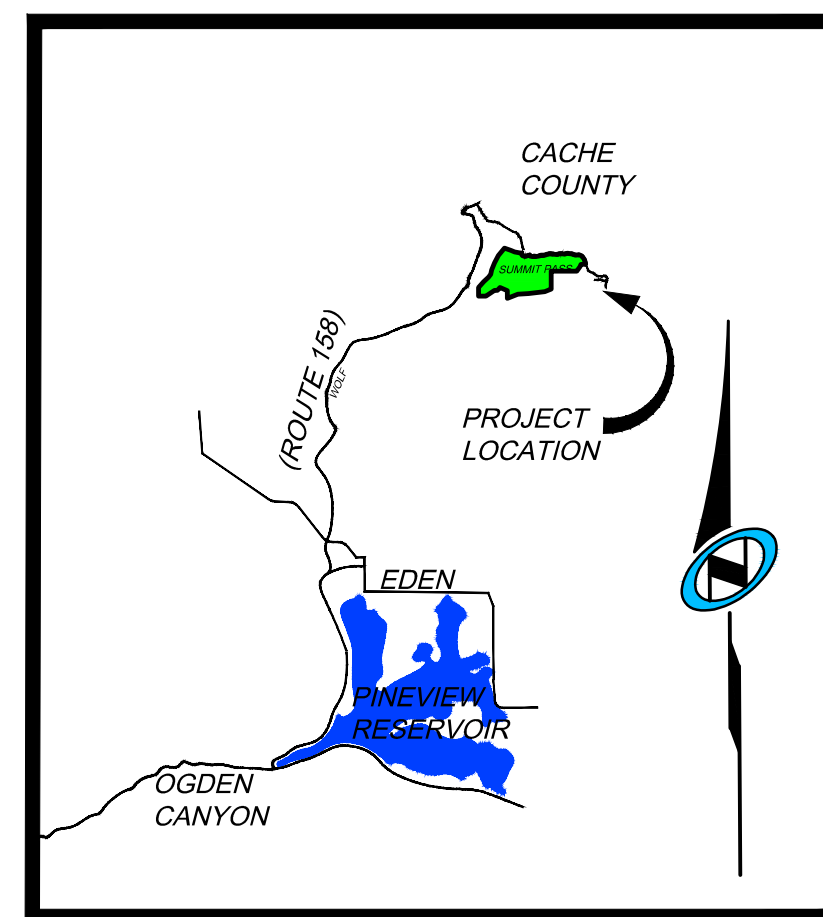
STATE OF UTAH _____ }
COUNTY OF _____ s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____



VICINITY MAP

N.T.S.

<p>OWNER</p> <p>SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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____.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>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>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST</p> <p>_____ TITLE</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST</p> <p>_____ TITLE</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF: _____</p> <p>ENTRY NO: _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
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THE RANCHES AT POWDER MOUNTAIN PLAT B

ALSO KNOWN AS PHASE I F

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2016

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)
STATE PLANE GRID PER WEBER
COUNTY SURVEY OFFICE

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.

ADJACENT OWNERS:
SMHG LAND CO.

ADJACENT OWNERS:
SMHG LAND CO.

LINE TABLE		
LINE	LENGTH	DIRECTION
L100	16.82'	S 70°23'45" W
L101	10.00'	S 19°36'15" E
L102	17.56'	S 70°23'45" W
L103	3.66'	N 11°42'01" W
L104	36.51'	N 76°33'40" E
L105	32.12'	N 76°33'40" E
L106	20.01'	S 11°42'01" E

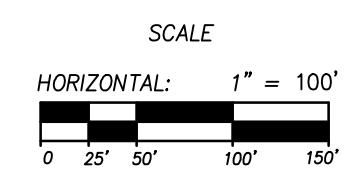
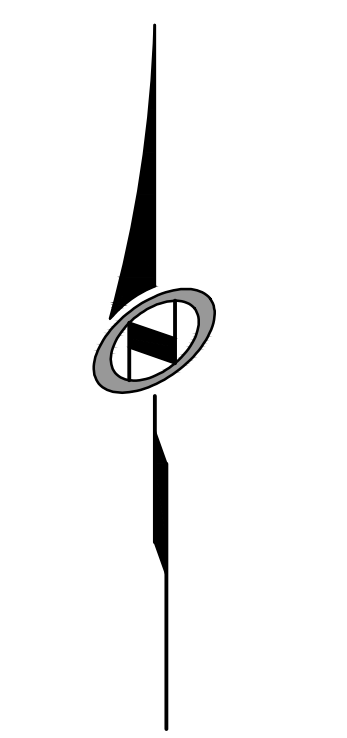
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C100	10.17'	10.00'	58°15'43"	N 40°49'53" W	9.74'
C101	20.36'	250.00'	4°39'59"	N 24°09'33" W	20.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	45.92'	206.26'	12°45'25"	S 0°26'40" W	45.83'
C2	21.56'	20.00'	61°46'12"	S 24°57'03" W	20.53'
C3	249.16'	125.00'	114°12'17"	S 1°15'59" E	209.91'
C4	29.34'	425.00'	3°57'20"	N 89°09'05" W	29.34'
C5	221.81'	160.00'	79°25'44"	S 51°24'53" E	204.47'
C6	61.01'	60.00'	58°15'43"	N 40°49'53" W	58.42'
C7	35.54'	100.00'	20°21'42"	S 59°46'53" E	35.35'
C8	87.49'	100.00'	50°07'45"	N 74°39'55" W	84.73'
C9	147.17'	50.01'	168°37'13"	S 4°03'34" E	99.52'
C10	63.59'	85.00'	42°51'42"	N 66°56'43" W	62.11'
C11	111.97'	200.00'	32°04'33"	N 29°28'36" W	110.51'
C12	79.74'	200.00'	22°50'41"	S 24°51'40" E	79.22'
C13	50.35'	300.00'	9°36'59"	S 41°05'31" E	50.29'
C14	26.74'	96.83'	15°49'25"	N 38°14'26" W	26.66'
C15	31.56'	100.00'	18°05'05"	S 39°37'23" E	31.43'
C16	47.94'	100.00'	27°27'56"	N 34°55'58" W	47.48'
C17	30.24'	50.00'	34°38'49"	S 38°31'24" E	29.78'
C18	126.31'	55.00'	131°34'53"	N 9°56'37" E	100.33'
C19	32.38'	55.00'	33°44'01"	N 87°23'56" W	31.92'
C20	69.53'	400.00'	9°57'34"	N 65°33'08" W	69.44'
C21	54.50'	200.00'	15°36'51"	N 68°22'47" W	54.33'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.48'	S 88°52'14" W
L2	93.03'	N 11°42'01" W
L3	109.83'	N 69°57'44" W
L4	21.03'	N 49°36'02" W
L5	16.23'	S 80°16'13" W
L6	43.87'	S 88°22'34" E
L7	18.36'	S 45°30'52" E
L8	58.45'	S 30°34'51" E
L9	80.87'	S 48°39'56" E
L10	36.34'	S 21°12'00" E
L11	35.00'	S 55°50'49" E
L13	20.67'	S 45°54'00" E
L14	49.32'	S 29°25'39" W
L15	191.93'	S 55°48'48" W
L16	26.91'	S 76°11'12" E
L17	205.25'	N 55°48'48" E
L18	49.87'	N 29°25'39" E
L19	303.07'	N 70°31'55" W
L20	51.96'	N 60°34'21" W
L21	120.06'	N 76°11'12" W

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."
- EASEMENT



Sheet 2 of 2

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

N|V|5
NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 200 MURRAY, UT 84107
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