

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 3

AMENDING LOT 16R 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

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 16R 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 84-90. THE CHANGES INCLUDE A MINOR SHIFT OF LOT 16R'S BUILDING PAD, NORTH 37'23'31" 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 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE NORTH LINE OF SAID SECTION 1), AND RUNNING THENCE S24°59'41"W 61.97 FEET; THENCE N65°00'19"W 22.12 FEET; THENCE S75°36'42"W 13.37 FEET; THENCE N08°19'47"W 33.25 FEET; THENCE N24°59'41"E 42.65 FEET; THENCE S65°00'20"E 50.69 FEET TO THE POINT OF BEGINNING.

3. ALL BOUNDARY LINES AND RIGHT-OF-WAY LINES, HERE PLACED USING THE CENTERLINE MONUMENTS IN HEARTWOOD DRIVE, AND SECTION CORNERS AS SHOWN ON THIS PLAT. THE AMENDED LOT LINES WERE DETERMINED BY CLIENT.

May want to fix this 1198.97

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS EAST 194.86 FEET AND SOUTH 1198.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE NORTH LINE OF SAID SECTION 1), AND RUNNING THENCE S24°59'41"W 61.97 FEET; THENCE N65°00'19"W 22.12 FEET; THENCE S75°36'42"W 13.37 FEET; THENCE N08°19'47"W 33.25 FEET; THENCE N24°59'41"E 42.65 FEET; THENCE S65°00'20"E 50.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION DESCRIBES THE BOUNDS OF THE LIMITED COMMON AREA FOR LOT 16R AND BEING 3086 S.F. AS DESCRIBED. THE FEE AREA FOR LOT 16R IS THE "PAD" AREA AS SHOWN AND BEING 36.00 FEET BY 35.92 FEET AND HAVING AN AREA OF 1,293 SQ. FT.

3086 S.F.
less 1293 S.F.
1793 S.F. NET LIMITED COMMON AREA.

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

2. 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 PROVISION 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 SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

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.

IT IS UNDERSTOOD THAT POWDER GALS, LLC WILL HOLD TITLE ONLY TO THE EXTENTS OF LOT 16R (1,293 S.F.) AND SMHG PHASE I, LLC WILL HOLD TITLE TO THE REMAINING LAND WITH THE BOUNDARY OF THIS PLAT AMENDMENT (1,793 S.F.) WHICH IS LIMITED COMMON AREA APPURTENANT TO LOT 16R.

POWDER GALS LLC, SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.
BY: SMHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: SOLE MEMBER

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

ACKNOWLEDGEMENT (POWDER GALS, LLC):

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 POWDER GALS, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

ACKNOWLEDGEMENT (SMHG PHASE I LLC):

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: _____

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____.

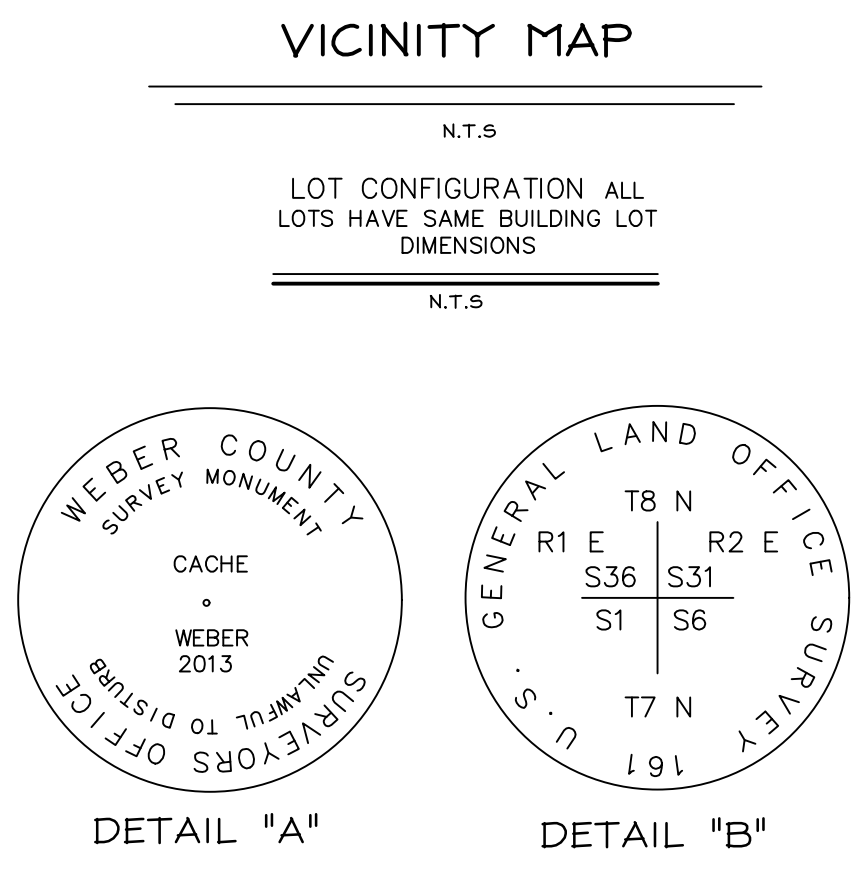
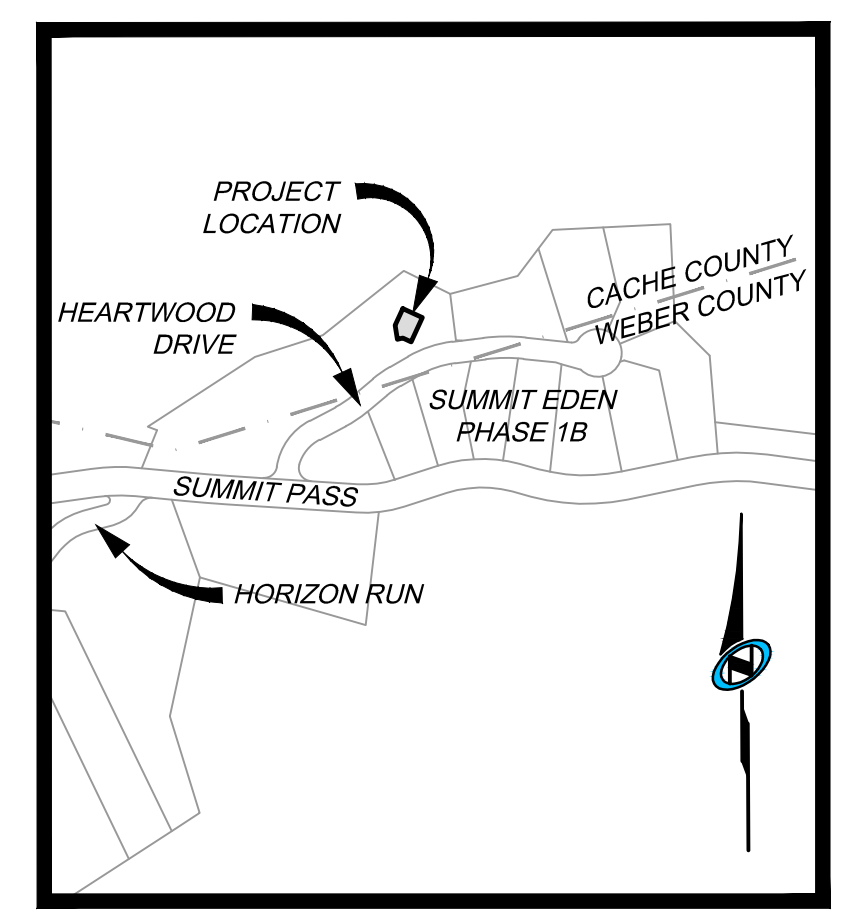
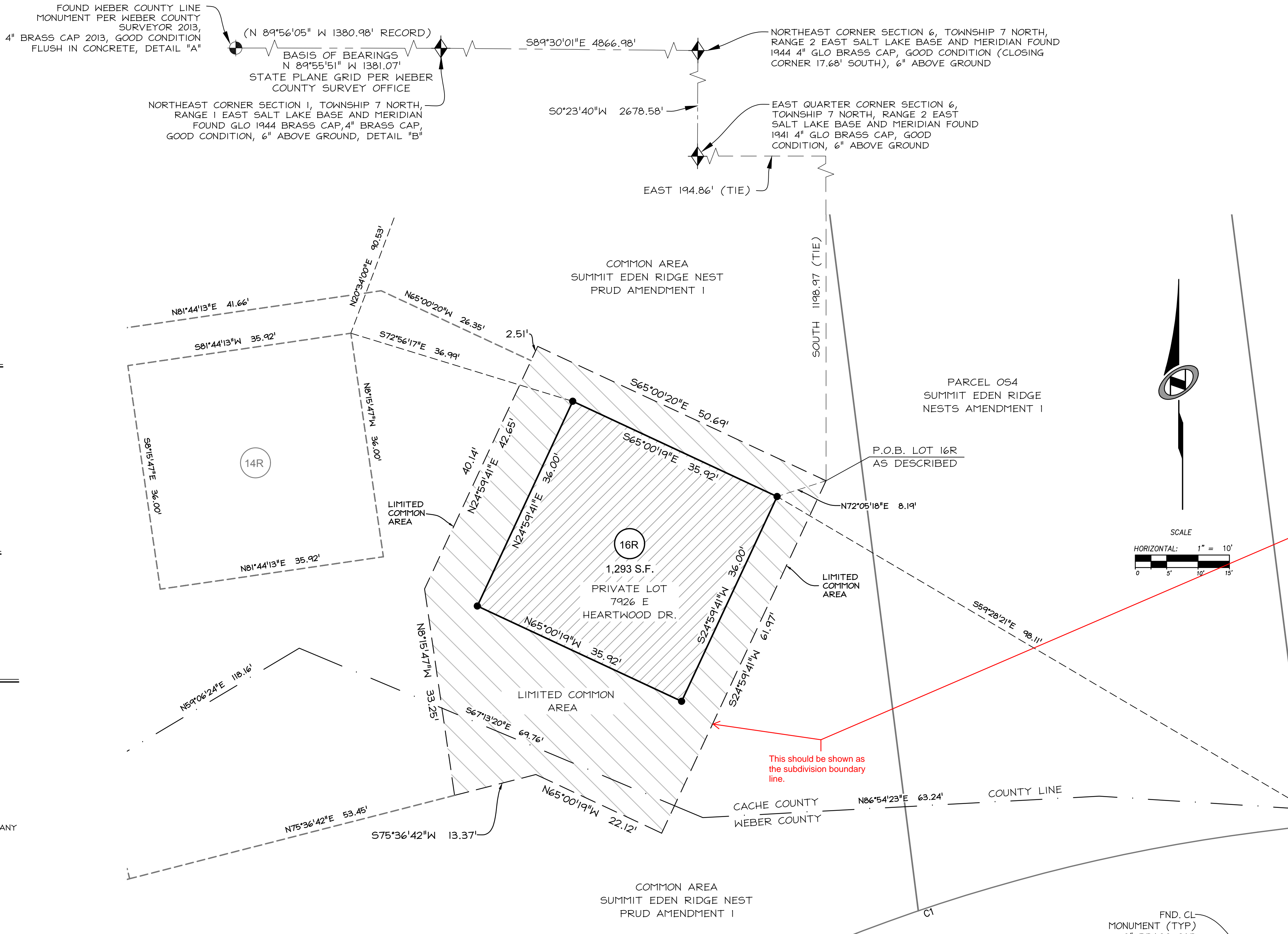
WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE 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____.

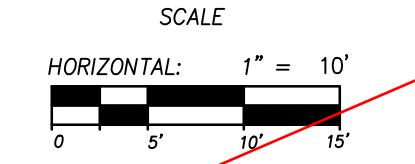
WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

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



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"



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

