

# EDGEWATER BEACH RESORT PHASE 1 AMMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UT  
MAY 2016

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	276.21	425.00	371°41'2"
C2	88.83	90.00	571°04'1"
C3	190.46	126.00	86°36'33"
C4	85.57	101.50	242°26'1"
C5	12.81	425.00	143°26'1"
C6	4.88	425.00	57°31'1"
C7	28.53	430.00	339°04'0"
C8	8.80	80.00	47°03'1"
C9	68.42	126.00	370°06'0"
C10	21.30	126.00	8°45'33"
C11	7.07	4.50	90°00'0"
C12	7.80	5.00	90°00'0"
C13	27.09	17.50	88°40'40"
C14	22.34	15.00	88°05'05"
C15	7.80	5.00	89°17'1"
C16	37.48	435.00	44°31'2"
C17	7.80	5.00	89°21'1"
C18	6.81	438.00	0°32'1"
C19	7.80	5.00	89°21'1"
C20	65.59	435.00	81°34'3"
C21	7.80	5.00	89°21'1"
C22	56.44	438.00	72°01'1"
C23	22.57	15.00	88°12'40"
C24	24.66	15.00	90°01'0"
C25	7.85	5.00	90°00'0"
C26	7.85	5.00	90°00'0"
C27	75.85	76.00	571°04'1"
C28	4.71	3.00	90°00'0"
C29	33.65	93.00	207°31'1"
C30	4.79	3.00	91°34'36"
C31	128.13	112.00	64°31'34"
C32	7.89	897.50	0°28'31"
C33	8.06	5.00	89°17'1"
C34	16.03	885.50	0°56'13"
C35	8.83	988.50	0°23'32"
C36	23.74	15.00	90°40'40"
C37	210.01	411.00	28°18'32"
C38	23.54	15.00	89°35'45"
C39	56.71	104.00	31°42'2"
C40	4.83	3.00	89°23'36"
C41	93.72	121.50	229°11'1"
C42	4.89	3.00	89°54'31"
C43	88.78	140.00	38°20'51"
C44	13.30	8.00	128°58'58"
C45	7.07	4.50	90°00'0"
C46	21.45	11.50	106°32'33"
C47	34.57	140.00	140°58'56"
C48	18.72	1025.50	1°06'06"
C49	26.22	17.00	88°22'18"
C50	7.07	4.50	90°00'0"
C51	6.33	4.00	90°37'41"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.54	S89°27'36"E
L2	13.86	S20°32'04"W
L3	15.08	S89°27'36"E
L4	1.42	S20°32'04"W
L5	14.04	S89°27'36"E
L6	1.42	N20°32'04"E
L7	14.25	S89°27'36"E
L8	14.08	N20°32'04"E
L9	0.91	S89°27'36"E
L10	13.82	N20°32'04"E
L11	11.82	S89°27'36"E
L12	2.33	S20°32'04"W
L13	5.13	S89°27'36"E
L14	2.33	N20°32'04"E
L15	1.21	S89°27'36"E
L16	31.17	N20°32'04"E
L17	1.86	S89°27'36"E
L18	2.00	N20°32'04"E
L19	4.38	S89°27'36"E
L20	2.33	S20°32'04"W
L21	11.82	S89°27'36"E
L22	13.92	N20°32'04"E
L23	0.91	S89°27'36"E
L24	14.08	N20°32'04"E
L25	14.25	S89°27'36"E
L26	1.42	N20°32'04"E
L27	14.04	S89°27'36"E
L28	1.42	S20°32'04"W
L29	15.08	S89°27'36"E
L30	13.86	S20°32'04"W
L31	2.54	S89°27'36"E
L32	17.13	S20°32'04"W
L33	5.33	S89°27'36"E
L34	24.87	S20°32'04"W
L35	5.33	S89°27'36"E
L36	17.13	S20°32'04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	14.50	N18°16'49"E
L38	13.00	N70°43'37"W
L39	12.50	N70°43'37"W
L40	7.91	S72°03'17"E
L41	10.85	S72°03'17"E
L42	11.03	S76°37'03"E
L43	11.03	S81°20'13"E
L44	11.03	S82°37'32"E
L45	11.03	S88°13'27"E
L46	13.00	S14°17'32"E
L47	13.00	N43°01'13"W
L48	20.47	S76°47'27"W
L49	41.41	S76°26'23"W
L50	14.96	N71°23'27"W
L51	21.81	S76°47'27"W
L52	14.96	N71°23'27"W
L53	14.95	S88°06'02"W
L54	12.82	N70°43'36"W
L55	18.00	N18°16'49"E
L56	32.30	N18°16'49"E
L57	14.50	N47°03'23"E
L58	14.50	N70°43'36"W
L59	42.19	S18°26'24"W
L60	31.87	S70°43'36"W
L61	2.00	N70°43'36"W
L62	2.04	S19°16'24"W
L63	8.03	N18°16'49"E
L64	13.50	N70°43'36"W
L65	14.00	S70°43'36"W
L66	14.96	S19°16'24"W
L67	2.18	S19°16'24"W
L68	18.05	N70°43'36"W
L69	18.10	N18°16'49"E
L70	13.50	N47°03'23"E
L71	5.70	N31°17'27"E
L72	21.48	N70°43'36"W
L73	21.48	N70°43'36"W
L74	5.70	N31°17'27"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L75	14.50	N18°16'49"E
L76	13.00	N70°43'37"W
L77	12.50	N70°43'37"W
L78	7.91	S72°03'17"E
L79	10.85	S72°03'17"E
L80	11.03	S76°37'03"E
L81	11.03	S81°20'13"E
L82	11.03	S82°37'32"E
L83	11.03	S88°13'27"E
L84	13.00	S14°17'32"E
L85	13.00	N43°01'13"W
L86	20.47	S76°47'27"W
L87	41.41	S76°26'23"W
L88	14.96	N71°23'27"W
L89	21.81	S76°47'27"W
L90	14.96	N71°23'27"W
L91	14.95	S88°06'02"W
L92	12.82	N70°43'36"W
L93	18.00	N18°16'49"E
L94	32.30	N18°16'49"E
L95	14.50	N47°03'23"E
L96	14.50	N70°43'36"W
L97	42.19	S18°26'24"W
L98	31.87	S70°43'36"W
L99	2.00	N70°43'36"W
L100	2.04	S19°16'24"W
L101	8.03	N18°16'49"E
L102	13.50	N70°43'36"W
L103	14.00	S70°43'36"W
L104	14.96	S19°16'24"W
L105	2.18	S19°16'24"W
L106	18.05	N70°43'36"W
L107	18.10	N18°16'49"E
L108	13.50	N47°03'23"E
L109	5.70	N31°17'27"E
L110	21.48	N70°43'36"W
L111	21.48	N70°43'36"W
L112	5.70	N31°17'27"E

**DEVELOPER**  
JACK F EBERHOMES  
DAN ROSS  
1148 W LEGACY CROSSING BLVD, STE 400  
CENTREVILLE, UTAH 84014  
801-335-9600

**LAND USE**

TOTAL AREA	161,460 S.F. (3,706 ACRES)
COMMON AREA	125,240 S.F. (2,875 ACRES) 69%
ROAD AREA	26,370 S.F. (0,605 ACRES)
OPEN AREA	98,870 S.F. (2,269 ACRES)
LIMITED COMMON AREA	4,940 S.F. (0,289 ACRES) 3%
PRIVATELY OWNED BUILDING	27,360 S.F. (0,622 ACRES) 21%
PUBLIC STREET DEDICATION	3,920 S.F. (0,089 ACRES) 2%

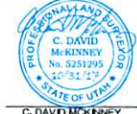


VICINITY MAP  
NO SCALE

**NOTES**

1. ALL PADS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBERS IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
3. ALL BARRY WATER LINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
4. THERE ARE NO CONVERTIBLE OR REFRIGERABLE AREAS IN THIS PROJECT PHASE.
5. ALL BUILDINGS THE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
6. ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.
7. LINES 1011018 ARE TO BE DEDICATED AS COMMON AREA LINES
8. ALL AREAS LABELED AS COMMON AREA, INCLUDING STREETS ARE TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.

**SURVEYOR'S CERTIFICATE**  
I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 68, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, LICENSE NO. 5251295; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-2017 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF EDGEWATER BEACH RESORT PHASE 1 - AMMENDMENT #2 IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



**BOUNDARY DESCRIPTION**  
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING 1007'29.49'E 240.87 FEET AND 589°34'11"E 8.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 13:  
THENCE N00°09'59"E 361.28 FEET; THENCE S89°34'11"E 103.01 FEET; THENCE N65°29'31"E 139.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET (CHORD BRG S69°52'48"E CHORD DST 58.45 FEET); DELTA S15°17'16"; THENCE S17°50'09"E 68.23 FEET; THENCE S72°01'51"E 103.01 FEET; THENCE S17°38'34"E 8.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET (CHORD BRG S60°20'46"E CHORD DST 20.55 FEET) DELTA 86°27'51"; THENCE S13°34'41"W 26.0 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S04°58'25"W 95.65 FEET; THENCE S17°56'43"W 87.35 FEET; THENCE S70°43'57"E 69.24 FEET; THENCE S17°56'43"W 128.53 FEET; THENCE S14°34'00"W 21.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1069.86 FEET (CHORD BRG N71°58'42"W CHORD DST 81.68 FEET) DELTA 02°30'11"; AND (2) N70°43'36"W 309.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 165,380 SQUARE FEET OR 3.796 ACRES.

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

**NOTARY PUBLIC** \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN WEBER COUNTY, STATE OF UTAH

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, THAT HE SIGNED THE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

**NOTARY PUBLIC** \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN WEBER COUNTY, STATE OF UTAH

## EDGEWATER BEACH RESORT PHASE 1 - AMMENDMENT #2

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

SUBDIVISION PLAN FOR PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH

SURVEYOR'S SEAL	COUNTY SURVEYOR	COUNTY ENGINEER'S SEAL	CLERK-RECORDER SEAL

**HORROCKS ENGINEERS**  
4905 SOUTH 1500 WEST  
SUITE 100  
RIVERDALE, UT 84405  
801-621-1025

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS

WEBER COUNTY ENGINEER \_\_\_\_\_

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WEBER COUNTY ATTORNEY \_\_\_\_\_

**MORGANWEBER HEALTH DEPT.**  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE, AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

MORGANWEBER HEALTH DEPARTMENT \_\_\_\_\_

**WEBER COUNTY COUNCIL**  
APPROVED BY WEBER COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

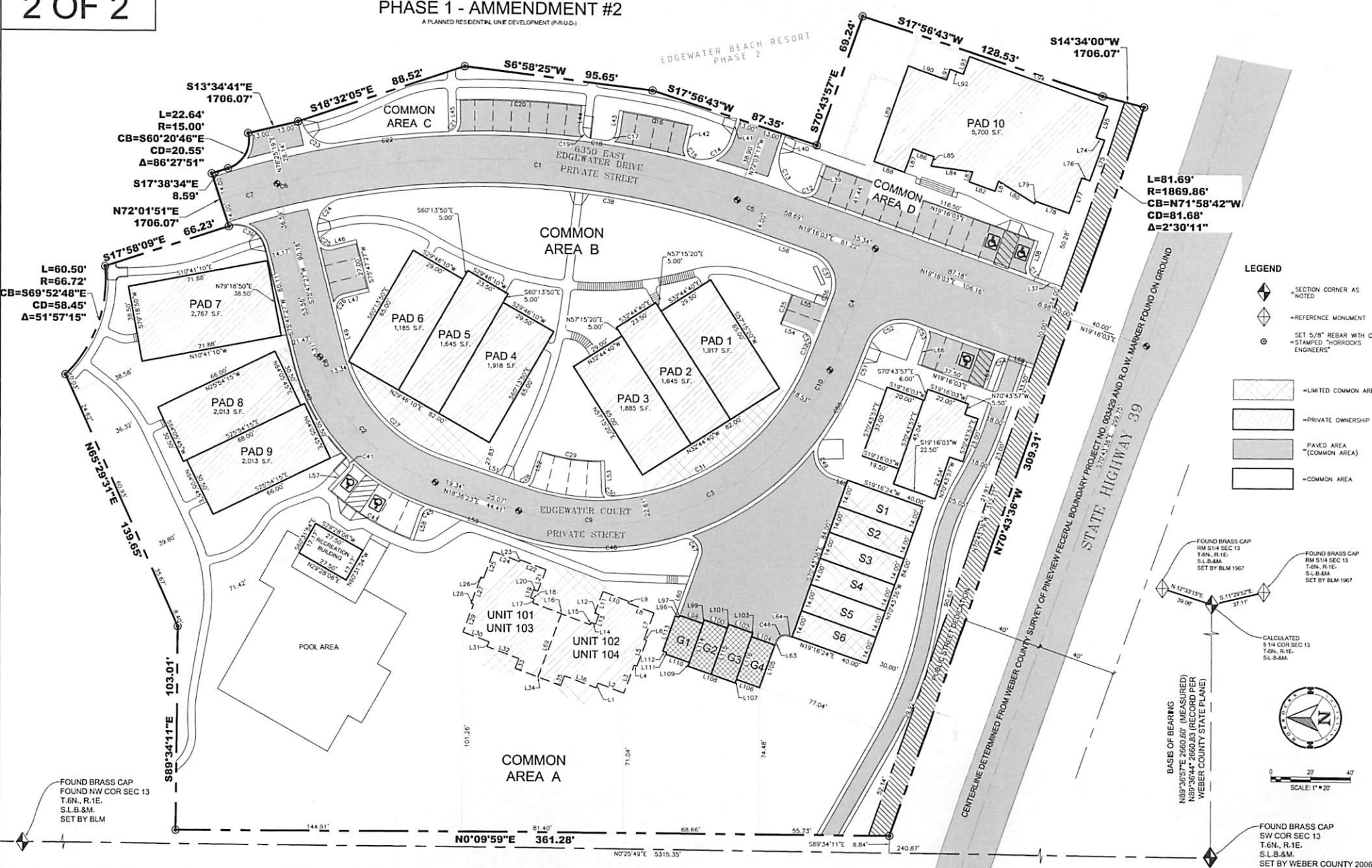
MAYOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: COUNTY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**EDGEWATER BEACH RESORT  
PHASE 1 - AMMENDMENT #2**

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

EDGEWATER BEACH RESORT  
PHASE 2



**L=81.69'**  
**R=1869.86'**  
**CB=N71°58'42"W**  
**CD=81.68'**  
**Δ=2°30'11"**

- LEGEND**
- = SECTION CORNER AS NOTED
  - = REFERENCE MONUMENT
  - = SET 5/8" REBAR WITH CAP = STAMPED "HORROCKS ENGINEERS"
  - = LIMITED COMMON AREA
  - = PRIVATE OWNERSHIP
  - = PAVED AREA (COMMON AREA)
  - = COMMON AREA

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

BASES OF BEARING  
N89°26'57"E 2660.60' (MEASURED)  
N89°36'44" 2660.83' (RECORD PER  
WEBER COUNTY STATE PLANE)



0 20 40  
SCALE: 1" = 20'

FOUND BRASS CAP  
SW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY WEBER COUNTY 2006

FOUND BRASS CAP  
FOUND NW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM

N0°09'59"E 361.28'

N0°25'49"E 5315.35'

S89°34'11"E 8.84'

240.87'

103.01'

S89°34'11"E

139.65'

N65°29'31"E

36.52'

39.90'

66.00'

N10°24'15"E

66.00'

S20°54'11"E

66.00'

N10°24'15"E

66.00'

S20°54'11"E

66.00'

N10°24'15"E

66.00'

S20°54'11"E

66.00'

N10°24'15"E

66.00'

S20°54'11"E

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N10°24'15"E

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N10°24'15"E

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S20°54'11"E

66.00'

N10°24'15"E

66.00'

S20°54'11"E

66.00'

N10°24'15"E

66.00'

S20°54'11"E

66.00'

# EDGEWATER BEACH RESORT PHASE 2 - AMMENDMENT #1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN U.S. SURVEY  
WEBER COUNTY, UT  
MAY 2016

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N72°46'30"E	15.75
L2	N70°45'00"E	17.04
L3	S78°04'51"E	9.57
L4	S69°31'45"E	9.57
L5	S72°33'17"E	17.40
L6	S72°33'17"E	17.40
L7	S47°48'26"W	46.45
L8	N61°53'45"W	209.36
L9	N67°08'11"W	28.30
L10	S72°33'17"E	20.86

**CURVE TABLE**

#	ARC LENGTH	RADIUS	DELTA	CHD DIRECTION	CHD LENGTH
C1	22.64	15.00	86°27'51"	N62°20'45"W	20.55
C2	56.67	66.72	74°29'38"	N45°59'45"E	80.71
C3	22.43	1869.86	8°51'38"	N77°42'30"W	292.13
C4	22.98	205.00	8°25'19"	N73°12'40"E	22.97
C5	24.55	219.00	8°25'19"	N73°12'40"E	24.57
C6	26.12	233.00	8°25'19"	N73°12'40"E	26.10
C7	120.40	233.00	29°37'11"	N64°48'35"E	119.11
C8	80.00	219.00	20°56'35"	N62°28'18"E	79.61
C9	33.16	219.00	8°40'30"	S84°43'07"E	33.13
C10	113.21	219.00	29°37'11"	N64°48'35"E	111.96
C11	63.87	205.00	17°51'04"	N78°55'32"E	63.61
C12	41.77	28.00	85°28'22"	S42°24'44"E	38.00
C13	179.33	40.50	253°42'16"	N46°29'19"E	64.81
C14	44.19	217.00	11°40'00"	S66°13'14"E	44.12
C15	41.34	203.00	11°40'00"	S66°13'14"E	41.27
C16	38.49	189.00	11°40'00"	S66°13'14"E	38.42
C17	48.30	208.00	13°34'46"	S67°10'35"E	49.18
C18	27.23	222.00	7°01'30"	S63°54'01"E	27.21
C19	25.39	222.00	6°33'07"	S70°41'24"E	25.37
C20	52.62	222.00	13°34'46"	S67°10'35"E	52.49
C21	16.85	236.00	1°34'46"	S67°10'35"E	16.80
C22	31.53	1859.86	0°58'17"	N61°29'51"W	31.53
C23	110.27	1859.86	3°23'49"	N78°28'49"W	110.25
C24	20.59	1859.86	0°38'49"	N77°27'30"W	20.59
C25	110.29	1859.86	3°23'48"	N78°28'12"W	110.29
C26	16.89	1859.86	0°31'13"	N73°28'41"W	16.89
C27	289.94	1859.86	8°55'55"	N77°41'02"W	289.65
C28	20.71	66.72	17°45'52"	S78°36'22"W	20.62
C29	37.76	66.72	32°29'20"	S43°42'08"W	37.26
C30	14.10	66.72	12°06'43"	S65°58'30"W	14.08
C31	14.10	66.72	12°06'43"	S78°05'13"W	14.08
C32	276.21	425.00	37°11'12"	N62°38'53"E	273.37
C33	387.36	1909.86	11°37'15"	S78°32'14"E	386.70



**VICINITY MAP**  
NO SCALE

**BASIS OF BEARING**

THE BASIS OF BEARING IS N00°25'49"E. (RECORD N00°25'44"E.) 5316-87  
THROUGH THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13,  
T4N., R1E., S888A.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS EDGEWATER BEACH RESORT PHASE 2. FOUR SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IF IT IS SHOWN ON A RECORD OF SURVEY TIEED A PORTION OF THE PREVIOUS FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SHOWNBAM ROAD & LAKEVIEW VILLAGE CONDOMINIUMS. SURVEY FILE NO. 00428. WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1#1ST AMMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

**DEVELOPER**

1748 W LEGACY CROSSING BLVD, STE 400  
CENTURY LEE, UTAH 84014  
801433046500

**LAND USE**

TOTAL AREA	190,970 S.F. (4.334 ACRES)
COMMON AREA	133,785 S.F. (3.070 ACRES) 69%
ROAD AREA	24,860 S.F. (0.573 ACRES)
OPEN AREA	106,140 S.F. (2.436 ACRES)
LINEED COMMON AREA	8,000 S.F. (0.185 ACRES) 4%
PRIVATELY OWNED BUILDING	48,800 S.F. (1.122 ACRES) 25%
PUBLIC STREET DEDICATION	2,910 S.F. (0.066 ACRES) 2%

**NOTES**

1. ALL PATES, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE COMMON AREAS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPS OR CROSS-HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA, COMMON AREAS ARE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
3. COLLECTIVE WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAWNEVER WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
4. THERE ARE NO CONVERTIBLE OR WITHDRAWABLE AREAS IN THIS PROJECT PHASE.
5. ALL BUILDING DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
6. ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.
7. ALL AREAS LABELED AS COMMON AREA, INCLUDING STREETS ARE TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_ WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED \_\_\_\_\_ A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS, WITH THE UNDERSIGNED OWNERS' CONSENT, TO BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES, DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS, AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND AND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION, DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE, ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMMENDMENT AND LES N00°25'49"E 116.29 FEET AND S89°34'11"E 924.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: (1) N14°34'00"E 21.31 FEET; (2) N17°56'43"E 128.53 FEET; (3) N70°43'57"W 69.24 FEET; (4) N17°56'43"E 87.35 FEET; (5) N06°58'25"E 95.65 FEET; (6) N18°32'05"W 88.52 FEET; (7) N13°34'41"W 26.00 FEET; (8) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N62°20'46"W, AND A CHORD LENGTH OF 20.55 FEET; (9) N175°34'58"W 65.99 FEET; (10) S72°01'15"W 28.00 FEET; (11) N175°09'09"W 66.23 FEET; THENCE ALONG AN ARC LENGTH OF 292.43 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N77°42'30"W, AND A CHORD LENGTH OF 292.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,238 SQUARE FEET OR 4.436 ACRES.

**SURVEYOR'S CERTIFICATE**

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.



C. DAVID MCKINNEY PROFESSIONAL LAND SURVEYOR

10/31/17  
DATE



4905 SOUTH 1500 WEST  
SUITE 100  
RIVERDALE, UT 84405  
801-621-1025

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WEBER COUNTY ENGINEER

**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.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST  
TITLE

**WEBER COUNTY SURVEYOR**

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 COUNTY OFFICES. 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 SURVEYOR

**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 EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WEBER COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR: \_\_\_\_\_

WEBER COUNTY RECORDER

DEPUTY

# EDGEWATER BEACH RESORT PHASE 2 - AMMENDMENT #1

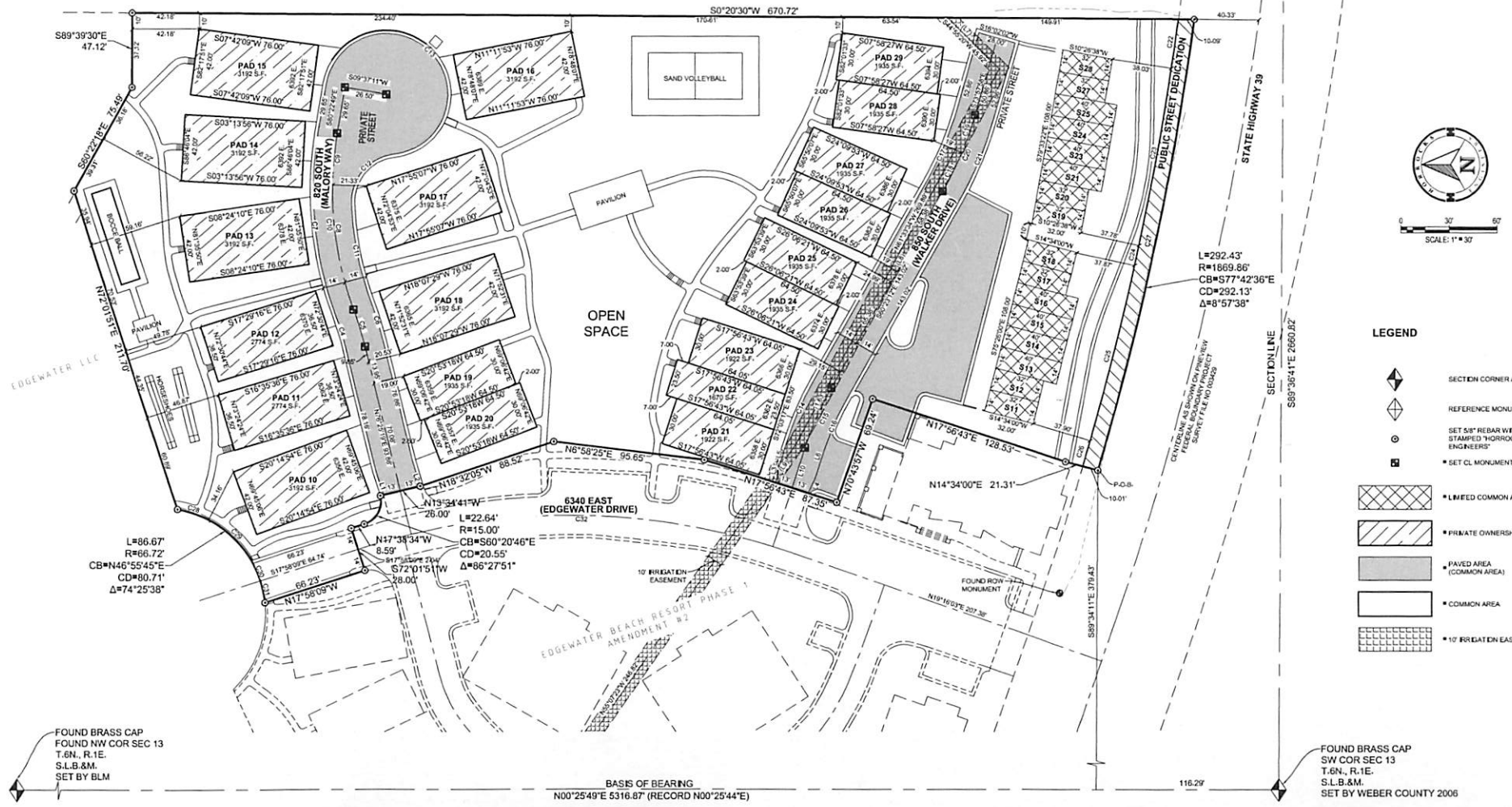
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

UNITED STATES OF AMERICA  
20-013-0001

FOUND BRASS CAP  
RM S1/4 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

FOUND BRASS CAP  
RM S1/4 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

CALCULATED  
5 1/4 COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.



- LEGEND**
- SECTION CORNER AS NOTED
  - REFERENCE MONUMENT
  - SET 5/8\"/>

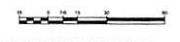
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R=66.72'  
CB=N46°55'45\"/>

L=292.43'  
R=1869.66'  
CB=S77°42'36\"/>

FOUND BRASS CAP  
FOUND NW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM

FOUND BRASS CAP  
SW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY WEBER COUNTY 2006

BASIS OF BEARING  
N00°25'49\"/>



SCALE	
HORIZONTAL	1" = 30'
VERTICAL	1" = 30'
NTS	

**WARNING**

IF THE BAR DOES NOT MEASURE 2\"/>

**HORROCKS ENGINEERS**

4905 SOUTH 1500 WEST  
SUITE 100  
RIVERDALE, UT 84405  
801-621-1025

## EDGEWATER BEACH RESORT PHASE 2

DESIGNED	DATE	PROJECT NO.
CDM	10/30/2017	OG-707-1510
DRAWN	DATE	SHEET NO.
SB	10/30/2017	2 OF 2
CHECKED	DATE	DRAWING NO.
WW	10/30/2017	2

C:\Users\jagard\appdata\local\temp\AutoCAD\_2017\Phase\_2\_Ext\Amendment1.dwg 11/02/2017 10:50am sabb