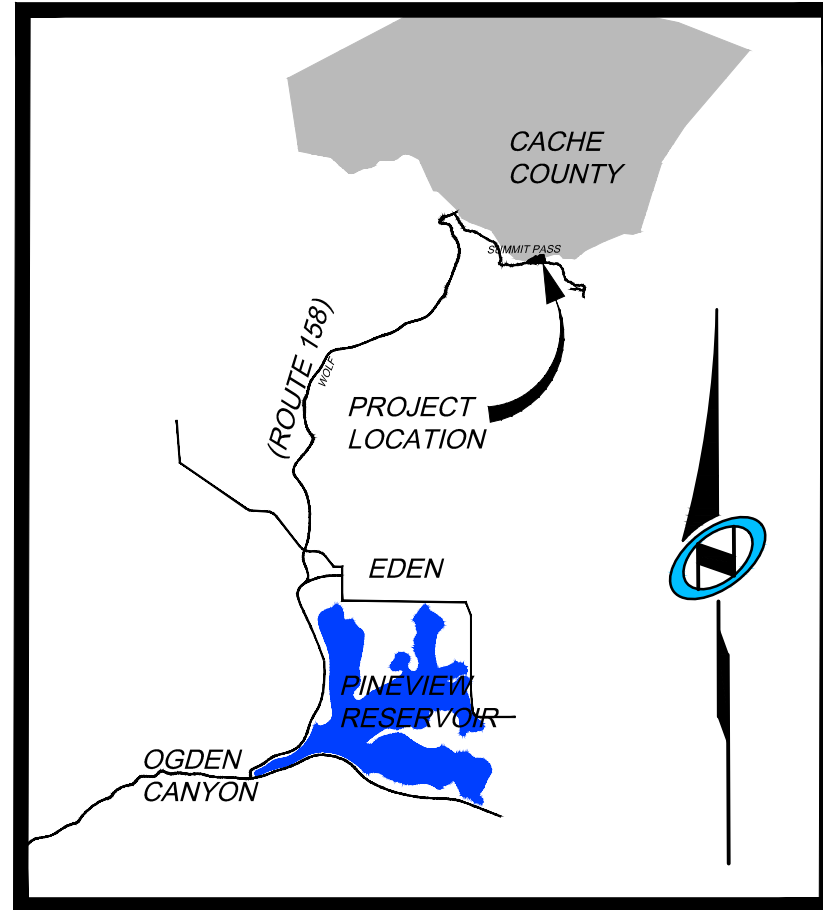


HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1 AMENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE 1A AMENDMENT 4

PLAT NOTES:

- THIS PRUD PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD AMENDMENT 1 ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE 1 LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED ON THIS PLAT. CAPITALIZED TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, 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").
- THIS PROJECT IS WITHIN SUMMIT EDEN PHASE 1A AND SUBJECT TO THE NOTES, TERMS, AND CONDITIONS OF SUCH PLAT. THIS PLAT IS SUBJECT TO ALL THE ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL 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.
- LIMITED COMMON AREAS SHALL MEAN THOSE PARTS OF THE COMMON AREA WHICH ARE LIMITED TO AND RESERVED FOR THE USE OF OWNERS OF ONE OR MORE, BUT FEWER THAN ALL, OF THE LOTS. THE LIMITED COMMON AREAS SHALL INCLUDE ALL COMMON AREAS DESIGNATED AS LIMITED COMMON AREAS ON THE PLAT OR BY THE NEIGHBORHOOD DEVELOPER OR THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION. LIMITED COMMON AREAS DESIGNATED HEREON ARE APPURTENANT TO THE ADJACENT LOT. NO REFERENCE TO ANY LIMITED COMMON AREAS NEEDS TO BE MADE IN ANY INSTRUMENT OF CONVEYANCE, ENCUMBRANCE OR OTHER INSTRUMENT. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP AND REPAIR OF IMPROVEMENTS ON THE LIMITED COMMON AREA APPURTENANT TO SUCH OWNER'S LOT AND THE USE THEREOF AS MORE SPECIFICALLY SET FORTH IN THE NEIGHBORHOOD DECLARATION.
- 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, REDUCING 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 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.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT 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 ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES OF SUCH INSTRUMENTS SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS TO THE EQUIPMENT AND OTHER FACILITIES THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS, INCLUDING ALL LIMITED COMMON AREA, 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 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 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 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.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF ANY 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.
- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS WITHIN ALL COMMON AREA, INCLUDING ALL LIMITED COMMON AREA, 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 PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY 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 RULES AND REGULATIONS ADOPTED BY DECLARANT.
- NO EASEMENTS, RIGHT-OF-WAYS, OR P.U.E.S. APPEARING ON THE AFORESAID SUMMIT EDEN PHASE 1A 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 THAT THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
- 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 AVALARICHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALARICH INFLUENCE AND AVALARICH CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALARICH CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALARICHES 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 AVALARICHES OR AVALARICH CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- 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.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS PRUD, THE NEIGHBORHOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.
- 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 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.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JUNE 2017



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 HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT, HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD AMENDMENT 1, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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. 1556641

LEGAL DESCRIPTION

ALL OF LOT 120 OF THE SUMMIT EDEN PHASE 1A, AMENDMENT 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE, AND A LONG-HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

MORE PARTICULARLY DESCRIBED AS:

WEST PARCEL:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD 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.&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.&M. 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 ROAD, 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 83°44'45" E 22.75 FEET LEAVING SUMMIT PASS RIGHT-OF-WAY; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, 40 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 169°31'14" 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°12'40" W 111.34 FEET; 9) SOUTHWESTERLY 91.93 FEET ALONG THE ARC OF A 275.00 FOOT 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 0°50'02" E 400.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 126,602 S.F. OR 2.906 ACRES.

TOGETHER WITH:

EAST PARCEL:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 20, SUMMIT EDEN PHASE 1A AMENDMENT 4 SUBDIVISION 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.&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.&M. 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; THENCE S 12°13'35" W 328.90 FEET; THENCE S 17°13'34" E 234.64 FEET; THENCE S 7°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 118.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN; 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 30.00 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.

CONTAINS 148,348 S.F. OR 3.406 ACRES

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D., AND LOT 120 OF THE SUMMIT EDEN PHASE 1A AMENDMENT 4 SUBDIVISION, FOR THE PURPOSE OF SUBDIVIDING THOSE LOTS TO CREATE THIS P.R.U.D. FOR BUILDABLE RESIDENTIAL LOTS.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.&M. AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING OFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 0°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE 1A AMENDMENT 4 SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND HORIZON RUN, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

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: _____

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

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 _____ DAY OF _____, 20____.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.

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____.

TALISMAN CIVIL CONSULTANTS
5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

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

OWNER
SMHG PHASE 1, 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____.

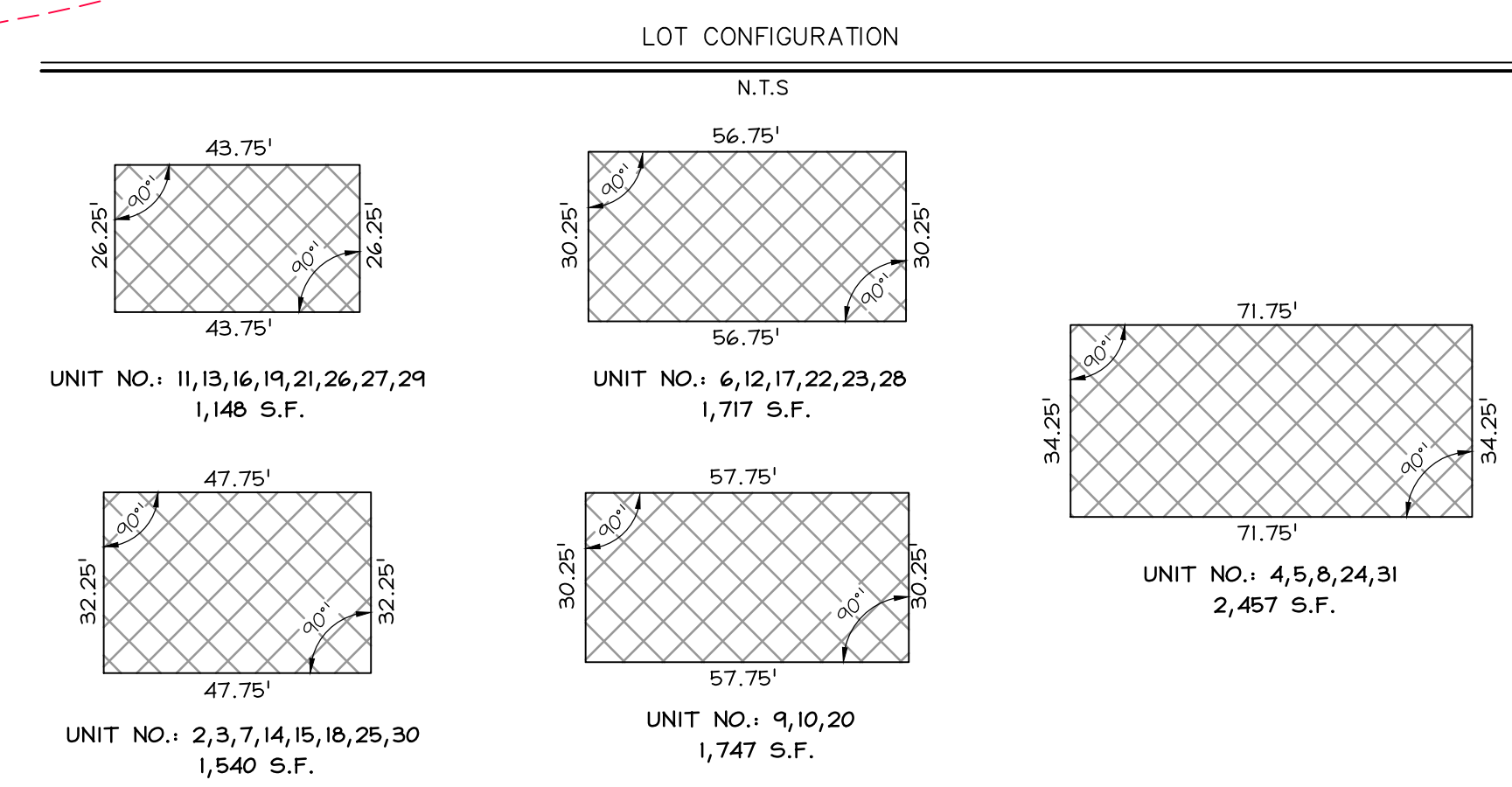
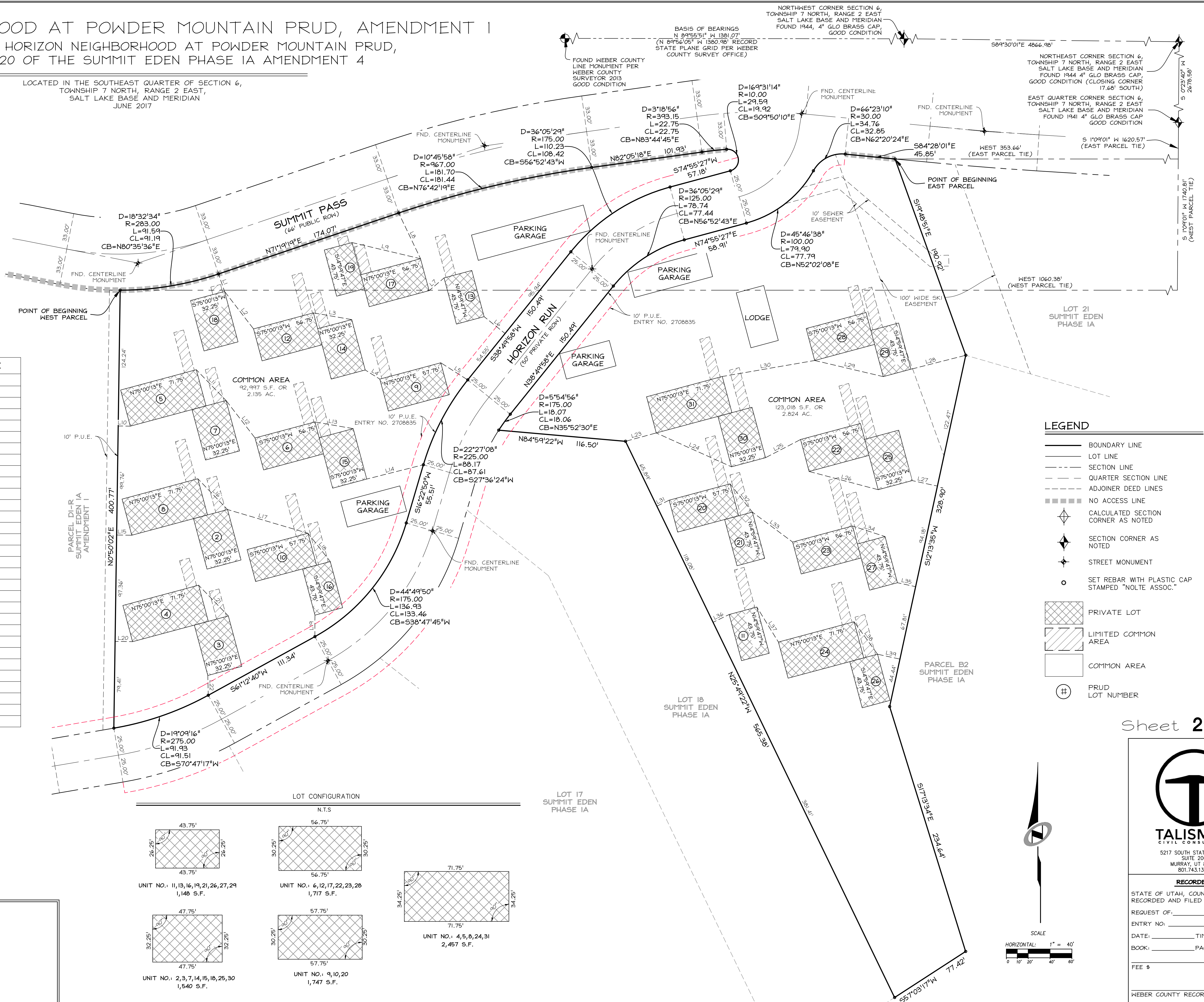
HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1

AMENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE IA AMENDMENT 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JUNE 2017

LINE	LENGTH	DIRECTION
L1	16.94'	S 19°06'23" E
L2	43.37'	S 37°43'04" E
L3	35.57'	S 80°03'04" E
L4	15.74'	S 58°03'57" E
L5	29.22'	S 57°28'38" E
L6	24.60'	S 51°10'02" E
L7	18.00'	N 49°30'22" E
L8	46.36'	N 25°34'15" E
L9	64.43'	S 76°44'27" E
L10	11.03'	N 89°09'58" W
L11	39.17'	S 44°00'56" E
L12	43.37'	S 37°43'04" E
L13	35.57'	S 80°03'04" E
L14	53.44'	N 75°50'35" E
L15	13.85'	N 89°09'58" W
L16	39.17'	S 44°00'56" E
L17	76.75'	S 73°35'04" E
L18	32.93'	S 38°15'08" E
L19	19.70'	S 0°11'18" W
L20	15.99'	N 89°09'58" W
L21	39.17'	S 44°00'56" E
L22	18.07'	S 1°16'48" E
L23	29.14'	N 74°45'15" E
L24	75.51'	S 65°46'25" E
L25	36.11'	N 62°36'36" E
L26	65.40'	S 75°11'50" E
L27	23.61'	S 77°46'25" E
L28	51.77'	S 75°43'19" W
L29	64.43'	N 76°44'27" W
L30	85.87'	N 80°10'55" E
L31	12.48'	S 64°10'38" W
L32	32.93'	S 38°15'08" E
L33	45.93'	S 53°22'54" E
L34	31.27'	S 72°04'07" E
L35	17.05'	S 77°46'25" E
L36	16.37'	S 64°10'38" W
L37	37.57'	S 31°37'21" E
L38	36.63'	S 35°46'52" E
L39	20.98'	S 77°46'25" E

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



5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

RECORDED #

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