

61-28

2014-1-16 SHEET/DWG SUP-FS-BW-Roll-1 NONE N:\SR\9393\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1D\MARDED 2\PLATS

SUMMIT EDEN PHASE ID, AMENDMENT 2 AMENDING PARCEL D7R OF SUMMIT EDEN PHASE ID, AMENDMENT 1 AND PARCEL A OF SUMMIT EDEN PHASE IC, AMENDMENT 5

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE-BASE & MERIDIAN,
WEBER COUNTY, UTAH
DECEMBER 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 ID, AMENDMENT 1 (ENTRY# 2776997) UNLESS OTHERWISE NOTED ON THIS PLAT.

PLAT NOTE NO. 24 IS HEREBY ADDED TO THE SUBDIVISION PLAT NOTES:
24. DEVELOPMENT PARCEL D9 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES", DATED AUGUST 7, 2017, PROJECT NO. 01628-024. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

OWNER'S DEDICATION:

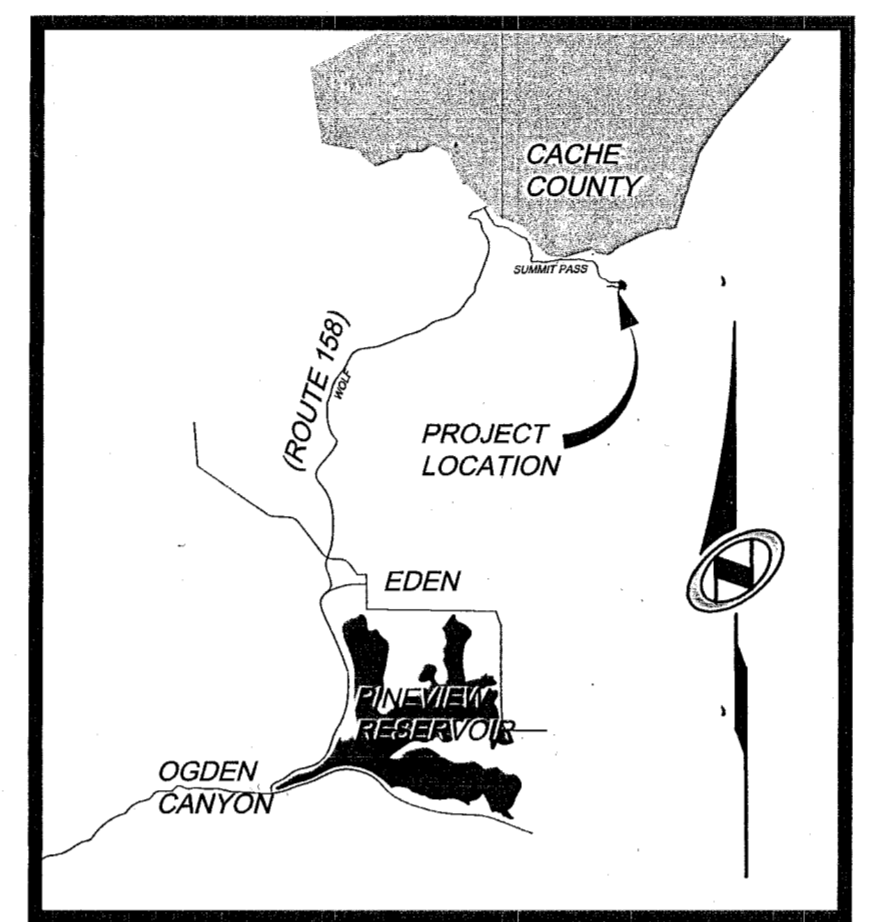
SMHG PHASE I LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE ID AMENDMENT 2, AND DOES HEREBY 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 ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNERS DEDICATION AS OF THE 21 DAY OF February, 2018.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

Don Guerra
NAME: Don Guerra
TITLE: AUTHORIZED SIGNATORY



VICINITY MAP
N.T.S.

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.

Peak Street Mgmt LLC
BY: *Ann Hinkle*
ITS: CFO

STATE OF Utah
COUNTY OF Weber } S.S.

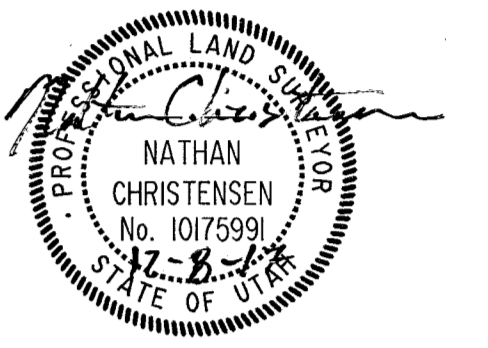
SWORN AND SUBSCRIBED TO BEFORE ME THIS 15th DAY OF March, 2018
BY: *Ann Hinkle*, THE CFO, AND DULY AUTHORIZED
AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.



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 ID, 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
NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING PARK, A 36 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 1,046.70 FEET AND EAST 1,207.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#11, (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 116.22 FEET ALONG THE ARC OF A 138.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'18" HAVING A LONG-CHORD OF NORTH 84°06'20" EAST 112.82 FEET; THENCE 2) NORTH 59°58'41" EAST 52.40 FEET; THENCE 3) NORTHEASTERLY 30.12 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°16'20" HAVING A LONG-CHORD OF NORTH 75°06'50" EAST 29.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES, 1) SOUTH 20°16'24" WEST 105.32 FEET; THENCE 2) SOUTHWESTERLY 143.72 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°14'01" HAVING A LONG-CHORD OF SOUTH 14°39'23" WEST 143.49 FEET; THENCE WEST 231.28 FEET; THENCE NORTH 165.25 FEET; TO A POINT ON THE SOUTH LINE OF LOT 85R OF SUMMIT EDEN PHASE IC; THENCE 952°40'58"E 67.32 FEET TO THE SOUTHERLY CORNER OF LOT 86R OF SUMMIT EDEN PHASE IC; THENCE EAST 41.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86R; THENCE NORTH 18°13'59" EAST 71.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 86R, SAID POINT ALSO BEING THE POINT OF BEGINNING.
CONTAINS: 44,676 SQUARE FEET OR 1.026 ACRES.

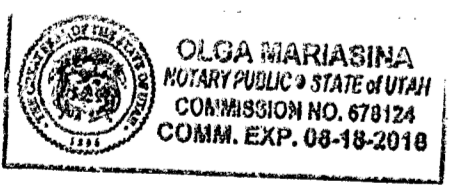
SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO JOIN PARCEL D7R OF SUMMIT EDEN PHASE ID AMENDMENT 1 WITH PARCEL A OF SUMMIT EDEN PHASE IC AMENDMENT 5, CREATING ONE LOT, NOW CALLED PARCEL D9. THIS LOT WILL ALSO INCLUDE AN UNDEVELOPED STRIP OF LAND SOUTH OF AND ADJACENT TO PARCEL D7R.
2. 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.#11, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID 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.)
3. THE NORTHERLY LINE WAS SET SOUTHERLY LINE OF LOTS 85R, 86R, AND SPRING PARK, AS RECORDED IN SUMMIT EDEN PHASE IC, WHICH WAS DETERMINED FROM THE FOUND CENTERLINE MONUMENTS IN SPRING LANE. THE EASTERLY LINE WAS SET BY THE WESTERLY LINE OF SUMMIT PASS, WHICH WAS DETERMINED FROM FOUND CENTERLINE MONUMENTS. THE WESTERLY LINE WAS SET BY THE WESTERLY LINE OF PARCEL A AND EASTERLY LINE OF PARCEL 09S, AS RECORDED IN SUMMIT EDEN PHASE IC AMENDMENT 5, WHICH DETERMINED FROM FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK. THE SOUTHERLY LINE IS A PROPOSED LOCATION DETERMINE BY THE LAND OWNER.

ACKNOWLEDGEMENT:

STATE OF Utah
COUNTY OF Weber } S.S.

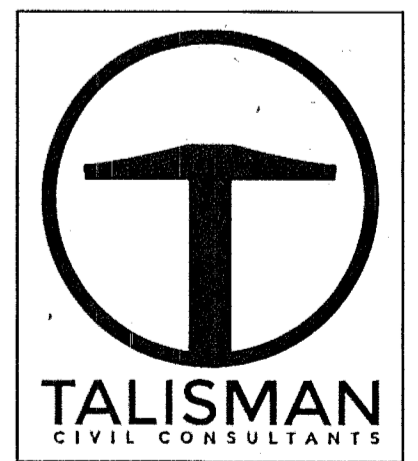
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF February, 2018, BY Don Guerra, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.



Olga Mariasina
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County

SEE RECORD OF SURVEY # 5972

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: SMHG PHASE I LLC
ENTRY NO: 2917040
DATE: 25 APR 2018 TIME: 11:27
BOOK: 83 PAGE: 19 & 20
FEE \$ 60.00
LEANN HINKLE
WEBER COUNTY RECORDER

<p>OWNER</p> <p>SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>WEBER COUNTY ATTORNEY</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 AFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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 <u>4TH</u> DAY OF <u>APRIL</u>, 20<u>18</u>.</p> <p><i>B.12</i> _____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</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.</p> <p>SIGNED THIS <u>5TH</u> DAY OF <u>APRIL</u>, 20<u>18</u>.</p> <p><i>JA</i> _____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF <u>4TH APRIL</u>, 20<u>18</u>.</p> <p><i>JA</i> _____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</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>ATTEST: _____</p> <p>TITLE: _____</p>
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83-19

02-85

SHEET 2.DWG
 2014-1-17
 NONE
 N:\SUBPROJECTS\PHASE 1 PLAT AMENDMENTS\PHASE 1 PLAT AMENDMENTS\PLATS

SUMMIT EDEN PHASE ID, AMENDMENT 2

AMENDING PARCEL D7R OF SUMMIT EDEN PHASE ID, AMENDMENT 1 AND PARCEL A OF SUMMIT EDEN PHASE IC, AMENDMENT 5

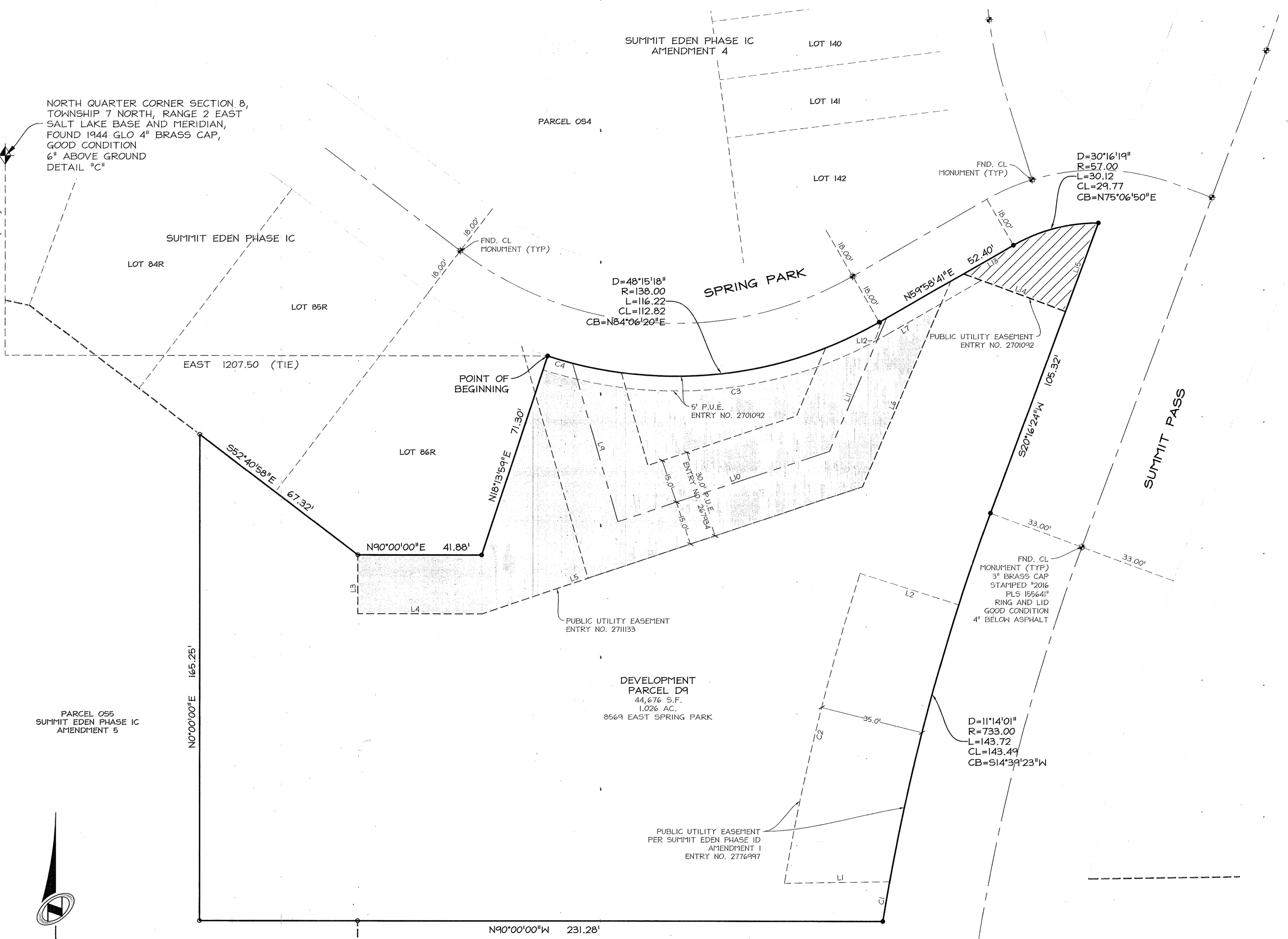
LOCATED IN THE NORTHEAST 1/4 OF SECTION 8
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
 WEBER COUNTY, UTAH
 DECEMBER 2017

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR, 4" BRASS CAP 2013, GOOD CONDITION FLUSH IN CONCRETE DETAIL "A"
 (N 89°56'05" W 1380.98' RECORD)
 NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FOUND GLO 1944, 4" BRASS CAP, GOOD CONDITION 6" ABOVE GROUND DETAIL "B"
 SOUTH 1046.70 (TIE)
 S 53°43'38" E 932.68' (TIE)
 NORTH QUARTER CORNER SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, FOUND 1944 GLO 4" BRASS CAP, GOOD CONDITION 6" ABOVE GROUND DETAIL "C"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.63'	N 89°04'16" E
L2	35.00'	S 72°18'15" E
L3	20.00'	N 0°00'00" E
L4	42.09'	N 90°00'00" E
L5	135.79'	N 71°22'55" E
L6	67.72'	N 23°07'00" E
L7	21.30'	S 59°58'41" W
L9	56.10'	S 15°53'00" E
L10	75.60'	N 71°22'55" E
L11	49.33'	N 23°07'00" E
L12	2.96'	N 59°58'41" E
L13	19.49'	N 59°58'00" E
L14	36.79'	N 69°43'36" W
L15	32.14'	S 20°16'24" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	13.72'	723.98'	1°05'08"	13.72'	N9° 34' 45"E
C2	108.48'	768.00'	8°05'35"	108.39'	S13° 38' 57"W
C3	120.44'	143.00'	48°15'18"	116.91'	N84° 06' 20"E
C4	8.78'	138.00'	3°38'44"	8.78'	S73° 35' 23"E

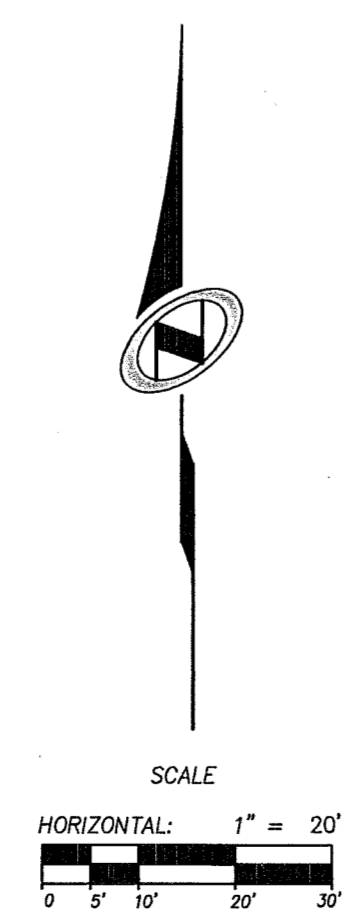
- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - ADJOINER DEED LINES
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - SECTION CORNER AS NOTED
 - FOUND CL MONUMENT
 - FND. NO.5 REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
 - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
 - PUBLIC UTILITY EASEMENT ENTRY NO. 2711133
 - PUBLIC UTILITY EASEMENT ENTRY NO. 2701092



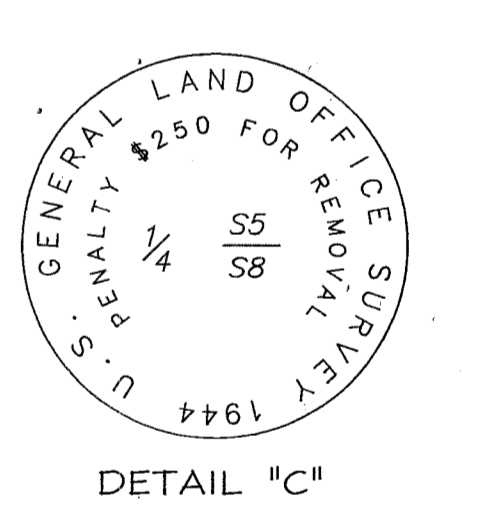
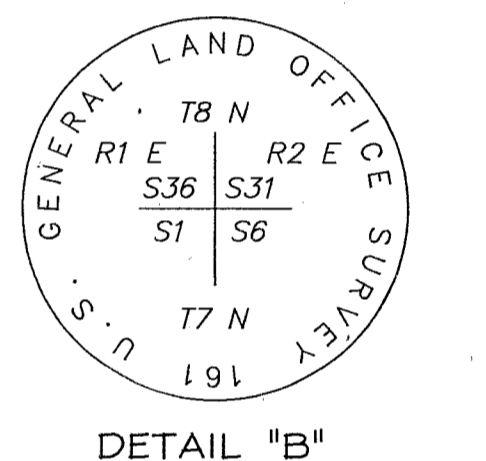
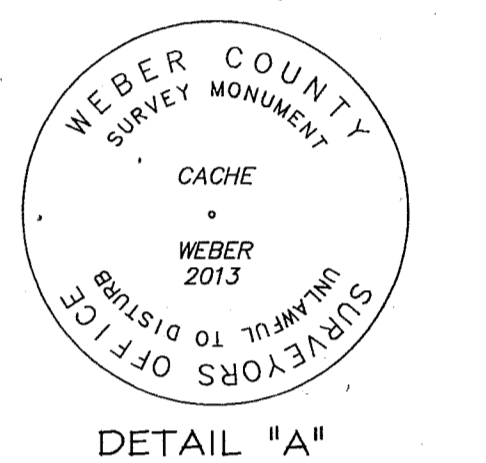
PARCEL 055
 SUMMIT EDEN PHASE IC
 AMENDMENT 5

DEVELOPMENT
 PARCEL D9
 44,676 S.F.
 1.026 AC.
 8569 EAST SPRING PARK

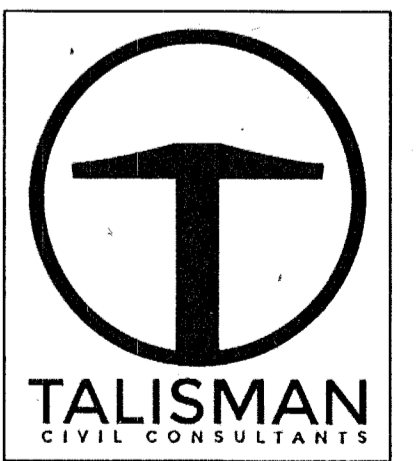
SMHG LANDCO LLC,
 PARCEL# 23-012-0161



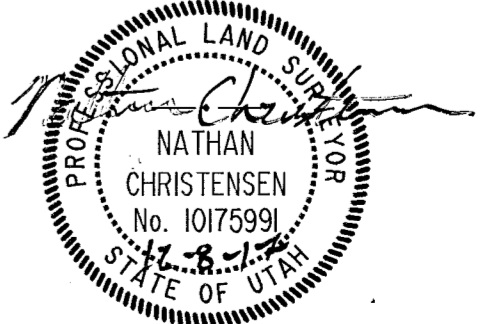
SMHG PHASE I, LLC.
 3632 N. WOLF CREEK DR.
 EDEN, UT, 84310



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: **SMHG PHASE I LLC**
 ENTRY NO: **2971040**
 DATE: **25-APR-2018** TIME: **11:27**
 BOOK: **83** PAGE: **19 of 20**
 FEE \$ **60.00**
LEANN H. KILTS
 WEBER COUNTY RECORDER

83-20