

PHASE 1A AMENDED 4 2016-05-24.LDW  
 SYD  
 2014-1-16  
 NONE  
 N:\S\B\793\CADD\HORIZON VILLAGE SURVEY\PLAT AMENDMENT\PLAT1.FINAL

# SUMMIT EDEN PHASE 1A AMENDMENT 4 AMENDING PARCELS 19, 20, 22(R), AND 23(R)

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
MAY 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, SUMMIT EDEN PHASE 1A AMENDMENT 4, 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

## LEGAL DESCRIPTION:

ALL OF THE LOTS 19, 20, 22(R), AND 23(R) OF SUMMIT EDEN PHASE 1A SUBDIVISION (ENTRY #2672943, BOOK 75, PAGE 28-31), MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 122 (R)

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 23R, SUMMIT EDEN PHASE 1A SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGE 28-31, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 01°09'01" WEST 1,740.81 FEET AND WEST 1,060.38 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B.#11. (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.#11. AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE ALONG THE SOUTH LINE OF SUMMIT PASS, A 66.00 WIDE PUBLIC ROADWAY, THE NEXT FIVE (5) COURSES AND DISTANCES, 1) NORTHEASTERLY 91.59 FEET ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°32'34" AND A LONG-CHORD OF N 80°35'36"E 91.19 FEET; 2) N 71°19'19"E 174.07 FEET; 3) NORTHEASTERLY 181.70 FEET ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°45'58" AND A LONG-CHORD OF N 76°42'19"E 181.44 FEET; 4) N 82°05'18"E 101.93 FEET; 5) NORTHEASTERLY 22.75 FEET ALONG THE ARC OF A 393.15 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3°18'56" AND A LONG-CHORD OF N 88°44'45"E 22.75 FEET LEAVING SUMMIT PASS RIGHT-OF-WAY; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, 50 FOOT WIDE PRIVATE RIGHT-OF-WAY, THE NEXT NINE (9) COURSES AND DISTANCES, 1) SOUTHWESTERLY 29.59 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°9'31" AND A LONG-CHORD OF S 9°50'10" W 19.92 FEET, 2) S 74°55'27" W 57.18 FEET, 3) SOUTHWESTERLY 110.23 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°05'29" AND A LONG-CHORD OF S 56°52'43" W 108.42 FEET, 4) S 39°49'58" W 150.49 FEET, 5) SOUTHWESTERLY 88.17 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°27'08" AND A LONG-CHORD OF N 27°36'24"E 87.61 FEET, 6) S 16°22'50" W 55.51 FEET; 7) SOUTHWESTERLY 136.93 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°49'50" AND A LONG-CHORD OF S 38°47'45" W 133.46 FEET; 8) S 61°24'00" W 111.34 FEET; 9) SOUTHWESTERLY 91.93 FEET ALONG THE ARC OF A 275.00 RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°09'16" AND A LONG-CHORD OF S 70°47'17" W 91.51 FEET TO THE SOUTHWEST CORNER OF LOT 22R OF SAID PHASE 1A SUBDIVISION; THENCE LEAVING HORIZON RUN RIGHT-OF-WAY N 00°50'02"E 400.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 120 AND 121

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 20, SUMMIT EDEN PHASE 1A SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGE 28-31, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 01°09'01" WEST 1,620.57 FEET AND WEST 353.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B.#11. (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.#11. AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE S 19°48'51"E 190.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE S 12°13'35" W 328.90 FEET; THENCE S 17°13'34"E 234.64 FEET; THENCE S 57°03'17" W 77.42 FEET TO THE SOUTHEAST CORNER OF LOT 18, SAID PHASE 1A SUBDIVISION; THENCE N 25°49'22" W 565.38 FEET; THENCE N 84°59'22" W 116.50 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 18; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, 50 FOOT WIDE PRIVATE RIGHT-OF-WAY, THE NEXT SIX (6) COURSES AND DISTANCES, 1) NORTHEASTERLY 18.07 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°54'56" AND A LONG-CHORD OF N 35°52'30"E 18.06 FEET, 2) N 38°49'58" E 150.49 FEET, 3) NORTHEASTERLY 78.74 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°05'29" AND A LONG-CHORD OF N 56°52'43"E 77.44 FEET, 4) N 74°55'27" E 58.91 FEET, 5) NORTHEASTERLY 79.90 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°46'38" AND A LONG-CHORD OF N 52°02'08"E 77.79 FEET, 6) NORTHEASTERLY 34.76 FEET ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66°23'10" AND A LONG-CHORD OF N 62°20'24"E 32.85 FEET LEAVING HORIZON RUN RIGHT OF WAY; THENCE ALONG THE SOUTHERLY LINE OF SUMMIT PASS RIGHT-OF-WAY S 84°28'01" E 45.85 FEET TO THE NORTHEAST CORNER OF LOT 20 AND THE POINT OF BEGINNING

LOT 120 -0.886 ACRES. LOT 121 -2.520 ACRES. LOT 122(R) -2.906 ACRES.

## SURVEY NARRATIVE:

THE PUPOSE OF THIS SURVEY AND PLAT IS TO AMEND SUMMIT EDEN PHASE 1A SUBDIVISION RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS ENTRY #2672943, BOOK 75, PAGE 28-31, AND TO COMBINE LOTS 19, 20, 22(R), AND 23(R) INTO THREE DEVELOPMENT LOTS TO BE LOTS 120, 121, AND 122(R). THESE LOTS ARE INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCELS.

THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51"W BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11, AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATIN RECORD PLAT BOOK 74, PAGE 64.

## PLAT NOTES:

- THIS PLAT IS SUBJECT TO ALL THE ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE ORIGINAL SUMMIT EDEN PHASE 1A SUBDIVISION PLAT, AS AMENDED (ENTRY #2672943, BOOK 75, PAGE 28-31) UNLESS OTHERWISE NOTED ON THIS PLAT.
- 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 1A SUBDIVISION PLAT (ENTRY #2672943, BOOK 75, PAGE 28-31) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.
- NO EASEMENTS, RIGHT-OF-WAYS, OR P.U.E.S, APPEARING ON THE AFORESAID SUMMIT EDEN PHASE I PLAT WILL BE CHANGED, MODIFIED, OR REMOVED.
- NOTICE TO PURCHASER 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 IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

## OWNER'S DEDICATION:

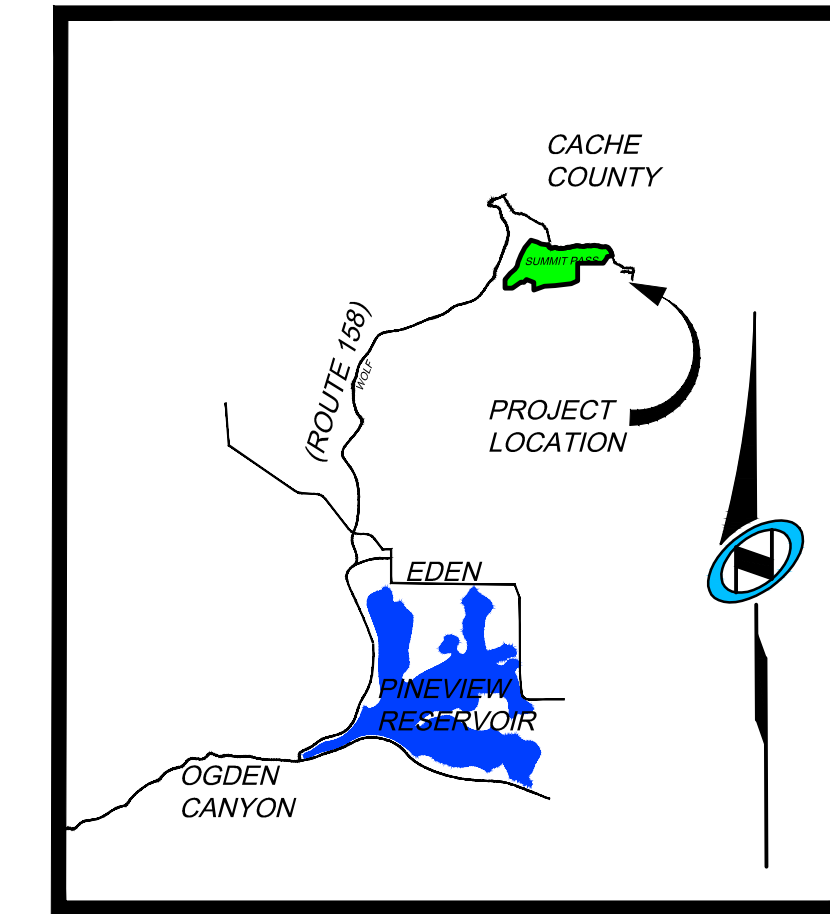
SMHG PHASE 1, LLC, "DECLARANT" AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE 1A AMENDMENT 4, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 \_\_\_\_\_, 2016.

SMHG, PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: \_\_\_\_\_  
NAME: JEFF WERBELOW  
TITLE: AUTHORIZED SIGNATORY



VICINITY MAP  
N.T.S.

## ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS, LLC, THE SOLE MEMBER OF SMHG PHASE 1, LLC.

Sheet 1 of 2

**NIV5**

5217 SOUTH STATE STREET, SUITE 200 MURRAY, UT 84107  
801.743.1300 TEL 801.743.0300 FAX WWW.NIV5.COM

### RECORDED #

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

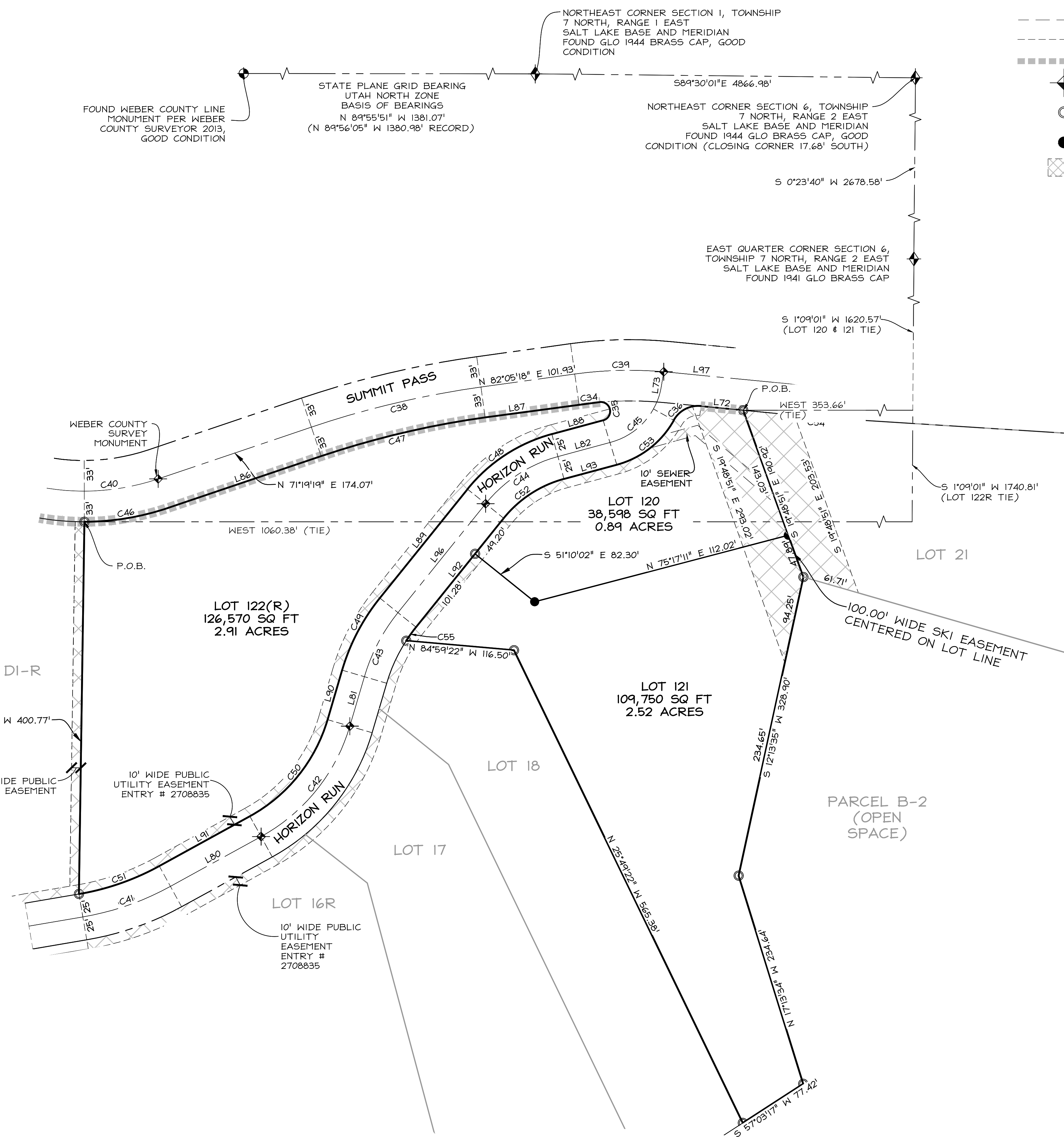
REQUEST OF: \_\_\_\_\_  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_, TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
WEBER COUNTY RECORDER \_\_\_\_\_

<p style="text-align: center; font-weight: bold; font-size: small;">OWNER</p> <p style="text-align: center; font-weight: bold;">SMHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ATTORNEY</p> <p style="font-size: x-small;">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 ____.</p> <p style="text-align: center; font-size: x-small;">SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY SURVEYOR</p> <p style="font-size: x-small;">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 AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20 ____.</p> <p style="text-align: center; font-size: x-small;">COUNTY SURVEYOR</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ENGINEER</p> <p style="font-size: x-small;">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 _____ DAY OF _____, 20 ____.</p> <p style="text-align: center; font-size: x-small;">SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p style="font-size: x-small;">THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20 ____.</p> <p style="text-align: center; font-size: x-small;">CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p style="font-size: x-small;">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 THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20 ____.</p> <p style="text-align: center; font-size: x-small;">CHAIRMAN, WEBER COUNTY COMMISSION</p> <p style="text-align: center; font-size: x-small;">ATTEST: _____</p> <p style="text-align: center; font-size: x-small;">TITLE: _____</p>
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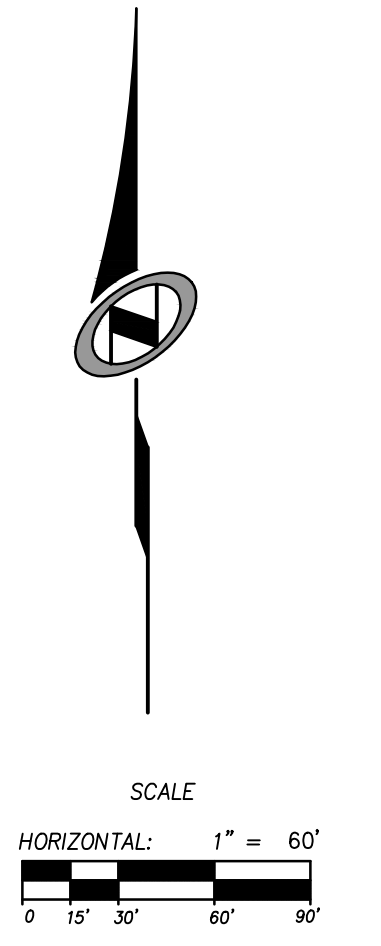
# SUMMIT EDEN PHASE 1A AMENDMENT 4 AMENDING PARCELS 19, 20, 22(R), AND 23(R)

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

LEGEND	
	BOUNDARY LINE
	LOT LINE
	EXISTING LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	AREA TIE LINES
	NO ACCESS LINE
	STREET MONUMENTS TO BE CONSTRUCTED
	FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
	SET REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
	EASEMENT



LINE TABLE			CURVE TABLE					
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
L72	45.85'	N 84°28'01" W	C33	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
L73	15.56'	N 9°04'09" E	C34	22.75'	393.15'	3°18'56"	S 83°44'45" W	22.75'
L80	111.34'	N 6°12'40" E	C35	29.59'	10.00'	16°9'31"14"	N 9°50'10" W	19.92'
L81	55.51'	N 16°22'50" E	C36	34.76'	30.00'	66°23'10"	S 62°20'24" W	32.85'
L82	58.91'	N 74°55'27" E	C37	100.00'	267.82'	21°23'37"	N 82°56'30" E	99.42'
L83	227.82'	N 28°47'20" W	C38	187.90'	1000.00'	10°45'58"	S 76°42'19" W	187.63'
L84	291.12'	S 9°05'40" E	C39	100.00'	426.15'	13°26'42"	S 88°48'39" W	99.77'
L85	263.53'	S 6°43'55" W	C40	80.91'	250.00'	18°32'34"	N 80°35'36" E	80.56'
L86	174.07'	N 71°19'19" E	C41	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
L87	101.93'	N 82°05'18" E	C42	156.49'	200.00'	44°49'50"	N 38°47'45" E	152.53'
L88	57.18'	S 74°55'27" W	C43	78.37'	200.00'	22°27'08"	S 27°36'24" W	77.87'
L89	150.49'	N 38°49'58" E	C44	94.49'	150.00'	36°05'29"	S 56°52'43" W	92.93'
L90	55.51'	N 16°22'50" E	C45	86.20'	75.00'	65°51'18"	N 41°59'48" E	81.54'
L91	111.34'	N 6°12'40" E	C46	91.59'	283.00'	18°32'34"	N 80°35'36" E	91.19'
L92	150.49'	S 38°49'58" W	C47	181.70'	967.00'	10°45'58"	S 76°42'19" W	181.44'
L93	58.91'	S 74°55'27" W	C48	110.23'	175.00'	36°05'29"	S 56°52'43" W	108.42'
L94	330.41'	N 65°09'05" E	C49	88.17'	225.00'	22°27'08"	S 27°36'24" W	87.61'
L95	381.10'	N 57°03'17" E	C50	136.93'	175.00'	44°49'50"	N 38°47'45" E	133.46'
L96	150.49'	N 38°49'58" E	C51	91.93'	275.00'	19°09'16"	N 70°47'17" E	91.51'
L97	114.11'	S 84°28'01" E	C52	78.74'	125.00'	36°05'29"	S 56°52'43" W	77.44'
			C53	79.90'	100.00'	45°46'38"	N 52°02'08" E	77.79'
			C54	101.09'	3056.76'	1°53'41"	S 85°24'51" E	101.09'
			C55	18.07'	175.00'	5°54'56"	N 35°52'30" E	18.06'



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

Sheet 2 of 2

**NIV5**

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

WEBER COUNTY RECORDER