

SUMMIT EDEN PHASE IC, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF
 SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2014

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 IC, AMENDMENT 9, 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 74R OF THE SUMMIT EDEN PHASE IC SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SHARED CORNER OF LOTS 44R, 75R, AND 74R OF SUMMIT EDEN PHASE IC, SAID POINT BEING SOUTH 789.81 FEET AND EAST 576.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#11, (BASIS-OF-BEARING IS N89°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 576°28'55"E 61.65 FEET; THENCE S10°54'54"W 114.80 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK; THENCE ALONG THE NORTH LINE OF SPRING PARK FOLLOWING THREE (3) COURSES, 1) A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 232.00 FEET, THROUGH A CENTRAL ANGLE OF 13°35'11" (CHORD BEARING AND DISTANCE OF N85°12'16"W 54.88 FEET) FOR AN ARC DISTANCE OF 55.01 FEET, 2) N78°24'40"E 7.66 FEET, 3) THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 02°01'57" (CHORD BEARING AND DISTANCE OF N77°25'06"W 0.64 FEET) FOR AN ARC DISTANCE OF 0.64 FEET; THENCE N 11°35'20" E 123.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,495 S.F. OR 0.172 AC.

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 74R OF SUMMIT EDEN PHASE IC, (NOW KNOWN AS LOT 153R) TO AMEND AND REVISE THE REAR SETBACK OF THE BUILDING ENVELOPE. THIS PLAT ALSO CORRECTS THE BOUNDARY OF LOT 74R AS SHOWN HEREON.
- 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 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.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUMMIT EDEN PHASE IC, 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.

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 PHASE IC (ENTRY# 2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 74R, SUMMIT EDEN PHASE IC (NOW LOT 153R), AND REPLACES CURRENT ZONING SETBACKS AS SHOWN.
- SUMMIT EDEN PHASE IC AMENDMENT 9 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION MUST BE PERFORMED PRIOR TO BUILDING PERMIT SUBMITTAL.

OWNER'S DEDICATION:

I, BAOTOU RARE EARTH AND STEEL CORPORATION, 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 IC AMENDMENT 9.

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

BY: _____
 NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT:

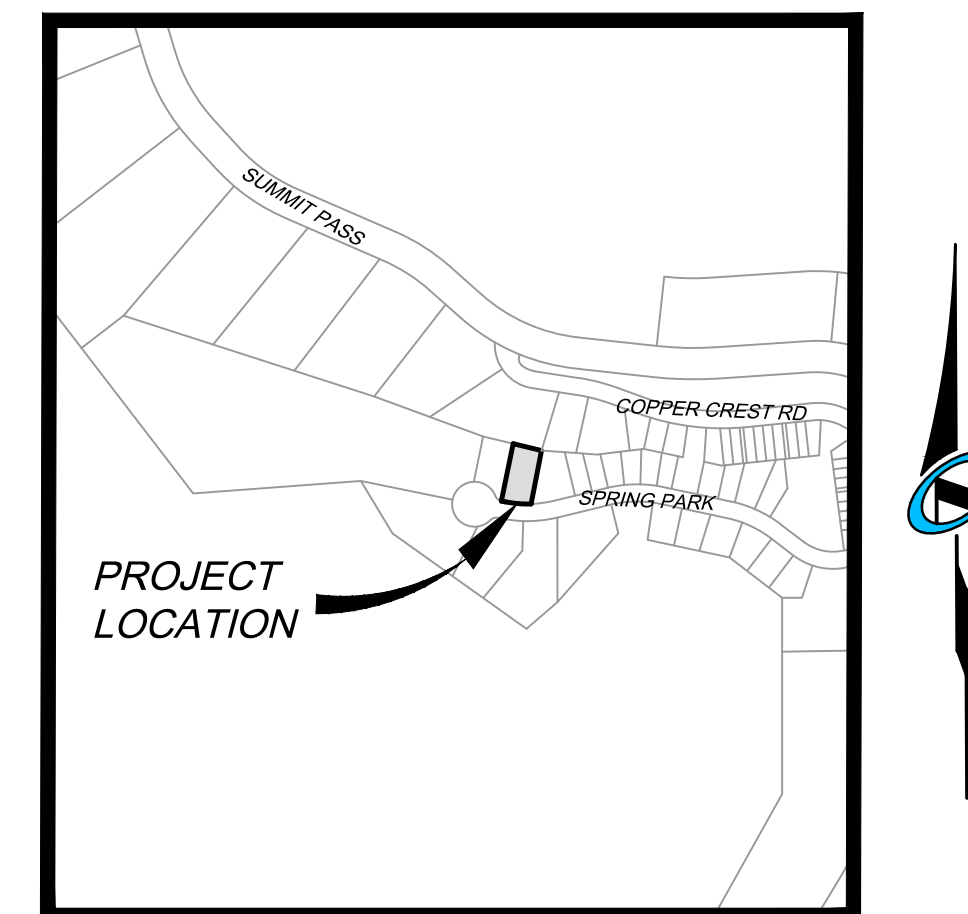
STATE OF UTAH
 COUNTY OF _____, } S.S.

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 I LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUMMIT EDEN PHASE IC 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 IC SUBDIVISION

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

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: _____
 NAME: _____
 TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

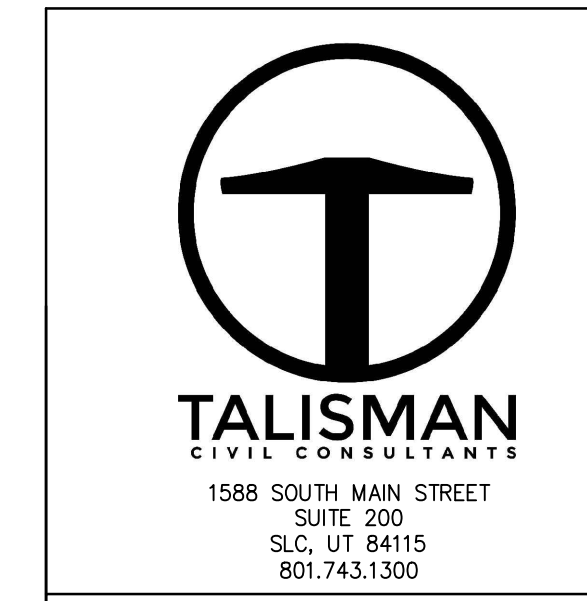
STATE OF UTAH _____
 COUNTY OF _____, } S.S.

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 I LLC.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____



RECORDED #

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

Sheet 1 of 2

<p style="text-align: center;">OWNER</p> <p style="text-align: center;">BAOTOU RARE EARTH & STEEL CORPORATION 8160 S. HIGHLAND DR. STE. 300, SANDY, UT 84093</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. 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. 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. 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 style="text-align: center;">_____ ATTEST:</p> <p style="text-align: center;">_____ TITLE:</p>
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SUMMIT EDEN PHASE 1C, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF
 SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2019

BASIS OF BEARINGS
 N89°55'51"W 1381.07'
 (N89°56'05"W 1380.98' RECORD)

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"

LOT 143R
 25,223 SQ. FT.
 0.579 AC

SUMMIT EDEN PHASE 1C, AMENDMENT 6

LOT 45R
 8,353 SQ. FT.
 0.192 AC

SUMMIT EDEN PHASE 1C

LOT 75R
 6,809 SQ. FT.
 0.085 AC

SUMMIT EDEN PHASE 1C

LOT 153R
 7,495 SQ. FT.
 0.172 AC

8452 E. SPRING PARK

LOT 73R
 7,373 SQ. FT.
 0.169 AC

SUMMIT EDEN PHASE 1C

LINE	LENGTH	BEARING
L1	12.64	N10°59'59"E
L2	10.00	N79°00'01"W
L3	10.33	S10°59'59"W
L4	7.67	N78°24'40"W
L5	12.38	N11°35'20"E
L6	10.00	S78°24'40"E
L7	8.28	S11°35'20"W
L8	3.30	S78°24'40"E
L9	5.00	N9°10'42"E

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	232.00	55.01	13°35'11"	N85°12'16"W	54.88
C2	227.00	49.86	12°35'04"	S84°42'12"E	49.76
C3	232.00	10.26	2°32'05"	S87°59'57"W	10.26
C4	227.00	9.55	2°24'37"	S79°36'59"E	9.55
C5	232.00	9.76	2°24'37"	N79°36'59"W	9.76
C6	250.00	110.01	25°12'43"	N88°58'58"E	109.12
C7	18.00	5.73	18°13'45"	S6°9'17'48"E	5.70

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

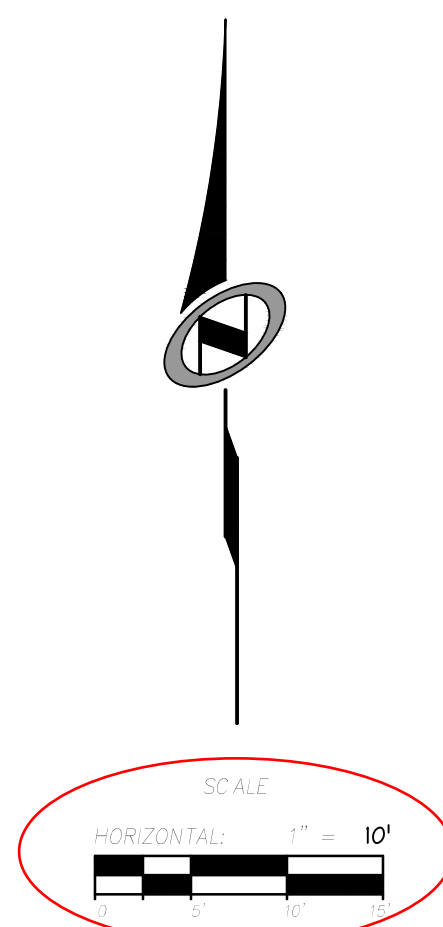
Building is not shown

Why are some PUEs shown differently than others, is it just to distinguish between the different documents that created them?

I presume that by showing (TYP) that it is intended to mean that the monument has the same observed description as the other CL monument, but I would prefer that each monument have their own description so as to be more clear as to what exactly was found.

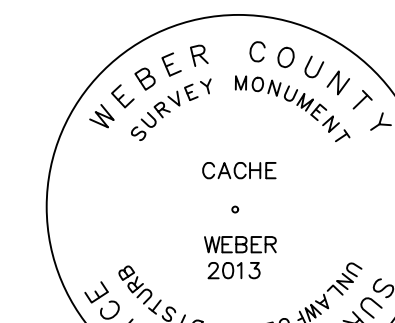
LEGEND

- 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 "TALISMAN"

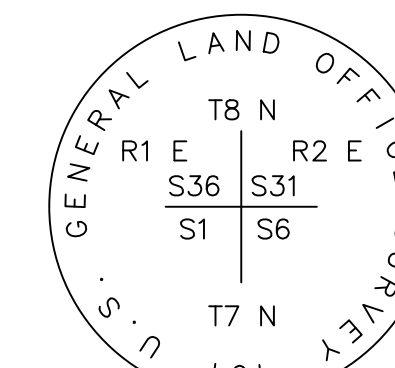


OWNER

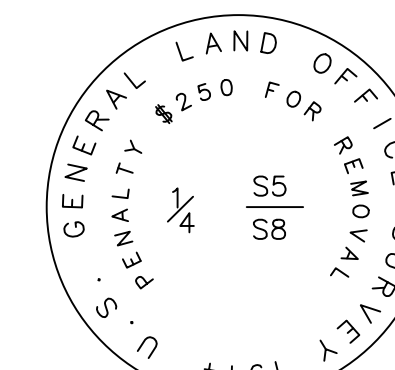
BAOTOU RARE EARTH &
 STEEL CORPORATION
 8160 S. HIGHLAND DR. STE.
 300, SANDY, UT 84093



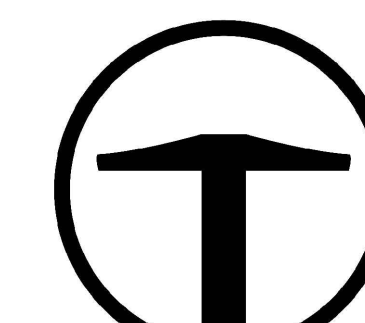
DETAIL "A"



DETAIL "B"



DETAIL "C"



TALISMAN
 CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
 SUITE 200
 SLC, UT 84115
 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