PLAT NOTES:

# 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 OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT, 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.
- PRIVATE STREETS, ACCESS, RIGHT-OF-WAYS. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES 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 OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AND ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN MOUNTAIN HOMES ASSOCIATIONS, INC. A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOT DEPICTED HEREON.

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

BY: \_\_\_\_\_,

ITS: SOLE MEMBER

NAME: \_\_\_\_\_, TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE *O*F UTAH \_\_\_\_\_ COUNTY OF\_\_\_\_\_\_, } 5.5.

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:

## 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 \_\_\_\_.

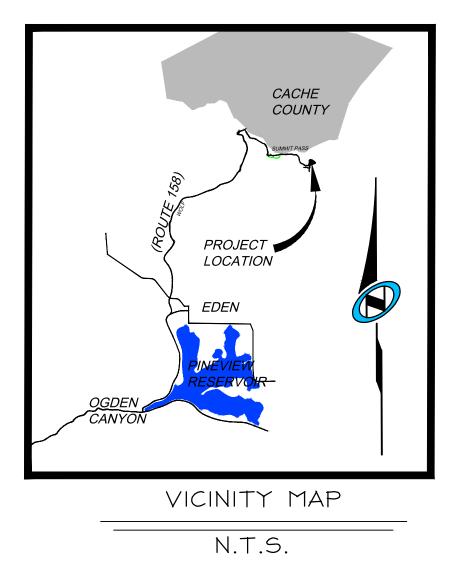
I HEREBY CERTIFY REVIEWED THIS PL HAVE BEEN SATISF COUNTY SURVEYOR EXECUTED THIS PL ASSOCIATED THERE SIGNED THIS

SIGNATURE

COUNTY SURVEYO

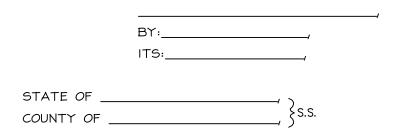
# SUMMIT EDEN OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT

#### LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH MAY 2018



# 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. 2691512 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.



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:

I. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.

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 I, T.7N., R.IE., S.L.B.&M., AND A FOUND WEBER

SECTION LINE. (THIS BEARING D BY 00°00'14" AS SHOWN ON THE CC 3. THE NORTHERLY BOUNDARY, E DETERMINED BY CLIENT, AND SHO DETERMINED BY THE EXISTING PL	RSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION OF THE WEBER COUNTY SURVEYOR'S BEARING IFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING DUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.) ASTERLY BOUNDARY, LOT LINES, AND RIGHT-OF-WAY LINES A OWN HEREON. THE SOUTHERLY AND WESTERLY LINES WERE LATS OF SUMMIT EDEN PHASE ID AMENDMENT I, AND SUMMIT THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOL	ARE		
	11T PASS, AND SECTION CORNER MONUMENTS AS REFERENCED MONUMENTS USED ARE SHOWN HEREON.	ON	Sheet <b>1</b> of 2	<b>TALISMAN</b> CIVIL CONSULTANTS         5217 SOUTH STATE STREET         SUITE 200         MURRAY, UT 84107         801.743.1300 <b>RECORDED #</b> STATE OF UTAH, COUNTY OF WEBER,
WEBER COUNTY SURVEYOR THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS AT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE FIED. THE APPROVAL OF THIS PLAT BY THE WEBER & DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO AT FROM THE RESPONSIBILITIES AND/OR LIABILITIES EWITH. DAY OF, 20	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	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	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:	RECORDED AND FILED AT THE         REQUEST OF:         ENTRY NO:         DATE:         DATE:         TIME:         BOOK:         PAGE:         FEE \$
R	SIGNATURE	CHAIRMAN-WEBER COUNTY PLANNING COMMISSION	TITLE:	WEBER COUNTY RECORDER

# 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 OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT, 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

## Description and map do not close

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF OS9 "OPEN SPACE" OF SUMMIT EDEN PHASE IB AMENDMENT 2, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. XXXX, BOOK XXX, PAGE XX, SAID POINT ALSO BEING SOUTH 199.95 FEET AND EAST 1341.50 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET); THENCE N13°15'16"E 109.50 FEET; THENCE N00°00'00"E 240.39 FEET; THENCE N62°10'58"W 16.42 FEET; THENCE N25°03'25"E 78.02 FEET; THENCE N86°05'32E 21.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 97°17'00" (CHORD BARING AND DISTANCE OF N44°44'01"E 71.31 FEET) FOR AN ARC DISTANCE OF 80.65 FEET; THENCE S86°37'29"E 86.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 00"32'01" (CHORD BEARING AND DISTANCE OF S86°21'28"E 3.03 FEET) FOR AN ARC DISTANCE OF 3.03 FEET; THENCE NO3°54'32"E 58.39 FEET; THENCE S79°56'25"E 171.53 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE S25°52'58"W 10.00 FEET; THENCE S64°07'02"E 100.00 FEET; THENCE N25°52'58"E 10.00 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE S25°52'58"W 10.00 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE \$25°52'58"W 67.31 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 04°21'37" (CHORD BEARING AND DISTANCE OF S61°56'14"E 77.98 FEET) FOR AN ARC DISTANCE OF 78.00 FEET; THENCE N30°14'35"E 65.70 FEET; THENCE S59°45'25"E 52.03 FEET; THENCE N32°58'26"E 7.68 FEET; THENCE \$52°23'05"E 105.56 FEET; THENCE \$37°36'55"W 71.02 FEET; THENCE \$52°23'05"E 17.32 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 04"52"17" (CHORD BEARING AND DISTANCE OF S54°49'14"E 82.87 FEET) FOR AN ARC DISTANCE OF 82.89 FEET; THENCE S57°15'22"E 118.38 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°47'29" (CHORD BEARING AND DISTANCE OF 579"39'06"E 22.86 FEET) FOR AN ARC DISTANCE OF 23.45 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 180°43'04" (CHORD BEARING AND DISTANCE OF SII'4I'19"E 95.00 FEET) FOR AN ARC DISTANCE OF 149.82 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°47'29" (CHORD BEARING AND DISTANCE OF 556°16'29"W 22.86 FEET) FOR AN ARC DISTANCE OF 23.45 FEET; THENCE 533°52'44"W 2.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 31"31"45" (CHORD BEARING AND DISTANCE OF 549"38 37"W 35.86 FEET) FOR AN ARC DISTANCE OF 36.32 FEET; THENCE 565"24'29"W 275.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 07'10'39" (CHORD BEARING AND DISTANCE OF 568°59'49"W 190.91 FEET) FOR AN ARC DISTANCE OF 191.04 FEET; THENCE 572°35'08"W 174.64 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28"37" (CHORD BEARING AND DISTANCE OF 558°16'32"W 160.66 FEET) FOR AN ARC DISTANCE OF 162.34 FEET; THENCE 543°57'57"W 3.56 FEET; THENCE N46°01'51"W 50.00 FEET; THENCE N43°57'57"E 3.56 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 28"37" (CHORD BEARING AND DISTANCE OF N58"16'32"E 185.37 FEET) FOR AN ARC DISTANCE OF 187.32 FEET; THENCE N72°35'08"E 174.64 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'39 (CHORD BEARING AND DISTANCE OF N68°59'49"E 184.65 FEET) FOR AN ARC DISTANCE OF 184.77 FEET; N65°24'29"E 275.90 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 85°58'08" (CHORD BEARING AND DISTANCE OF N22°25'26" 21.82 FEET) FOR AN ARC DISTANCE OF 24.01 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 54.50 FEET, THROUGH A CENTRAL ANGLE OF 17°44'39" (CHORD BEARING AND DISTANCE OF NIIº41'19"W 16.81 FEET) FOR AN ARC DISTANCE OF 16.88 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'23" (CHORD BEARING AND DISTANCE OF N30°02'11"W 14.64 FEET) FOR AN ARC DISTANCE OF 15.20 FEET; THENCE N57°15'22"W 115.63 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 04°25'14" (CHORD BEARING AND DISTANCE OF N55°02'45"W 79.06 FEET) FOR AN ARC DISTANCE OF 79.08 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 89°32'57" (CHORD BEARING AND DISTANCE OF S82°23'23"W 32.40 FEET) FOR AN ARC DISTANCE OF 35.95 FEET; THENCE S37°36'55"W 96.46' FEET; THENCE S30°23'50"E 93.41 FEET; THENCE 559°36'10"W 91.08 FEET; THENCE 573°17'01"W 241.18 FEET; THENCE N77°04'38"W 230.99 FEET; THENCE 512°55'22"W 5.00 FEET; THENCE N77°04'38"W 100.00 FEET; THENCE N12°55'22"E 10.00 FEET; THENCE N77°04'38"W 85.09 FEET.

CONTAINING: 578,885 S.F. OR 13.289 ACRES

