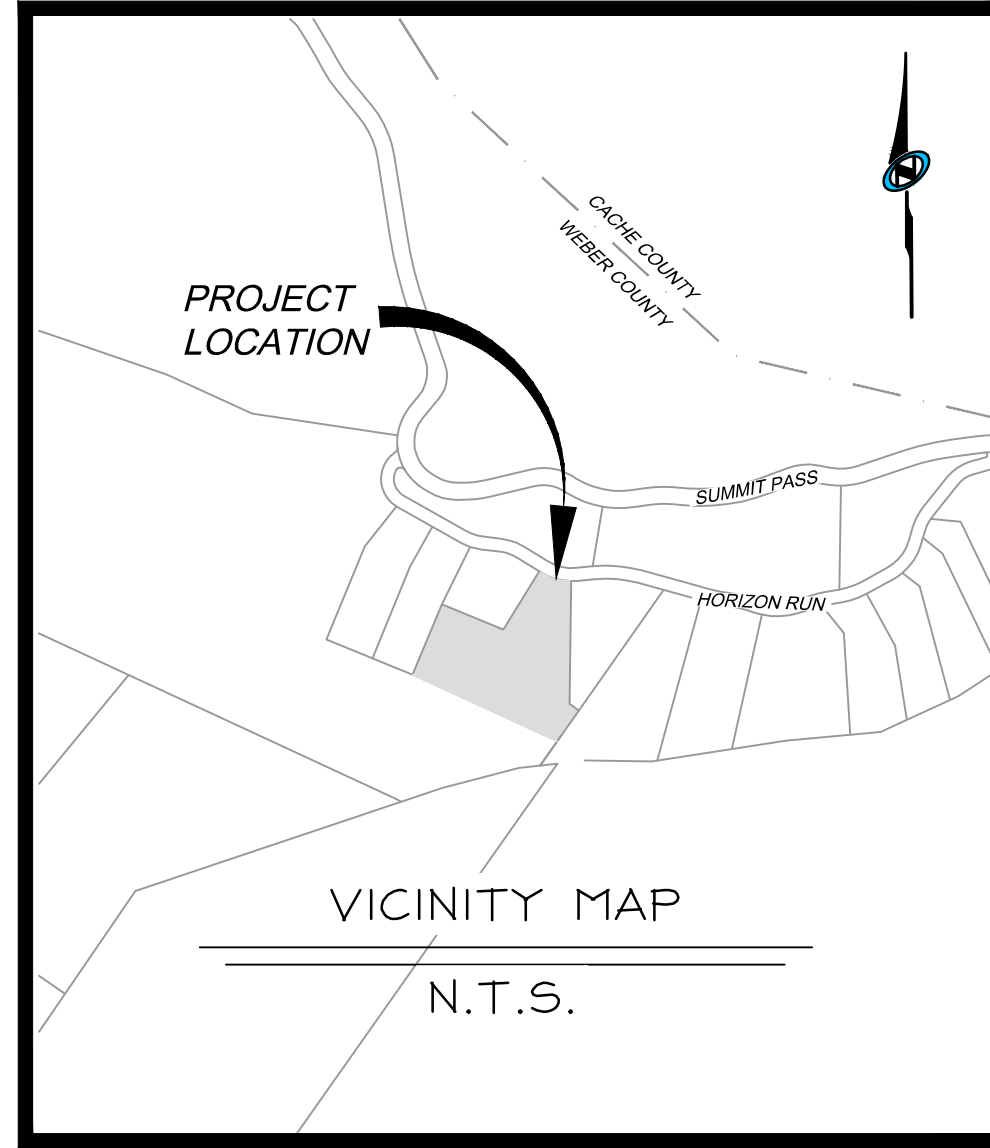


# HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1

THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
DECEMBER 2020

## PLAT NOTES:

- THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MOUNTAIN HOMES AT POWDER MOUNTAIN ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("SMHG PHASE I") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- PURSUANT TO THE MASTER DECLARATION, POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE MOUNTAIN HOMES AT POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION").
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF SMHG PHASE I AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND SMHG PHASE I AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION OF GRANTING OR CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS SMHG PHASE I OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES.
- THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE AND RELATED IMPROVEMENTS ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMWSID"). IN ADDITION, OWNERS WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL PMWSID CHARGES FOR CONNECTION TO THE SYSTEM AND MONTHLY NON-CONNECTION AND WATER AND SEWER SERVICES.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING THE GRANT OF BLANKET UTILITY EASEMENTS IN THIS PLAT, SMHG PHASE II LLC ("DECLARANT") RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- THIS NOTE WAS INTENTIONALLY OMITTED.
- THIS NOTE WAS INTENTIONALLY OMITTED.
- PMWSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE COMMUNITY.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED ON THE LOTS, SHALL COMPLY WITH THE SUMMIT POWDER MOUNTAIN DESIGN GUIDELINES DATED OCTOBER 2017 AS MAY BE AMENDED OVER TIME. NO OWNER MAY CONSTRUCT, INSTALL, OR PERFORM OTHER WORK THAT IN ANY WAY ALTER THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, AND NO OWNER MAY CONSTRUCT ANY RESIDENCES OR IMPROVEMENTS WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES, OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE MASTER DECLARATION, BY ACCEPTANCE OF A LOT EACH OWNER IRREVOCABLY APPOINTS MASTER DEVELOPER AS ATTORNEY-IN-FACT TO REALIGN AND ADJUST THE BOUNDARY LINES OF HIS LOT BY AMENDMENT TO THIS PLAT.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS AND MASTER DEVELOPER, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL USE OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS ("SKI EASEMENT"). MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. DECLARANT GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT ACROSS, OVER, AND UNDER THE LOTS AND IN THE FUTURE AS-CONSTRUCTED LOCATIONS OF THE SKI TRAILS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL USE OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS ("SKI EASEMENT"). MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI TRAILS WITHIN THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. DECLARANT GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT ACROSS, OVER, AND UNDER THE LOTS AND IN THE FUTURE AS-CONSTRUCTED LOCATIONS OF THE SKI TRAILS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH THE MASTER DECLARATION AND ANY RULES AND REGULATIONS ADOPTED BY MASTER DEVELOPER.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION AS APPLICABLE. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF MASTER DEVELOPER, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING, CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR.
- THIS NOTE WAS INTENTIONALLY OMITTED.
- THIS NOTE WAS INTENTIONALLY OMITTED.
- DECLARANT GIVES NOTICE THAT THE LOTS SHOWN ON THIS PLAT ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS ARE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- ALL LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THEIR LOT AND THE REMAINDER OF THIS PROPERTY.
- 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 PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
- PARKING ON ANY STREETS AND ROADS SHOWN ON THIS PLAT IS PROHIBITED.
- THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS (MAINTAINED BY WEBER COUNTY), AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A SNOW STORAGE EASEMENT AS A BLANKET SNOW RELOCATION AND SNOW STORAGE EASEMENT OVER AND ACROSS ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW ("SNOW STORAGE EASEMENT"). PARTICULAR SNOW STORAGE ZONES, WHICH ARE LOCATED WITHIN THE SNOW STORAGE EASEMENT, ARE IDENTIFIED ON THE PLAT. MASTER DEVELOPER MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SNOW STORAGE EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
- HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES" DATED DECEMBER 20, 2016, PROJECT #01628-012. THIS REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
- OWNERS SHALL ENSURE THAT ALL CONSTRUCTION CONTRACTS FOR EARTHWORK ON ANY LOT SHALL CONTAIN, AND OWNERS SHALL ENFORCE, THE FOLLOWING PROVISION: "CONTRACTORS DURING EARTHWORK - IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW, DEFINED AS CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS, IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL HIRE A QUALIFIED GEOTECHNICAL AND/OR GROUNDWATER HYDROLOGY PROFESSIONAL TO PERFORM A SITE-SPECIFIC GROUNDWATER HYDROLOGY STUDY AND RECOMMEND APPROPRIATE MITIGATION TECHNIQUES. THESE MITIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE CONTRACTOR'S CONSTRUCTION PLANS AND PROPERLY IMPLEMENTED AND MONITORED. THE CONTRACTOR SHALL ALSO IMMEDIATELY CONTACT THE MASTER DEVELOPER TO ADVISE HIM THAT PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW WAS ENCOUNTERED AND TO SHARE THE RESULTS OF THE GEOTECHNICAL/HYDROLOGY STUDY AND WHAT MITIGATION MEASURES ARE BEING UNDERTAKEN. EXCAVATION AND BLASTING FOR THE INSTALLATION OF ROADS, FOUNDATIONS AND/OR UTILITIES SHALL BE PERFORMED SUCH THAT TRENCHES OR FRACTURES CREATED DURING BLASTING PROCEDURES WILL NOT DRAIN OR REDIRECT GROUNDWATER THAT PROVIDES WETLAND SOURCE HYDROLOGY."
- ALL LOTS DEPICTED IN THIS PLAT ARE SUBJECT TO AN ASSESSMENT LIEN PURSUANT TO WEBER COUNTY ASSESSMENT ORDINANCE NO. 2013-21, AS AMENDED BY ORDINANCE NO. 2013-24 (AS AMENDED, THE "ORDINANCE") WHEREBY EACH LOT SHALL BE ASSESSED ONE EQUIVALENT RESIDENTIAL UNIT AS DEFINED IN THE ORDINANCE.
- THIS NOTE WAS INTENTIONALLY OMITTED.



## 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, HORIZON RUN RANGES AT POWDER MOUNTAIN PHASE 1, 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

BEGINNING AT A POINT ON THE SOUTH LINE OF HORIZON RUN, A 50 FOOT PRIVATE ROAD AND P.U.E., AND BEING A PART OF SUMMIT EDEN PHASE 1A SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGES 28-31, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING NEST 2,137.79 FEET AND SOUTH 2,108.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.1.B. 4 M. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1.B. 4 M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE S 00°40'43" W 474.69 FEET; THENCE S 54°51'05" E 43.67 FEET; THENCE S 35°08'55" W 118.74 FEET; THENCE N 67°44'01" W 620.58 FEET; THENCE N 22°29' 51" E 298.08 FEET TO THE SOUTHWEST CORNER OF LOT 7A OF AFORESAID 1A SUBDIVISION; THENCE S 67°30'09" E 297.38 FEET TO THE SOUTHEAST CORNER OF LOT 7B OF AFORESAID 1A SUBDIVISION; THENCE N 31°34'54" E 265.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 7B AND THE SOUTH LINE OF HORIZON RUN; THENCE SOUTH 58°25'06" EAST 9.28 FEET ALONG THE SOUTH LINE OF SAID HORIZON RUN; THENCE SOUTHEASTERLY 121.36 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°54'11" HAVING A LONG-CHORD OF S 73°52'12" E 119.84 FEET ALONG THE SOUTH LINE OF SAID HORIZON RUN TO THE POINT OF BEGINNING.

CONTAINS: 224,534 SQ.FT. OR 5.27 ACRES.

## OWNER'S DEDICATION:

SMHG PHASE I, LLC ("DECLARANT"), 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 HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1, AND DOES HEREBY:

- PUBLIC UTILITY AND DRAINAGE EASEMENTS.** GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS.** GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 2, 11, 12, 23, OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

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

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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: \_\_\_\_\_

**OWNER**  
SMHG PHASE I, LLC  
3632 N. WOLF CREEK DR.  
EDEN, UT 84310

**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\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**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



# HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1

THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
DECEMBER 2020

2014-1-17  
 C:\USERS\NATE\TALISMAN CIVIL CONSULTANTS\TALISMAN CIVIL CONSULTANTS PROJECT SITE - DOCUMENTS\PROJECT\8093\LOAD\00-000.39 HORIZON RUN RANCHES

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"

BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD)

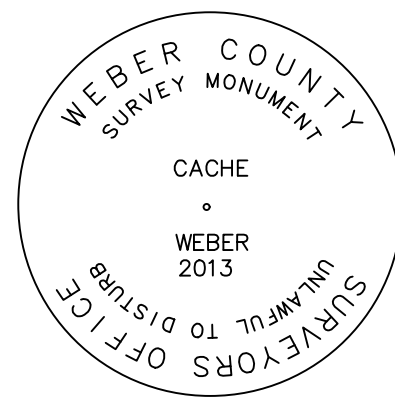
FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"

NORTHEAST CORNER SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND 1944 GLO BRASS CAP, GOOD  
CONDITION (CLOSING CORNER 17.68'  
SOUTH)

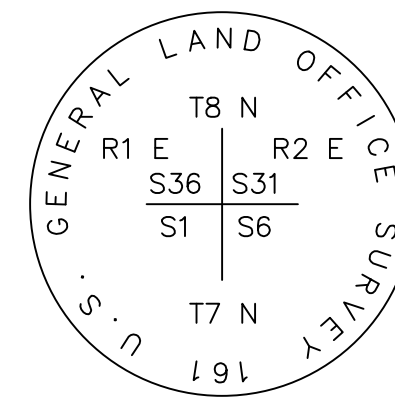
EAST 1/4 COR. SECTION 6, TOWNSHIP  
7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN.

WEST  
2137.793'

SOUTH  
2108.497'



DETAIL "A"

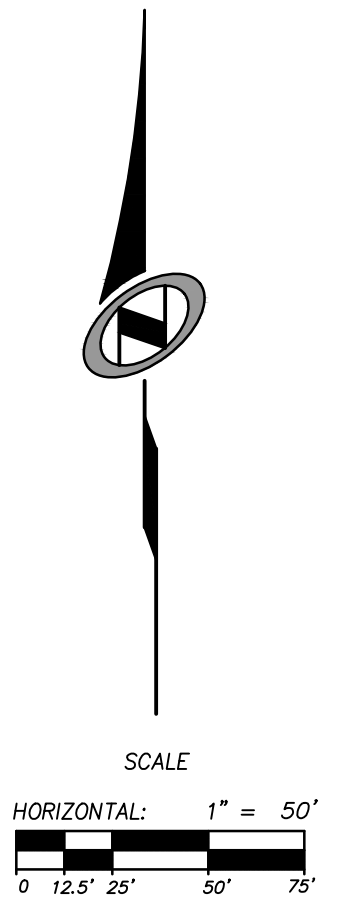
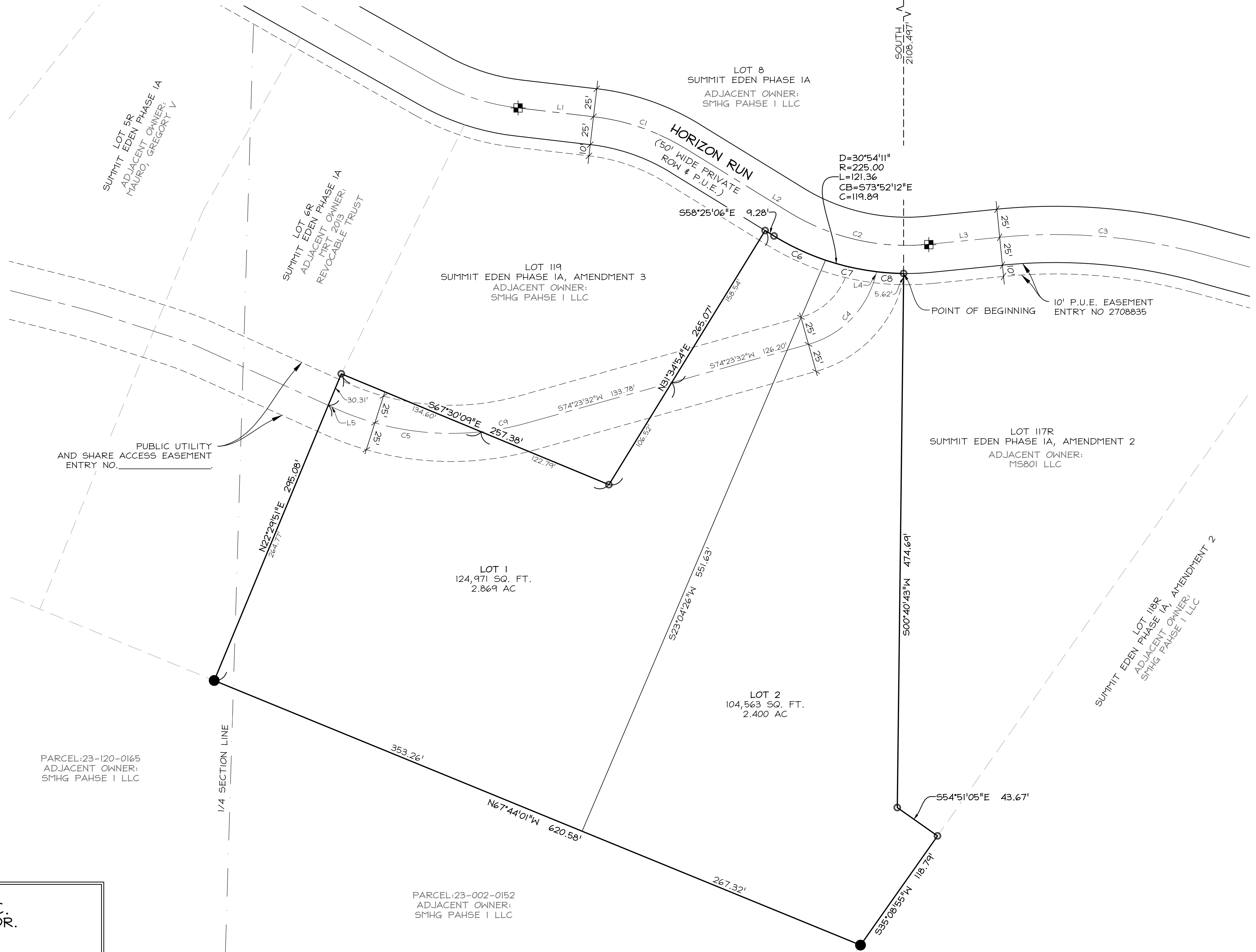


DETAIL "B"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	67.47'	N 83°22'38" W
L2	107.81'	N 58°25'06" W
L3	63.25'	N 84°20'22" E
L4	5.85'	S 15°41'20" W
L5	6.84'	N 65°42'39" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00	87.12	24°57'32"	N70°53'52"W	86.44
C2	200.00	130.00	37°14'33"	S77°02'22"E	127.72
C3	500.00	183.35	21°00'36"	N85°09'21"W	182.32
C4	85.00	87.09	58°42'12"	N45°02'26"E	83.33
C5	250.00	132.92	30°27'44"	S80°56'31"E	131.36
C6	225.00	50.57	12°52'43"	S64°51'28"E	50.47
C7	225.00	46.71	11°53'37"	N77°14'37"W	46.62
C8	225.00	24.08	6°07'51"	N86°15'21"W	24.06
C9	250.00	41.17	9°26'04"	N79°06'34"E	41.12

- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - SECTION LINE (CALCULATED)
  - ADJOINER DEED LINES
  - RIGHT-OF-WAY LINE
  - INTERIOR LOT LINE
  - ROAD CENTERLINE
  - EASEMENT LINE
  - SECTION CORNER AS NOTED
  - CL MONUMENT
  - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
  - EXISTING REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



PARCEL:23-120-0165  
ADJACENT OWNER:  
SMHG PAHSE 1 LLC

PARCEL:23-002-0152  
ADJACENT OWNER:  
SMHG PAHSE 1 LLC

SMHG PHASE 1, LLC.  
3632 N. WOLF CREEK DR.  
EDEN, UT, 84310

Sheet 2 of 2

**TALISMAN**  
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET  
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SALT LAKE CITY, UT 84105  
801.743.1300

**RECORDED #**

STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

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WEBER COUNTY RECORDER