

EDGEWATER BEACH RESORT PHASE 1 - AMENDED

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

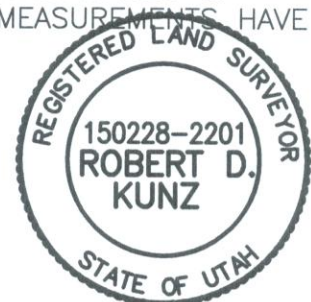
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2012

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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, AND THAT THIS PLAT OF **EDGEWATER BEACH RESORT PHASE 1 - AMENDED - A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)** IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT SUBDIVISIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

150228
UTAH LICENSE NUMBER **ROBERT D. KUNZ**



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **EDGEWATER BEACH RESORT PHASE 1 - AMENDED - A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)** AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL UNITS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS.

SIGNED THIS _____ DAY OF _____, 20____.

Consent to Record

NAMES AND TITLE OF ALL SIGNATORIES MUST BE PRINTED!

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

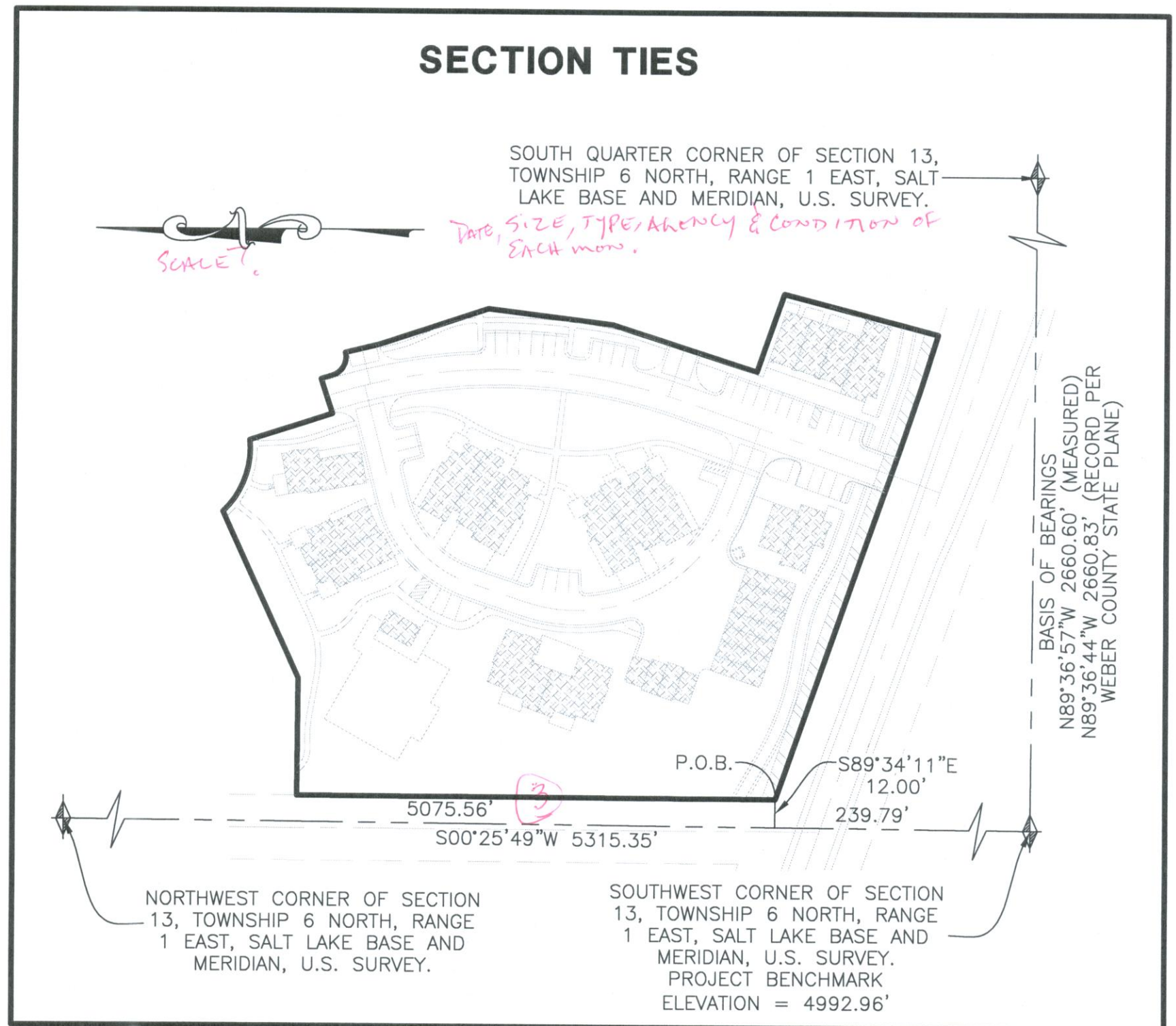
COMMISSION EXPIRES NOTARY PUBLIC

Project Info.

Surveyor: **R. KUNZ**
Designer: **N. ANDERSON**
Begin Date: **07-11-12**
Name: **EDGEWATER BEACH RSRT. PH 1 AMD. PRUD**
Number: **5917-15**
Revision: _____
Scale: **1"=20'**
Checked: _____



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NOTES

ALL AREA NOT LABELED AS LIMITED COMMON AREA, PRIVATE STREET, OR AS A STRUCTURE ON PLAT IS CONSIDERED AS COMMON AREA AND IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

ALL DRIVEWAYS, PATIOS, DECKS, AND BALCONIES ON EACH UNIT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.

ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

UNITS 101-104 ARE TO BE CONDOMINIUM UNITS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°36'57"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A SUBDIVISION PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

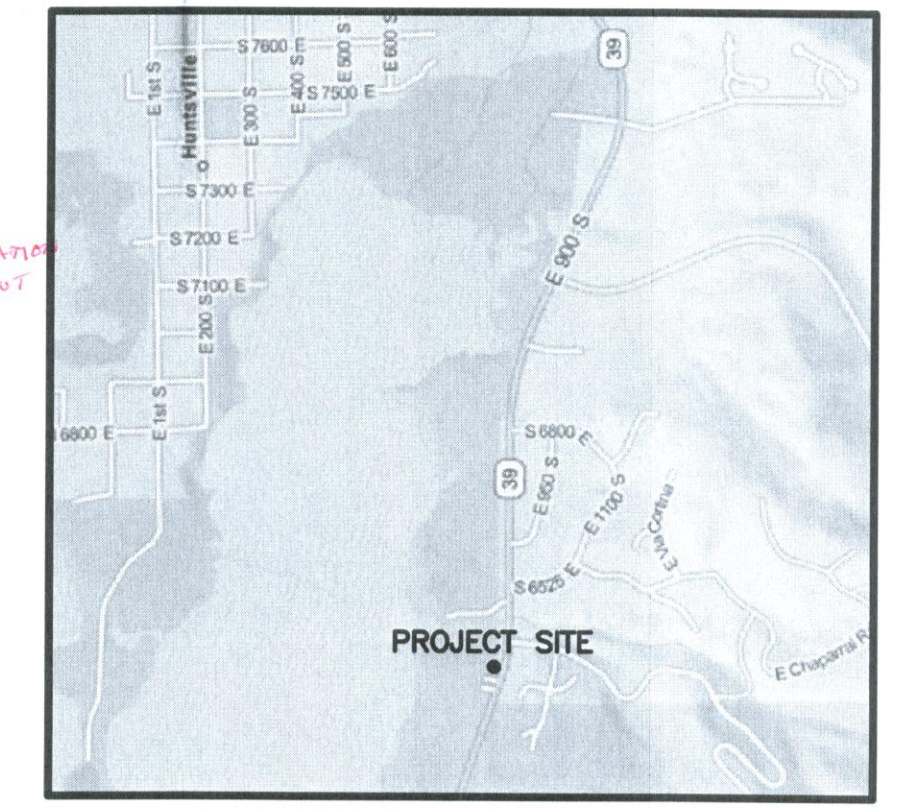
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING (S00°25'49"W 239.79 FEET AND S89°34'11"E 12.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 13;

THENCE N00°25'49"E 362.36 FEET; THENCE S89°34'11"E 98.18 FEET; THENCE N65°29'31"E 139.65 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF S69°52'48"E, AND A CHORD LENGTH OF 58.45 FEET WITH A DELTA ANGLE OF 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE N72°01'51"E 28.00 FEET; THENCE S17°38'34"E 8.59 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S60°20'46"E, AND A CHORD LENGTH OF 20.55 FEET WITH A DELTA ANGLE OF 86°27'51"; THENCE S13°34'41"E 26.00 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 121.64 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N71°58'42"W, AND A CHORD LENGTH OF 81.68 FEET WITH A DELTA ANGLE OF 02°30'11", AND (2) N70°43'36"W 305.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161,664 SQUARE FEET AND 3.711 ACRES



LEGEND

- SECTION CORNER
- SET CENTERLINE MONUMENT
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- ROAD CENTERLINE
- PAD = BUILDING PAD FOR RESIDENTIAL UNIT
- C = COMMERCIAL
- S = STORAGE BARN
- G = PRIVATE GARAGE FOR UNITS 101-104
- LIMITED COMMON AREA
- ROAD DEDICATION
- EXISTING PAVEMENT

LAND USE

TOTAL AREA	161,664 S.F. (3.711 ACRES)
COMMON AREA	122,980 S.F. (2.823 ACRES) 76%
ROAD AREA	30,140 S.F. (0.692 ACRES)
OPEN AREA	92,840 S.F. (2.131 ACRES)
LIMITED COMMON AREA	6,486 S.F. (0.149 ACRES) 4%
BUILDING AREA	32,198 S.F. (0.739 ACRES) 20%

- NOTES ON THE PLAT THAT MAKE REFERENCE TO OWNERSHIP TYPES MUST BE INCLUDED IN THE DEDICATION AND/OR IN THE CC & RS. ALSO, THE SET ASIDE AREAS NEED TO HAVE AN OWNERSHIP TYPE ASSIGNED AND DEDICATED. THE DEDICATION AND ADDRESSING UNITS AND PRIVATE STREETS NEED PUBLIC ROAD DEDICATION WITH 10' WIDENING.
- ALL EASEMENT BEARINGS MUST BE INCLUDED IN THE DEDICATION.
- WE NEED A RECORDED DEED THAT IDENTIFIES THE WEST BOUNDARY.
- INCLUDE DEVELOPER'S NAME AND MAILING ADDRESS.
- IN PUTTING THIS CURVE I MADE AN ASSUMPTION THAT IT IS AT A RIGHT ANGLE TO THE Q OF THE NORTH-SOUTH TANGENT, AND FOUND THAT TO BE INCORRECT. THERE NEEDS TO BE CLARIFICATION ON THIS PLAT AS TO WHAT THE TANGENT BEARING IS.
- THERE SHOULD BE CURVE DATA FOR THE TANGENT CURVE. ALSO WITH MY CALLS THE 20' TANGENT DOES NOT INTERSECT THE BOUNDARY SPLITTING ON THE 28.00 FT.
- WHEN THE CLOSING ERROR IS CORRECTED AND THE OTHER TIES ADJUSTED WE WILL WORK ON FINISHING THE INTERIOR REVIEW. AS WELL AS OTHER TIES THAT CAN'T YET BE REQUIREMENTS.
- HAVE ANY POINTS OF THE ORIGINAL PLAT BEEN FOUND AND IF SO SHOW THEM?
- AN ELEVATION BM MUST BE LISTED OR SHOWS FEEL LANDS INFORMATION, A PERMANENT BENCHMARK ON THE PROJECT SITE WOULD BE PREFERRED.

CONDOMINIUM NOTES:

- UNITS 101-104 WILL BE CONDOMINIUM UNITS
- ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREAS, THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
- EXISTING OFFSITE EASEMENTS WILL BE VACATED AND RE-RECORDED, AS REQUIRED.

Comment: THE VACATION WILL TAKE PLACE AT THE SAME TIME AS THE RECORDING OF THIS PLAT.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 SURVEYOR

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 ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, Filed For Record _____
At _____ in Book _____
Of The Official Records, Page _____

Recorded For: _____

Webber County Recorder

Deputy.