

# SUMMIT EDEN PHASE 1C, AMENDMENT 5 AMENDING PARCEL J OF SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF  
 SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 OCTOBER 2017

### PLAT NOTES:

- THIS PLAT AMENDS IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN PHASE 1C (ENTRY# 2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.

### OWNER'S DEDICATION:

SMHG PHASE I LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS 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 5, AND DOES HEREBY:

- OPEN SPACE.** GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE OPEN SPACE PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE OPEN SPACE PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS.** GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE 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 \_\_\_\_\_, 20\_\_\_\_\_.

SMHG, PHASE I, 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

### ACKNOWLEDGEMENT:

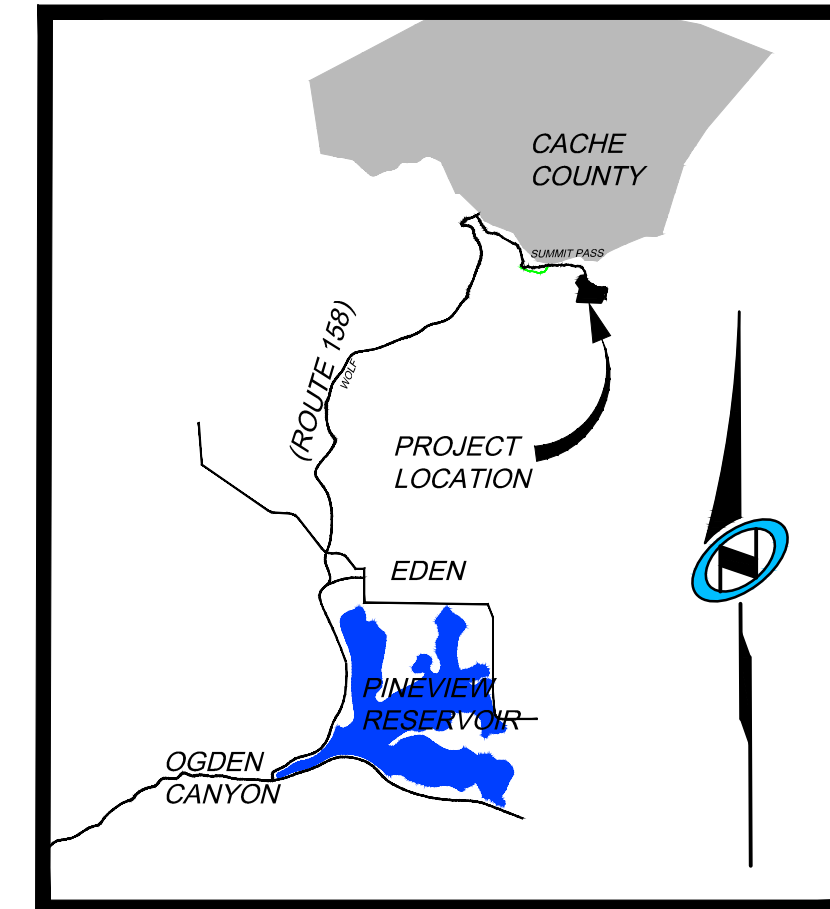
STATE OF UTAH \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

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 I LLC.

\_\_\_\_\_  
NOTARY PUBLIC

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

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



VICINITY MAP

N.T.S.

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, 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 PROFESSIONAL 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, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C, AMENDMENT 2, 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.

\_\_\_\_\_  
NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 10175991

### LEGAL DESCRIPTION

ALL OF PARCEL J OF THE SUMMIT EDEN PHASE 1 C SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE .

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL J, SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672945, BOOK 75, AT PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING 501°04'02"W 2650.48 FEET AND EAST 1961.30 FEET FROM THE WEST QUARTER CORNER SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARINGS FOR THIS DESCRIPTION IS N89°55'51"W ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE) AND RUNNING THENCE 917°27'48"E 286.02 FEET; THENCE 935°04'23"E 321.81 FEET; THENCE 937°33'46"E 627.11 FEET; THENCE N85°45'45"E 354.52 FEET; THENCE 531°06'51"E 129.20 FEET; THENCE 954°33'35"E 346.51 FEET; THENCE N49°20'31"E 86.14 FEET; THENCE N41°27'32"E 193.76 FEET; THENCE N13°37'23"W 62.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING PARK; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTHEASTERLY 88.31 FEET ALONG THE ARC OF A 232.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°48'32" AND A CHORD BEARING AND DISTANCE OF N87°16'53"E 87.78 FEET; THENCE LEAVING SPRING PARK 508°11'08"W 79.64 FEET; THENCE S77°52'47"E 176.64 FEET; THENCE S52°40'58"E 139.84 FEET; THENCE SOUTH 414.03 FEET; THENCE S29°11'14" W 337.79 FEET; THENCE N88°18'57"W 1941.65 FEET; THENCE N14°02'38"E 1143.47 FEET; THENCE N35°56'05"W 538.55 FEET; THENCE N34°42'50"E 437.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,018,658 S.F. OR 46.342 AC.

### SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL "J" OF SUMMIT EDEN PHASE 1C, FOR THE PURPOSE OF SUBDIVIDING SAID LOT TO CREATE PARCEL "055" AND PARCEL "A" OF THIS PLAT.
- 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.4M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°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 SUMMIT EDEN PHASE 1C, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

Sheet 1 of 2



**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

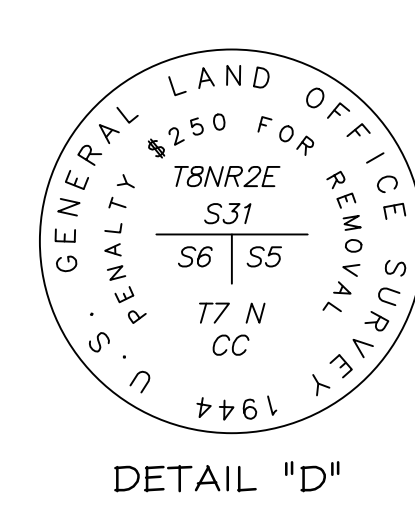
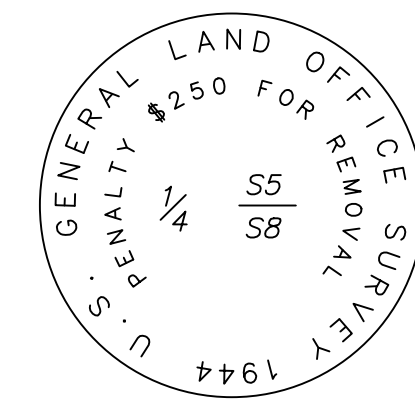
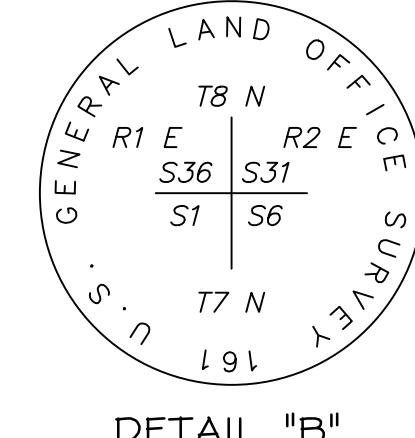
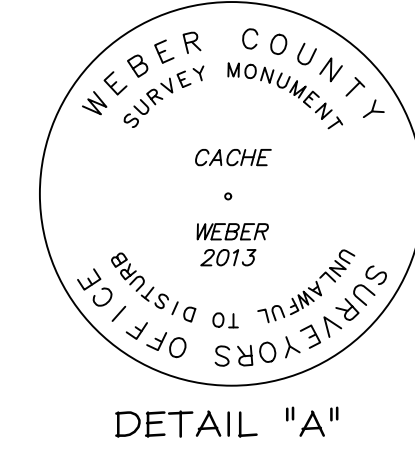
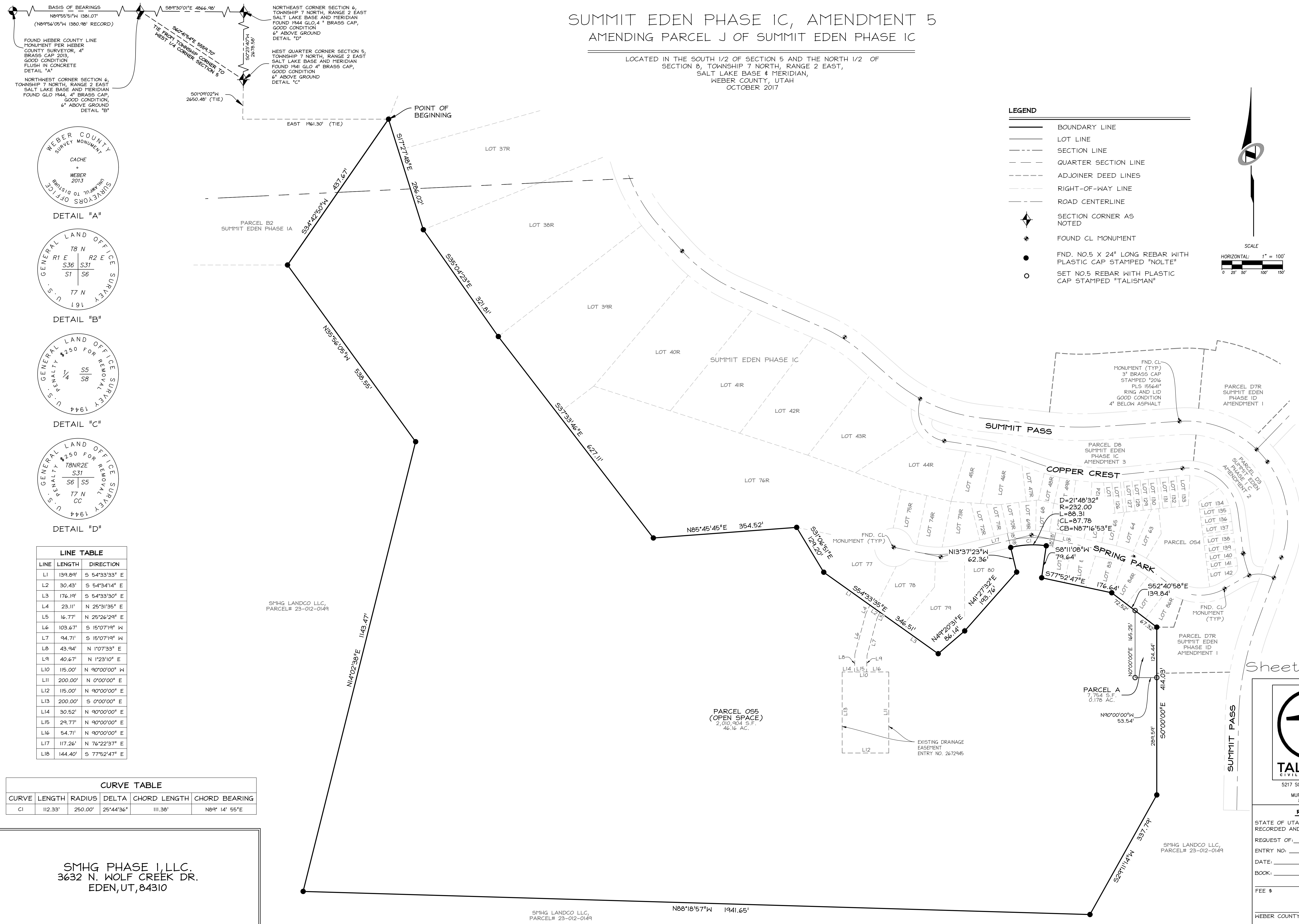
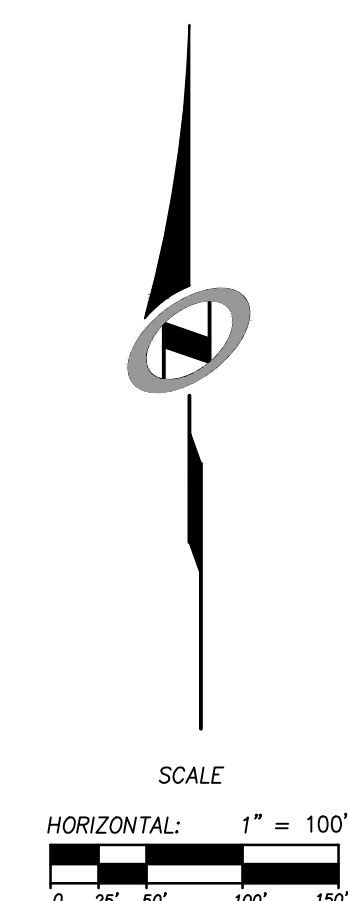
<p style="text-align: center; font-weight: bold; font-size: small;">OWNER</p> <p style="text-align: center; font-weight: bold;">SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ATTORNEY</p> <p style="font-size: 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ 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 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ 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;">_____ 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 THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p style="text-align: center;">_____ TITLE:</p>
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## SUMMIT EDEN PHASE IC, AMENDMENT 5 AMENDING PARCEL J OF SUMMIT EDEN PHASE IC

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH  
OCTOBER 2017

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- FOUND CL MONUMENT
- FND. NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "NOLTE"
- SET NO.5 REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



LINE	LENGTH	DIRECTION
L1	139.89'	S 54°33'33" E
L2	30.43'	S 54°34'14" E
L3	176.19'	S 54°33'30" E
L4	23.11'	N 25°31'35" E
L5	16.77'	N 25°26'29" E
L6	103.67'	S 15°07'19" W
L7	94.71'	S 15°07'19" W
L8	43.94'	N 1°07'33" E
L9	40.67'	N 1°23'10" E
L10	115.00'	N 90°00'00" W
L11	200.00'	N 0°00'00" E
L12	115.00'	N 90°00'00" E
L13	200.00'	S 0°00'00" E
L14	30.52'	N 90°00'00" E
L15	29.77'	N 90°00'00" E
L16	54.71'	N 90°00'00" E
L17	117.26'	N 76°22'37" E
L18	144.40'	S 77°52'47" E

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	112.33'	250.00'	25°44'36"	111.38'	N89°14'55"E

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

SMHG LANDCO LLC,  
PARCEL# 23-012-0149

N88°18'57"W 1941.65'

SMHG LANDCO LLC,  
PARCEL# 23-012-0149

Sheet 2 of 2



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.: \_\_\_\_\_  
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