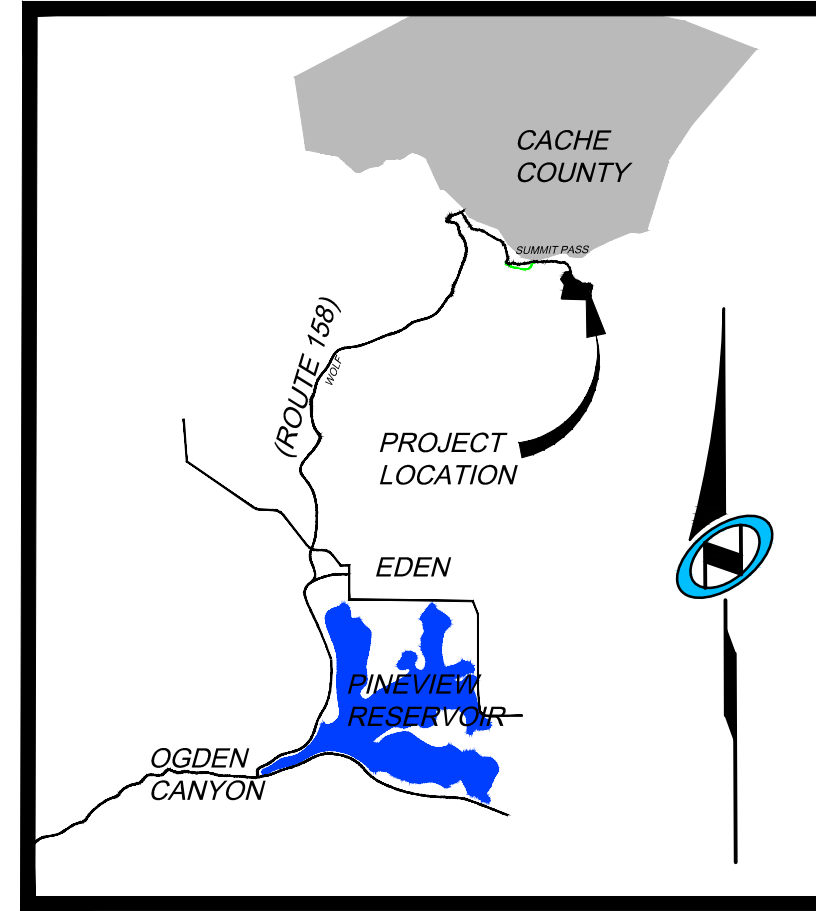


# SUMMIT EDEN PHASE 1B AMENDMENT 2 AMENDING PARCEL D OF SUMMIT EDEN PHASE 1B

LOCATED IN THE NORTH HALF OF SECTION 5,  
AND THE NORTH HALF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH  
APRIL 2018



VICINITY MAP  
N.T.S.

### PLAT NOTES:

1. 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 1B (ENTRY# 2672944), 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 1B AMENDMENT 2, 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: \_\_\_\_\_  
TITLE: AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

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

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

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

### 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. 2649512 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.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_  
STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_, THE \_\_\_\_\_, AND DULY AUTHORIZED  
AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.

### SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL D, SUMMIT EDEN PHASE 1B, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS IN BOOK 75 AT PAGE 32-34, TO BE NOW CALLED SUMMIT EDEN PHASE 1B AMENDMENT 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.4M., 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.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUMMIT EDEN PHASE 1B SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE 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 1B 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 D, SUMMIT EDEN PHASE 1B, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGGING AT A POINT ON THE NORTHERLY RIGHT-OR-WAY LINE OF SUMMIT PASS, SAID POINT ALSO BEING THE WEST CORNER OF PARCEL D, SUMMIT EDEN PHASE 1B SUBDIVISION, ENTRY NO. 2672944, BOOK 75, PAGE 32-34, SAID POINT BEING 501°09'02"W 153.44 FEET AND EAST 908.19 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.) THENCE N04°47'44"W 72.89 FEET; THENCE S83°04'32"E 367.66 FEET; THENCE N89°26'39"E 381.79 FEET; THENCE N83°08'05"E 309.86 FEET; THENCE S82°18'33"E 415.15 FEET; THENCE S49°18'31"E 210.20 FEET; THENCE S30°26'35"E 270.66 FEET; THENCE S62°09'42"E 391.77 FEET; THENCE S62°09'42"E 1191.29 FEET; THENCE SOUTH 138.22 FEET; THENCE EAST 455.19 FEET; THENCE S35°01'14"W 550.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, THROUGH A CENTRAL ANGLE OF 31°08'57" (CHORD BEARING AND DISTANCE OF S64°45'19"E 244.33 FEET) FOR AN ARC DISTANCE OF 247.36 FEET; THENCE S09°40'13"W 25.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 13°28'59" (CHORD BEARING AND DISTANCE OF N87°04'17"W 100.96 FEET) FOR AN ARC DISTANCE OF 101.19 FEET; THENCE S86°11'14"W 193.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 10°04'29" (CHORD BEARING AND DISTANCE OF N88°46'32"W 100.10 FEET) FOR AN ARC DISTANCE OF 100.23 FEET; THENCE S06°15'42"W 147.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUMMIT PASS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWENTY-TWO (22) COURSES: 1) THENCE N83°44'18"W 166.47 FEET; 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.00 FEET, THROUGH A CENTRAL ANGLE OF 35°15'14" (CHORD BEARING AND DISTANCE OF N66°06'41"W 222.27 FEET) FOR AN ARC DISTANCE OF 225.81 FEET; 3) N48°29'04"W 89.38 FEET; 4) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, THROUGH A CENTRAL ANGLE OF 17°59'29" (CHORD BEARING AND DISTANCE OF N57°28'49"W 135.41 FEET) FOR AN ARC DISTANCE OF 135.97 FEET; 5) THENCE N66°28'34"W 225.95 FEET; 6) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.00 FEET, THROUGH A CENTRAL ANGLE OF 24°05'53" (CHORD BEARING AND DISTANCE OF N54°25'37"W 153.22 FEET) FOR AN ARC DISTANCE OF 154.36 FEET; 7) THENCE N42°22'41"W 79.01 FEET; 8) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.00 FEET, THROUGH A CENTRAL ANGLE OF 25°42'21" (CHORD BEARING AND DISTANCE OF N29°31'31"W 163.28 FEET) FOR AN ARC DISTANCE OF 164.65 FEET; 9) THENCE N16°40'20"W 261.55 FEET; 10) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 537.42 FEET, THROUGH A CENTRAL ANGLE OF 10°02'40" (CHORD BEARING AND DISTANCE OF N13°30'00"W 94.09 FEET) FOR AN ARC DISTANCE OF 94.21 FEET; 11) THENCE N06°37'40"W 118.34 FEET; 12) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 633.00 FEET, THROUGH A CENTRAL ANGLE OF 17°44'11" (CHORD BEARING AND DISTANCE OF N15°29'46"W 195.17 FEET) FOR AN ARC DISTANCE OF 195.95 FEET; 13) THENCE N24°21'51"W 113.52 FEET; 14) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 633.00 FEET, THROUGH A CENTRAL ANGLE OF 23°33'40" (CHORD BEARING AND DISTANCE OF N36°08'41"W 258.47 FEET) FOR AN ARC DISTANCE OF 260.30 FEET; 15) THENCE N47°55'31"W 81.02 FEET; 16) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 433.00 FEET, THROUGH A CENTRAL ANGLE OF 44°14'39" (CHORD BEARING AND DISTANCE OF N70°02'50"W 326.12 FEET) FOR AN ARC DISTANCE OF 334.37 FEET; 17) THENCE S87°49'50"W 231.14 FEET; 18) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET, THROUGH A CENTRAL ANGLE OF 22°12'58" (CHORD BEARING AND DISTANCE OF N81°03'41"W 102.88 FEET) FOR AN ARC DISTANCE OF 103.53 FEET; 19) THENCE N69°15'12"W 128.40 FEET; 20) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 533.00 FEET, THROUGH A CENTRAL ANGLE OF 12°29'53" (CHORD BEARING AND DISTANCE OF N76°12'08"W 116.03 FEET) FOR AN ARC DISTANCE OF 116.26 FEET; 21) THENCE N82°27'04"W 241.01 FEET; 22) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET, THROUGH A CENTRAL ANGLE OF 12°20'40" (CHORD BEARING AND DISTANCE OF N88°37'24"W 114.61 FEET) FOR AN ARC DISTANCE OF 114.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,996,769 S.F. OR 45,840 AC.



### RECORDED #

STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER

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

**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\_\_\_\_.  
\_\_\_\_\_  
SIGNATURE

**WEBER COUNTY SURVEYOR**  
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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
COUNTY SURVEYOR

**WEBER COUNTY ENGINEER**  
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.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
SIGNATURE

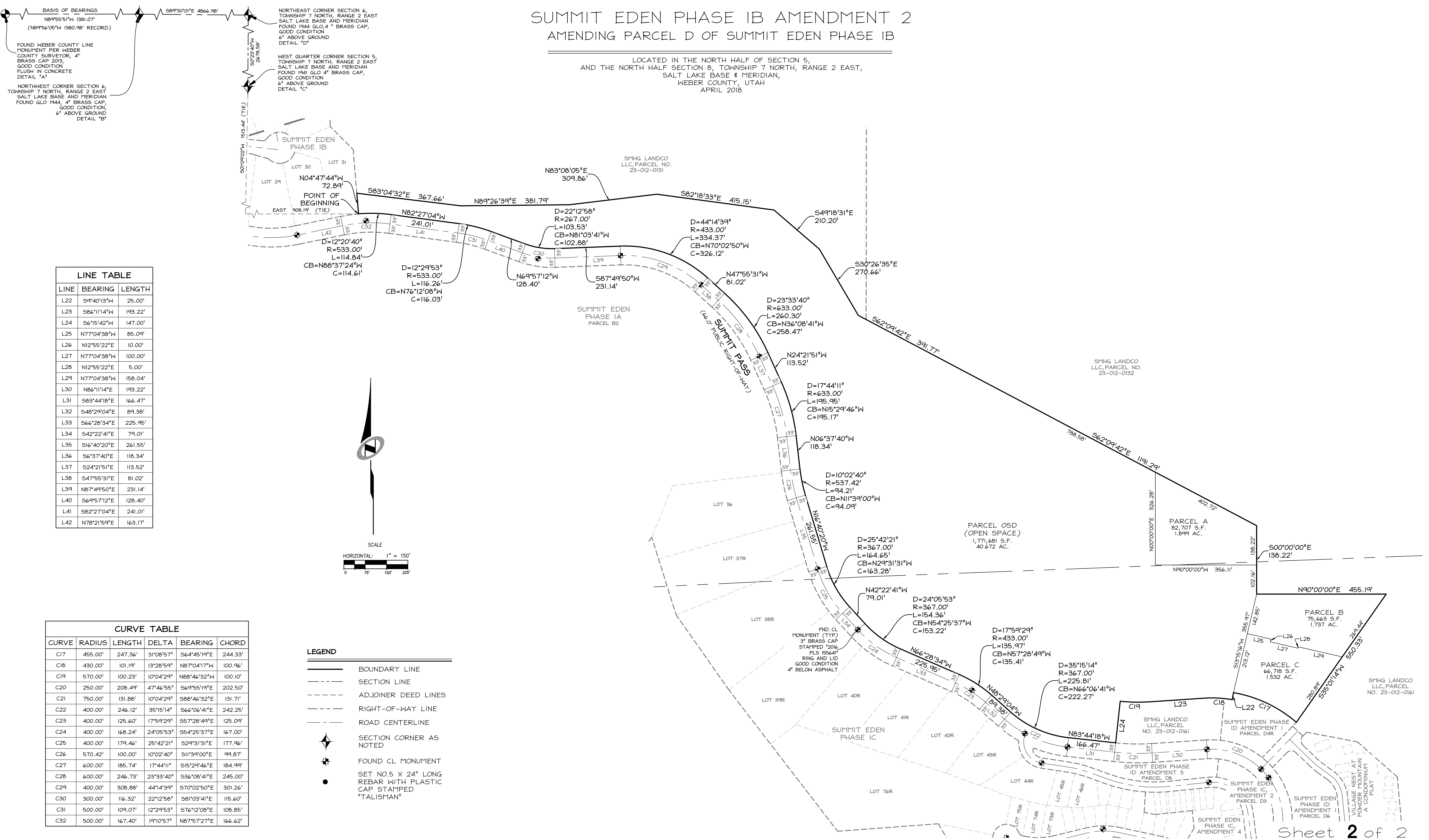
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

**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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

P17-C20-24036  
 NONE  
 N:\SUB0793\000\18-200.23-OVERLOOK PHASE1 AND PHASE2\SURVEY\PLATS\PHASE 1B AND 2

# SUMMIT EDEN PHASE 1B AMENDMENT 2 AMENDING PARCEL D OF SUMMIT EDEN PHASE 1B

LOCATED IN THE NORTH HALF OF SECTION 5,  
 AND THE NORTH HALF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 APRIL 2018

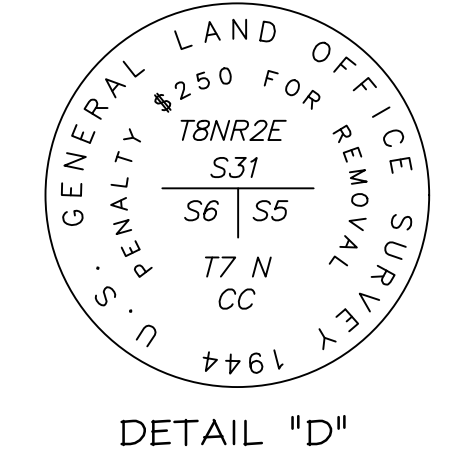
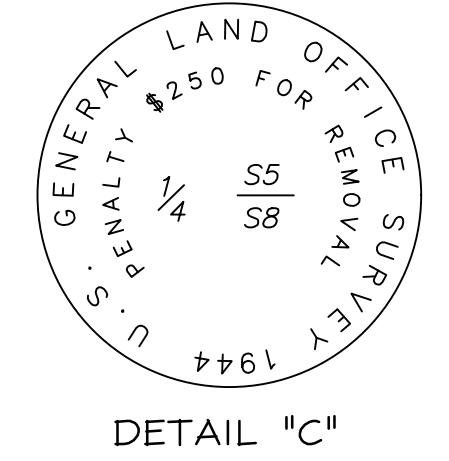
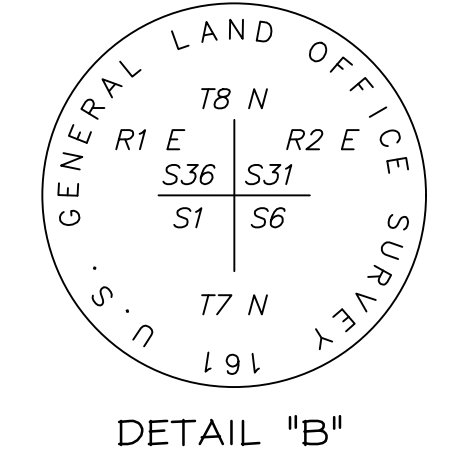
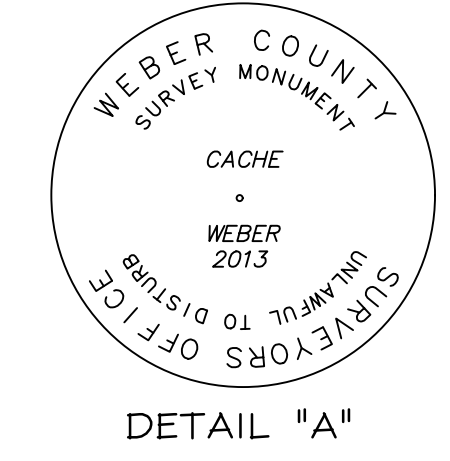


LINE	BEARING	LENGTH
L22	S9°40'13"W	25.00'
L23	S86°11'14"W	193.22'
L24	S6°15'42"W	147.00'
L25	N77°04'38"W	85.09'
L26	N12°55'22"E	10.00'
L27	N77°04'38"W	100.00'
L28	N12°55'22"E	5.00'
L29	N77°04'38"W	158.04'
L30	N86°11'14"E	193.22'
L31	S83°44'18"E	166.47'
L32	S48°29'04"E	89.38'
L33	S66°28'34"E	225.95'
L34	S42°22'41"E	79.01'
L35	S16°40'20"E	261.55'
L36	S6°37'40"E	118.34'
L37	S24°21'51"E	113.52'
L38	S47°55'31"E	81.02'
L39	N87°49'50"E	231.14'
L40	S6°49'57'12"W	128.40'
L41	S82°27'04"E	241.01'
L42	N78°21'59"E	163.17'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	455.00'	247.36'	31°08'57"	S64°45'19"E	244.33'
C18	430.00'	101.19'	13°28'59"	N87°04'17"W	100.96'
C19	570.00'	100.23'	10°04'29"	N88°46'32"W	100.10'
C20	250.00'	208.49'	47°46'55"	S6°46'55"E	202.50'
C21	750.00'	131.88'	10°04'29"	N88°46'32"E	131.71'
C22	400.00'	246.12'	35°15'14"	S66°06'41"E	242.25'
C23	400.00'	125.60'	17°59'29"	S57°28'49"E	125.09'
C24	400.00'	168.24'	24°05'53"	S54°25'37"E	167.00'
C25	400.00'	179.46'	25°42'21"	S29°31'31"E	177.96'
C26	570.42'	100.00'	10°02'40"	S11°39'00"E	99.87'
C27	600.00'	185.74'	17°44'11"	S15°29'46"E	184.99'
C28	600.00'	246.73'	23°33'40"	S36°08'41"E	245.00'
C29	400.00'	308.88'	44°14'39"	S70°02'50"E	301.26'
C30	300.00'	116.32'	22°12'58"	S81°03'41"E	115.60'
C31	500.00'	109.07'	12°29'53"	S76°12'08"E	108.85'
C32	500.00'	167.40'	19°10'57"	N87°57'27"E	166.62'

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

**SMHG PHASE 1, LLC.**  
 3632 N. WOLF CREEK DR.  
 EDEN, UT, 84310



**RECORDED #**  
 STATE OF UTAH, COUNTY OF WEBER,  
 RECORDED AND FILED AT THE  
 REQUEST OF: \_\_\_\_\_  
 ENTRY NO: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 WEBER COUNTY RECORDER