Ē	PLAT NOTES:					
۲ ۱.		TION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MOUNTAIN HOMES AT F				
	MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTA SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMEN	) AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS IN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFIC T FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED I				
2.	IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION. PURSUANT TO THE MASTER DECLARATION, POWDER MOUNTAIN OWNE	RS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RES				
		YER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN TO OMES AT POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("				
3.	MASTER DECLARATION, AND SMHG PHASE I AND MASTER DEVELOPE RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OF	GHTS OF SMHG PHASE I AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHT R SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DEC R RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND M				
4.	THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LAT SERVING THE RESIDENCE AND RELATED IMPROVEMENTS ON SUCH OF	IINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION AND IN ACCORDANCE WITH APPLICAE ERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT INER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND				
5.	ADDITION, OWNERS WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL PMWSID CHARGES FOR CONNECTION TO THE SYSTEM AND MONTHLY NON-CONNECTION AND WARL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING THE GRANT OF BLANKET UTILITY EASEMENTS IN THIS PLAT, SMHG PHASE II LL ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WH					
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 F OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT					
7.	PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY E	TIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITH ASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTE (SHOWN HERON AS ROAD RARCEL & AND B) AS A LEGALLY RECOGNIZED AND PROPERLY SUBC				
/.	THIS PLAT ESTABLISHES MERIDIAN AVENUE, AND OVERLOOK DRIVE (SHOWN HERON AS ROAD PARCEL A AND B) AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIV AS PUBLIC UTILITY EASEMENTS. THESE PARCELS ARE PRIVATE ROADS TO BE CONVEYED TO AND OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASS EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION, AS APPLICABLE. DECLARANT SHALL CONVEY ROAD IN ACCORDANCE WITH THE MASTER DECLARATION. THESE PRIVATE ROADS MAY BE RELOCATED BY MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARAT COUNTY ORDINANCES. THE PRIVATE ROADS ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBL OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS DECLARATION, AS APPLICABLE.					
	PMWSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APP					
7.	DATED OCTOBER 2017 AS MAY BE AMENDED OVER TIME. NO OWNER	AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED ON THE LOTS, SHALL COMPLY WITH 2. MAY CONSTRUCT, INSTALL, OR PERFORM OTHER WORK THAT IN ANY WAY ALTER THE APPEA PROVEMENTS WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER D				
0.	DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE OR CLARIFY AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINAL MASTER DECLARATION, BY ACCEPTANCE OF A LOT EACH OWNER IRREVOCABLY APPOINTS MASTER DEVELOPER AS ATTORNEY-IN-FACT TO REALIGN AND ADJUST THIS PLAT.					
11.						
12.	TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL US DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT L DECLARATION. DECLARANT GRANTS AN EASEMENT IN FAVOR OF TH	RS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND PA E OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE I OCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PL E NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND TIONS OF THE SKI TRAILS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACC				
13.	DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS ALL I EASEMENT") AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION AS APPLICABLE. SUCH SLOPE EASEMENT IS FOR THE E AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING					
4.	CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDG	CE AND REFAIR. RS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT AND RIGHT ON, OVER, UNI ES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OI				
5.	EASEMENT. CERTAIN PARCELS MAY BE DESIGNATED AS "OPEN SPACE." SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY O DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT, MASTER DEVELOPER, TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, RED DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS A BLANKET PUBLIC LITUETY AND DRAINAGE FACEMENT OVER ALL OPEN GRACE PARCELS AS FURTHER DESCRIPTION IN THE OPEN SPACE REQUIREMENTS					
16.	A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE OWNER'S DEDICATION OF THIS PLAT. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN ON THIS PLAT ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS ARE WITHIN POTENTIAL AVALANCHE INFLU AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLV TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATOR					
7.	ALL LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DE LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND O	CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCT VELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, THER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, ANY SUCH DAMAGE.				
18.	DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION THIS PROPERTY.	, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROA				
	THIS NOTE WAS INTENTIONALLY OMITTED.					
	PARKING ON ANY STREETS AND ROADS SHOWN ON THIS PLAT IS PR THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET I	OHIBITED. FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE I				
	ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS (MAINTA ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS					
23.	DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSO	IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROAD RS AND ASSIGNS, AND MASTER DEVELOPER A SNOW STORAGE EASEMENT AS A BLANKET SNO 1ENT, AND STORAGE OF SNOW ("SNOW STORAGE EASEMENT"). PARTICULAR SNOW STORAGE Z				
		LOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF				
24.	OVERLOOK AT POWDER MOUNTAIN IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY OCTOBER 23, 2018, PROJECT #01628-027. THIS REPORT HAS BEEN UPDATED ON NOVEMBER 9, 2018 (REV.I) AND ON FEBRUARY 12, 2019 (REV.2). THESE REPORT COUNTY PLANNING DIVISION OFFICE.					
25.	OWNERS SHALL ENSURE THAT ALL CONSTRUCTION CONTRACTS FOR EARTHWORK ON ANY LOT SHALL CONTAIN, AND OWNERS SHALL ENFORCE, THE FOLLOWING PROV PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW, DEFINED AS CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) CONTRACTOR SHALL HIRE A QUALIFIED GEOTECHNICAL AND/OR GROUNDWATER HYDROLOGY PROFESSIONAL TO PERFORM A SITE-SPECIFIC GROUNDWATER HYDROLOG TECHNIQUES. THESE MITIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE CONTRACTOR'S CONSTRUCTION PLANS AND PROPERLY IMPLEMENTED AND MONITOR CONTACT THE MASTER DEVELOPER TO ADVISE HIM THAT PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW WAS ENCOUNTERED AND TO SHARE THE RESULTS ON MITIGATION MEASURES ARE BEING UNDERTAKEN. EXCAVATION AND BLASTING FOR THE INSTALLATION OF ROADS, FOUNDATIONS AND/OR UTILITIES SHALL BE PERFOR CREATED DURING BLASTING PROCEDURES WILL NOT DRAIN OR REDIRECT GROUNDWATER THAT PROVIDES WETLAND SOURCE HYDROLOGY."					
26.	ALL LOTS DEPICTED IN THIS PLAT ARE SUBJECT TO AN ASSESSMEN	NT LIEN PURSUANT TO WEBER COUNTY ASSESSMENT ORDINANCE NO. 2013-21, AS AMENDED BY				
27.	AMENDED, THE "ORDINANCE") WHEREBY EACH LOT SHALL BE ASSESS THIS NOTE WAS INTENTIONALLY OMITTED.	SED ONE EQUIVALENT RESIDENTIAL UNIT AS DEFINED IN THE ORDINANCE AND AS SET FORTH I				
	OWNER	MEBER COUNTY ATTORNEY I   I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER I HEREBY CERT   DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND REVIEWED THIS				

AFFECT.

SIGNED THIS

SMHG PHASE I, LLC

3632 N. WOLF CREEK DR.

EDEN, UT 84310

IN MY OPINION THEY CONFORM WITH THE COUNTY

SIGNATURE

ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

\_\_\_\_\_ DAY OF \_\_\_\_\_\_ , 20 \_\_\_\_\_.

#### POWDER MOUNTAIN ("NEIGHBORHOOD ITS AND RESTRICTIONS FOR POWDER

FICE OF THE WEBER COUNTY RECORDER WHICH SHALL IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH

ESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF THE MASTER DECLARATION. SUCH RESPONSIBILITY AND ("NEIGHBORHOOD ASSOCIATION").

HTS OF MASTER DEVELOPER AS DESCRIBED IN THE ECLARATIONS, INCLUDING, WITHOUT LIMITATION, MAKING SUCH OTHER DEVELOPMENT DECISIONS AND ABLE WEBER COUNTY ORDINANCES.

OF ALL WATER AND SANITARY SEWER LATERALS SEWER IMPROVEMENT DISTRICT ("PMWSID"). IN WATER AND SEWER SERVICES.

LLC ("DECLARANT") RESERVES THE RIGHT TO RECORD WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS LOCATED UNDER THE REAL PROPERTY DEPICTED ON

PURPOSE OF INSTALLING, MAINTAINING AND IT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH THIN THE EASEMENTS. AT NO TIME MAY ANY

TEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS. BDIVIDED SEPARATE PARCELS OF REAL PROPERTY AND ASSOCIATION FOR THE USE AND BENEFIT AND AT THE ROAD PARCEL A AND B TO THE COMMUNITY ASSOCIATION RATION AND IN ACCORDANCE WITH APPLICABLE WEBER PUBLIC TO USE THE PRIVATE ROADS OR CREATE ANY ONS OF THE MASTER DECLARATION, AND NEIGHBORHOOD

THE SUMMIT POWDER MOUNTAIN DESIGN GUIDELINES EARANCE OF ANY PROPERTY OR LOT WITHIN THE DECLARATION.

OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME AMBIGUITIES, OR FOR ANY OTHER PURPOSE SO LONG ANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE THE BOUNDARY LINES OF HIS LOT BY AMENDMENT TO

PARCELS FOR CONSTRUCTING AND MAINTAINING HIKING AN AMENDMENT TO THIS PLAT AS MORE FULLY AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL ARATION AND ANY RULES AND REGULATIONS ADOPTED

PARCELS FOR CONSTRUCTING AND MAINTAINING SKI E LOTS ("SKI EASEMENT"). MASTER DEVELOPER MAY PLAT AS MORE FULLY DESCRIBED IN THE MASTER ND ENJOYMENT OF THE SKI EASEMENT ACROSS, OVER, CCORDANCE WITH THE MASTER DECLARATION AND ANY

LOTS ADJACENT TO A PRIVATE ROAD ("SLOPE BENEFIT OF MASTER DEVELOPER, ITS EMPLOYEES, ANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. ING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A

NDER AND ACROSS ALL PRIVATE ROADS FOR THE OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH

NY COMMON AREA UNLESS DESIGNATED AS SUCH BY SPACE, THE PERMITTED USES AND ANY APPLICABLE HT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND REDUCE, OR OTHERWISE CHANGE THE AREAS ENTS IMPOSED BY WEBER COUNTY. DECLARANT GRANTS

AND OTHER CONDITIONS HAVE THE POTENTIAL TO NFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN VOLVE THE USE OF EXPLOSIVE CHARGES AND MAY OPERATIONS OF THE SKI RESORT OR THE POTENTIAL CTING ANY IMPROVEMENTS ON A LOT.

INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN H ANIMALS ROAM FREELY AND MAY ENTER THE LOTS NUISANCES AND DAMAGE TO PERSONS AND PROPERTY.

DAD ADJACENT TO THEIR LOT AND THE REMAINDER OF

#### PROJECT.

NTAINED BY WEBER COUNTY), AS WELL AS PRIVATE ADS MAY BE CLOSED DURING CERTAIN PERIODS.

NOW RELOCATION AND SNOW STORAGE EASEMENT OVER ZONES, WHICH ARE LOCATED WITHIN THE SNOW THE SNOW STORAGE EASEMENT WITHOUT AN

"IGES" DATED

TS ARE AVAILABLE FOR PUBLIC REVIEW AT THE WEBER

ROVISION: "CONTRACTORS DURING EARTHWORK - IF 8) HOURS, IS ENCOUNTERED DURING EXCAVATION, THE OGY STUDY AND RECOMMEND APPROPRIATE MITIGATION FORED. THE CONTRACTOR SHALL ALSO IMMEDIATELY OF THE GEOTECHNICAL/HYDROLOGY STUDY AND WHAT FORMED SUCH THAT TRENCHES OR FRACTURES

ORDINANCE NO. 2013-24 (AS IN TABLE A SHOWN ON THIS PLAT.

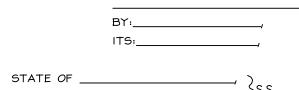
# OVERLOOK AT POWDER MOUNTAIN PHASE

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.



COUNTY OF \_\_\_\_

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

PEAK STREET MANAGEMENT, LLC.

# ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ , <u>}</u> 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: \_\_\_\_

## 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 I, 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.

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\_\_\_\_\_

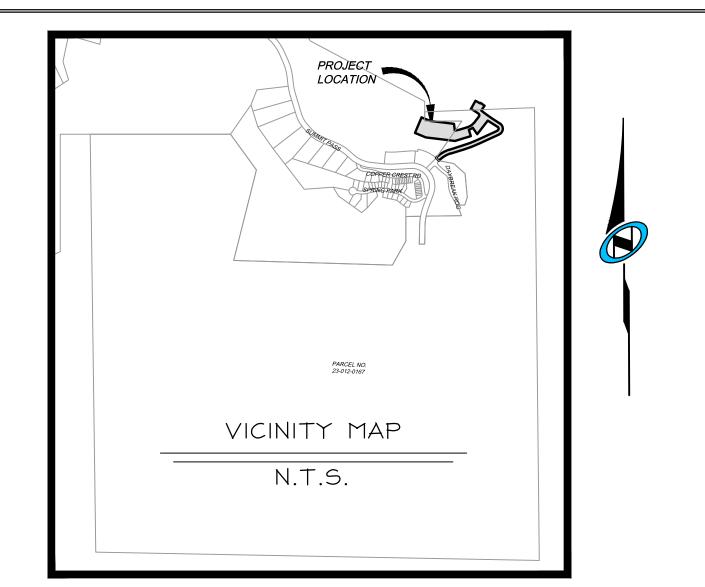
, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER 20\_\_\_\_, BY\_\_\_\_ OF SMHG PHASE I LLC.

NOTARY PUBLIC

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

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

				RECORDED AND FILED AT THE
WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE	
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	SIGNATURE	CHAIRMAN-WEBER COUNTY PLANNING COMMISSION		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, OVERLOOK AT POWDER MOUNTAIN PHASE I, 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



**TALISMAN** 

CIVIL CONSULTAN

5217 SOUTH STATE STREET

SUITE 200

**MURRAY, UT 84107** 

801.743.1300

RECORDED #

# LEGAL DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 205.02 FEET AND EAST 1255.98 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 N22\*42'41"E 206.00 FEET; THENCE S67\*34'58"E 116.00 FEET; THENCE S83\*03'02"E 292.84 FEET; THENCE S06\*37'49"E 83.76 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 10°05'10" (CHORD BEARING AND DISTANCE OF N78°19'36"E 53.97 FEET) FOR AN ARC DISTANCE OF 54.04 FEET; THENCE N73°17'01"E 107.94 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 35°40'06" (CHORD BEARING AND DISTANCE OF N55°26'58"E 96.17 FEET) FOR AN ARC DISTANCE OF 97.74 FEET; THENCE N37°36'55"E 97.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 88°49'40" (CHORD BEARING AND DISTANCE OF NO6°47'55"W 32.19 FEET) FOR AN ARC DISTANCE OF 35.66 FEET; THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE 06'27'32" (CHORD BEARING BEARING AND DISTANCE OF N58'00'48"W 109.85 FEET) FOR AN ARC DISTANCE OF 109.91 FEET; THENCE N28\*45'26"E 115.78 FEET; THENCE S60\*32'42"E 65.31 FEET; THENCE N32\*11'09"E 7.68 FEET; THENCE S54\*35'12"E 61.91 FEET; THENCE 535'24'48"W 72.88 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 02°12'07" (CHORD BEARING AND DISTANCE OF 553°29'09"E 39.39 FEET) FOR AN ARC DISTANCE OF 39.39 FEET; THENCE 552\*23'05"E 33.90 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 554\*49'14"E 82.87 FEET) FOR AN ARC DISTANCE OF 82.89 FEET; THENCE 557"15'22"E 124.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 122°39'51" (CHORD BEARING AN DISTANCE OF S04°04'34"W 131.61 FEET) FOR AN ARC DISTANCE OF 160.57 FEET; THENCE S65°24'29"W 277.88 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 171.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 339.04 FEET, A CENTRAL ANGLE OF 28°36'59" (CHORD BEARING AND DISTANCE OF S58°16'38"W 167.58 FEET) FOR AN ARC DISTANCE OF 169.33 FEET; THENCE N46°01'52"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 389.04 FEET, THROUGH A CENTRAL ANGLE OF 28"37" (CHORD BEARING AND DISTANCE OF N58º16'38"E 192.29 FEET) FOR AN ARC DISTANCE OF 194.31 FEET; THENCE N72º35'08"E 171.06 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; THENCE N65\*24'29"E 277.88 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 122°39'51" (CHORD BEARING AND DISTANCE OF NO4°04'34"E 43.87 FEET) FOR AN ARC DISTANCE OF 53.52 FEET; THENCE N57º15'22"W 124.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 01º13'18" (CHORD BEARING AND DISTANCE OF N56°38'43"W 21.85 FEET) FOR AN ARC DISTANCE OF 21.86 FEET; THENCE S37\*36'55"W 211.21 FEET; THENCE N34\*33'02"W 93.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 193.00 FEET, THROUGH A CENTRAL ANGLE OF 16\*06'02" (CHORD BEARING AND DISTANCE OF S63\*29'59"W 54.06 FEET) FOR AN ARC DISTANCE OF 54.23 FEET; THENCE SI6\*42'59"E 80.09 FEET; THENCE S73\*17'01"W 202.40 FEET; THENCE N83°03'02"W 359.76 FEET; THENCE N67°17'19"W 142.41 FEET TO THE POINT OF BEGINNING

#### CONTAINING: 214,947 S.F. OR 4.935 ACRES

#### 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 00"00"14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)

3. THE NORTHERLY BOUNDARY, EASTERLY BOUNDARY, WESTERLY BOUNDARY, LOT LINES, AND RIGHT-OF-WAY LINES ARE DETERMINED BY CLIENT, AND SHOWN HEREON. THE SOUTHERLY LINE WERE DETERMINED BY THE EXISTING PLATS OF SUMMIT EDEN PHASE ID AMENDMENT I. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.



