

SUMMIT EDEN PHASE 1C, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN & TERRIDIAN, WEBER COUNTY, UTAH AUGUST 2014

NORTHEAST CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN & TERRIDIAN, FOUND 1944 GLO. 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND. DETAIL 'A'

NORTH QUARTER CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN & TERRIDIAN, FOUND 1944 GLO. 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND. DETAIL 'B'

NORTH QUARTER CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN & TERRIDIAN, FOUND 1944 GLO. 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND. DETAIL 'C'

BASIS OF BEARINGS
N84°55'51"W 1591.07'
(N84°56'05"W 1860.98' RECORD)

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY RECORDING BRASS CAP 2013, GOOD CONDITION, 6" ABOVE GROUND. DETAIL 'A'

NORTHEAST CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASIN & TERRIDIAN, FOUND 1944 GLO. 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND. DETAIL 'B'

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LINE	LENGTH	BEARING
L1	12.64	N10°34'52"E
L2	10.00	N10°00'00"W
L3	10.33	S10°59'59"W
L4	7.67	N10°24'40"W
L5	12.36	N10°20'20"E
L6	10.00	S10°24'40"E
L7	8.26	S10°59'20"W
L8	3.30	S10°24'40"E
L9	5.00	N10°24'40"E

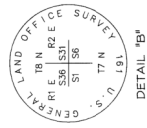
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	23.00	35.00	139.501°	N85°29'24"E	54.36
C2	22.00	46.86	127.550°	S84°24'27"E	46.33
C3	23.00	47.28	232.209°	S10°59'59"W	54.42
C4	23.00	47.28	27.791°	N10°24'40"E	54.42
C5	250.00	10.29	200.244°	N85°29'24"E	10.12
C6	250.00	10.29	100.756°	S84°24'27"E	10.12

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJONER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- FOUND CL. MONUMENT
- END. NO. 5 X 24" LONG REBAR WITH PLASTIC CAP STAFFED
- TALISMAN



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



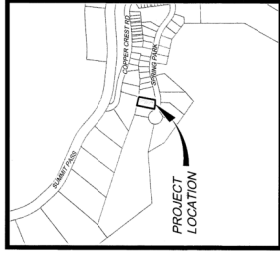
TALISMAN CIVIL CONSULTANTS
1500 SOUTH 200 STREET, SUITE 200, SANDY, UT 84093
PHONE: 801.581.1000
FAX: 801.581.1001

RECORDED #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF CONTINGENT ENGINEERS, ENTRY NO. 250058001, DATE OF RECORDATION: 08/14/14, BOOK: 530, PAGE: 463-471, FILE # 100

PREPARED BY
LEANN H. KELLS
WEBER COUNTY REGISTER

SUMMIT EDEN PHASE IC, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
UTAH
AUGUST 2019



VICINITY MAP
N.T.S.

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 SUPPIT EDEN PHASE IC (ENTRY 267296), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THIS PLAT VACATES AND REPLACES THE DESIGNATED BUILDING ENVELOPE FROM LOT 74R, SUPPIT EDEN PHASE IC (NON LOT 159). THE NEW BUILDING ENVELOPE IS SHOWN ON SHEET 2 OF THIS PLAT.
- SUPPIT EDEN PHASE IC AMENDMENT 9 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A SEISMIC AND GEOLOGIC INVESTIGATION MUST BE PERFORMED PRIOR TO BUILDING PERMIT SUBMITTAL.
- NOTICE TO REDEVELOP OR RESTRICTED (R) LOTS. LOTS DESIGNATED BY THE LETTERS "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 10-14 OF THE NEBER 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.

OWNER'S DEDICATION:

BAOTOU RARE EARTH AND STEEL CORPORATION, AS THE OWNER OF THE HEREBY 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 SUPPIT EDEN PHASE IC AMENDMENT 9.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY OF September, 2019.

BY: Michael S. Silver
TITLE: President

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF SANDY

ON September 9, 2019, BEFORE ME, HELY CELS-VALDEBEN, PUBLIC, NOTARILY APPEARED MICHAEL NATHAN SILVER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO THE THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT/HER PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

DATE: 9/9/2019



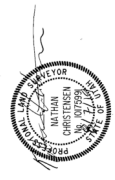
OWNER

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

SIGNATURE: _____

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 96, 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 THE UTAH SURVEYING ACT AND THE UTAH SURVEYING BOARD'S REGULATIONS AS REPRESENTED ON THIS PLAT. IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE AND DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE NEBER COUNTY RECORDS OFFICE AND THE RECORDS OF THE NEBER COUNTY ENGINEER AND ORDINANCES OF NEBER COUNTY CONCERNING ZONING REGULATIONS REGARDING LOT RECONFIGURATION HAVE BEEN COMPILED WITH.



NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 107998

LEGAL DESCRIPTION

ALL OF LOT 74R OF THE SUPPIT EDEN PHASE IC SUBDIVISION AS RECORDED AND ON FILE WITH THE NEBER COUNTY RECORDS OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SHARED CORNER OF LOTS 46R, 75R, AND 76R OF SUPPIT EDEN PHASE IC, SAID POINT BEING SOUTH 70.00 FEET AND EAST 50.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, T.7N., R.2E., S.11B.M.P., (DASIS-OF-BEARING IS N89°53'31" W ALONG THE LINE BETWEEN THE NORTH-EAST CORNER OF SECTION 1, T.7N., R.1E., S.11B.M.P. AND THE SET NEBER COUNTY TOWNSHIP ON THE INTERSECTION OF THE NEBER COUNTY COGNATE COUNTY LINE AND THE SECTION LINE), AND RUNNING S29°29'30" E 64.69 FEET THENCE S07°59'51" W 14.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 232.00 FEET, THROUGH A CENTRAL ANGLE OF 100°01'00" (CHORD BEARING AND DISTANCE OF N89°27'04" S 44.88 FEET) FOR AN ARC DISTANCE OF 55.01 FEET; 2) N79°24'46" W 7.64 FEET; 3) THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 62°03'57" (CHORD BEARING AND DISTANCE OF N79°53'31" W 0.64 FEET) FOR AN ARC DISTANCE OF 0.64 FEET; THENCE N 17°59'20" E 103.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.46 8.F. OR 0.77 AC.

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AFFIRM PARCEL LOT 74R OF SUPPIT EDEN PHASE IC (NON LOT 159) AS SHOWN ON THE PLAT. THE SETBACK OF THE BUILDING ENVELOPE, THIS PLAT ALSO CORRECTS THE BOUNDARY OF LOT 74R AS SHOWN HEREON.
- THE DASIS-OF-BEARING FOR THIS PLAT IS N 89°53'31" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTH-EAST CORNER OF SECTION 1, T.7N., R.1E., S.11B.M.P. AND A FOUND NEBER COUNTY TOWNSHIP AT THE INTERSECTION OF THE NEBER COUNTY SURVEYORS BEARING BY 000°01'00" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUPPIT EDEN PHASE IC. SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CONTIGUOUS TOWNSHIPS IN SURVEY PANS, LOG CREST, AND SPRING PARK, AND SECTION CORNER TOWNSHIPS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY TOWNSHIP USED ARE SHOWN HEREON.



Sheet 1 of 2

NEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE NEBER COUNTY PLANNING COMMISSION ON THIS 17 DAY OF September, 2019.

CHAIRMAN, NEBER COUNTY PLANNING COMMISSION

ATTEST: _____

TITLE _____

NEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND CONDITIONS FOR THIS PROJECT HAVE BEEN REVIEWED AND APPROVED BY THE NEBER COUNTY ENGINEER ON THIS 17 DAY OF September, 2019.

DATE OF THIS CERTIFICATE: 9/17/2019

BOOK: 562 PAGE: 1014-11

FILE # 100

LEANN H. KELTUS
NEBER COUNTY ENGINEER

NEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE NEBER COUNTY SURVEYORS OFFICE HAS REVIEWED AND APPROVED THIS PLAT AND THAT THE NEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED WITH THIS PLAT.

SIGNED THIS 17 DAY OF September, 2019.

DATE OF THIS CERTIFICATE: 9/17/2019

STATE OF UTAH
COUNTY SURVEYOR

NEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER INSTRUMENTS REFERENCED IN THIS PLAT AND HAVE BEEN SATISFIED THAT THE NEBER COUNTY ENGINEER'S SIGNATURE IS VALID AND THAT THE INSTRUMENTS ARE IN FULL COMPLIANCE WITH THE NEBER COUNTY ENGINEER'S JURISDICTION AND ARE IN FULL COMPLIANCE WITH THE NEBER COUNTY ENGINEER'S JURISDICTION AND ARE IN FULL COMPLIANCE WITH THE NEBER COUNTY ENGINEER'S JURISDICTION.

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COUNTY ATTORNEY

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