

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 RIDGE NESTS-PRUD AMENDMENT 3 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

SURVEY NARRATIVE:

1. THIS SURVEY WAS PERFORMED TO AMEND LOT 15R OF SUMMIT EDEN RIDGE NEST-PRUD AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE, ENTRY NO. 2778788, BOOK 78, PAGES 89-90. THE CHANGES INCLUDE A MINOR SHIFT OF LOT 15R'S BUILDING PAD, NORTH 37'23'37" EAST 3.01 FEET, AND TO ADJUST THE ASSOCIATED LIMITED COMMON AREA AS SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7 N., R.1 E., S.1 B.M.1, AND A FOUND WEBER COUNTY MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE ON THE INTERSECTION OF WEBER/CACHE COUNTY LINE AND THE NORTH LINE OF SECTION 1. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.
3. ALL BOUNDARY LINES AND RIGHT-OF-WAY LINES, WERE PLACED USING THE CENTERLINE MONUMENTS IN HEARTWOOD DRIVE, AND SECTION CORNERS AS SHOWN ON THIS PLAT. THE AMENDED LOT LINES WERE DETERMINED BY CLIENT.

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING EAST 187.07 FEET AND SOUTH 1201.49 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.1B.M.1, (BASIS-OF-BEARING IS N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1B.M.1 AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), THENCE S24°59'41"W 36.00 FEET; THENCE N65°00'19"W 35.92 FEET; THENCE N24°59'41"E 36.00 FEET; THENCE S65°00'19"E 35.92 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,293 S.F.

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 SUMMIT EDEN RIDGE NESTS - PRUD, ENTRY# 2672949, BOOK 75, PAGE 43, INCLUDING ALL CURRENTLY RECORDED AMENDMENTS.

OWNER'S DEDICATION:

WE, AS THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A PRIVATE LOT AND LIMITED COMMON AREA 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 RIDGE NESTS PRUD AMENDMENT 3.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNERS DEDICATION AS OF THE ____ DAY OF _____, 20 ____.

POWDER GALS LLC, SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SMHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

Any modifications being made should lie within the subdivision boundary, as described and shown on the plat.

Is there any reason why "note" is listed separately from "plat notes"?

The text in "note" suggests that the boundary description describes the boundary of the limited common area around lot 16R as shown, but the legal description describes lot 16R only. If I'm correctly understanding the intent, then the boundary description should be updated to contain the limited common area. (as was done for the 2nd amendment).

BY: _____ BY: _____
NAME: _____ NAME: _____
ITS: _____ TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, THE AUTHORIZED SIGNATORY FOR POW

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

ACKNOWLEDGEMENT:

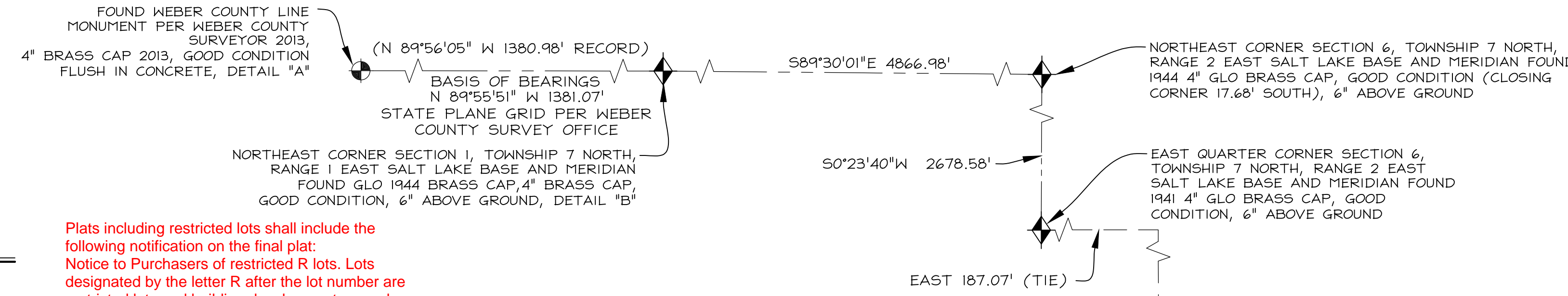
STATE OF UTAH _____ } S.S.
COUNTY OF _____ } S.S.

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 I LLC.

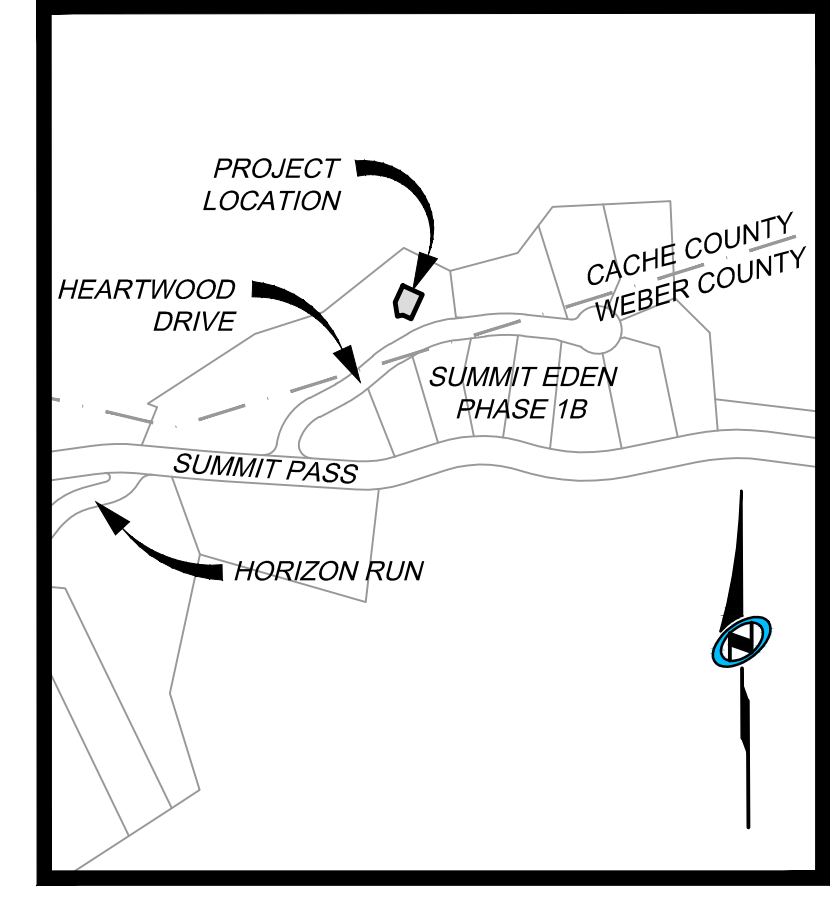
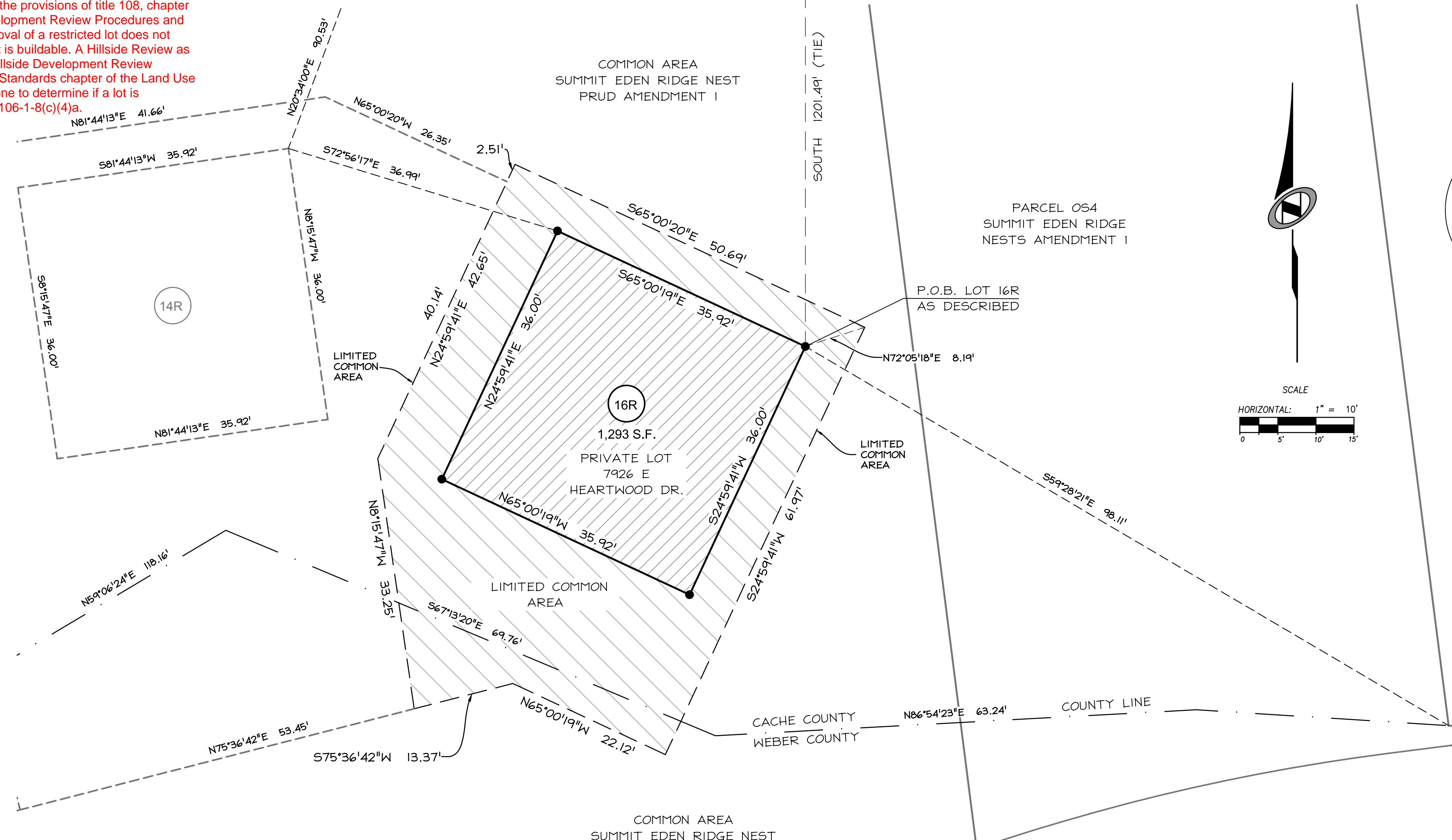
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 3
AMENDING LOT 15R AND ITS ASSOCIATED LIMITED COMMON AREA

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2019

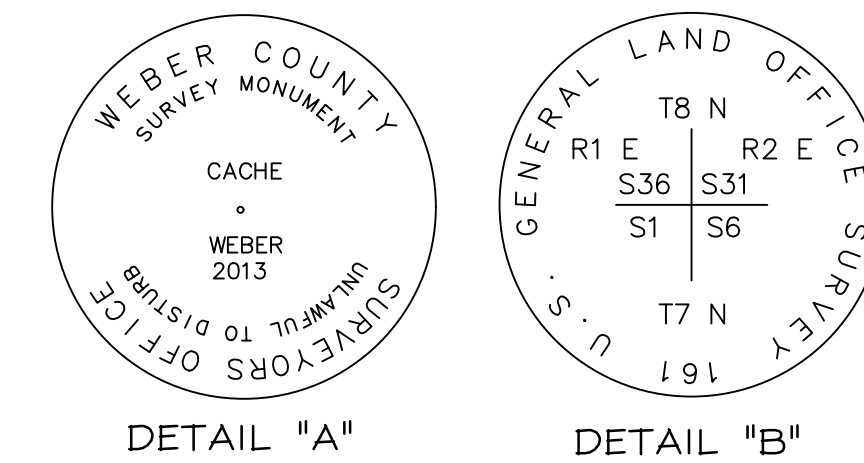


Plats including restricted lots shall include the following notification on the final plat:
Notice to Purchasers of restricted R lots. Lots designated by the letter R after the lot number are restricted lots and building development on such lots is subject to the provisions of title 108, chapter 14: Hillside Development Review Procedures and Standards. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code should be done to determine if a lot is buildable. WCO 106-1-8(c)(4)a.



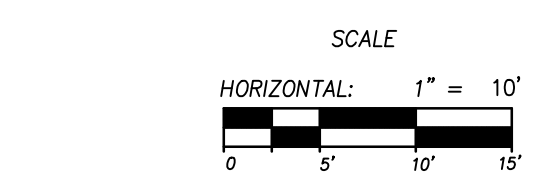
VICINITY MAP

N.T.S.
LOT CONFIGURATION ALL LOTS HAVE SAME BUILDING LOT DIMENSIONS
N.T.S.



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- STREET MONUMENT
- SECTION CORNER AS NOTED
- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA
- PRUD LOT NUMBER
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



FND. CL. MONUMENT (TYP) 3" BRASS CAP STAMPED #2016 PLS 155641" RING AND LID GOOD CONDITION 4" BELOW ASPHALT

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00	108.42	22°35'23"	S71°27'14"W	107.72
C2	250.00	98.57	22°35'23"	S71°27'14"W	97.93

NOTE:
THE ABOVE DESCRIPTION DESCRIBES THE BOUNDS OF THE LIMITED COMMON AREA FOR LOT 15R AND BEING 2801 SQ. FT. AS DESCRIBED. THE FEE AREA FOR LOT 15R IS THE "PAD" AREA AS SHOWN AND BEING 36.00 FEET BY 35.92 FEET AND HAVING AN AREA OF 1,293 SQ. FT.

OWNER: POWDER GALS, LLC, 6 BEACH ROAD #593, TIBURN, CA 94920

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____.

WEBER COUNTY SURVEYOR: 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. SIGNED THIS ____ 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 _____, 20____.

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____.

TALISMAN CIVIL CONSULTANTS: 5217 SOUTH STATE STREET, SUITE 200, MURRAY, UT 84107, 801.743.1300

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