

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. NO OTHER ADJUSTMENTS HAVE BEEN TO LOT 15R.

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.4M., 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 HEREON. THIS LEGAL DESCRIPTION IS NOT FOR LOT 15R (TO BE RE-NAMED 16R) IT DESCRIBES THE LIMITED COMMON AREA. IF THE INTENT IS TO MODIFY THE LIMITED COMMON AREA THEN THIS IS THE DESCRIPTION THAT WOULD BE NEEDED, BUT SOME OTHER LANGUAGE WOULD NEED TO BE MODIFIED TO AVOID CONFUSION AS NOTED HEREON.

LEGAL DESCRIPTION

LOT 15R OF SUMMIT EDEN RIDGE NESTS - PRUD AMENDMENT 1, ENTRY 2778788, BOOK 78, PAGE 89-90, IS BEING AMENDED AND IS NOW DESCRIBED HEREON AS:

BEGINNING AT A POINT THAT IS EAST 193.96 FEET AND SOUTH 1,198.55 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 21.12 FEET; THENCE S75°36'42"W 13.37 FEET; THENCE N08°15'47"W 33.25 FEET; THENCE N24°59'41"E 42.65 FEET; THENCE S65°00'20"E 49.69 FEET TO THE POINT OF BEGINNING.

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, 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 RIDGE NESTS PRUD AMENDMENT 3.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S 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
BY: _____ NAME: _____ ITS: _____ TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____ } S.S.
COUNTY OF _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE AUTHORIZED SIGNATORY FOR POWDER GIRLS, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

ACKNOWLEDGEMENT:

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

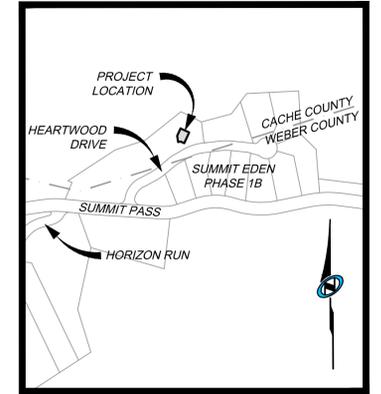
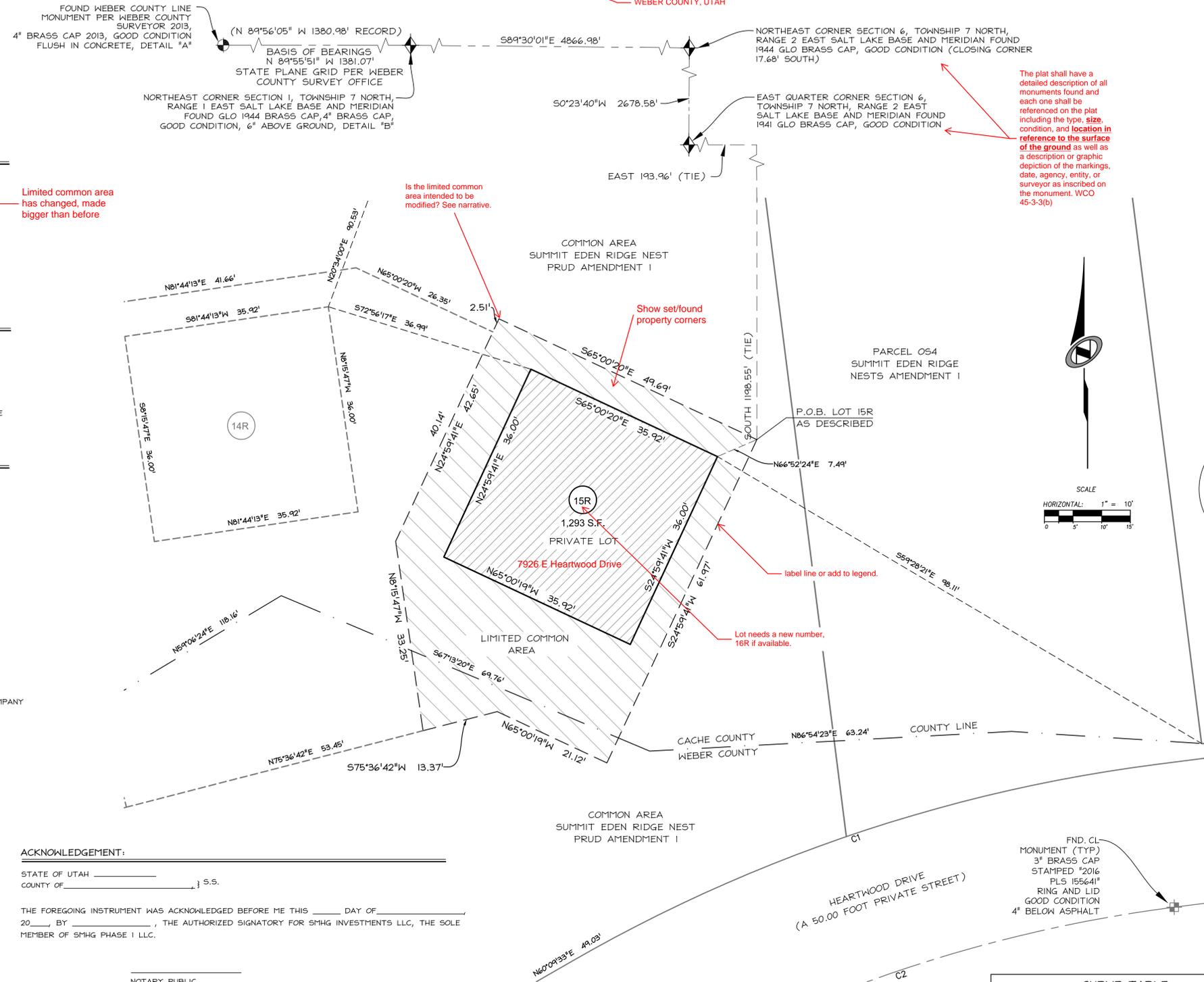
NOTE:

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.

3024 SQ. FT.
less 1293 SQ. FT.
1731 SQ. FT. NET LIMITED COMMON AREA.

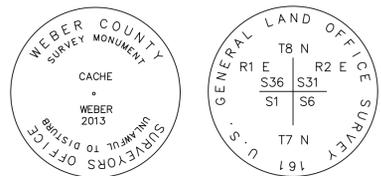
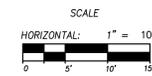
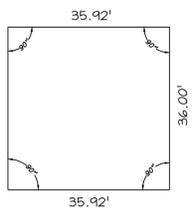
SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 3
AMENDING LOT 15R

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
NOVEMBER 2018



VICINITY MAP

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



DETAIL "A"

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



RECORDED #

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

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____.