

68-62

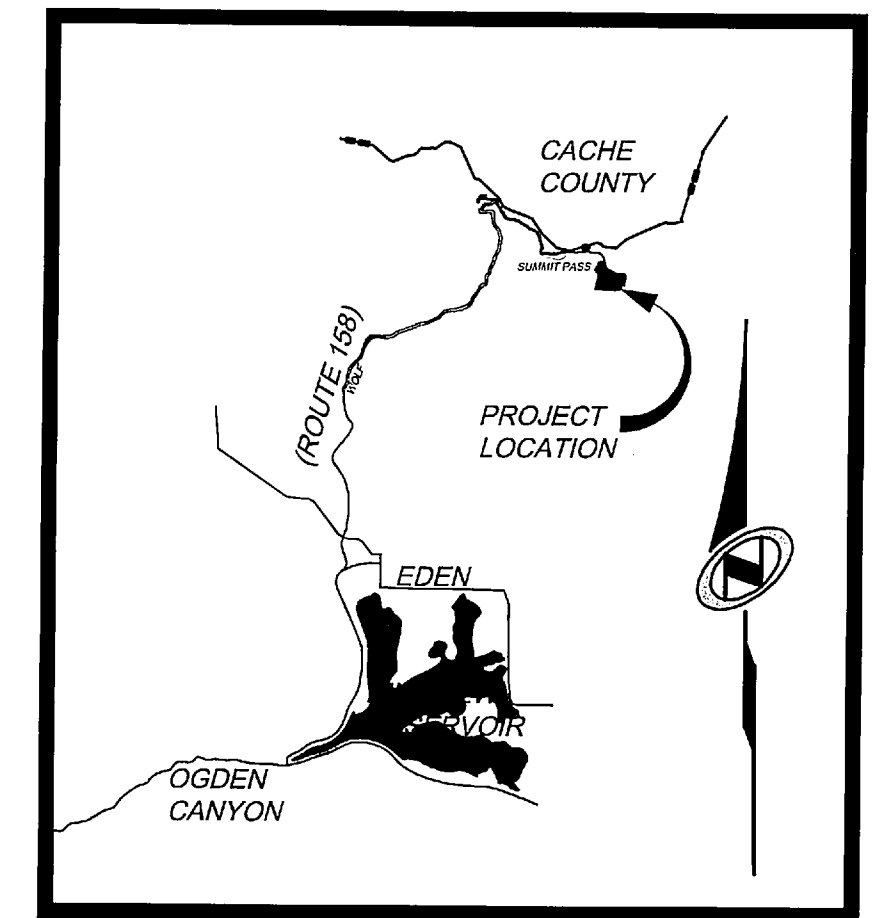
AMENDMENT 3 2016-06-10-DWG 3101  
NONE  
N. SUBDIVISION/AMENDMENT/PHASE 1 PLAT AMENDMENT SURVEY PLATS FINAL

# SUMMIT EDEN PHASE IC AMENDMENT 3 AMENDING PARCEL E

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., S1B1M.  
AUGUST 2016

VICINITY MAP

N.T.S.



## 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 WEBER COUNTY CODE 106-1-8-(c)(1), AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE IC AMENDMENT 3, 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.



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

## SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND PARCEL E, SUMMIT EDEN PHASE IC, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 2672945, IN BOOK 75 AT PAGES 35-40, BY JOINING IT WITH A PORTION OF COUNTY PARCEL 23-012-0148 TO BE NOW CALLED DEVELOPMENT PARCEL D8. DEVELOPMENT PARCEL D8 IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCEL. DEVELOPMENT PARCEL D8 IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN AND MAY IN THE FUTURE BE SUBMITTED TO A NEIGHBORHOOD DECLARATION.

2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

## PLAT NOTES:

1-THE PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) UNLESS OTHERWISE NOTED ON THIS PLAT.

2-THE TEMPORARY SLOPE EASEMENTS AS DEFINED ON THE DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK (ENTRY# 21072934, BOOK 75, PAGE 13-27) AND ALSO DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUMMIT EDEN PHASE IC SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.

## LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF PARCEL E, SUMMIT EDEN PHASE IC SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'10" EAST 472.59 FEET AND EAST 3302.68 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING 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.); TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) EASTERLY ALONG A 433 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°50'23" EAST A DISTANCE OF 119.00 FEET), THROUGH A CENTRAL ANGLE OF 15°47'49", A DISTANCE OF 119.38 FEET, 2) SOUTH 83°44'18" EAST 166.47 FEET, 3) EASTERLY ALONG A 783.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°46'32" EAST A DISTANCE OF 137.50 FEET), THROUGH A CENTRAL ANGLE OF 10°04'29", A DISTANCE OF 137.68 FEET, 3) NORTH 86°11'14" EAST 193.22 FEET, 5) EASTERLY ALONG A 217.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 88°44'05" EAST A DISTANCE OF 38.42 FEET), THROUGH A CENTRAL ANGLE OF 10°09'23", A DISTANCE OF 38.47 FEET, TO THE NORTHEAST CORNER OF PARCEL F OF ABOVE SAID SUMMIT EDEN PHASE IC SUBDIVISION, THENCE SOUTH 5°39'44" WEST 64.51 FEET ALONG SAID LOT LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD THE FOLLOWING EIGHT (8) COURSES: 1) WESTERLY ALONG A 143 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 89°51'48" WEST A DISTANCE OF 28.90 FEET), THROUGH A CENTRAL ANGLE OF 11°35'53", A DISTANCE OF 28.95 FEET, 2) SOUTH 84°03'51" WEST 138.80 FEET, 3) EASTERLY ALONG A 482.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 83°04'43" WEST A DISTANCE OF 214.51 FEET), THROUGH A CENTRAL ANGLE OF 23°42'53", A DISTANCE OF 216.32 FEET, 4) NORTH 70°13'16" WEST 64.70 FEET, 5) WESTERLY ALONG A 418.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 75°46'22" WEST A DISTANCE OF 80.88 FEET), THROUGH A CENTRAL ANGLE OF 11°06'12", A DISTANCE OF 81.00 FEET, 6) NORTH 81°19'28" WEST 93.74 FEET, 7) WESTERLY ALONG A 57.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 66°17'14" WEST A DISTANCE OF 29.58 FEET), THROUGH A CENTRAL ANGLE OF 30°04'27", A DISTANCE OF 29.42 FEET, 8) WESTERLY ALONG A 18.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CHORD BEARS NORTH 10°23'06" WEST A DISTANCE OF 23.55 FEET), THROUGH A CENTRAL ANGLE OF 81°43'50", A DISTANCE OF 23.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31,469 SQUARE FEET OR 0.72 ACRES

## OWNER'S DEDICATION:

SMHG PHASE I, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY AMEND THE ORIGINAL SUMMIT EDEN PHASE IC SUBDIVISION PLAT, ENTRY NO. 2672943, BOOK 75, PAGES 35-40, AND PARCEL E THEREOF INTO DEVELOPMENT PARCEL D8 AS SHOWN ON THIS PLAT, AND THIS PLAT IS SUBJECT TO ALL THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL PLAT UNLESS NOTED OTHERWISE ON THIS PLAT AND NAME SAID TRACT OF LAND TO BE KNOWN AS SUMMIT EDEN PHASE IC - AMENDMENT 3.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 23<sup>RD</sup> DAY OF AUGUST, 2016.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Jeff Werbelow  
NAME: JEFF WERBELOW  
TITLE: AUTHORIZED SIGNATORY

## ACKNOWLEDGEMENT:

STATE OF UTAH }  
COUNTY OF Weber } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>RD</sup> DAY OF August, 2016 BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

Paige Greenhalgh  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-17

RESIDING IN: Ogden, UT



SEE RECORD OF SURVEY # 5547

Sheet 1 of 2

N/V/5

NOLTE VERTICAL FIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107  
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE

REQUEST OF: SUMMIT EDEN

ENTRY NO: 2810242

DATE: 22-Sep-2016 TIME: 10:48

BOOK: 79 PAGE: 89-90

FEE \$ 60.00

LEANN H. KILTS  
WEBER COUNTY RECORDER

OWNER

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

WEBER COUNTY ATTORNEY

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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE

WEBER COUNTY SURVEYOR

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 21<sup>ST</sup> DAY OF Aug., 2016.

Val D. Anderson For Chief Deputy Darvon Anderson  
COUNTY SURVEYOR

WEBER COUNTY ENGINEER

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. SIGNED THIS 23 DAY OF August, 2016.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS 8<sup>TH</sup> DAY OF AUGUST, 2016.

CHAIRMAN- WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

TITLE: \_\_\_\_\_

79-89

# SUMMIT EDEN PHASE 1C AMENDMENT 3 AMENDING PARCEL E

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.  
AUGUST 2016

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	ADJOINER DEED LINES
	AREA TIE LINES
	STREET MONUMENTS TO BE CONSTRUCTED
	FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
	EASEMENT

STATE PLANE GRID PER WEBER COUNTY SURVEY OFFICE  
BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD)

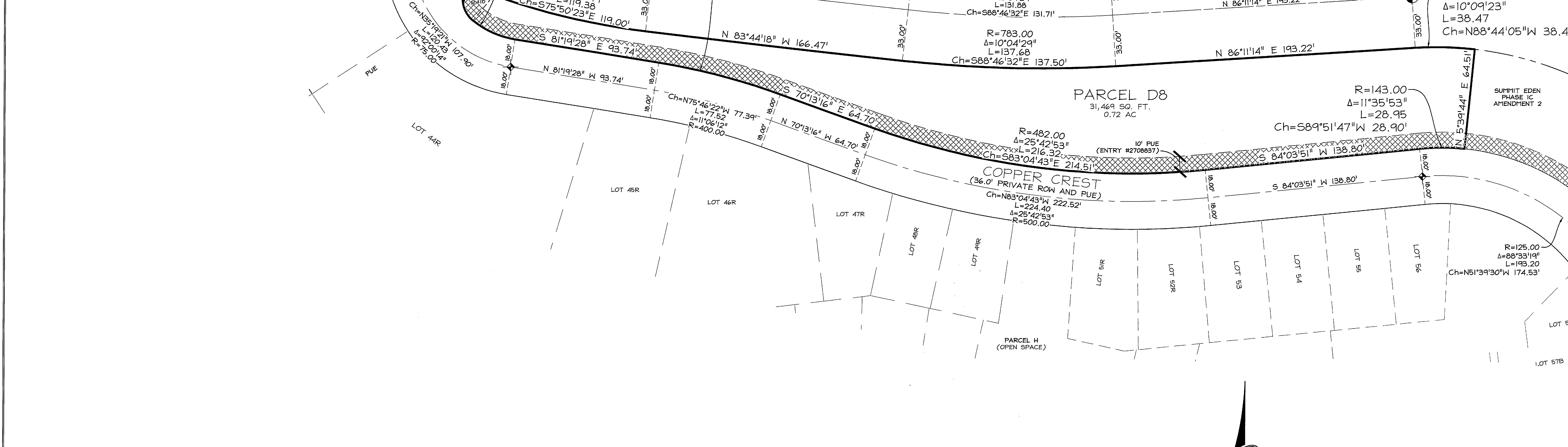
NORTHEAST CORNER SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO BRASS CAP,  
GOOD CONDITION

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)

NORTHWEST CORNER SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO BRASS CAP

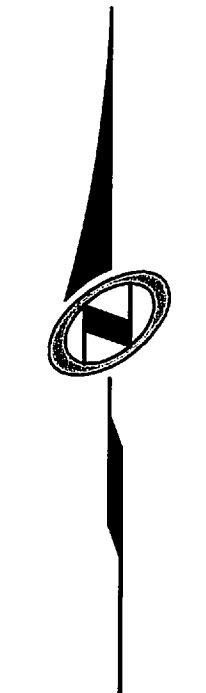
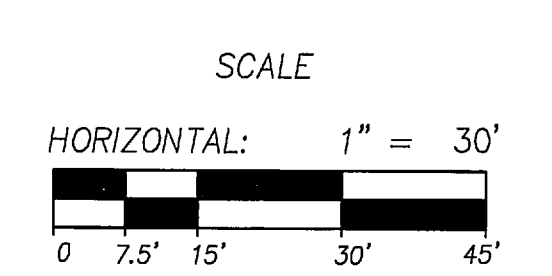
FOUND WEBER COUNTY LINE MONUMENT  
PER WEBER COUNTY SURVEYOR 2013,  
GOOD CONDITION

NORTH QUARTER CORNER SECTION 5,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND 1941 GLO BRASS CAP



**OWNER**

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



Sheet 2 of 2

**N/V5**  
NOLTE VERTICAL FIVE

RECORDED #	
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: <b>SUMMIT EDEN</b>	
ENTRY NO: <b>2810242</b>	
DATE: <b>12-30-2016</b> TIME: <b>10:48</b>	
BOOK: <b>79</b> PAGE: <b>89-90</b>	
FEE \$	
WEBER COUNTY RECORDER	

79-90