



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 5
Type of Decision:	Administrative
Agenda Date:	Wednesday, August 16, 2017
Applicant:	SMHG Phase 1, LLC
File Number:	UVS072717A

Property Information

Approximate Address:	8569 East Spring Park, Eden, Ut
Project Area:	46.342 acres
Zoning:	Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use:	Ski Resort
Proposed Land Use:	Resort Development
Parcel ID:	23-130-0070
Township, Range, Section:	T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter:	Ronda Kippen rkippen@co.weber.ut.us 801-399-8768
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit “Nest” development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit “Nest” development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit “Nest” development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1C Amendment 5, consisting of one open space parcel and “Parcel A” (see Exhibit A for the proposed amendment). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). The proposed amendment to the open space parcel will reduce the area from 46.342 acres to 46.16 acres and will create “Parcel A” consisting of 0.178 acres. The proposed “Parcel A” will be combined with a development parcel in the Summit Eden Phase 1D subdivision.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

“The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley’s rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community’s well-being and overall, instill a sense of stewardship for the land.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three four and multi-family, commercial and mixed use structures. The proposed amendment will create “Parcel A” which will be combined with a development parcel in the Summit Eden Phase

1D subdivision. The proposed "Parcel A" will be 7,754 square feet (0.178 acres). The open space parcel will be reduced from 46.342 acres to 46.16 acres. "Parcel A" will be further developed as a recreation center as part of the resort development. The following development standards will be reviewed upon submittal for design review and land use approval for a commercial building:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level. 75 feet at elevations of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards have been conducted.

A geotechnical and geologic hazard investigation will be required to be provided prior to issuing a land use permit for the future structure in Phase 1D. A condition of approval that the commercial site will receive geologic clearance prior to the issuance of a land use permit and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have not reviewed the proposal to date. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J". This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer report will be required prior to the issuance of a land use permit for the future commercial building.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 5, a small subdivision creating “Parcel A” and reducing the size of open space “Parcel J”, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 5
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



SURVEYORS CERTIFICATE

THE SURVEYORS HAVE BEEN HONORABLY AND LEGALLY QUALIFIED BY THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF MARYLAND...



LEGAL DESCRIPTION

BEFORE ME, a Notary Public and a Notary Commissioner for the State of Maryland, the following persons appeared and acknowledged to me that they executed the foregoing instrument as their free and voluntary act and deed...

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 8, AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 WEST, DISTRICT OF COLLEGE PARK, MARYLAND.

PLAT NOTES:

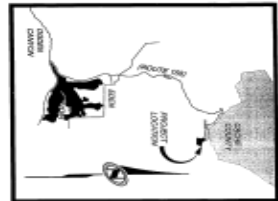
1. THE PLAT IS A PART OF THE PLAT FOR THE DEVELOPMENT OF THE SUMMIT EDEN PHASE 1C PROJECT, LOCATED IN THE SOUTH 1/2 OF SECTION 8, AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 WEST, DISTRICT OF COLLEGE PARK, MARYLAND...

PLAT NOTES (CONT.)

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 2004 AND THE MARYLAND SURVEYING AND MAPPING REGULATIONS...

VICINITY MAP

N.T.S.



SURVEY NARRATIVE

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 2004 AND THE MARYLAND SURVEYING AND MAPPING REGULATIONS...

OWNER'S DECLARATION

I, the undersigned, being duly qualified and sworn as a Notary Public for the State of Maryland, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

ACKNOWLEDGMENT: The persons whose names are subscribed to this instrument, being of legal age and of sound mind, acknowledged to me that they executed the foregoing instrument as their free and voluntary act and deed...

006963



NOTARY PUBLIC STATE OF MARYLAND

SUMMIT EDEN PHASE 1C COVER SHEET, SIGNATURES, & VICINITY MAP LOCATED IN THE SOUTH 1/2 OF SECTION 8, AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 WEST, DISTRICT OF COLLEGE PARK, MARYLAND.

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

STATE OF MARYLAND, COUNTY OF DISTRICT OF COLLEGE PARK, MARYLAND. I, Notary Public, do hereby certify that the foregoing instrument was executed by the parties named therein as their free and voluntary act and deed...

Exhibit B-Summit Eden Phase 1C

LS-51

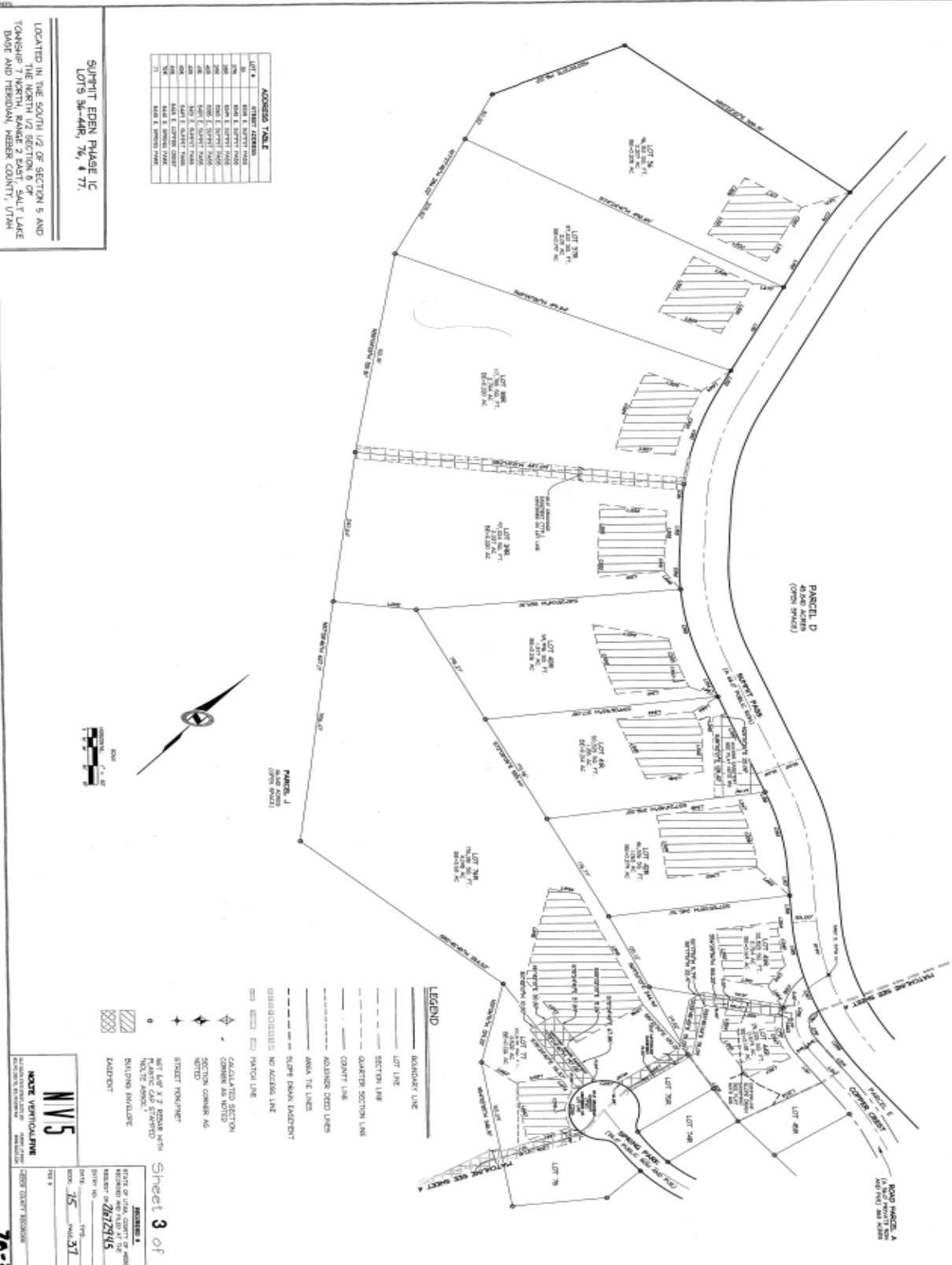
SUMMIT EDEN PHASE 1C
 LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 6, T. 7N., R. 2E., ASPIR., WEBER COUNTY, UTAH
 JANUARY 2014

ADDRESS TABLE

LOT #	STREET ADDRESS
36	ROAD 8 SOUTH PARK
37	ROAD 8 SOUTH PARK
38	ROAD 8 SOUTH PARK
39	ROAD 8 SOUTH PARK
40	ROAD 8 SOUTH PARK
41	ROAD 8 SOUTH PARK
42	ROAD 8 SOUTH PARK
43	ROAD 8 SOUTH PARK
44	ROAD 8 SOUTH PARK
45	ROAD 8 SOUTH PARK
46	ROAD 8 SOUTH PARK
47	ROAD 8 SOUTH PARK
48	ROAD 8 SOUTH PARK
49	ROAD 8 SOUTH PARK
50	ROAD 8 SOUTH PARK
51	ROAD 8 SOUTH PARK
52	ROAD 8 SOUTH PARK
53	ROAD 8 SOUTH PARK
54	ROAD 8 SOUTH PARK
55	ROAD 8 SOUTH PARK
56	ROAD 8 SOUTH PARK
57	ROAD 8 SOUTH PARK

SUMMIT EDEN PHASE 1C
 LOTS 36-44B, 76, & 77

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 6 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH



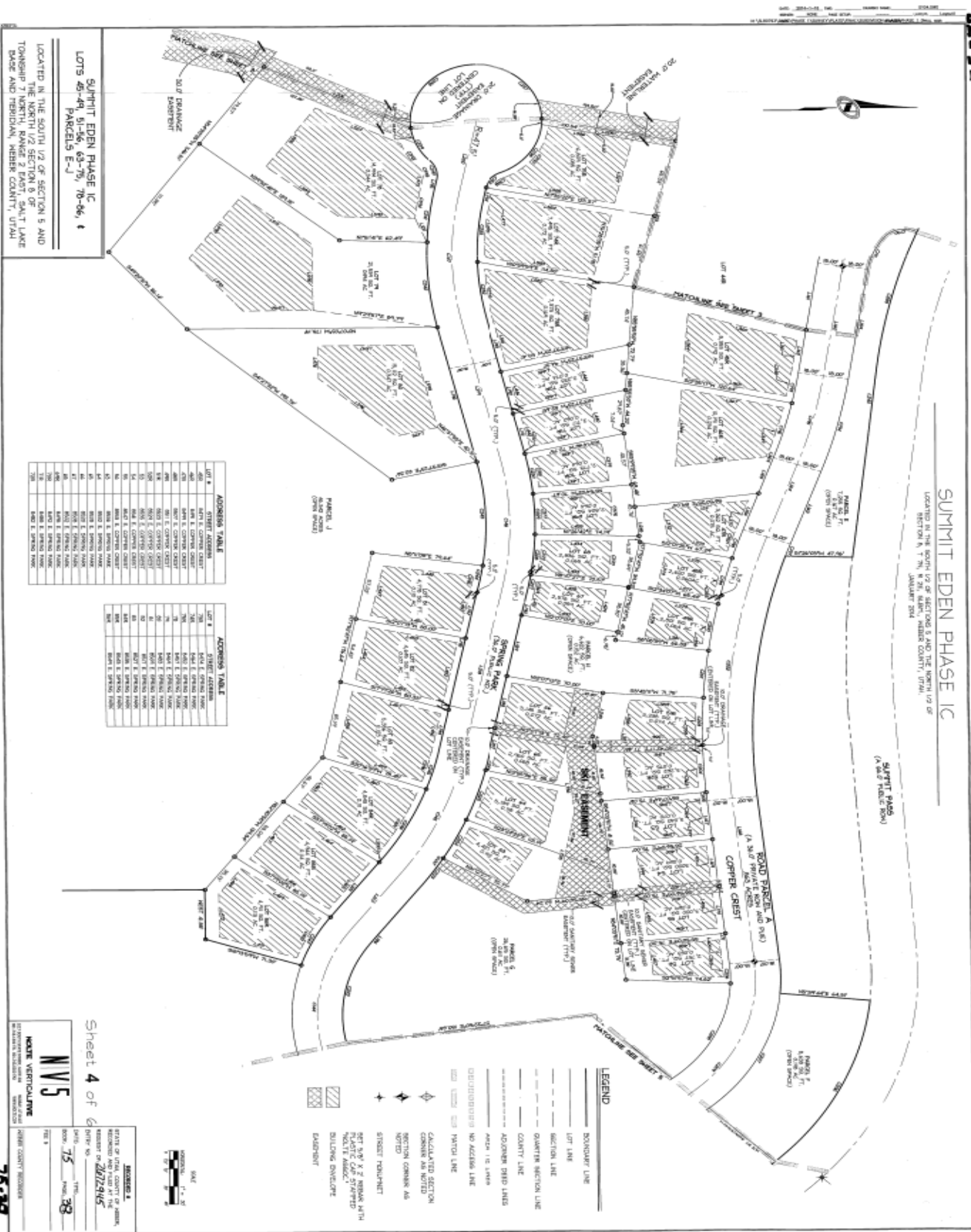
- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT CDED LINES
 - AREA TIE LINES
 - SLOPE BREAK INDICATOR
 - NO ACCESS LINE
 - PAVING LINE
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET FORESHORE
 - NOT LOT 77.3 DESIGN WITH COMMON AS NOTED
 - BUILDING FOOTPRINT
 - BUILDING ENVELOPE
 - EASEMENT

Sheet 3 of 6

DATE: 7/5 2014
 TIME: 5:17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: SUMMIT EDEN PHASE 1C

Exhibit B-Summit Eden Phase 1C

815-51



SUMMIT EDEN PHASE 1C
LOTS 45-49, 51-56, 63-79, 76-86

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T. 7 N., R. 26 E., 44th N., WEBER COUNTY, UTAH.

ADDRESS TABLE

LOT #	STREET ADDRESS
45	4500 S. SUMMIT PASS
46	4600 S. SUMMIT PASS
47	4700 S. SUMMIT PASS
48	4800 S. SUMMIT PASS
49	4900 S. SUMMIT PASS
51	5100 S. SUMMIT PASS
52	5200 S. SUMMIT PASS
53	5300 S. SUMMIT PASS
54	5400 S. SUMMIT PASS
55	5500 S. SUMMIT PASS
56	5600 S. SUMMIT PASS
63	6300 S. SUMMIT PASS
64	6400 S. SUMMIT PASS
65	6500 S. SUMMIT PASS
66	6600 S. SUMMIT PASS
67	6700 S. SUMMIT PASS
68	6800 S. SUMMIT PASS
69	6900 S. SUMMIT PASS
70	7000 S. SUMMIT PASS
71	7100 S. SUMMIT PASS
72	7200 S. SUMMIT PASS
73	7300 S. SUMMIT PASS
74	7400 S. SUMMIT PASS
75	7500 S. SUMMIT PASS
76	7600 S. SUMMIT PASS
77	7700 S. SUMMIT PASS
78	7800 S. SUMMIT PASS
79	7900 S. SUMMIT PASS
80	8000 S. SUMMIT PASS
81	8100 S. SUMMIT PASS
82	8200 S. SUMMIT PASS
83	8300 S. SUMMIT PASS
84	8400 S. SUMMIT PASS
85	8500 S. SUMMIT PASS
86	8600 S. SUMMIT PASS

ADDRESS TABLE

LOT #	STREET ADDRESS
87	8700 S. SUMMIT PASS
88	8800 S. SUMMIT PASS
89	8900 S. SUMMIT PASS
90	9000 S. SUMMIT PASS
91	9100 S. SUMMIT PASS
92	9200 S. SUMMIT PASS
93	9300 S. SUMMIT PASS
94	9400 S. SUMMIT PASS
95	9500 S. SUMMIT PASS
96	9600 S. SUMMIT PASS
97	9700 S. SUMMIT PASS
98	9800 S. SUMMIT PASS
99	9900 S. SUMMIT PASS
100	10000 S. SUMMIT PASS

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - AREA 10, 12, 13, 14, 15
 - MATCH LINE
 - CALCULATED SECTION CORNER AS NOTED
 - STREET TREATMENT
 - 8 FT 6 IN X 2 FT BRUSH WITH PLASTIC CARPETING
 - BUILDING ENVELOPE
 - EXISTENT

Sheet 4 of 6

NVS

SCALE VERTICAL

DATE: 1/15/14

PROJECT: 2672945

SCALE: 1" = 20'

DATE: 1/15/14

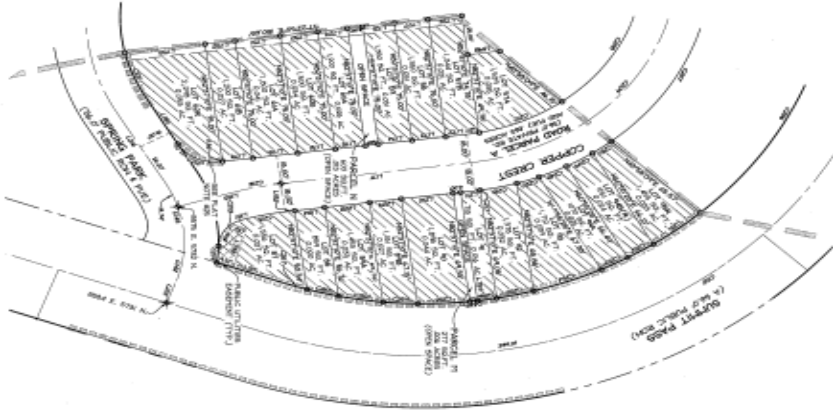
SCALE: 1" = 20'

DATE: 1/15/14

SCALE: 1" = 20'

SUMMIT EDEN PHASE 1C
 LOCATED IN THE SOUTH 1/2 OF SECTIONS 8 AND THE NORTH 1/2 OF
 SECTION 9, T₄N, R₂E, 35E₁, NEDEEN COUNTY, UTAH
 JANUARY 2014

DATE: 01-15-14, 01-16-14, 01-17-14, 01-18-14, 01-19-14, 01-20-14, 01-21-14, 01-22-14, 01-23-14, 01-24-14, 01-25-14, 01-26-14, 01-27-14, 01-28-14, 01-29-14, 01-30-14, 01-31-14, 02-01-14, 02-02-14, 02-03-14, 02-04-14, 02-05-14, 02-06-14, 02-07-14, 02-08-14, 02-09-14, 02-10-14, 02-11-14, 02-12-14, 02-13-14, 02-14-14, 02-15-14, 02-16-14, 02-17-14, 02-18-14, 02-19-14, 02-20-14, 02-21-14, 02-22-14, 02-23-14, 02-24-14, 02-25-14, 02-26-14, 02-27-14, 02-28-14, 02-29-14, 02-30-14, 03-01-14, 03-02-14, 03-03-14, 03-04-14, 03-05-14, 03-06-14, 03-07-14, 03-08-14, 03-09-14, 03-10-14, 03-11-14, 03-12-14, 03-13-14, 03-14-14, 03-15-14, 03-16-14, 03-17-14, 03-18-14, 03-19-14, 03-20-14, 03-21-14, 03-22-14, 03-23-14, 03-24-14, 03-25-14, 03-26-14, 03-27-14, 03-28-14, 03-29-14, 03-30-14, 03-31-14, 04-01-14, 04-02-14, 04-03-14, 04-04-14, 04-05-14, 04-06-14, 04-07-14, 04-08-14, 04-09-14, 04-10-14, 04-11-14, 04-12-14, 04-13-14, 04-14-14, 04-15-14, 04-16-14, 04-17-14, 04-18-14, 04-19-14, 04-20-14, 04-21-14, 04-22-14, 04-23-14, 04-24-14, 04-25-14, 04-26-14, 04-27-14, 04-28-14, 04-29-14, 04-30-14, 05-01-14, 05-02-14, 05-03-14, 05-04-14, 05-05-14, 05-06-14, 05-07-14, 05-08-14, 05-09-14, 05-10-14, 05-11-14, 05-12-14, 05-13-14, 05-14-14, 05-15-14, 05-16-14, 05-17-14, 05-18-14, 05-19-14, 05-20-14, 05-21-14, 05-22-14, 05-23-14, 05-24-14, 05-25-14, 05-26-14, 05-27-14, 05-28-14, 05-29-14, 05-30-14, 05-31-14, 06-01-14, 06-02-14, 06-03-14, 06-04-14, 06-05-14, 06-06-14, 06-07-14, 06-08-14, 06-09-14, 06-10-14, 06-11-14, 06-12-14, 06-13-14, 06-14-14, 06-15-14, 06-16-14, 06-17-14, 06-18-14, 06-19-14, 06-20-14, 06-21-14, 06-22-14, 06-23-14, 06-24-14, 06-25-14, 06-26-14, 06-27-14, 06-28-14, 06-29-14, 06-30-14, 07-01-14, 07-02-14, 07-03-14, 07-04-14, 07-05-14, 07-06-14, 07-07-14, 07-08-14, 07-09-14, 07-10-14, 07-11-14, 07-12-14, 07-13-14, 07-14-14, 07-15-14, 07-16-14, 07-17-14, 07-18-14, 07-19-14, 07-20-14, 07-21-14, 07-22-14, 07-23-14, 07-24-14, 07-25-14, 07-26-14, 07-27-14, 07-28-14, 07-29-14, 07-30-14, 07-31-14, 08-01-14, 08-02-14, 08-03-14, 08-04-14, 08-05-14, 08-06-14, 08-07-14, 08-08-14, 08-09-14, 08-10-14, 08-11-14, 08-12-14, 08-13-14, 08-14-14, 08-15-14, 08-16-14, 08-17-14, 08-18-14, 08-19-14, 08-20-14, 08-21-14, 08-22-14, 08-23-14, 08-24-14, 08-25-14, 08-26-14, 08-27-14, 08-28-14, 08-29-14, 08-30-14, 08-31-14, 09-01-14, 09-02-14, 09-03-14, 09-04-14, 09-05-14, 09-06-14, 09-07-14, 09-08-14, 09-09-14, 09-10-14, 09-11-14, 09-12-14, 09-13-14, 09-14-14, 09-15-14, 09-16-14, 09-17-14, 09-18-14, 09-19-14, 09-20-14, 09-21-14, 09-22-14, 09-23-14, 09-24-14, 09-25-14, 09-26-14, 09-27-14, 09-28-14, 09-29-14, 09-30-14, 10-01-14, 10-02-14, 10-03-14, 10-04-14, 10-05-14, 10-06-14, 10-07-14, 10-08-14, 10-09-14, 10-10-14, 10-11-14, 10-12-14, 10-13-14, 10-14-14, 10-15-14, 10-16-14, 10-17-14, 10-18-14, 10-19-14, 10-20-14, 10-21-14, 10-22-14, 10-23-14, 10-24-14, 10-25-14, 10-26-14, 10-27-14, 10-28-14, 10-29-14, 10-30-14, 10-31-14, 11-01-14, 11-02-14, 11-03-14, 11-04-14, 11-05-14, 11-06-14, 11-07-14, 11-08-14, 11-09-14, 11-10-14, 11-11-14, 11-12-14, 11-13-14, 11-14-14, 11-15-14, 11-16-14, 11-17-14, 11-18-14, 11-19-14, 11-20-14, 11-21-14, 11-22-14, 11-23-14, 11-24-14, 11-25-14, 11-26-14, 11-27-14, 11-28-14, 11-29-14, 11-30-14, 12-01-14, 12-02-14, 12-03-14, 12-04-14, 12-05-14, 12-06-14, 12-07-14, 12-08-14, 12-09-14, 12-10-14, 12-11-14, 12-12-14, 12-13-14, 12-14-14, 12-15-14, 12-16-14, 12-17-14, 12-18-14, 12-19-14, 12-20-14, 12-21-14, 12-22-14, 12-23-14, 12-24-14, 12-25-14, 12-26-14, 12-27-14, 12-28-14, 12-29-14, 12-30-14, 12-31-14, 2014



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJACENT DEED LINES
 - AREA TIE LINES
 - UNCALCULATED NO ACCESS LINE
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET FOOTPRINT
 - 8 FT 6 IN X 2' SIDEWALK WITH PLASTIC CURB SURFERED TO CITY AS SHOWN
 - BYE-LAW ENVELOPE
 - EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
101	101 N. COPPER CREST
102	102 N. COPPER CREST
103	103 N. COPPER CREST
104	104 N. COPPER CREST
105	105 N. COPPER CREST
106	106 N. COPPER CREST
107	107 N. COPPER CREST
108	108 N. COPPER CREST
109	109 N. COPPER CREST
110	110 N. COPPER CREST
111	111 N. COPPER CREST
112	112 N. COPPER CREST
113	113 N. COPPER CREST
114	114 N. COPPER CREST
115	115 N. COPPER CREST
116	116 N. COPPER CREST
117	117 N. COPPER CREST
118	118 N. COPPER CREST
119	119 N. COPPER CREST
120	120 N. COPPER CREST
121	121 N. COPPER CREST
122	122 N. COPPER CREST
123	123 N. COPPER CREST
124	124 N. COPPER CREST
125	125 N. COPPER CREST
126	126 N. COPPER CREST
127	127 N. COPPER CREST
128	128 N. COPPER CREST
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SUMMIT EDEN PHASE 1C
 LOTS 57A-62, 67-68 & PARCELS M & N
 ADDRESS TABLE
 LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND
 TRAPPING 2 OF SECTION 9 OF SALT LAKE
 BASE AND MERIDIAN, NEDEEN COUNTY, UTAH

Sheet 5 of 6
NVS
 NEDEEN VENTURE CAPITAL
 1000 WEST 1000 SOUTH, SUITE 100, NEDEEN, UTAH 84301
 PHONE: 435.754.3939
 FAX: 435.754.3939
 WWW.NVEDENVC.COM

EXHIBIT B
 STATE OF UTAH, COUNTY OF NEVADA
 REGISTERED AND FILED AT THE
 OFFICE OF THE CLERK OF COURTS
 NEVADA COUNTY, UTAH
 DATE: 01-15-14, 01-16-14, 01-17-14, 01-18-14, 01-19-14, 01-20-14, 01-21-14, 01-22-14, 01-23-14, 01-24-14, 01-25-14, 01-26-14, 01-27-14, 01-28-14, 01-29-14, 01-30-14, 01-31-14, 02-01-14, 02-02-14, 02-03-14, 02-04-14, 02-05-14, 02-06-14, 02-07-14, 02-08-14, 02-09-14, 02-10-14, 02-11-14, 02-12-14, 02-13-14, 02-14-14, 02-15-14, 02-16-14, 02-17-14, 02-18-14, 02-19-14, 02-20-14, 02-21-14, 02-22-14, 02-23-14, 02-24-14, 02-25-14, 02-26-14, 02-27-14, 02-28-14, 02-29-14, 02-30-14, 03-01-14, 03-02-14, 03-03-14, 03-04-14, 03-05-14, 03-06-14, 03-07-14, 03-08-14, 03-09-14, 03-10-14, 03-11-14, 03-12-14, 03-13-14, 03-14-14, 03-15-14, 03-16-14, 03-17-14, 03-18-14, 03-19-14, 03-20-14, 03-21-14, 03-22-14, 03-23-14, 03-24-14, 03-25-14, 03-26-14, 03-27-14, 03-28-14, 03-29-14, 03-30-14, 03-31-14, 04-01-14, 04-02-14, 04-03-14, 04-04-14, 04-05-14, 04-06-14, 04-07-14, 04-08-14, 04-09-14, 04-10-14, 04-11-14, 04-12-14, 04-13-14, 04-14-14, 04-15-14, 04-16-14, 04-17-14, 04-18-14, 04-19-14, 04-20-14, 04-21-14, 04-22-14, 04-23-14, 04-24-14, 04-25-14, 04-26-14, 04-27-14, 04-28-14, 04-29-14, 04-30-14, 05-01-14, 05-02-14, 05-03-14, 05-04-14, 05-05-14, 05-06-14, 05-07-14, 05-08-14, 05-09-14, 05-10-14, 05-11-14, 05-12-14, 05-13-14, 05-14-14, 05-15-14, 05-16-14, 05-17-14, 05-18-14, 05-19-14, 05-20-14, 05-21-14, 05-22-14, 05-23-14, 05-24-14, 05-25-14, 05-26-14, 05-27-14, 05-28-14, 05-29-14, 05-30-14, 05-31-14, 06-01-14, 06-02-14, 06-03-14, 06-04-14, 06-05-14, 06-06-14, 06-07-14, 06-08-14, 06-09-14, 06-10-14, 06-11-14, 06-12-14, 06-13-14, 06-14-14, 06-15-14, 06-16-14, 06-17-14, 06-18-14, 06-19-14, 06-20-14, 06-21-14, 06-22-14, 06-23-14, 06-24-14, 06-25-14, 06-26-14, 06-27-14, 06-28-14, 06-29-14, 06-30-14, 07-01-14, 07-02-14, 07-03-14, 07-04-14, 07-05-14, 07-06-14, 07-07-14, 07-08-14, 07-09-14, 07-10-14, 07-11-14, 07-12-14, 07-13-14, 07-14-14, 07-15-14, 07-16-14, 07-17-14, 07-18-14, 07-19-14, 07-20-14, 07-21-14, 07-22-14, 07-23-14, 07-24-14, 07-25-14, 07-26-14, 07-27-14, 07-28-14, 07-29-14, 07-30-14, 07-31-14, 08-01-14, 08-02-14, 08-03-14, 08-04-14, 08-05-14, 08-06-14, 08-07-14, 08-08-14, 08-09-14, 08-10-14, 08-11-14, 08-12-14, 08-13-14, 08-14-14, 08-15-14, 08-16-14, 08-17-14, 08-18-14, 08-19-14, 08-20-14, 08-21-14, 08-22-14, 08-23-14, 08-24-14, 08-25-14, 08-26-14, 08-27-14, 08-28-14, 08-29-14, 08-30-14, 08-31-14, 09-01-14, 09-02-14, 09-03-14, 09-04-14, 09-05-14, 09-06-14, 09-07-14, 09-08-14, 09-09-14, 09-10-14, 09-11-14, 09-12-14, 09-13-14, 09-14-14, 09-15-14, 09-16-14, 09-17-14, 09-18-14, 09-19-14, 09-20-14, 09-21-14, 09-22-14, 09-23-14, 09-24-14, 09-25-14, 09-26-14, 09-27-14, 09-28-14, 09-29-14, 09-30-14, 10-01-14, 10-02-14, 10-03-14, 10-04-14, 10-05-14, 10-06-14, 10-07-14, 10-08-14, 10-09-14, 10-10-14, 10-11-14, 10-12-14, 10-13-14, 10-14-14, 10-15-14, 10-16-14, 10-17-14, 10-18-14, 10-19-14, 10-20-14, 10-21-14, 10-22-14, 10-23-14, 10-24-14, 10-25-14, 10-26-14, 10-27-14, 10-28-14, 10-29-14, 10-30-14, 10-31-14, 11-01-14, 11-02-14, 11-03-14, 11-04-14, 11-05-14, 11-06-14, 11-07-14, 11-08-14, 11-09-14, 11-10-14, 11-11-14, 11-12-14, 11-13-14, 11-14-14, 11-15-14, 11-16-14, 11-17-14, 11-18-14, 11-19-14, 11-20-14, 11-21-14, 11-22-14, 11-23-14, 11-24-14, 11-25-14, 11-26-14, 11-27-14, 11-28-14, 11-29-14, 11-30-14, 12-01-14, 12-02-14, 12-03-14, 12-04-14, 12-05-14, 12-06-14, 12-07-14, 12-08-14, 12-09-14, 12-10-14, 12-11-14, 12-12-14, 12-13-14, 12-14-14, 12-15-14, 12-16-14, 12-17-14, 12-18-14, 12-19-14, 12-20-14, 12-21-14, 12-22-14, 12-23-14, 12-24-14, 12-25-14, 12-26-14, 12-27-14, 12-28-14, 12-29-14, 12-30-14, 12-31-14, 2014

