

PLAT NOTES:

- THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS, AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SURVEIT EDEN PHASE IC (ENTER 2672949), INCLUDING CURRENTLY RECORDED ATTACHMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 63, SURVEIT EDEN PHASE IC (MCA LOT 182), AND DEFAULTS TO CURRENT ZONING SETBACKS.
- SURVEIT EDEN PHASE IC, AMENDMENT 8 IS LOCATED WITHIN THE NATURAL HAZARDOUS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION MUST BE PERFORMED PRIOR TO BUILDING PERMIT SUBMITTAL.

OWNER'S DEDICATION:

INGRID SANDERS, AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND WAIVE SAID TRACT, TO BE KNOWN AS SURVEIT EDEN PHASE IC AMENDMENT 8.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY 22<sup>nd</sup> OF October, 2018.

BY: *Ingrid Sanders*  
 TITLE: *Individual Signatory*

ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_, s.s.  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF October, 2018, BY *Ingrid Sanders*, PERSONAL PUBLIC.

MY COMMISSION EXPIRES: 6-18-22

RESIDING IN: *Abree, CO*



OWNER:

INGRID SANDERS  
 970 W. BROADWAY STE E-184  
 JACKSON, WY 83002

HEBER COUNTY ATTORNEY:

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND CERTIFY THAT THE INSTRUMENT IS IN FULL COMPLIANCE WITH THE FINANCIAL GUARANTEE ACT AND THE FINANCIAL GUARANTEE REGULATIONS AND DOES NOT SUBJECT THE HEBER COUNTY TO UNLAWFUL OR UNFAIR PRACTICES THAT MIGHT AFFECT THE HEBER COUNTY'S REVENUE OR DEBTS.

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

SIGNATURE: \_\_\_\_\_

HEBER COUNTY SURVEYOR:

I HEREBY CERTIFY THAT THE NEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE AND THAT THE INSTRUMENT IS IN FULL COMPLIANCE WITH THE NEBER COUNTY SURVEYOR'S STANDARDS AND REGULATIONS AND DOES NOT SUBJECT THE HEBER COUNTY TO UNLAWFUL OR UNFAIR PRACTICES THAT MIGHT AFFECT THE HEBER COUNTY'S REVENUE OR DEBTS.

SIGNED THIS 18<sup>th</sup> DAY OF December, 2018.

HEBER COUNTY ENGINEER:

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAT HAVE BEEN PREPARED AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 18<sup>th</sup> DAY OF December, 2018.

CHEMIST/HEBER COUNTY PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC RIGHTS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS HEREON, HAS BEEN REVIEWED AND APPROVED BY THE COMMISSIONERS OF NEBER COUNTY, UTAH.

DATE OF APPROVAL: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

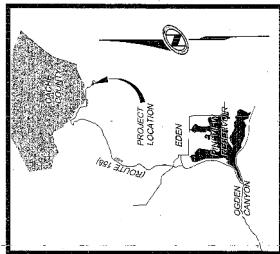
CHAIRMAN, NEBER COUNTY COMMISSION: \_\_\_\_\_

ATTORNEY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SUMMIT EDEN PHASE IC, AMENDMENT 8  
 AMENDING LOT 63

LOCATED IN THE NORTHEAST CORNER OF SECTION 36, T17N, R11E, S10.18E, NEBER COUNTY, UTAH. NEBER COUNTY 1716



DECLARANT CONSENT

SPHS PHASE I LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SURVEIT EDEN PHASE IC SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF NEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 2672949, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SURVEIT EDEN PHASE IC SUBDIVISION.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY 20<sup>th</sup> OF October, 2018.

SPHS PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: *Spencer Investments, LLC*  
 TITLE: *Authorized Signatory*

ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_, s.s.  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF October, 2018, BY *Spencer Investments, LLC*, THE AUTHORIZED SIGNATORY FOR SPHS INVESTMENTS LLC, THE SOLE MEMBER OF SPHS PHASE I LLC.

BY: *Spencer Investments, LLC*  
 TITLE: *Authorized Signatory*

MY COMMISSION EXPIRES: 6-18-22

RESIDING IN: *Moab, Utah*



SURVEYOR'S CERTIFICATE

I, NEBER COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 9A, 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 17-21.7 AND I HAVE VERIFIED ALL REQUIREMENTS AND HAVE PLACED THE REQUIRED METERS AT THE CORNERS AND POINTS OF BEGINNING OF THIS PLAT. THE METERS ARE IDENTIFIED BY THE FOLLOWING: *(see diagram)* AND THAT THIS PLAT, SURVEIT EDEN PHASE IC, AMENDMENT 8, IN NEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS, BASED UPON DATA COMPILIED FROM RECORDS IN THE NEBER COUNTY RECORDERS' OFFICE AND FROM SAID SURVEIT MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES OF NEBER COUNTY CONCERNING SAID REQUIREMENTS REGARDING LOT DIMENSIONS HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
 NEBER COUNTY SURVEYOR  
 UTAH CERTIFICATE NO. 077986

LEGAL DESCRIPTION

ALL OF LOT 63 OF THE SURVEIT EDEN PHASE IC SUBDIVISION AS RECORDED AND ON FILE WITH THE NEBER COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 180 OF SURVEIT EDEN PHASE IC, AMENDMENT 4, SAID POINT BEING THE POINT OF BEGINNING OF SAID LOT 180; THENCE S89°08'45"E 177.77 FEET TO A POINT ON THE NORTHERLY CORNER OF SECTION 36, T17N, R11E, S10.18E; THENCE S40°29'42"E 16.99 FEET ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 36, T17N, R11E, S10.18E, AND THE SET NEBER COUNTY MONUMENT ON THE INTERSECTION OF THE NEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING N09°51'40"E 177.77 FEET ALONG THE SOUTH LINE OF SAID LOT 180; THENCE S05°09'46"E 42.24 FEET; THENCE S07°22'17"N 20.77 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK; THENCE THROUGH A CENTRAL ANGLE OF 97°00'00" (CORNER BEARING AND DISTANCE OF 162°50'00" S 46.40 FEET) TO AN ANGLE OF 58°41 FEET; THENCE N20°20'20"E 103.19 FEET TO THE POINT OF BEGINNING CONTAINING 4,427 S.F. OR 0.102 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 63 OF SURVEIT EDEN PHASE IC, (NON PUD AS LOT 152) TO AMEND AND REMOVE THE BUILDING ENVELOPE.

2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'04" ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 36, T17N, R11E, S10.18E, AND A FOUND NEBER COUNTY MONUMENT AT THE INTERSECTION OF THE HEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS FROM THE NEBER COUNTY SURVEYORS BEARING BY 60°04'45" SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 44.)

3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SURVEIT EDEN PHASE IC, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SURVEIT PARS, COPPER MOUNTAIN, NEBER COUNTY, UTAH. CENTERLINE MONUMENTS AS REFERENCED ON EXISTING PLAT 1. FOUND SURVEY MONUMENT USED WERE SMOOTH NEBERON.

TALISMAN  
 LAND SURVEYING  
 1575 W. MAIN STREET  
 WHEATRIE, UT 84087

RECORDED #

STATE OF UTAH, COUNTY OF NEBER, RECORD AND FILED AT THE COUNTY CLERK'S OFFICE, ENTRY NO. *2672949*, DATE *06/28/2018*, TIME *2:04*, BOOK *241*, PAGE *311-312*.

FEES: \$ 60  
 LEAH H. KILTS  
 NEBER COUNTY RECORDER

6144  
 SEE RECORD OF SURVEY #

Sheet 1 of 2

NEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF STREETS AND OTHER PUBLIC RIGHTS AND FINANCIAL GUARANTEES OF PUBLIC IMPROVEMENTS HEREON, HAS BEEN REVIEWED AND APPROVED BY THE COMMISSIONERS OF NEBER COUNTY, UTAH.

DATE OF APPROVAL: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, NEBER COUNTY COMMISSION: \_\_\_\_\_

ATTORNEY: \_\_\_\_\_

TITLE: \_\_\_\_\_

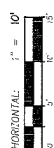
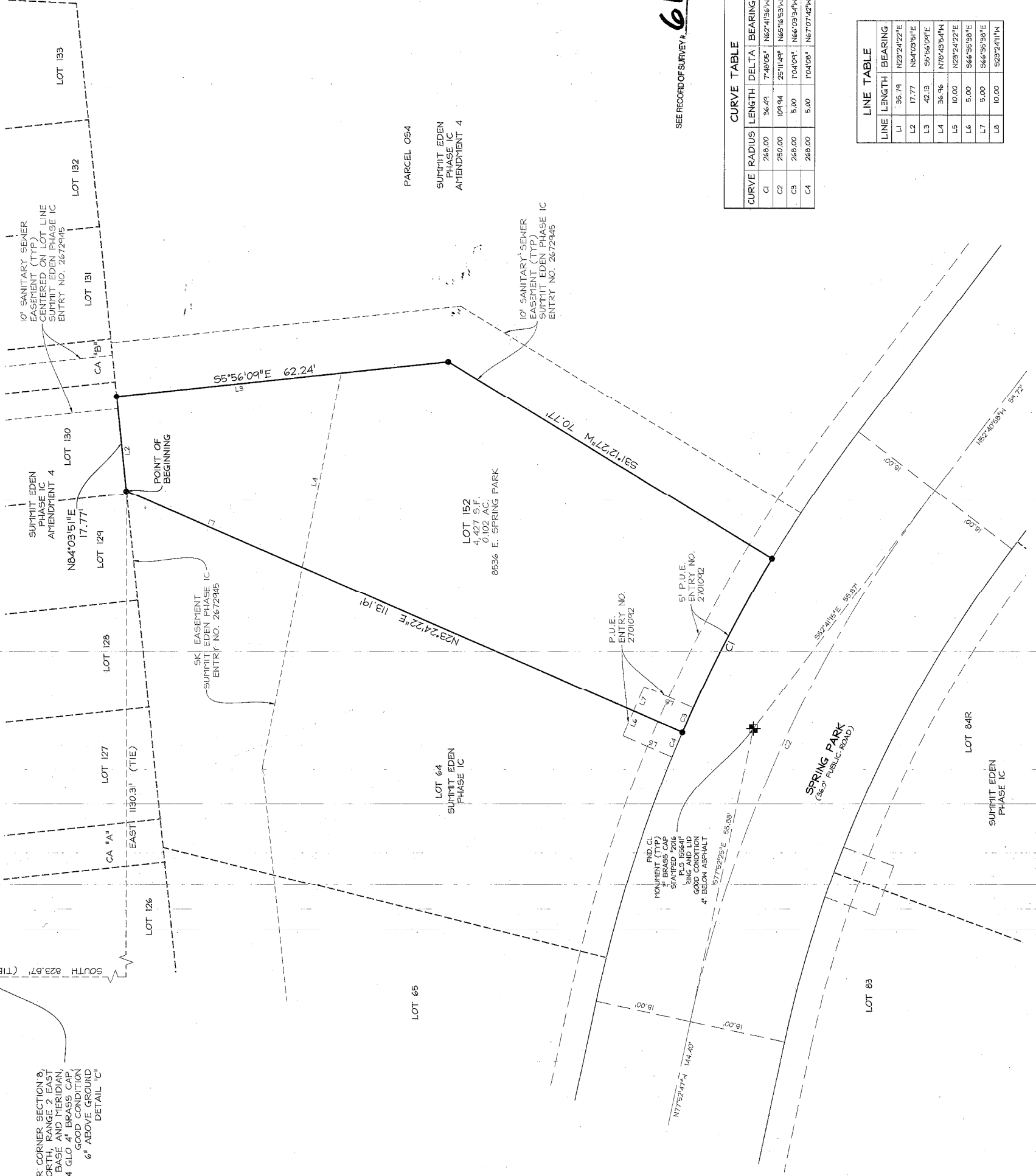
# SUMMIT EDEN PHASE IC, AMENDMENT 8 AMENDING LOT 63

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR, 4" BRASS CAP 2013, GOOD CONDITION, FLUSH IN CONCRETE. DETAIL "A"

NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND GLO 1944, GOOD CONDITION, 6" ABOVE GROUND. DETAIL "B"

NORTH QUARTER CORNER SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOUND 1944 GLO 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND. DETAIL "C"

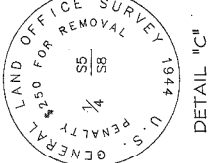
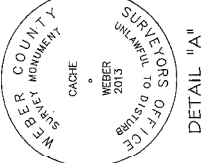
LOCATED IN THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2018



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



INGRID SANDERS  
970 W. BROADWAY STE E-184  
JACKSON, WY 83002



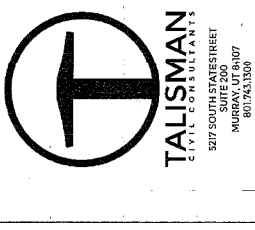
SEE RECORD OF SURVEY # 6144

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	268.00	36.49	7°48'05"	N62°41'36"W	36.46
C2	268.00	104.94	25°11'49"	N65°16'53"W	104.06
C3	268.00	5.00	1°04'09"	N66°03'54"W	5.00
C4	268.00	5.00	1°04'09"	N67°07'42"W	5.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	36.79	N62°24'22"E
L2	17.77	N84°03'51"E
L3	42.13	S5°56'04"E
L4	36.96	N78°45'54"W
L5	10.00	N63°24'22"E
L6	5.00	S66°58'58"E
L7	5.00	S66°58'58"E
L8	10.00	S29°24'11"W



STATE OF UTAH COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: **INGRID SANDERS**  
ENTRY NO: 20180308  
DATE: 02-24-2018 TIME: 2:04  
BOOK: 84 PAGE: 11 & 12  
FEE \$ 60  
**LEANN H. KELLS**  
WEBER COUNTY RECORDER