

Plats submitted 5/10/13

Dayna's Redline Comments

SUMMIT AT POWDER MOUNTAIN PHASE IA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, AND SOUTHEAST QUARTER OF SECTION 1, T 7N, R 1E, SLBM, AND THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE:

I, Richard W. Miller, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 155641, as prescribed under the laws of the state of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and that same streets, hereafter to be known as SUMMIT AT POWDER MOUNTAIN PHASE IA has been correctly surveyed and staked on the ground as shown on this plat.

RICHARD W. MILLER
Professional Land Surveyor
Utah Certificate No. 155641
Date of Survey

SURVEY NARRATIVE:

- THIS SURVEY WAS SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT
- THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE.

OWNER'S DEDICATION:

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

SUMMIT AT POWDER MOUNTAIN PHASE IA

do hereby dedicate for perpetual use of the public all easements, trails and rights-of-way as shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set
this _____ day of _____ A.D., 20____

BY: _____

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

State of Utah } s.s.
County of _____

The foregoing instrument was acknowledged before me this _____ day
of _____ A.D., 20____, by _____,
who is the _____ of _____.

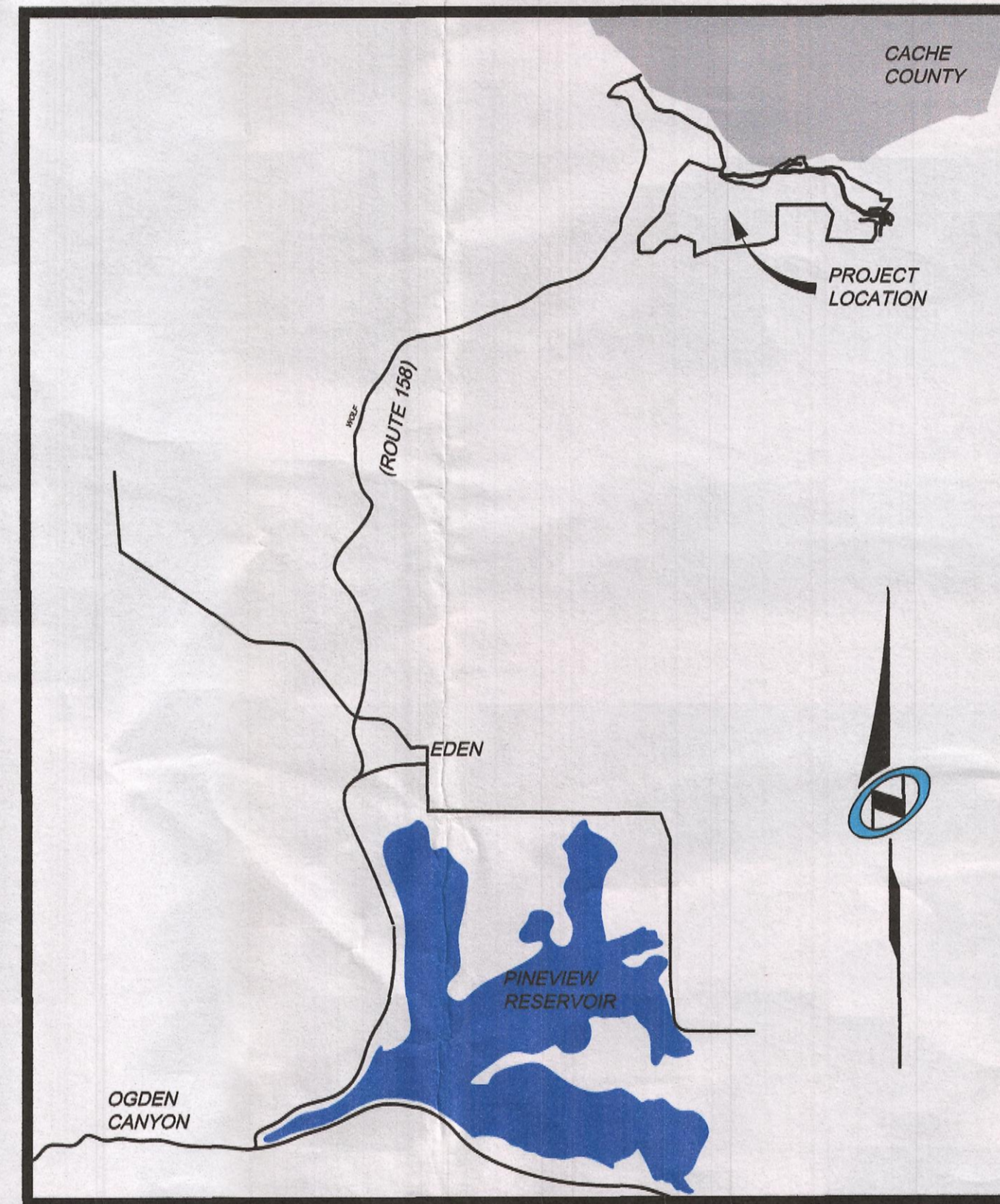
Notary

My commission expires: _____ Residing at: _____

LEGAL DESCRIPTION:

BEGINNING AT A POINT THAT IS SOUTH 01°09'02" WEST 2,468.42 FEET AND EAST 2,031.16 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 22°00'21" WEST 186.22 FEET; THENCE SOUTH 34°42'40" WEST 437.67 FEET; THENCE WEST 2,083.16 FEET; THENCE SOUTH 1,436.04 FEET; THENCE SOUTH 66°02'10" WEST 565.64 FEET; THENCE SOUTH 83°57'54" WEST 1,323.75 FEET; THENCE SOUTH 86°23'26" WEST 870.31 FEET; THENCE SOUTH 68°56'15" WEST 919.23 FEET; THENCE NORTH 01°29'36" EAST 623.17 FEET; THENCE NORTH 68°02'54" WEST 644.85 FEET; THENCE SOUTH 41°58'40" WEST 296.34 FEET; THENCE NORTH 88°30'24" WEST 233.06 FEET; THENCE SOUTH 55°49'44" WEST 850.73 FEET TO THE NORTHERLY LINE OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 69°40'51" WEST ALONG THE CENTER SECTION LINE OF SECTION 12, 616.65 FEET; THENCE NORTH 00°12'06" WEST 693.84 FEET; THENCE NORTH 42°32'52" EAST 649.90 FEET; THENCE NORTH 47°31'16" EAST 525.96 FEET; THENCE NORTH 36°36'36" EAST 300.42 FEET; THENCE NORTH 10°09'18" EAST 352.63 FEET; THENCE NORTH 23°11'03" EAST 614.71 FEET TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 26°21'06" EAST 664.33 FEET; THENCE NORTH 40°27'50" EAST 792.62 FEET; THENCE SOUTH 71°00'44" EAST 524.76 FEET; THENCE SOUTH 65°24'54" EAST 363.54 FEET; THENCE SOUTH 81°24'28" EAST 567.61 FEET TO THE SOUTHERLY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHERLY LINE OF SUMMIT PASS THE FOLLOWING FORTY-THREE (43) COURSES: 1) SOUTHEASTERLY ALONG A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 26°23'17" EAST A DISTANCE OF 232.86 FEET), THROUGH A CENTRAL ANGLE OF 66°16'20", A DISTANCE OF 246.37 FEET, 2) SOUTH 54°31'27" EAST 20.07 FEET, 3) EASTERLY ALONG A 215.83 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°11'36" EAST A DISTANCE OF 116.58 FEET), THROUGH A CENTRAL ANGLE OF 31°20'18", A DISTANCE OF 118.05 FEET, 4) NORTH 84°05'14" EAST 27.32 FEET, 5) EASTERLY ALONG A 483.21 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 82°46'27" EAST A DISTANCE OF 107.11 FEET), THROUGH A CENTRAL ANGLE OF 12°43'35", A DISTANCE OF 107.33 FEET, 6) NORTH 76°24'39" EAST 166.99 FEET, 7) EASTERLY ALONG A 147.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 80°40'01" EAST A DISTANCE OF 114.51 FEET), THROUGH A CENTRAL ANGLE OF 45°50'39", A DISTANCE OF 117.62 FEET, 8) SOUTH 57°44'42" EAST 14.03 FEET, 9) EASTERLY ALONG A 383.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 78°01'21" EAST A DISTANCE OF 263.47 FEET), THROUGH A CENTRAL ANGLE OF 40°33'19", A DISTANCE OF 271.10 FEET, 10) NORTH 81°42'00" EAST 53.97 FEET, 11) EASTERLY ALONG A 418.71 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°04'31" EAST A DISTANCE OF 92.99 FEET), THROUGH A CENTRAL ANGLE OF 12°45'03", A DISTANCE OF 93.18 FEET, 12) SOUTH 85°32'57" EAST 56.26 FEET, 13) EASTERLY ALONG A 733.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 81°41'57" EAST A DISTANCE OF 323.72 FEET), THROUGH A CENTRAL ANGLE OF 23°30'52", A DISTANCE OF 326.41 FEET, 14) NORTH 68°56'11" EAST 94.64 FEET, 15) EASTERLY ALONG A 167.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 85°01'33" EAST A DISTANCE OF 92.56 FEET), THROUGH A CENTRAL ANGLE OF 32°10'44", A DISTANCE OF 93.79 FEET, 16) SOUTH 78°53'05" EAST 41.36 FEET, 17) EASTERLY ALONG A 283.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 86°13'07" EAST A DISTANCE OF 146.50 FEET), THROUGH A CENTRAL ANGLE OF 29°47'36", A DISTANCE OF 147.16 FEET, 18) NORTH 71°19'14" EAST 174.07 FEET, 19) EASTERLY ALONG A 967.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 76°42'19" EAST A DISTANCE OF 181.44 FEET), THROUGH A CENTRAL ANGLE OF 10°45'58", A DISTANCE OF 181.70 FEET, 20) NORTH 82°05'18" EAST 101.93 FEET, 21) EASTERLY ALONG A 395.15 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 83°40'39" EAST A DISTANCE OF 92.04 FEET), THROUGH A CENTRAL ANGLE OF 13°26'42", A DISTANCE OF 92.26 FEET, 22) SOUTH 84°28'01" EAST 114.11 FEET, 23) EASTERLY ALONG A 3,056.76 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 85°24'51" EAST A DISTANCE OF 101.09 FEET), THROUGH A CENTRAL ANGLE OF 01°53'41", A DISTANCE OF 101.09 FEET, 24) SOUTH 86°21'42" EAST 297.63 FEET, 25) EASTERLY ALONG A 300.82 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 82°56'30" EAST A DISTANCE OF 111.67 FEET), THROUGH A CENTRAL ANGLE OF 21°23'57", A DISTANCE OF 112.32 FEET, 26) NORTH 72°14'41" EAST 103.92 FEET, 27) EASTERLY ALONG A 267.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°38'49" EAST A DISTANCE OF 150.79 FEET), THROUGH A CENTRAL ANGLE OF 32°48'14", A DISTANCE OF 152.87 FEET, 28) SOUTH 74°57'04" EAST 46.14 FEET, 29) EASTERLY ALONG A 483.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 82°17'33" EAST A DISTANCE OF 222.90 FEET), THROUGH A CENTRAL ANGLE OF 26°40'57", A DISTANCE OF 224.93 FEET, 30) NORTH 78°21'54" EAST 163.17 FEET, 31) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 87°57'27" EAST A DISTANCE OF 156.35 FEET), THROUGH A CENTRAL ANGLE OF 19°10'57", A DISTANCE OF 156.35 FEET, 32) SOUTH 82°27'04" EAST 241.01 FEET, 33) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 76°12'08" EAST A DISTANCE OF 101.66 FEET), THROUGH A CENTRAL ANGLE OF 12°22'15", A DISTANCE OF 101.87 FEET, 34) SOUTH 69°57'12" EAST 128.40 FEET, 35) EASTERLY ALONG A 333.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 81°03'41" EAST A DISTANCE OF 128.31 FEET), THROUGH A CENTRAL ANGLE OF 22°12'58", A DISTANCE OF 129.12 FEET, 36) NORTH 87°49'50" EAST 231.14 FEET, 37) EASTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 70°02'50" EAST A DISTANCE OF 276.41 FEET), THROUGH A CENTRAL ANGLE OF 44°19'59", A DISTANCE OF 283.40 FEET, 38) SOUTH 47°55'31" EAST 81.02 FEET, 39) SOUTHEASTERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 36°08'41" EAST A DISTANCE OF 231.52 FEET), THROUGH A CENTRAL ANGLE OF 23°33'40", A DISTANCE OF 233.16 FEET, 40) SOUTH 24°21'51" EAST 113.52 FEET, 41) SOUTHERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 15°29'46" EAST A DISTANCE OF 174.82 FEET), THROUGH A CENTRAL ANGLE OF 17°44'11", A DISTANCE OF 175.52 FEET, 42) SOUTH 06°37'40" EAST 118.34 FEET, 43) SOUTHERLY ALONG A 609.42 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 06°55'18" EAST A DISTANCE OF 6.19 FEET), THROUGH A CENTRAL ANGLE OF 00°35'15", A DISTANCE OF 6.19 FEET; THENCE SOUTH 83°22'20" WEST 385.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,477,239 SQUARE FEET OR 447.136 ACRES.



Vicinity Map
N.T.S.

General
 - what about public utilities in the private roads?
 - trail emnts?
 - ski emnts
 - slope emnts

PLAT PREPARED FOR:

SUMMIT MOUNTAIN HOLDING GROUP, LLC.
1355 NORTH 5900 EAST
EDEN, UTAH 84310

SUMMIT AT POWDER MOUNTAIN PHASE IA COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN SECTION 1 TOWNSHIP 7 NORTH, RANGE 1 EAST AND SECTIONS 6, 5 AND 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

<p>WEBER COUNTY PLANNING COMMISSION</p> <p>THIS IS TO CERTIFY THAT THIS DEDICATION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION AT A MEETING THE _____ DAY OF _____, A.D., 20____.</p> <p>CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE OFFICE OF THE WEBER COUNTY ENGINEER THIS _____ OF _____, A.D., 20____.</p> <p>COUNTY ENGINEER</p>	<p>WEBER COUNTY SURVEYOR</p> <p>APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____.</p> <p>COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____.</p> <p>WEBER COUNTY ATTORNEY</p>	<p>WEBER COUNTY COMMISSION</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 SIGNED THIS _____ OF _____, A.D., 20____.</p> <p>ATTEST: _____ CHAIRMAN, WEBER COUNTY COMMISSION COUNTY CLERK</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF: _____</p> <p>ENTRY NO. _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>WEBER COUNTY RECORDER</p>
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