

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 #	LENGTH	RADIUS	DELTA
C1	276.21	425.00	371°41'2"
C2	89.83	90.00	571°10'4"
C3	190.46	126.00	88°36'33"
C4	65.57	101.50	3°42'51"
C5	12.81	425.00	1°43'36"
C6	4.68	425.00	0°37'51"
C7	29.93	430.27	3°59'06"
C8	6.80	90.00	47°51'1"
C9	68.42	126.00	31°06'50"
C10	21.50	126.00	9°46'33"
C11	7.07	4.50	90°00'00"
C12	7.85	5.00	90°00'00"
C13	27.09	17.50	88°40'40"
C14	22.54	15.00	88°05'05"
C15	7.80	5.00	89°21'17"
C16	37.48	455.00	4°43'12"
C17	7.80	5.00	89°21'17"
C18	6.81	439.00	0°53'21"
C19	7.80	5.00	89°21'17"
C20	65.59	455.00	81°53'36"
C21	7.80	5.00	89°21'17"
C22	56.44	439.00	7°22'01"
C23	22.57	15.00	86°12'40"
C24	24.66	15.00	94°11'59"
C25	7.85	5.00	90°00'00"
C26	7.85	5.00	90°00'00"
C27	75.85	76.00	57°11'04"
C28	4.71	3.00	90°00'00"
C29	33.65	95.00	207°13'1"
C30	4.79	3.00	91°34'38"
C31	126.13	112.00	64°31'34"
C32	7.69	997.50	0°26'31"
C33	8.05	5.00	92°17'17"
C35	16.03	980.50	0°56'13"
C36	6.83	998.50	0°23'32"
C37	23.74	15.00	90°40'40"
C38	210.01	411.00	29°16'37"
C39	23.54	15.00	89°55'45"
C40	56.71	104.00	31°14'27"
C41	4.63	3.00	88°23'36"
C43	50.72	121.50	23°55'11"
C45	4.69	3.00	89°34'57"
C46	88.78	140.00	38°20'01"
C47	13.30	6.00	126°59'59"
C48	7.07	4.50	90°00'00"
C49	21.45	11.50	106°52'25"
C50	34.57	140.00	14°08'58"
C51	19.72	1025.50	1°06'06"
C52	26.22	17.00	88°22'18"
C53	7.07	4.50	90°00'00"
C54	6.33	4.00	90°37'47"

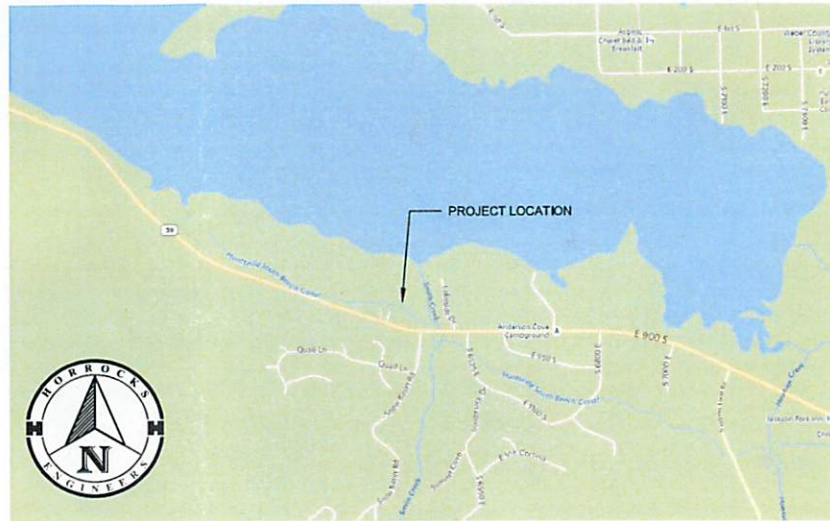
LINE #	LENGTH	DIRECTION
L1	2.54	S69°27'56"E
L2	13.96	S20°32'04"W
L3	15.08	S69°27'56"E
L4	1.42	S20°32'04"W
L5	14.04	S69°27'56"E
L6	1.42	N20°32'04"E
L7	14.25	S69°27'56"E
L8	14.08	N20°32'04"E
L9	0.91	S69°27'56"E
L10	13.92	N20°32'04"E
L11	11.62	N69°27'56"W
L12	2.33	S20°32'04"W
L13	5.13	N69°27'56"W
L14	2.33	N20°32'04"E
L15	1.21	N69°27'56"W
L16	31.17	N20°32'04"E
L17	1.96	S69°27'56"E
L18	2.00	N20°32'04"E
L19	4.38	S69°27'56"E
L20	2.33	S20°32'04"W
L21	11.62	S69°27'56"E
L22	13.92	N20°32'04"E
L23	0.91	N69°27'56"W
L24	14.08	N20°32'04"E
L25	14.25	N69°27'56"W
L26	1.42	N20°32'04"E
L27	14.04	N69°27'56"W
L28	1.42	S20°32'04"W
L29	15.08	N69°27'56"W
L30	13.96	S20°32'04"W
L31	2.54	N69°27'56"W
L32	17.13	S20°32'04"W
L33	5.33	N69°27'56"W
L34	24.67	S20°32'04"W
L35	5.33	S69°27'56"E
L36	17.13	S20°32'04"W

LINE #	LENGTH	DIRECTION
L37	14.50	N19°16'03"E
L38	13.00	N70°43'57"W
L39	12.50	N70°43'57"W
L40	7.91	S72°03'17"E
L41	10.95	S72°03'17"E
L42	11.03	S76°37'03"E
L43	11.03	S81°20'15"E
L44	11.03	S83°31'02"E
L45	11.03	N88°13'22"E
L46	13.00	S14°23'33"E
L47	13.00	N14°23'33"W
L49	20.97	S75°47'27"W
L51	41.41	S18°36'23"W
L52	14.96	N71°23'37"W
L53	14.95	S88°06'02"W
L54	12.82	N19°16'03"E
L55	18.00	N19°21'08"E
L56	32.30	N19°16'03"E
L57	14.54	N47°03'23"W
L58	14.52	N70°58'34"W
L59	42.19	S18°36'23"W
L60	31.87	S70°43'39"E
L63	2.00	N70°43'36"W
L64	2.04	S19°16'24"W
L65	8.03	N19°16'24"E
L66	13.50	N70°43'57"W
L67	14.00	S70°43'57"E
L68	14.96	S19°16'03"W
L74	4.36	S19°15'57"W
L75	21.68	N70°39'55"W
L76	4.35	N19°25'19"E
L77	19.05	N70°42'16"W
L78	18.10	N19°19'16"E
L79	1.34	N67°20'02"W
L80	21.70	N31°17'22"E
L81	5.49	N70°51'03"W

LINE #	LENGTH	DIRECTION
L82	14.01	N19°16'49"E
L83	5.44	S71°23'35"E
L84	21.44	N71°41'51"E
L85	4.96	S71°54'56"E
L86	11.74	N19°43'33"E
L87	12.59	N70°44'45"W
L88	16.25	N19°19'02"E
L89	51.29	S70°43'35"E
L90	20.93	S19°18'21"W
L91	5.60	S70°52'42"E
L92	7.16	S19°09'12"W
L93	9.41	S70°36'45"E
L94	74.45	S19°15'38"W
L95	16.75	N70°42'16"W
L96	2.00	S19°16'24"W
L97	1.00	S70°43'36"E
L98	12.40	S19°16'24"W
L99	2.00	S70°43'36"E
L100	12.40	S19°16'24"W
L101	2.00	S70°43'36"E
L102	12.92	S19°16'24"W
L103	2.00	N70°43'36"W
L104	12.40	S19°16'24"W
L105	22.92	N70°43'36"W
L106	12.40	N19°16'24"E
L107	2.00	N70°43'36"W
L108	25.31	N19°16'24"E
L109	2.00	S70°43'36"E
L110	12.40	N19°16'24"E
L111	1.00	S70°43'36"E
L112	2.00	N19°16'24"E
L113	18.92	S70°43'36"E
L114	20.92	N70°43'36"W
L115	24.92	N70°43'36"W
L116	22.92	N70°43'36"W

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

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) 6%
PRIVATELY OWNED BUILDING	27,360 S.F. (0.62 ACRES) 23%
PUBLIC STREET DEDICATION	3,920 S.F. (0.0899 ACRES) 2%



VICINITY MAP
NO SCALE

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 STRIPES 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 WITHDRAWABLE 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.
- UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS
- ALL AREAS LABELED AS COMMON AREA, INCLUDING STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.

PROJECT BENCHMARK

MONUMENT NO. 3-JRH
ELEVATION=4969.025'
(MAINTAINED BY WEBER COUNTY SURVEYOR)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION CORNER OF THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'57"E

NARRATIVE

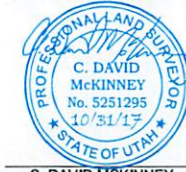
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS, AND TO CREATE A SUBDIVISION PLAT. THE NORTH LINE WAS DETERMINED BY THE OWNER TO A FUTURE PHASE LINE. THE EAST LINE WAS DETERMINED BY THE PROPERTY OF THE UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT PARCEL 20-013-0007 ALONG A FENCELINE ON THE COMMON BOUNDARY BETWEEN THE PARCELS. THE SOUTH BOUNDARY IS ALONG THE RIGHT OF WAY FOR HIGHWAY 39 AS LOCATED BY A WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

HORROCKS ENGINEERS

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

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 58, 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 PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT 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.



C. DAVID MCKINNEY
PROFESSIONAL LAND SURVEYOR

10/31/17
DATE

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 N00°25'49"E 240.87 FEET AND S89°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 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE S72°01'51"E 103.01 FEET; THENCE S17°38'34"E 8.59 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 S06°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 1869.86 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) SS
COUNTY OF WEBER)
ON THIS THE _____ 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) SS
COUNTY OF WEBER)
ON THIS THE _____ 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 PLAT FOR PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS _____ DAY OF _____, A.D. 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER
I HERBY 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 PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT

SIGNED THIS _____ DAY OF _____, A.D. 20____.

WEBER COUNTY ATTORNEY

MORGAN/WEBER 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.

MORGAN/WEBER HEALTH DEPARTMENT

WEBER COUNTY COUNCIL
APPROVED BY WEBER COUNTY THIS _____ DAY OF _____, A.D. 20____.

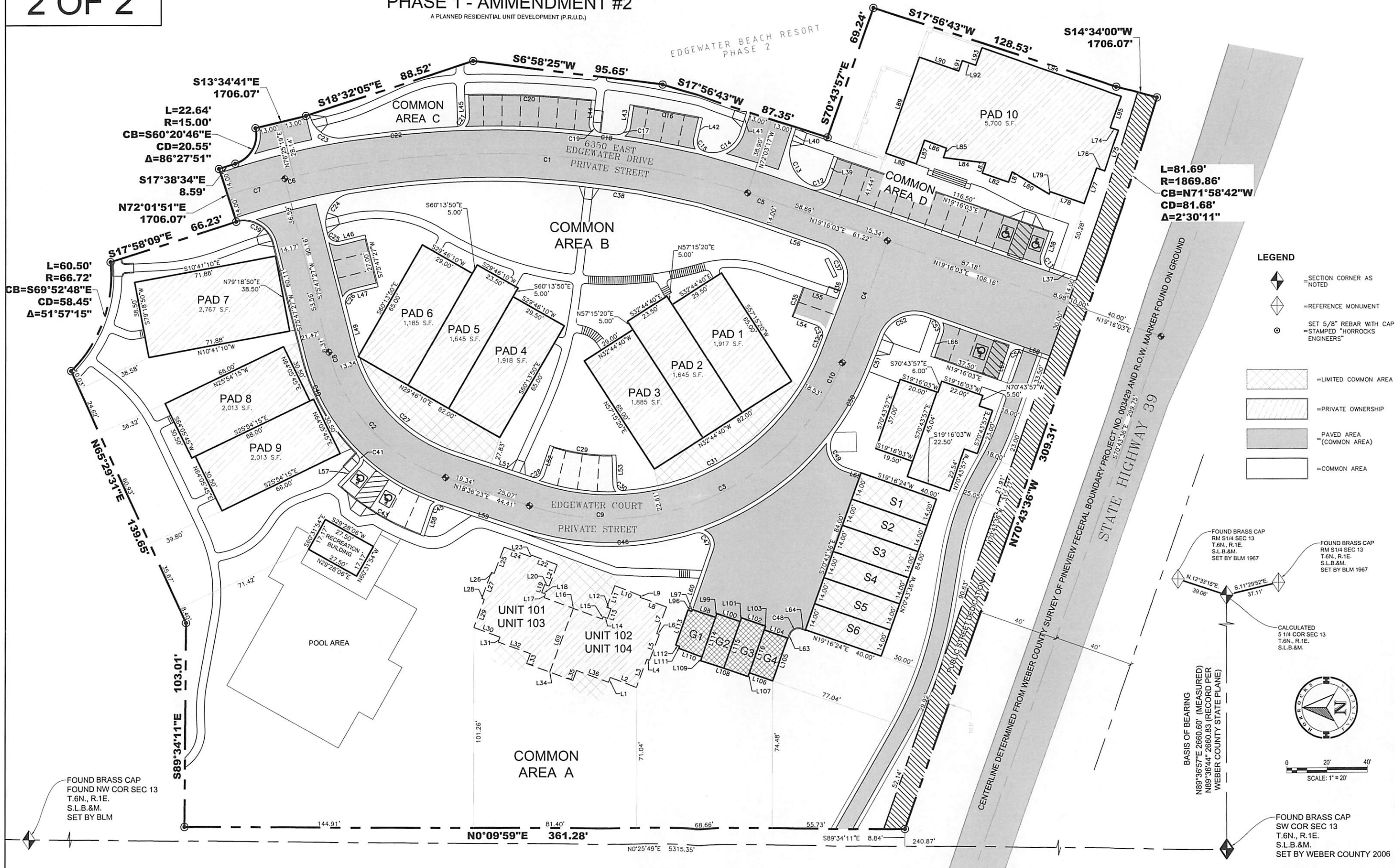
MAYOR OR DESIGNEE _____ DATE _____

ATTEST: COUNTY RECORDER _____ DATE _____

SURVEYOR'S SEAL 	COUNTY SURVEYOR	COUNTY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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EDGEWATER BEACH RESORT
PHASE 1 - AMMENDMENT #2

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



S13°34'41"E
1706.07'
L=22.64'
R=15.00'
CB=S60°20'46"E
CD=20.55'
Δ=86°27'51"

S17°38'34"E
8.59'
N72°01'51"E
1706.07'
S17°58'09"E
66.23'

L=60.50'
R=66.72'
CB=S69°52'48"E
CD=58.45'
Δ=51°57'15"

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 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



0 20' 40'
SCALE: 1" = 20'

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

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'

CENTERLINE DETERMINED FROM WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND

STATE HIGHWAY 39

EDGEWATER BEACH RESORT
PHASE 2

6350 EAST
EDGEWATER DRIVE
PRIVATE STREET

EDGEWATER COURT
PRIVATE STREET

RECREATION
BUILDING

POOL AREA

COMMON
AREA A

COMMON
AREA B

COMMON
AREA C

COMMON
AREA D

PAD 7
2,767 S.F.

PAD 6
1,185 S.F.

PAD 5
1,645 S.F.

PAD 4
1,918 S.F.

PAD 3
1,885 S.F.

PAD 2
1,645 S.F.

PAD 1
1,917 S.F.

PAD 10
5,700 S.F.

UNIT 101
UNIT 103

UNIT 102
UNIT 104

G1
G2
G3
G4

S1
S2
S3
S4
S5
S6