, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND



RICHARD W. MILLER PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS, SAID POINT BEING SOUTH 3,424.35 FEET AND EAST 4,053.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 43°58'09" EAST 153.63 FEET; THENCE SOUTH 46°01'51" EAST 43.00 FEET; THENCE SOUTHERLY ALONG A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°01'52" EAST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 90°00'01", A DISTANCE OF 36.13 FEET; THENCE SOUTH 46°01'51" EAST 34.34 FEET; THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 163.75 FEET; THENCE SOUTH 59°58'58" WEST 65.49 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 59°58'58" WEST 5.57 FEET; THENCE SOUTH 30°01'02" EAST 37.31 FEET; THENCE SOUTH 59°58'58" WEST 36.00 FEET; THENCE NORTH 30°01'02" WEST 126.68 FEET; THENCE NORTHWESTERLY ALONG A 343.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 21°30'10" WEST A DISTANCE OF 101.57 FEET), THROUGH A CENTRAL ANGLE OF 17°01'43", A DISTANCE OF 101.94 FEET; THENCE SOUTH 85"44"OO" WEST 87.02 FEET; THENCE SOUTHERLY ALONG A 218.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 10°22'29" WEST A DISTANCE OF 74.77 FEET), THROUGH A CENTRAL ANGLE OF 19°44'57", A DISTANCE OF 75.14 FEET; THENCE SOUTH 20°14'58" WEST 79.14 FEET; THENCE SOUTHWESTERLY ALONG A 58.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 65°14'58" WEST A DISTANCE OF 82.73 FEET), THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 91.89 FEET; THENCE NORTH 69°45'02" WEST 36.55 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: I) NORTH 20°16'24" EAST 132.23 FEET, 2) NORTHERLY ALONG A 283.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 02°28'52" EAST A DISTANCE OF 172.95 FEET), THROUGH A CENTRAL ANGLE OF 35°35'04", A DISTANCE OF 175.76 FEET; THENCE NORTH 85°44'00" EAST 52.01 FEET; THENCE NORTHERLY ALONG A 118.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT. (CHORD BEARS NORTH 15°18'44" EAST A DISTANCE OF 78.73 FEE THROUGH A CENTRAL ANGLE OF 38°58'23", A DISTANCE OF 80.26 FEET; THENCE NORTH 34°47'56" EAST 6.10 FEET; THENCE NORTHERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 05°36'59" WEST A DISTANCE OF 29.82 FEET), THROUGH A CENTRAL ANGLE OF 80°49'44", A DISTANCE OF 32.45 FEET: THENCE NORTH 46°01'51" WEST 5.45 FEET; THENCE NORTH 46°01'51" WEST 64.33 FEET; THENCE WESTERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88'58'09" WEST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 36.13 FEET; THENCE SOUTH 43"58'09" WEST 71.63 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE NORTHWESTERLY ALONG A 283.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 46°01'51" WEST A DISTANCE OF 50.00 FEET), THROUGH A CENTRAL ANGLE OF 10°08'10", ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 138,293 SQUARE FEET OR 3.175 ACRES.

SURVEY NARRATIVE:

I-THIS SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT

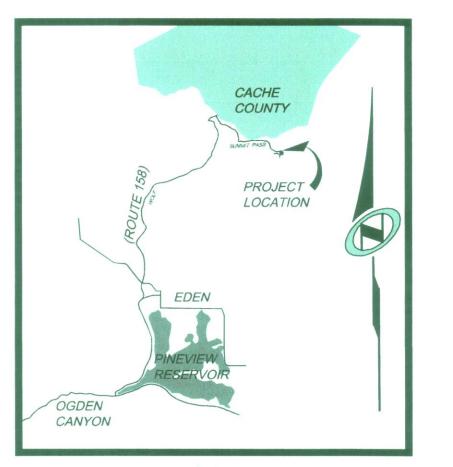
2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89'55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION I, TOWNSHIP 7 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

NO.	BY	DATE	REVISIONS:
2	TD	2013-11-07	COUNTY REDLINES
1	TD	2013-09-17	PLAT NOTES & LEGAL DESCRIPTIONS

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

LOCATED IN SECTION 8 TOWNSHIP 7 NORTH, RANGE 2 EAST LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

> PLAT PREPARED FOR: SMHG PHASEI, LLC. 1355 NORTH 5900 EAST EDEN, UTAH 84310



VICINITY MAP

N.T.S.

SUMMIT AT POWDER MOUNTAIN PHASE ID, PLAT NOTES

I. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ESTATES ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE 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. CAPITALIZED TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.

2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN ESTATES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").

DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE NEIGHBORHOOD DECLARATION FOR PURPOSES OF PROPER CONFIGURATIONS OF ALL LOTS AS PERMITTED BY THE NEIGHBORHOOD DECLARATION. ALL OWNERS OF LOTS IN THE NEIGHBORHOOD AGREE THAT ANY SUCH LOT BOUNDARY LINE ADJUSTMENTS SHALL BE ACCOMPLISHED BY RECORDATION OF A DEED BY THE OWNERS OF THE AFFECTED LOTS, ADJUSTING LOT BOUNDARY LINES, AND THAT NO AMENDMENT TO THIS PLAT SHALL BE REQUIRED. UPON ANY SUCH ADJUSTMENT, ALL REQUIRED OWNERS SHALL EXECUTE A DEED UPON REQUEST OF DECLARANT AS PROVIDED BY THE NEIGHBORHOOD DECLARATION. NOTWITHSTANDING THE FOREGOING, IN THE EVENT AN AMENDMENT TO THIS PLAT IS REQUIRED BY WEBER COUNTY, EACH OWNER AGREES TO EXECUTE

4. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.

5. 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 ON SUCH OWNER'S LOT.

6. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE NORMAL EASEMENT WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS OF THE COMMON 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

7. DECLARANT HEREBY GRANTS TO THE UTILITY PROVIDERS IDENTIFIED BELOW AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS. FOR PURPOSES HEREIN, UTILITY PROVIDERS SHALL INCLUDE WEBER COUNTY WITH RESPECT TO STORM AND DRAINAGE, POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT WITH RESPECT TO SEWER AND WATER, ROCKY MOUNTAIN POWER WITH RESPECT TO ELECTRICAL, CENTURY LINK WITH RESPECT TO COMMUNICATIONS FACILITIES, AND ANY OTHER PUBLIC UTILITY PROVIDER.

8. THIS PLAT ESTABLISHES, MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE ARE A PRIVATE ROAD, TO BE OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE ARE NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR MERIDIAN AVENUE, DAYBREAK RIDGE AND ROLLING DRIVE. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION.

9. ALL PROPERTY CORNERS TO BE SET ALONG THE PERIMETER BOUNDARY AS SHOWN HEREON. 10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY

POWDER MOUNTAIN WATER AND SEWER IMPROVMENT DISTRICT. 11. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.

12. DECLARANT RESERVES 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/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY.

SUMMIT AT POWDER MOUNTAIN PHASE ID, PLAT NOTES

13. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED. ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTION LOCATIONS, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT

14. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI EASEMENT"). DECLARANT MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

15. DECLARANT HEREBY RESERVES TO ITSELF AN EASEMENT ALONG EACH SIDE OF THE ROADS SHOWN HEREON IN A WIDTH AS DEEMED NECESSARY BY WEBER COUNTY AND CONSISTENT WITH THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CUTTING SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE PORTION OF THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT.

16. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ROAD PARCEL A FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT

17. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." HOWEVER, NOTWITHSTANDING SUCH DESIGNATION, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE DESIGNATED OPEN SPACE COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER

18. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON 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

19. DECLARANT HEREBY RESERVES TO ITSELF A TEMPORARY EASEMENT AT THE END OF DAYBREAK RIDGE FOR EMERGENCY ACCESS AND VEHICLE TURNAROUND ("TURNAROUND EASEMENT"). THE TURNAROUND EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS THE EXTENSION OF DAYBREAK RIDGE IS COMPLETED AND WEBER COUNTY ACCEPTS SUCH

20. DEVELOPMENT PARCEL D IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS, AND IS VESTED WITH TWENTY (20) EQUIVALENT RESIDENTIAL UNITS OF DENSITY.

21. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS AND RACCOONS. 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

22. NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS. LOTS DESIGNATED AS RESTRICTED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISION CHAPTER 36B OF THE ZONING ORDINANCE, APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOTS ARE BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE ORDINANCE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE. FOR LOTS APPROVED WITH "BUILDABLE AREA" SUCH BUILDABLE AREAS SHALL BE DESIGNATED ON THE FINAL PLAT BY SHORT DASHED LINES WITH DIMENSIONS AND WITH DISTANCES TO AT LEAST TWO LOTS LINES TO ACCURATELY INDICATE THE LOCATION OF SUCH BUILDABLE AREA AND BY PLACING THE WORDS "BUILDABLE AREA" WITHIN THE DASHED LINES AND BY INCLUDING THE FOLLOWING NOTIFICATION ON THE PLAT: "NOTICE TO PURCHASER WITH DESIGNATED BUILDABLE AREA, LOTS WITH DESIGNATED "BUILDABLE AREAS" HAVE BEEN APPROVED SUBJECT TO THE CONDITION THAT BUILDING DEVELOPMENT SHALL TAKE PLACE ONLY WITHIN SUCH DESIGNATED AREAS"

23. 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 THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED

SUMMIT AT POWDER MOUNTAIN PHASE ID, 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 HERON AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT AT POWDER MOUNTAIN PHASE ID, AND DOES HEREBY:

· PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES 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 OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN VILLAGE ASSOCIATION, INC.(LOTS 107-115) AND SUMMIT EDEN MAIN STRRET ASSOCAITION, INC.(LOTS 96-106R), A UTAH NONPROFIT CORPORATION ("VILLAGE NEIGHBORHOOD ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.

• PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF 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 ERECTED WITHIN SUCH EASEMENTS.

• PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 13, 14, 15, 16 AND 19 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

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

NAME: ELLIOTT!	BISNOW
TITLE: MANAGE	R

NAME: GREGORY VINCENT MAURO

TITLE: MANAGER

My commission expires:

State of Utah

ACKNOWLEDGEMENT:	

A.D., 20, by	
	of
uho is the of	

Coun	ity of		J.J.					
The	foregoing	instrument	was	acknowledged	before	me	this	d
of_		A	.D.,	20, by				

Residing at: ___

who is th	e	of

My commission expires:___

DNO lots were checked for area or closure due to lack of, or incorrect annotations.

Please check all lots and line and curve tables to ensure closure before resubmitting. (see previous reviews)

	_		
Sheet	1	Of	0
DIFEEL			_

	NOLTE VERTICALFIVE
1 - 0 0	5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 841 801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.CO
sheet 1 of 2	RECORDED #
	STATE OF UTAH, COUNTY OF WEBER,
WEBER COUNTY COMMISSION ACCEPTANCE	RECORDED AND FILED AT THE
TO CERTIFY THAT THIS SUBDIVISION PLAT, THE	REQUEST OF:
ON OF STREETS AND OTHER PUBLIC WAYS AND	ENTRY NO:
L GUARANTEE OF PUBLIC IMPROVEMENTS	DATE: TIME:
TED WITH THIS SUBDIVISION THEREON ARE HEREBY	
D AND ACCEPTED BY THE COMMISSIONERS OF	BOOK:PAGE:
OUNTY, UTAH	

WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACC

WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT,
IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS	DULY APPROVED BY THE WEBER COUNTY PLANNING	DEDICATION OF STREETS AND OTHER PUBLIC WAYS
SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE	COMMISSION ON THE DAY OF, 20	FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS
AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR		ASSOCIATED WITH THIS SUBDIVISION THEREON ARE H
THE INSTALLATION OF THESE IMPROVEMENTS.		APPROVED AND ACCEPTED BY THE COMMISSIONERS (
CICNED THE DAY OF 20		WEBER COUNTY LITAH

SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE	COMMISSION ON THE DAY OF	 FINANCIAL GUAR	ANTEE OF PUBLI	C IMPROVEMENTS
AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR		ASSOCIATED WIT	TH THIS SUBDIVI	SION THEREON ARE H
THE INSTALLATION OF THESE IMPROVEMENTS.		APPROVED AND	ACCEPTED BY T	THE COMMISSIONERS
SIGNED THIS DAY OF, 20		WEBER COUNTY,	UTAH	
		THIS	DAY OF	, 20

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION CHAIRMAN, WEBER COUNTY COMMISSION

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND | REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER IN MY OPINION THEY CONFORM WITH THE COUNTY DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY AFFECT.

WEBER COUNTY ATTORNEY

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED

THEREWITH. SIGNED THIS _____ DAY OF _____, 20 ____. COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS

AGE:____ FEE \$ WEBER COUNTY RECORDER

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