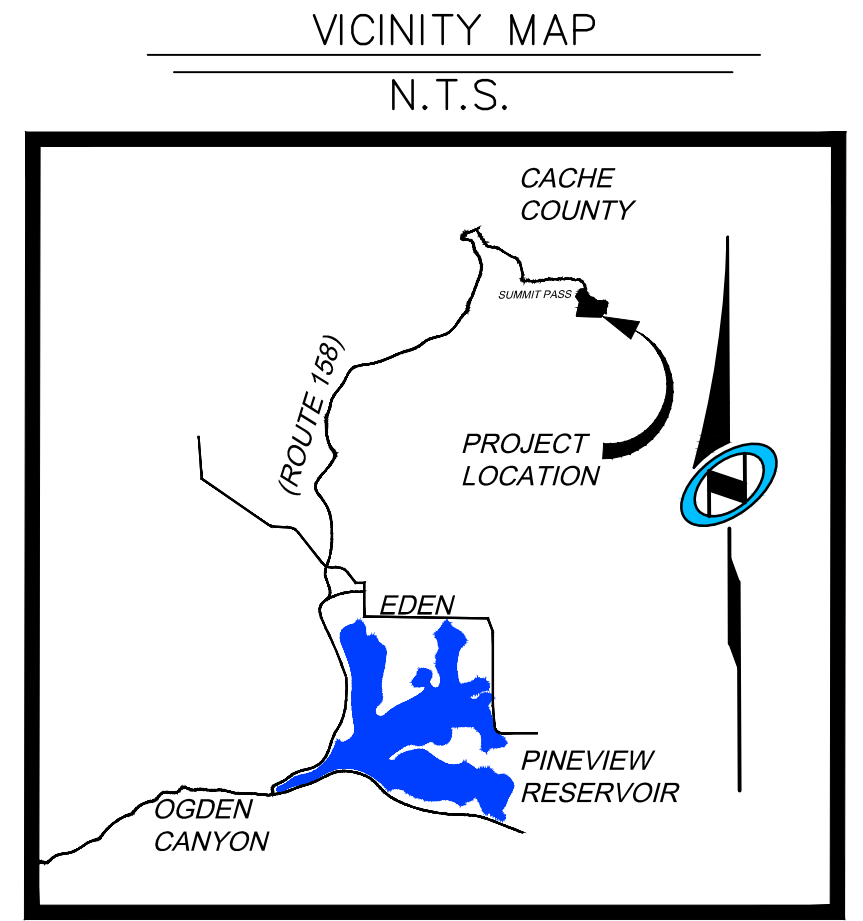


AMENDMENT 4, 2017-01-25.DWG  
 SY01  
 2014-1-16  
 NONE  
 N:\S\B0703\CAD\PHASE 1 PLAT AMENDMENTS\PHASE 1C AMENDMENT 4\SURVEY PLAT\FINAL 2016-11-30

# SUMMIT EDEN PHASE 1C AMENDMENT 4

## AMENDING LOTS 51R-56, 57B-62R, 116, PARCEL OS2 (OPEN SPACE) AND PARCEL N (OPEN SPACE)

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.  
JANUARY 2017



### 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 THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE WCO 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 1C 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 LOTS 51R, 52R, 53, 54, 55, 56, 57B, 58, 59, PARCEL N, 60A, 60B, 61A, 61B, AND 62R OF SUMMIT EDEN PHASE 1C SUBDIVISION AND ALL OF LOT 116 AND PARCEL OS2 OF SUMMIT EDEN PHASE 1C AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

### MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51R, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREST (ROAD PARCEL A), SUMMIT EDEN PHASE 1C 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 626.92 FEET AND EAST 3,693.42 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 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), AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF COPPER CREST THE FOLLOWING FIVE (5) COURSES; 1) NORTHEASTERLY ALONG A 518.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 88°53'31" EAST, A DISTANCE OF 87.19 FEET), THROUGH A CENTRAL ANGLE OF 9°39'20", A DISTANCE OF 87.29 FEET; 2) NORTH 84°03'51" EAST 138.80 FEET; 3) SOUTHEASTERLY ALONG A 107.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 51°39'30" EAST, A DISTANCE OF 149.40 FEET), THROUGH A CENTRAL ANGLE OF 88°33'19", A DISTANCE OF 165.38 FEET; 4) SOUTH 7°22'50" EAST 131.97 FEET; 5) SOUTHWESTERLY ALONG A 23.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 26°17'55" EAST, A DISTANCE OF 25.51 FEET), THROUGH A CENTRAL ANGLE OF 67°21'31", A DISTANCE OF 27.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING PARK; THENCE ALONG THE NORTHERLY LINE OF SPRING PARK THE FOLLOWING FOUR (4) COURSE; 1) SOUTH 59°58'41" WEST 34.38 FEET; 2) NORTHWESTERLY ALONG A 102.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 86°21'09" EAST, A DISTANCE OF 113.10 FEET), THROUGH A CENTRAL ANGLE OF 67°20'21", A DISTANCE OF 119.33 FEET, 3) NORTH 52°40'58" WEST 59.72 FEET, 4) NORTHWESTERLY ALONG A 268.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 55°44'15" WEST, A DISTANCE OF 28.56 FEET), THROUGH A CENTRAL ANGLE OF 6°06'35", A DISTANCE OF 28.58 FEET TO THE SOUTHEAST CORNER OF LOT 63; THENCE ALONG THE EASTERLY LINE OF LOT 63 FOLLOWING TWO (2) COURSES; 1) NORTH 31°12'27" EAST 70.77 FEET; 2) NORTH 05°56'09" WEST 62.24 FEET; THENCE SOUTH 84°03'51" WEST 133.32 FEET; THENCE NORTH 77°52'47" WEST 37.44 FEET TO THE SOUTHWESTERLY CORNER OF LOT 51R; THENCE ALONG THE WESTERLY LINE OF LOT 51R NORTH 03°43'11" EAST 71.75 FEET TO THE POINT OF BEGINNING

CONTAINS: 59098 SQ. FT. OR 1.357 ACRES.

### SURVEY NARRATIVE:

- THIS SURVEY WAS PERFORMED TO RECONFIGURE LOTS 51R, 52R, 53, 54, 55, AND 56 OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945) INTO 10 LOTS AND 2 OPEN SPACE PARCELS, NOW KNOWN AS LOTS 124-133, PARCEL OS4, AND PARCEL OS5.
- THE SURVEY ALSO INCLUDES LOT LINE ADJUSTMENTS TO LOTS 57B (NOW 135), 58 (NOW 136), 59 (NOW 137), PARCEL N (NOW PARCEL OS6), 60A (NOW 138), 60B (NOW 139), 61A (NOW 140), 61B (NOW 141), 62R (NOW 142) OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945) AND LOT LINE ADJUSTMENTS TO LOT 116 (NOW 134) AND PARCEL OS2 (NOW PARCEL OS7) OF SUMMIT EDEN PHASE 1C AMENDMENT 1 (RECORDED 2/5/2016, ENTRY #2776993).
- 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:

- THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS, AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THE 10' DRAINAGE EASEMENT ADJACENT TO LOTS 51R, 52R, 65, AND 66 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY WEBER COUNTY ORDINANCE #\_\_\_\_\_
- THE 10' SEWER EASEMENT ADJACENT TO LOTS 54, 55, AND 63 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY WEBER COUNTY ORDINANCE #\_\_\_\_\_
- THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM THE PREVIOUS LOTS AND THE NEW LOTS CREATED BY THIS PLAT WILL DEFAULT TO CURRENT ZONING SETBACKS.
- PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (RENAMED TO OS2 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), HEREON OS7, HAS PREVIOUSLY RECORDED A BLANKET PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRETY (ENTRY #2711133). AMENDED PARCEL OS7 WILL CONTINUE TO MAINTAIN THIS PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRE NEWLY CONFIGURED BOUNDARY.
- PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (RENAMED TO OS2 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), HEREON OS7, HAS PREVIOUSLY RECORDED A 10' PUBLIC UTILITY EASEMENT ALONG ITS FRONTAGE OF COPPER CREST, A PRIVATE ROAD (ENTRY #2708837). AMENDED PARCEL OS7 WILL CONTINUE TO MAINTAIN THIS 10' PUBLIC UTILITY EASEMENT ALONG ITS NEWLY CONFIGURED FRONTAGE OF COPPER CREST.
- THE LOTS BEING AMENDED BY THIS PLAT WITH THEIR PREVIOUS LOT NUMBERS HAVE BEEN REMOVED FROM THE NEIGHBORHOOD DECLARATIONS THAT THEY WERE ASSIGNED TO. THE NEW LOT CONFIGURATIONS WITH THEIR NEW LOT NUMBERS ARE ALL SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN (FORMERLY KNOWN AS SUMMIT EDEN) AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS 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 MASTER DECLARATION.
- LOTS 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, AND OPEN SPACE PARCELS OS4 AND OS5 ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COPPER CREST WEST AT POWDER MOUNTAIN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS 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 MASTER DECLARATION.
- LOTS 134, 135, 136, 137, 138, 139, 140, 141, 142, AND OPEN SPACE PARCEL OS6 ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COPPER CREST EAST AT POWDER MOUNTAIN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS 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 MASTER DECLARATION.

### 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 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:

SUMMIT EDEN PHASE 1C AMENDMENT 4.

AND DO HEREBY GRANT AND DEDICATE THOSE CERTAIN EASEMENT DESCRIBED IN THE PLAT NOTES, SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER

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

### ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN: \_\_\_\_\_

### LIEN HOLDER'S CONSENT:

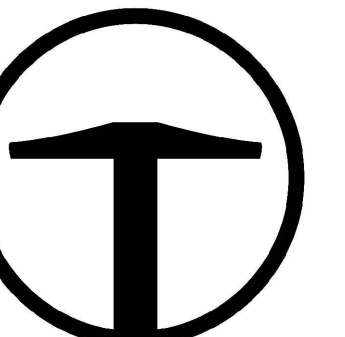
PEAK STREET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNEE AND CURRENT HOLDER/BENEFICIARY OF A SECURITY INTEREST AGAINST SOME OR ALL OF THE PROPERTY DESCRIBED IN THIS SUBDIVISION PLAT, WHICH INTEREST IS EVIDENCED BY THAT CERTAIN DEED OF TRUST RECORDED JUNE 24, 2014, AS ENTRY NO. 2691517 IN THE OFFICE OF THE WEBER COUNTY RECORDER, DOES HEREBY CONSENT TO THE RECORDING OF AND SUBORDINATE ITS INTEREST TO THIS SUBDIVISION PLAT. PEAK STREET MANAGEMENT, LLC, HEREBY REPRESENTS THAT IT IS THE PRESENT OWNER OF THE LIEN/INTEREST DESCRIBED HEREIN.

BY: ROSS HINKLE  
ITS: CEO

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

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROSS HINKLE, CFO AND DULY AUTHORIZED AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.

Sheet 1 of 2



5217 SOUTH STATE STREET, SUITE 300  
801.743.1300 TEL 801.743.0300 FAX MURRAY, UT 84107

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

WEBER COUNTY RECORDER

<p><b>OWNER</b></p> <p>SMHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p><b>WEBER COUNTY ATTORNEY</b></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 EFFECT. SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ SIGNATURE</p>	<p><b>WEBER COUNTY SURVEYOR</b></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 AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ENGINEER</b></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. SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ SIGNATURE</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></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><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></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 THIS _____ DAY OF _____, 20____</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTES: _____ TITLE: _____</p>
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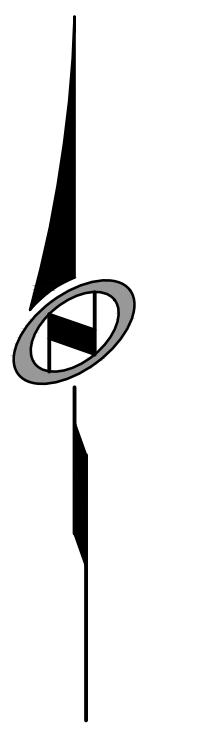


AMENDMENT 4, 2017-01-25.DWG  
 SY02  
 2014-1-16  
 NONE  
 N:\S\B0703\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1 PLAT AMENDMENTS\FINAL\2016-11-30

# SUMMIT EDEN PHASE 1C AMENDMENT 4

## AMENDING LOTS 51R-56, 57B-62R, 116, PARCEL OS2 (OPEN SPACE) AND PARCEL N (OPEN SPACE)

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.  
JANUARY 2017



STATE PLANE GRID PER WEBER COUNTY SURVEY OFFICE BASIS OF BEARINGS N 89°55'51" W 1381.07' S 89°30'01" E 4866.98'

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)

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

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

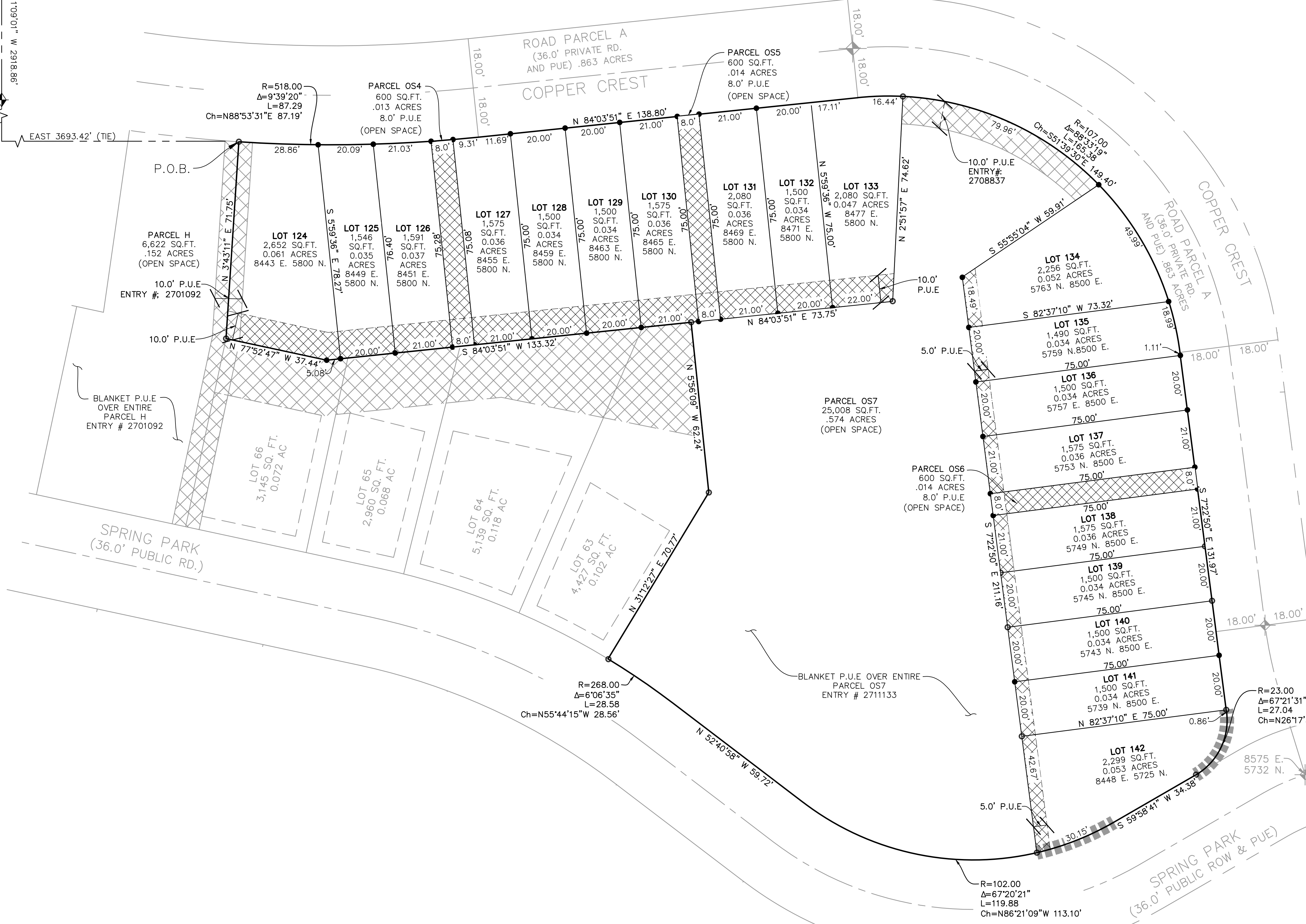
FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR 2013, GOOD CONDITION

S 0°45'10" E 626.92' (TIE)

EAST 3693.42' (TIE)

S 0°23'40" W 2678.58'

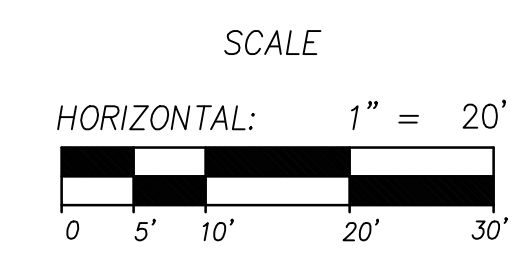
S 1°09'01" W 2918.86'



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - CENTERLINE
  - NO ACCESS LINE
  - STREET MONUMENTS
  - SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
  - FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
  - EASEMENT

**OWNER**

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



**TALISMAN**  
CIVIL CONSULTANTS

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

**RECORDED #**

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

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

WEBER COUNTY RECORDER