

SUMMIT EDEN PHASE 1C, AMENDMENT 8 AMENDING LOT 63

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

PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN PHASE 1C (ENTRY# 2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 63, SUMMIT EDEN PHASE 1 C (NOW LOT 152), AND DEFAULTS TO CURRENT ZONING SETBACKS.
3. SUMMIT EDEN PHASE 1C AMENDMENT 8 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION MUST BE PERFORMED PRIOR TO BUILDING PERMIT SUBMITTAL.

OWNER'S DEDICATION:

I, INGRID SANDERS, 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 1C AMENDMENT 8.

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

BY: _____
 NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT:

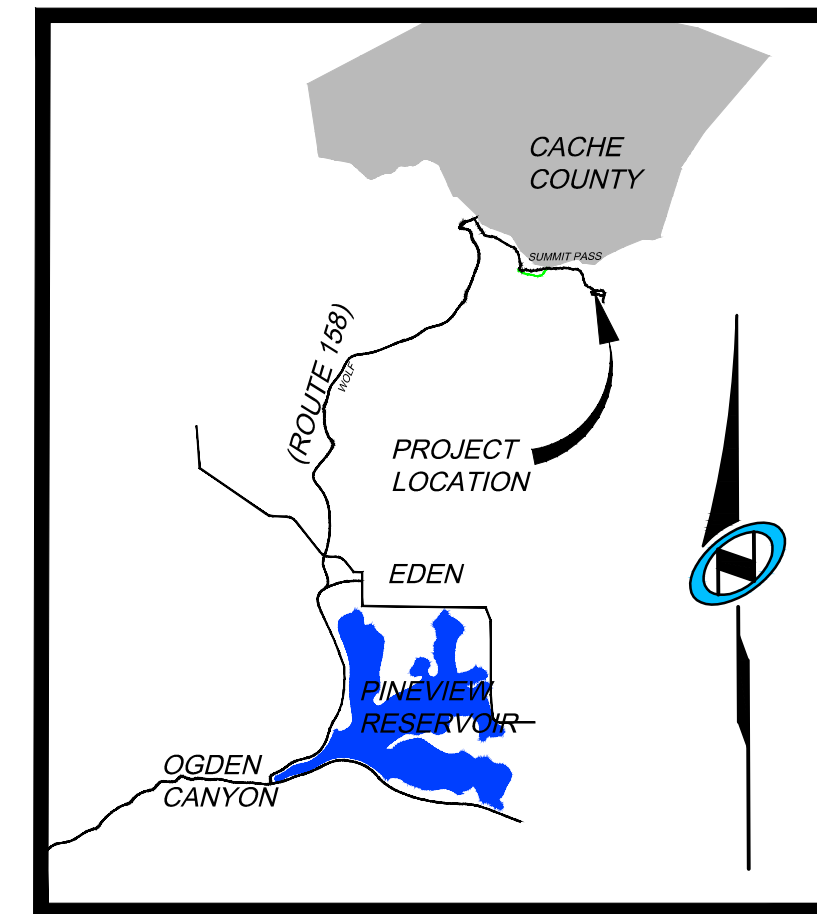
STATE OF UTAH
 COUNTY OF _____, } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____



VICINITY MAP

N.T.S.

DECLARANT CONSENT

SMHG PHASE 1 LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUMMIT EDEN PHASE 1C SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 2672945, 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 SUMMIT EDEN PHASE 1C SUBDIVISION

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

SMHG PHASE 1 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 _____
 COUNTY OF _____, } S.S.

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 1 LLC.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

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 1C, AMENDMENT 8, 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 LOT 63 OF THE SUMMIT EDEN PHASE 1C SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE .

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 130 OF SUMMIT EDEN PHASE 1C AMENDMENT 4, SAID POINT BEING SOUTH 823.87 FEET AND EAST 1130.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#11, (BASIS-OF-BEARING IS N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11 AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING N84°09'51"E 17.77 FEET ALONG THE SOUTH LINE OF SAID LOT 130; THENCE S05°56'09"E 62.24 FEET; THENCE S31°12'27"W 70.77 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK; THENCE ALONG THE NORTH LINE OF SPRING PARK WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 268.00 FEET, THROUGH A CENTRAL ANGLE OF 07°48'05" (CHORD BEARING AND DISTANCE OF N62°41'36"W 36.46 FEET) FOR AN ARC DISTANCE OF 36.49 FEET; THENCE N23°24'22"E 113.19 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 SUMMIT EDEN PHASE 1C, (NOW KNOWN AS LOT 152) TO AMEND AND REMOVE THE BUILDING ENVELOPE.
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.#11, 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 BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUMMIT EDEN PHASE 1C, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

Sheet 1 of 2



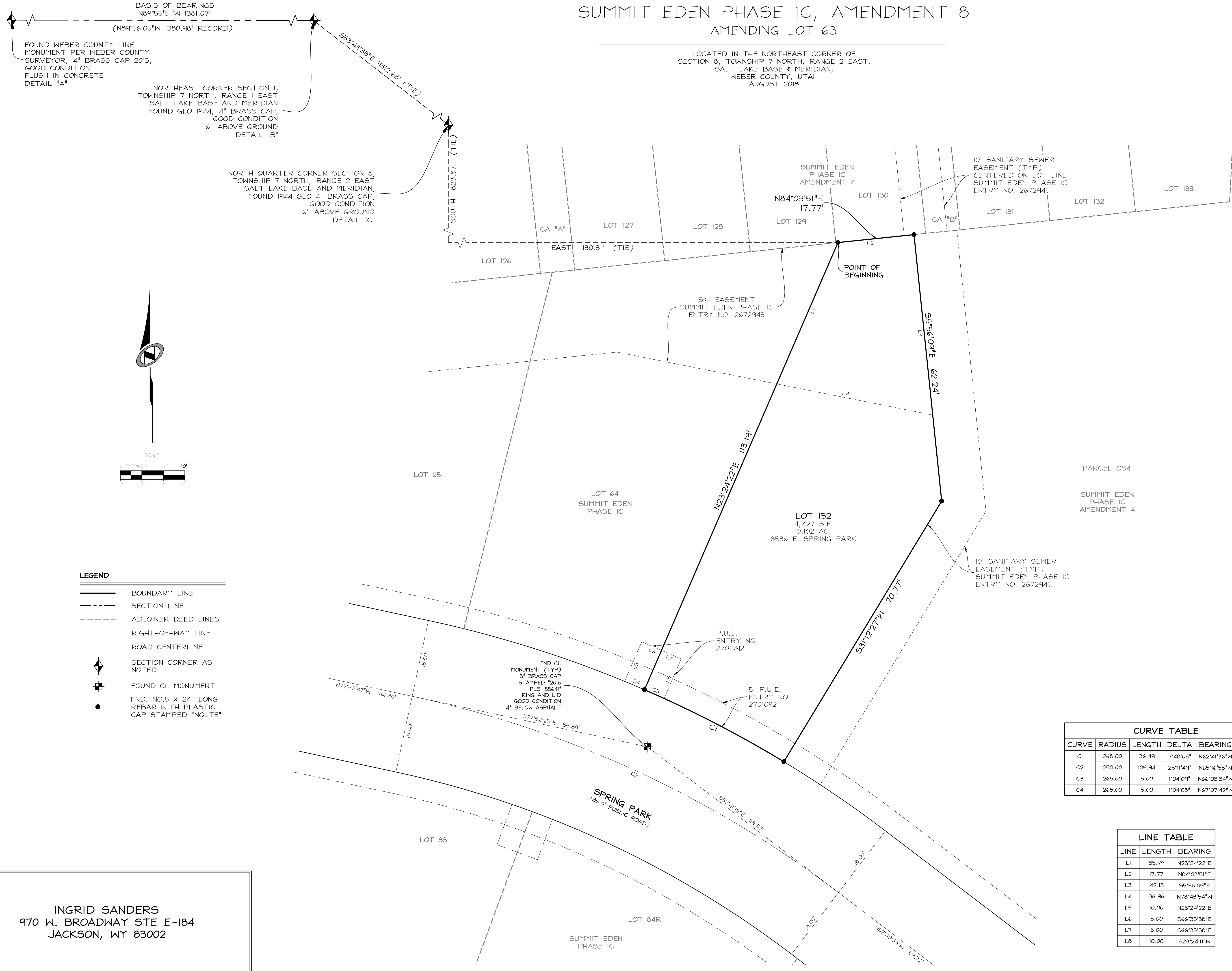
RECORDED #

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

<p style="text-align: center;">OWNER</p> <p style="text-align: center;"> INGRID SANDERS 970 W. BROADWAY STE E-184 JACKSON, WY 83002 </p>	<p style="text-align: center;">WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20_____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center;">WEBER COUNTY SURVEYOR</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20_____.</p> <p style="text-align: center;">_____ COUNTY SURVEYOR</p>	<p style="text-align: center;">WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20_____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center;">WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20_____.</p> <p style="text-align: center;">_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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_____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p style="text-align: center;">_____ TITLE:</p>
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SUMMIT EDEN PHASE IC, AMENDMENT 8 AMENDING LOT 63

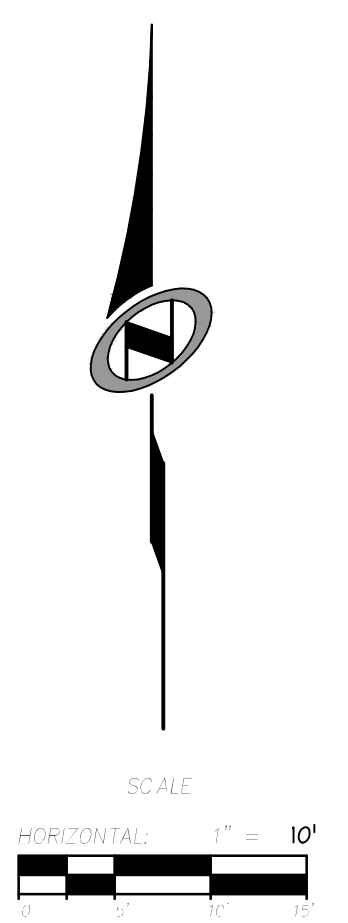
LOCATED IN THE NORTHEAST CORNER OF
 SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN,
 WEBER COUNTY, UTAH
 AUGUST 2018



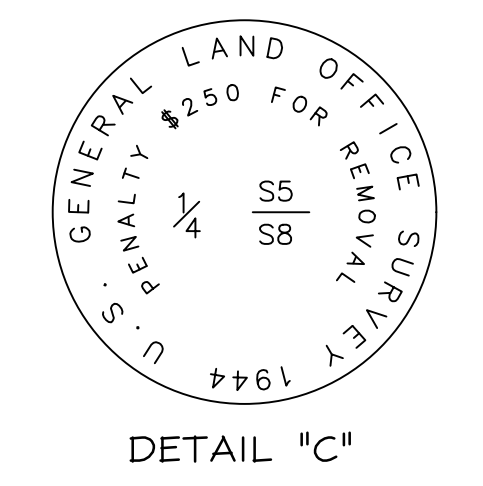
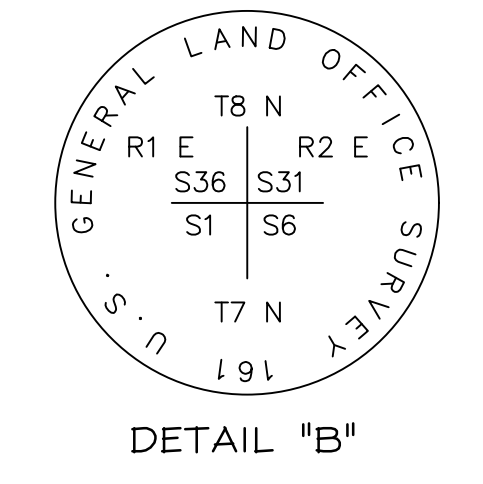
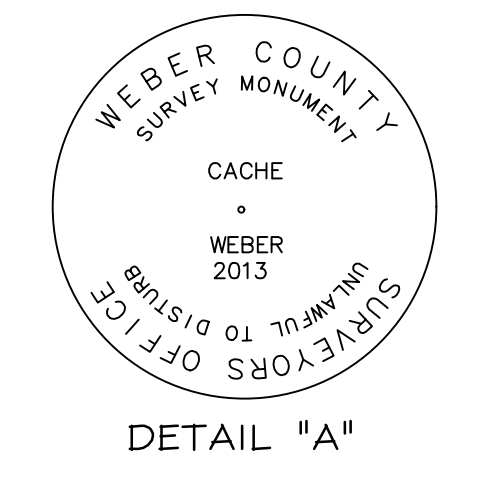
FOUND WEBER COUNTY LINE
 MONUMENT PER WEBER COUNTY
 SURVEYOR, 4" BRASS CAP 2013,
 GOOD CONDITION
 FLUSH IN CONCRETE
 DETAIL "A"

NORTHEAST CORNER SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND GLO 1944, 4" BRASS CAP,
 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"



- 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"



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	268.00	36.49	7°48'05"	N62°41'36"W	36.46
C2	250.00	109.94	25°11'49"	N65°16'53"W	109.06
C3	268.00	5.00	1°04'09"	N66°03'34"W	5.00
C4	268.00	5.00	1°04'08"	N67°07'42"W	5.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.79	N23°24'22"E
L2	17.77	N84°03'51"E
L3	42.13	S5°56'09"E
L4	36.96	N78°43'54"W
L5	10.00	N23°24'22"E
L6	5.00	S66°35'38"E
L7	5.00	S66°35'38"E
L8	10.00	S23°24'11"W

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

TALISMAN
CIVIL CONSULTANTS

5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

RECORDED #

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WEBER COUNTY RECORDER