

# EDGEWATER BEACH RESORT PHASE 3

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  
OCT 2017

**BASIS OF BEARING**

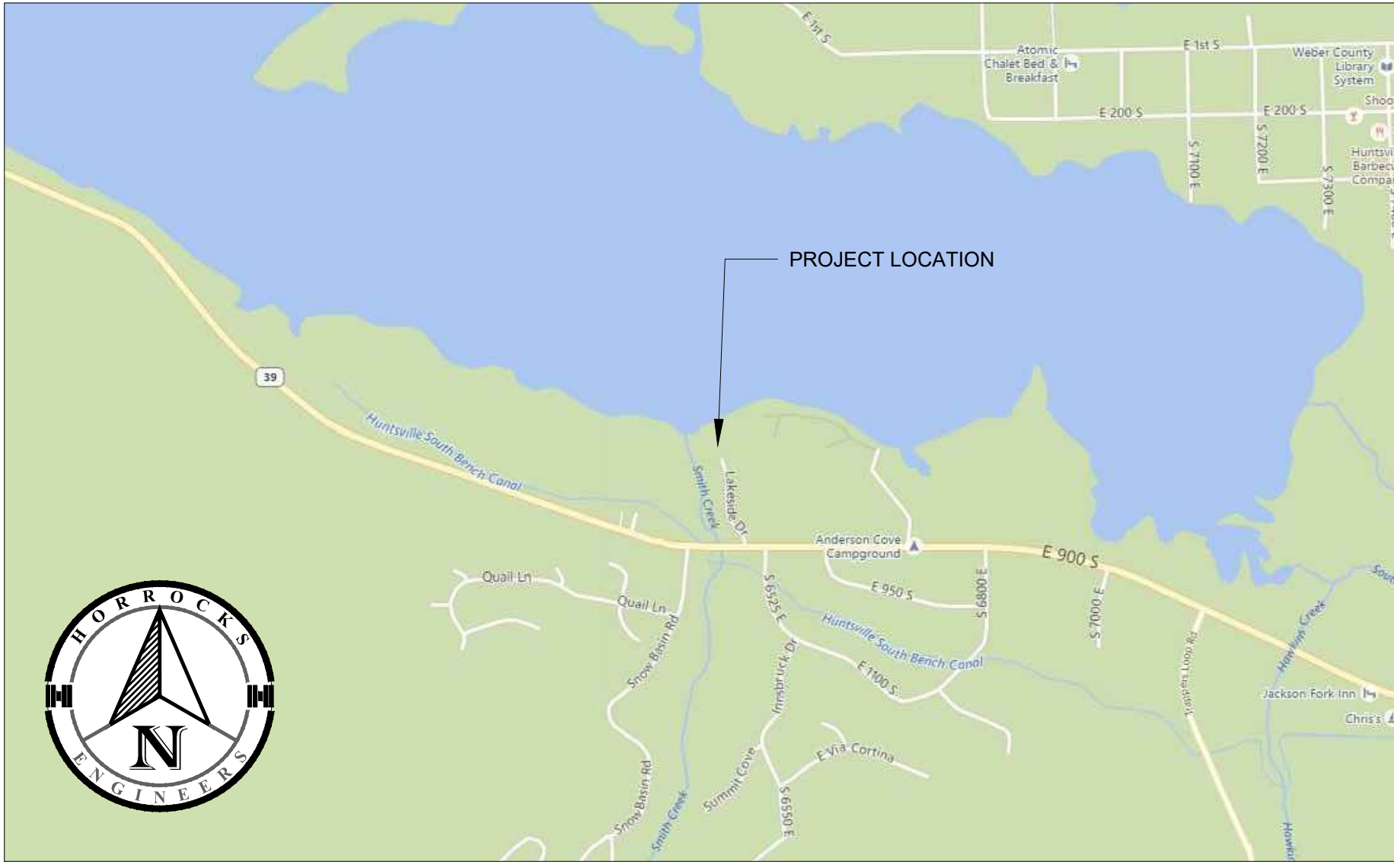
THE BASIS OF BEARING IS N.00°25'49"E. (RECORD N.00°25'44"E.) 5316.87' BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.6N., R.1E., SLB&M.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT 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.

**NOTES**

- ALL PATIOS, 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.
- 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. 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".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.



VICINITY MAP  
NO SCALE

**DEVELOPER**

JACK FISHER HOMES  
DAN ROSS  
1148 W LEGACY CROSSING BLVD., STE 400  
CENTERVILLE, UTAH 84014  
801-335-8500

**LAND USE**

TOTAL AREA .....208,760 S.F. (4.79 ACRES)  
COMMON AREA ..... 95,890 S.F. (2.20 ACRES) 46%  
ROAD AREA ..... 53,170 S.F. (1.22 ACRES)  
OPEN AREA ..... 149,060 S.F. (3.42 ACRES)  
PRIVATELY OWNED BUILDING ..... 59,700 S.F. (1.37 ACRES) 28%

**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; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, 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 THOROUGHFARES. 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 HEREOF 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 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**

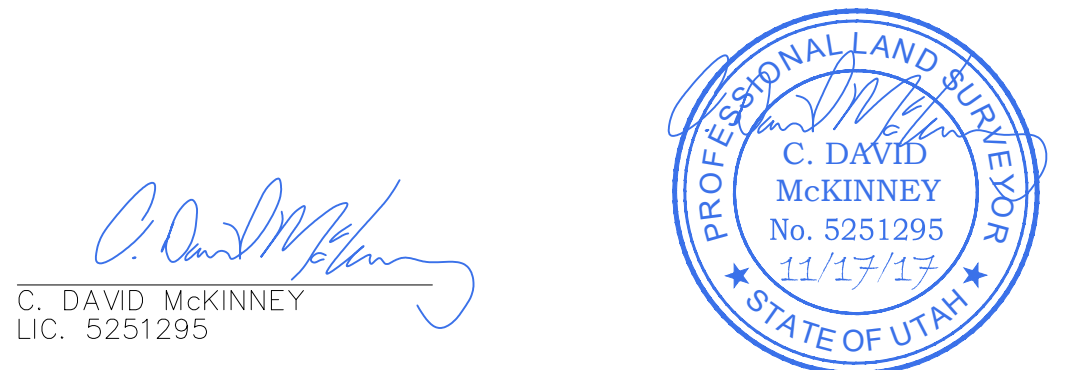
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

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 AMENDMENT AND LIES N00°25'49"E 901.67 FEET AND N63°12'30"E 6.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N63°12'30"E 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 0°20'30" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET; THENCE SOUTH 65°29'31" WEST 139.65 FEET TO A POINT OF A Δ=126°22'53" NON-TANGENT CURVE; THENCE 147.18 FEET ALONG A 66.72' RADIUS CURVE TO THE LEFT (CHD S72° 54' 22.63"W, CHD DST 119.10"); THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET THENCE N00°10'04"E 302.43 FEET THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 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 17-23-17, 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.



**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, SIGNER(S) OF THE ABOVE 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.  
\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC



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

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