F	PLAT NOTES:							
1.	THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARA	TION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR M	OUNTAIN HOMES AT POWDER MOUNTAIN ("NEIGHBORHOOD					
	DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("SMHG PHASE I") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL							
			OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH					
	IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.							
2.	ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT O	PURSUANT TO THE MASTER DECLARATION, POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION. SUCH RESPONSIBILITY A						
З.	THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE R MASTER DECLARATION, AND SMHG PHASE I AND MASTER DEVELOPI RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING C	EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE MOUNTAIN HOMES AT POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION"). THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF SMHG PHASE I AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND SMHG PHASE I AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND						
4.	CHANGES AS SMHG PHASE I OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE AND RELATED IMPROVEMENTS ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMWSID"). IN							
5.	ADDITION, OWNERS WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL PMWSID CHARGES FOR CONNECTION TO THE SYSTEM AND MONTHLY NON-CONNECTION AND WATER AND SEWER SERVICES. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING THE GRANT OF BLANKET UTILITY EASEMENTS IN THIS PLAT, SMHG PHASE II LLC ("DECLARANT") RESERVES THE RIGHT TO REC ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED							
6.	THIS PLAT. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS T FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY							
			T THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS					
7.	AS PUBLIC UTILITY EASEMENTS. THESE PARCELS ARE PRIVATE RO EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DEC IN ACCORDANCE WITH THE MASTER DECLARATION. THESE PRIVATE COUNTY ORDINANCES. THE PRIVATE ROADS ARE NOT PUBLIC ROAD	IS PLAT ESTABLISHES MERIDIAN AVENUE, AND OVERLOOK DRIVE (SHOWN HERON AS ROAD PARCEL A AND B) AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCELS OF REAL PROPERTY AN PUBLIC UTILITY EASEMENTS. THESE PARCELS ARE PRIVATE ROADS TO BE CONVEYED TO AND OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE PENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION, AS APPLICABLE. DECLARANT SHALL CONVEY ROAD PARCEL A AND B TO THE COMMUNITY ASSOCIAT ACCORDANCE WITH THE MASTER DECLARATION. THESE PRIVATE ROADS MAY BE RELOCATED BY MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER DUNTY ORDINANCES. THE PRIVATE ROADS ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE THE PRIVATE ROADS OR CREATE ANY BLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION, AND NEIGHBORHO						
8.	PMWSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND AP	PURTENANCES WITHIN THE COMMUNITY.						
9.	DATED OCTOBER 2017 AS MAY BE AMENDED OVER TIME. NO OWNE	AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED ON THE LOTS, S R MAY CONSTRUCT, INSTALL, OR PERFORM OTHER WORK THAT IN ANY WA IPROVEMENTS WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBE	Y ALTER THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE					
10.	TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVER	DUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES,	OUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIM REMOVE OR CLARIFY AMBIGUITIES, OR FOR ANY OTHER PURPOSE SO LONG BER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE ALIGN AND ADJUST THE BOUNDARY LINES OF HIS LOT BY AMENDMENT TO					
11.	THIS PLAT. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS AND MASTER DEVELOPER, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING HIKI AND BIKING TRAILS ("TRAIL EASEMENT"). MASTER DEVELOPER MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE EXACT LOCATION OF THE TRAILS WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TI EASEMENT, IN THE FUTURE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPT							
12.	TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL US DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT DECLARATION. DECLARANT GRANTS AN EASEMENT IN FAVOR OF TH	ORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROS BE OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AM HE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEI ATIONS OF THE SKI TRAILS, AS MAY BE MODIFIED OR RELOCATED FROM T	R AND ACROSS THE LOTS ("SKI EASEMENT"). MASTER DEVELOPER MAY ENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER MBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT ACROSS, OVER,					
13.	RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.							
14.	SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.							
15.		OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND AF						
	DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY. DECLARANT GRANT A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE OWNER'S DEDICATION OF THIS PLAT.							
16.	CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN O AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE O TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE	ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS ARE WITHIN POTED CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PR AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH E CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES F	NTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN ROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY H RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.					
17.	LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND C							
18.	DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION THIS PROPERTY.	N, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RU	NOFF FROM THE ROAD ADJACENT TO THEIR LOT AND THE REMAINDER OF					
19.	THIS NOTE WAS INTENTIONALLY OMITTED.							
20.	PARKING ON ANY STREETS AND ROADS SHOWN ON THIS PLAT IS PI	ROHIBITED.						
21.	THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET	FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASI	NG OF LOTS IN THE PROJECT.					
22.		AINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY FOR IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHE						
23.	3. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A SNOW STORAGE EASEMENT AS A BLANKET SNOW RELOCATION AND SNOW STORAGE EASEMENT OVER AND ACROSS ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW ("SNOW STORAGE EASEMENT"). PARTICULAR SNOW STORAGE ZONES, WHICH ARE LOCATED WITHIN THE SNOW STORAGE EASEMENT, ARE IDENTIFIED ON THE PLAT. MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SNOW STORAGE EASEMENT WITHOUT AN AMENIDMENT TO THE RELACE FOR THE SNOW STORAGE PARTICIPAL.							
24.	AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. 4. OVERLOOK AT POWDER MOUNTAIN IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES" DATED OCTOBER 23, 2018, PROJECT #01628-027. THIS REPORT HAS BEEN UPDATED ON NOVEMBER 9, 2018 (REV.1) AND ON FEBRUARY 12, 2019 (REV.2). THESE REPORTS ARE AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.							
25.	5. OWNERS SHALL ENSURE THAT ALL CONSTRUCTION CONTRACTS FOR EARTHWORK ON ANY LOT SHALL CONTAIN, AND OWNERS SHALL ENFORCE, THE FOLLOWING PROVISION: "CONTRACTORS DURING EARTHWORK - IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW, DEFINED AS CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS, IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL HIRE A QUALIFIED GEOTECHNICAL AND/OR GROUNDWATER HYDROLOGY PROFESSIONAL TO PERFORM A SITE-SPECIFIC GROUNDWATER HYDROLOGY STUDY AND RECOMMEND APPROPRIATE MITIGATION TECHNIQUES, THESE MITICATION TECHNIQUES GUALL BE INCORPORATED INTO THE CONTRACTORIS CONSTRUCTION DUANS, AND PROPERIX MEDIATED AND MONITORED. THE CONTRACTOR GUALL, ALGO IMMEDIATELY							
	TECHNIQUES. THESE MITIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE CONTRACTOR'S CONSTRUCTION PLANS AND PROPERLY IMPLEMENTED AND MONITORED. THE CONTRACTOR SHALL ALSO IMMEDIATELY CONTACT THE MASTER DEVELOPER TO ADVISE HIM THAT PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW WAS ENCOUNTERED AND TO SHARE THE RESULTS OF THE GEOTECHNICAL/HYDROLOGY STUDY AND WHAT MITIGATION MEASURES ARE BEING UNDERTAKEN. EXCAVATION AND BLASTING FOR THE INSTALLATION OF ROADS, FOUNDATIONS AND/OR UTILITIES SHALL BE PERFORMED SUCH THAT TRENCHES OR FRACTURES CREATED DURING BLASTING PROCEDURES WILL NOT DRAIN OR REDIRECT GROUNDWATER THAT PROVIDES WETLAND SOURCE HYDROLOGY."							
26.		ENT LIEN PURSUANT TO WEBER COUNTY ASSESSMENT ORDINANCE NO. 2013-	,					
27	AMENDED, THE "ORDINANCE") WHEREBY EACH LOT SHALL BE ASSES THIS NOTE WAS INTENTIONALLY OMITTED.	ASED ONE EQUIVALENT RESIDENTIAL UNIT AS DEFINED IN THE ORDINANCE ,	AND AS SET FORTH IN TABLE A SHOWN ON THIS PLAT.					
			WEBER COUNTY SURVEYOR					
	OWNER	WEBER COUNTY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND	I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFI REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY					
		IN MY OPINION THEY CONFORM WITH THE COUNTY	HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE					

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3632				_				•
	EDE	EN,	UT	8	43	0		

SIGNATURE

ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

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

AFFECT.

COUNTY SURVEYOR

#### OWDER MOUNTAIN ("NEIGHBORHOOD

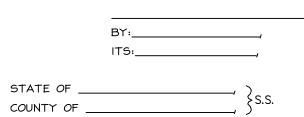
#### PROJECT.

# OVERLOOK AT POWDER MOUNTAIN PHASE 3 AMENDING A PORTION OF PARCEL D, OF SUMMIT EDEN PHASE IB

#### 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 MARCH 2019

## 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\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_, THE\_\_\_\_\_, AND DULY AUTHORIZED AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.

# ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ COUNTY OF\_\_\_\_\_

, <u>}</u> 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 | LLC.

### NOTARY PUBLIC

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

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

## OWNER'S DEDICATION:

SMHG PHASE II 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 OVERLOOK AT POWDER MOUNTAIN PHASE 3, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. AS MASTER DEVELOPER 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 OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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 EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 2, 11, 12, 13, 14, AND 23 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
- OPEN SPACES, 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.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 20\_\_\_\_\_.

# ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_

₹ S.S. COUNTY OF\_\_\_\_\_

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

NOTARY PUBLIC

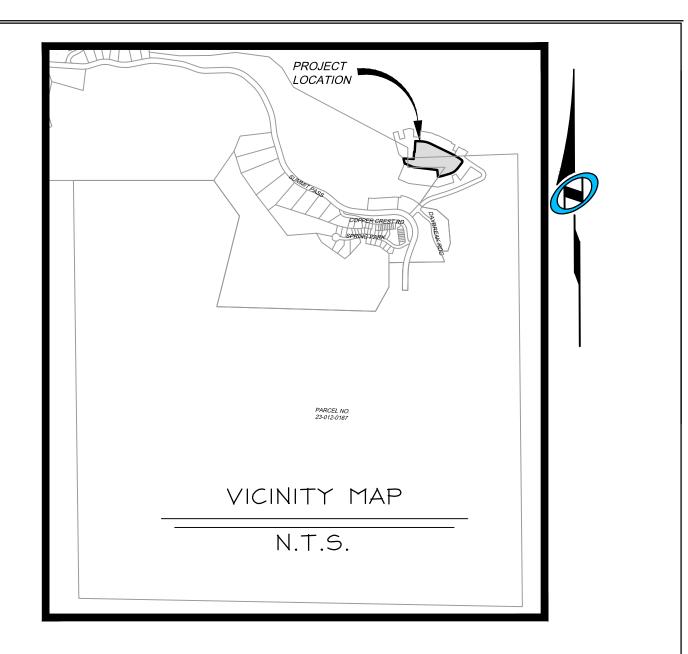
MY COMMISSION EXPIRES:

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

				STATE OF UTAH, COUNTY C	
WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE	RECORDED AND FILED AT 1	
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF	REQUEST OF:	
REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE	IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS	DULY APPROVED BY THE WEBER COUNTY PLANNING	STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC	ENTRY NO:	
HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER	SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE	COMMISSION ON THIS DAY OF	IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY	DATE:TIME:	
COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO	AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR	20	APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH		
EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES	THE INSTALLATION OF THESE IMPROVEMENTS.		THIS DAY OF , 20	BOOK:PAGE:	
ASSOCIATED THEREWITH.	SIGNED THIS DAY OF , 20			-	
SIGNED THIS DAY OF, 20			CHAIRMAN, WEBER COUNTY COMMISSION	FEE \$	
			ATTEST:		
COUNTY SURVEYOR		CITATEMAN THERE COUNTY DIANNING COMMISSION		WEBER COUNTY RECORDER	

SIGNATURE

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION



NATHAN

CHRISTENSEN

. No. 10175991

## 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, OVERLOOK AT POWDER MOUNTAIN PHASE 3, 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

BEGINNING AT A POINT BEING SOUTH 14.99 FEET AND EAST 1335.52 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 N12°59'46"W 63.66 FEET; THENCE S87\*07'22"E 125.11 FEET; THENCE N02\*52'38"E 85.00 FEET; THENCE S87\*07'22"E 8.18 FEET; THENCE N02\*52'38"E 134.80 FEET; THENCE S86\*37'29"E 83.06 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, WITH A CENTRAL ANGLE OF 22"30'27" (CHORD BEARING AND DISTANCE OF S75"22'15"E 107.33 FEET) FOR AN ARC DISTANCE OF 108.03 FEET; THENCE S64"07'02"E 271.58 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET, WITH A CENTRAL ANGLE OF 09"19'59" (CHORD BEARING AND DISTANCE OF 559\*27'02E 158.65 FEET) FOR AN ARC DISTANCE OF 158.82 FEET; THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, WITH A CENTRAL ANGLE OF 92"23"57" (CHORD BEARING AND DISTANCE OF 508"35"04"E 33.20 FEET) FOR AN ARC DISTANCE OF 37.09 FEET; THENCE S37\*36'55"W 97.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 35°40'06" (CHORD BEARING AND DISTANCE OF 555°26'58"W 96.17 FEET) FOR AN ARC DISTANCE OF 97.74 FEET; THENCE S73°17'01"W 107.94 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 10°05'10" (CHORD BEARING AND DISTANCE OF S78'19'36"W 53.97 FEET) FOR AN ARC DISTANCE OF 54.04 FEET; THENCE N06°37'49"W 83.76 FEET; THENCE N83°03'02"W 292.84 FEET;THENCE N67°34'58"W 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 170,027 S.F. OR 3.903 ACRES

TITLE:

## 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 COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 0000014" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)

3. THE NORTHERLY BOUNDARY, AND WESTERLY BOUNDARY WERE DETERMINED AND SET BY OVERLOOK AT POWDER MOUNTAIN PHASE 2. THE EASTERLY BOUNDARY, AND THE SOUTHERLY BOUNDARY WERE DETERMINED AND SET BY OVERLOOK AT POWDER MOUNTAIN PHASE I. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.

