

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH CHAPTER 88, 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 IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN PHASE IB, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DIGITIZED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS INCLUDING 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 MEASUREMENTS HAVE BEEN COMPLIED WITH.



RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 155641

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS QUARTER 01°01'01" NORTH 995.75 FEET ALONG THE SECTION LINE AND EAST 515.18 FEET, FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING IS NORTH 84°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.); RUNNING THENCE NORTH 87°12'29" EAST 272.77 FEET; THENCE SOUTH 02°47'31" EAST 224.41 FEET; THENCE SOUTH 44°55'04" EAST 113.68 FEET; THENCE SOUTH 04°47'44" EAST 154.04 FEET; THENCE SOUTH 83°04'32" EAST 367.66 FEET; THENCE NORTH 84°26'39" EAST 381.79 FEET; THENCE NORTH 83°08'05" EAST 309.86 FEET; THENCE SOUTH 82°18'33" EAST 415.15 FEET; THENCE SOUTH 49°18'31" EAST 210.20 FEET; THENCE SOUTH 30°26'35" EAST 270.66 FEET; THENCE SOUTH 62°09'42" EAST 391.77 FEET; THENCE SOUTH 62°09'42" EAST 1,191.29 FEET; THENCE SOUTH 240.39 FEET; THENCE EAST 455.19 FEET; THENCE SOUTH 35°01'14" WEST 550.33 FEET; THENCE NORTHWESTERLY ALONG A 455.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 64°45'19" WEST A DISTANCE OF 244.33 FEET), THROUGH A CENTRAL ANGLE OF 31°08'57", A DISTANCE OF 247.36 FEET; THENCE SOUTH 09°40'13" WEST 25.00 FEET; THENCE WESTERLY ALONG A 430.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 87°04'17" WEST A DISTANCE OF 100.96 FEET), THROUGH A CENTRAL ANGLE OF 13°28'59", A DISTANCE OF 101.19 FEET; THENCE SOUTH 86°11'41" WEST 193.22 FEET; THENCE WESTERLY ALONG A 570.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 88°46'32" WEST A DISTANCE OF 100.10 FEET), THROUGH A CENTRAL ANGLE OF 10°04'29", A DISTANCE OF 100.23 FEET; THENCE SOUTH 06°15'42" WEST 147.00 FEET TO THE NORTHERLY RIGHT OF MAY LINE OF SUMMIT PASS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THIRTY TWO (32) COURSES: 1) NORTH 83°44'18" WEST 166.47 FEET, 2) NORTHWESTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 66°06'41" WEST A DISTANCE OF 222.27 FEET), THROUGH A CENTRAL ANGLE OF 35°15'14", A DISTANCE OF 225.81 FEET, 3) NORTH 48°29'04" WEST 89.38 FEET, 4) NORTHWESTERLY ALONG A 453.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 57°28'49" WEST A DISTANCE OF 135.48 FEET), THROUGH A CENTRAL ANGLE OF 17°59'29", A DISTANCE OF 135.97 FEET, 5) NORTH 66°28'34" WEST 225.95 FEET, 6) NORTHWESTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 54°25'37" WEST A DISTANCE OF 153.22 FEET), THROUGH A CENTRAL ANGLE OF 24°05'53", A DISTANCE OF 154.36 FEET, 7) NORTH 42°22'41" WEST 79.01 FEET, 8) NORTHWESTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 29°31'31" WEST A DISTANCE OF 163.28 FEET), THROUGH A CENTRAL ANGLE OF 25°42'21", A DISTANCE OF 164.65 FEET, 9) NORTH 16°40'20" WEST 261.55 FEET, 10) NORTHERLY ALONG A 537.42 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 11°39'00" WEST A DISTANCE OF 94.09 FEET), THROUGH A CENTRAL ANGLE OF 10°02'40", A DISTANCE OF 94.21 FEET, 11) NORTH 06°37'40" WEST 118.34 FEET, 12) NORTHERLY ALONG A 633.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 15°29'46" WEST A DISTANCE OF 195.17 FEET), THROUGH A CENTRAL ANGLE OF 17°44'11", A DISTANCE OF 195.95 FEET, 13) NORTH 24°29'51" WEST 113.52 FEET, 14) NORTHWESTERLY ALONG A 633.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 36°08'41" WEST A DISTANCE OF 258.47 FEET), THROUGH A CENTRAL ANGLE OF 23°33'40", A DISTANCE OF 260.30 FEET, 15) NORTH 47°55'31" WEST 81.02 FEET, 16) WESTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 70°02'50" WEST A DISTANCE OF 326.12 FEET), THROUGH A CENTRAL ANGLE OF 44°14'39", A DISTANCE OF 334.37 FEET, 17) SOUTH 87°49'50" WEST 231.14 FEET, 18) WESTERLY ALONG A 267.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 81°03'41" WEST A DISTANCE OF 102.88 FEET), THROUGH A CENTRAL ANGLE OF 22°12'58", A DISTANCE OF 103.53 FEET, 19) NORTH 69°57'12" WEST 128.40 FEET, 20) WESTERLY ALONG A 533.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 76°12'08" WEST A DISTANCE OF 116.03 FEET), THROUGH A CENTRAL ANGLE OF 12°29'53", A DISTANCE OF 116.26 FEET, 21) NORTH 82°27'04" WEST 241.01 FEET, 22) WESTERLY ALONG A 533.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 87°57'27" WEST A DISTANCE OF 177.61 FEET), THROUGH A CENTRAL ANGLE OF 19°10'57", A DISTANCE OF 178.45 FEET, 23) SOUTH 78°21'59" WEST 163.17 FEET, 24) WESTERLY ALONG A 417.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°17'33" WEST A DISTANCE OF 192.44 FEET), THROUGH A CENTRAL ANGLE OF 26°40'57", A DISTANCE OF 194.19 FEET, 25) NORTH 74°57'04" WEST 46.14 FEET, 26) WESTERLY ALONG A 333.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 84°06'02" WEST A DISTANCE OF 105.90 FEET), THROUGH A CENTRAL ANGLE OF 18°17'56", A DISTANCE OF 106.35 FEET, 27) WESTERLY ALONG A 333.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CHORD BEARS SOUTH 79°29'51" WEST A DISTANCE OF 84.08 FEET), THROUGH A CENTRAL ANGLE OF 14°30'18", A DISTANCE OF 84.30 FEET, 28) SOUTH 72°14'41" WEST 103.92 FEET, 29) WESTERLY ALONG A 234.82 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 82°56'30" WEST A DISTANCE OF 87.17 FEET), THROUGH A CENTRAL ANGLE OF 21°23'37", A DISTANCE OF 87.68 FEET, 30) NORTH 86°21'42" WEST 297.63, 31) WESTERLY ALONG A 2990.76 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 85°24'51" WEST A DISTANCE OF 98.90 FEET), THROUGH A CENTRAL ANGLE OF 01°53'41", A DISTANCE OF 98.91 FEET AND 32) NORTH 84°28'03" WEST 105.46 FEET TO A POINT ON THE EAST LINE OF THE WEBER STATE UNIVERSITY PARCEL, THENCE ALONG SAID PARCEL, FOLLOWING TWO (2) COURSES: 1) NORTH 22°03'18" EAST 94.54 FEET, 2) NORTH 67°56'24" WEST 23.37 FEET; THENCE NORTH 57°01'08" EAST 296.12 FEET; THENCE NORTH 72°11'24" EAST 165.13 FEET; THENCE NORTH 51°37'45" EAST 238.96 FEET; THENCE NORTH 63°37'15" EAST 119.37 FEET; THENCE NORTH 75°14'39" EAST 162.06 FEET; THENCE NORTH 37°00'00" EAST 133.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,502,914 SQUARE FEET OR 57.549 ACRES.

SUMMIT EDEN PHASE IB COVER SHEET, SIGNATURES, & VICINITY MAP NOVEMBER 2013
LOCATED IN SECTIONS 6, 5 AND 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
PLAT PREPARED FOR: SMHG PHASE I, LLC, 1355 NORTH 5900 EAST EDEN, UTAH 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 FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AN/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 THE DAY OF ___, 20__.

SIGNATURE

COUNTY SURVEYOR

SIGNATURE

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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, IN ACCORDANCE WITH AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND CACHE COUNTY, ENTRY #2637681, RECORDED 28 MAY 2013, 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

RECORDED #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO:
DATE: TIME:
BOOK: PAGE:
FEE \$
WEBER COUNTY RECORDER

SUMMIT EDEN PHASE IB

LOCATED IN 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, S18M.

NOVEMBER 24, 2013

PLAT NOTES:

- 1. 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 MOUNTAIN HOMES 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").
3. 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 SUCH AMENDMENT.
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 PLAT.
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.
8. THIS PLAT ESTABLISHES HEARTWOOD 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. HEARTWOOD DRIVE IS 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. HEARTWOOD DRIVE MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. HEARTWOOD DRIVE IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE HEARTWOOD DRIVE OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR HEARTWOOD 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 DISTRICT WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY THE LOCAL WATER AND SEWER SPECIAL SERVICE 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.

SURVEY NARRATIVE:

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

2-BASIS OF BEARINGS FOR THIS PLAT IS NORTH 84°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

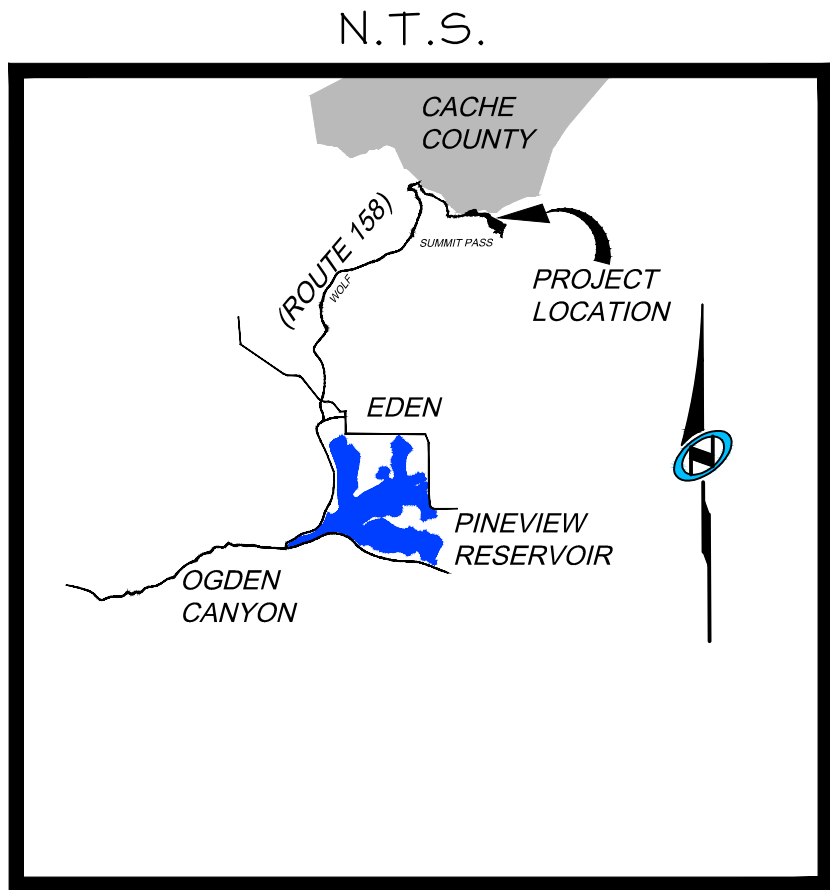
SIGNATURE

COUNTY SURVEYOR

SIGNATURE

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

VICINITY MAP



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 AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE IB, 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 MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("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 WHICH EVER 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 7, 13, 14, 15, 16, 21 AND 22 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__.

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

BY:
NAME: ELLIOTT BISNOW
TITLE: MANAGER

BY:
NAME: GREGORY VINCENT MAURO
TITLE: MANAGER

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: _____

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: _____

Sheet 1 of 3



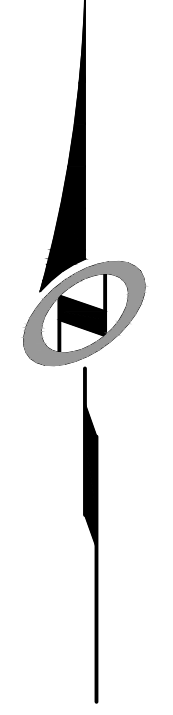
RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO:
DATE: TIME:
BOOK: PAGE:
FEE \$
WEBER COUNTY RECORDER

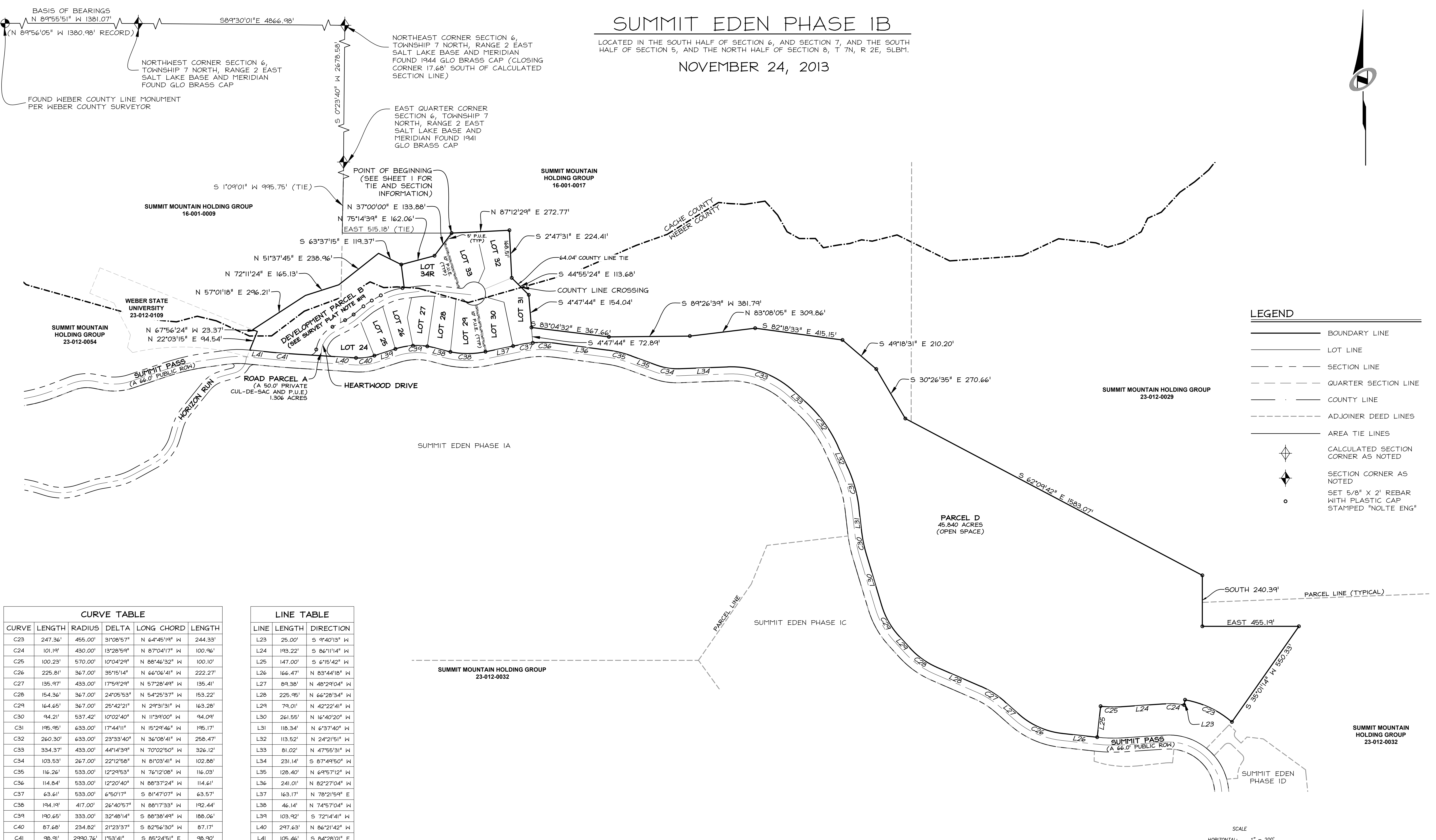
SUMMIT EDEN PHASE 1B

LOCATED IN 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.

NOVEMBER 24, 2013



DATE: _____ TIME: _____
 SERVER: _____ SERVICE: _____
 PROJ. MOR: _____ PLOTTING NEW: _____
 DESIGNEE: _____ PAIR: _____



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C23	247.36'	455.00'	31°08'57"	N 64°45'19" W	244.33'
C24	101.19'	430.00'	13°28'59"	N 87°04'17" W	100.96'
C25	100.23'	570.00'	10°04'29"	N 88°46'32" W	100.10'
C26	225.81'	367.00'	35°15'14"	N 66°06'41" W	222.27'
C27	135.97'	433.00'	17°59'29"	N 57°28'49" W	135.41'
C28	154.36'	367.00'	24°05'53"	N 54°25'37" W	153.22'
C29	164.65'	367.00'	25°42'21"	N 29°31'31" W	163.28'
C30	94.21'	537.42'	10°02'40"	N 11°39'00" W	94.09'
C31	195.95'	633.00'	17°44'11"	N 15°29'46" W	195.17'
C32	260.30'	633.00'	23°33'40"	N 36°08'41" W	258.47'
C33	334.37'	433.00'	44°14'39"	N 70°02'50" W	326.12'
C34	103.53'	267.00'	22°12'58"	N 81°03'41" W	102.88'
C35	116.26'	533.00'	12°29'53"	N 76°12'08" W	116.03'
C36	114.84'	533.00'	12°20'40"	N 88°37'24" W	114.61'
C37	63.61'	533.00'	6°50'17"	S 81°47'07" W	63.57'
C38	194.19'	417.00'	26°40'57"	N 88°17'33" W	192.44'
C39	190.65'	333.00'	32°48'14"	S 88°38'49" W	188.06'
C40	87.68'	234.82'	21°23'37"	S 82°56'30" W	87.17'
C41	98.91'	2990.76'	1°53'41"	S 85°24'51" E	98.90'

LINE TABLE

LINE	LENGTH	DIRECTION
L23	25.00'	S 9°40'13" W
L24	193.22'	S 86°11'14" W
L25	147.00'	S 6°15'42" W
L26	166.47'	N 83°44'18" W
L27	89.38'	N 48°29'04" W
L28	225.95'	N 66°28'34" W
L29	79.01'	N 42°22'41" W
L30	261.55'	N 16°40'20" W
L31	118.34'	N 6°37'40" W
L32	113.52'	N 24°21'51" W
L33	81.02'	N 47°55'31" W
L34	231.14'	S 87°49'50" W
L35	128.40'	N 69°57'12" W
L36	241.01'	N 82°27'04" W
L37	163.17'	N 78°21'59" E
L38	46.14'	N 74°57'04" W
L39	103.92'	S 72°14'41" W
L40	247.63'	N 86°21'42" W
L41	105.46'	S 84°28'01" E

SUMMIT EDEN PHASE 1B
 BOUNDARY AND PARCEL D

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

SCALE
 HORIZONTAL: 1" = 200'

RECORDED #
 STATE OF UTAH, COUNTY OF WEBER,
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 BOOK: _____ PAGE: _____
 FEE \$ _____

Sheet 2 of 3

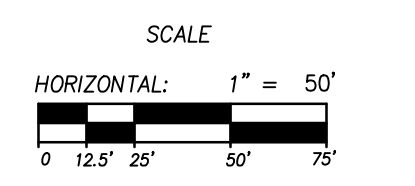
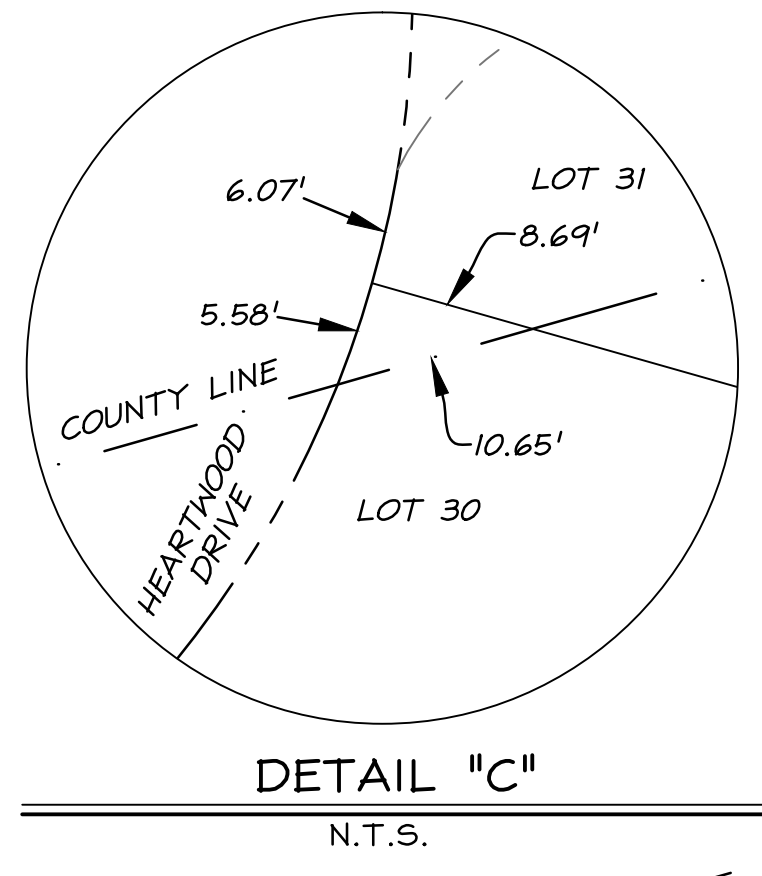
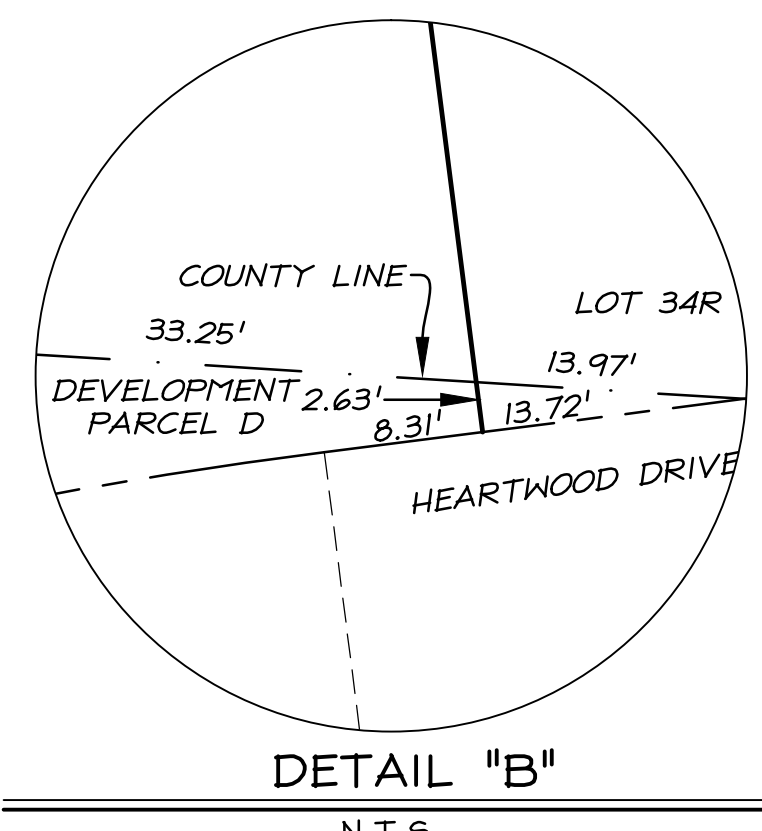
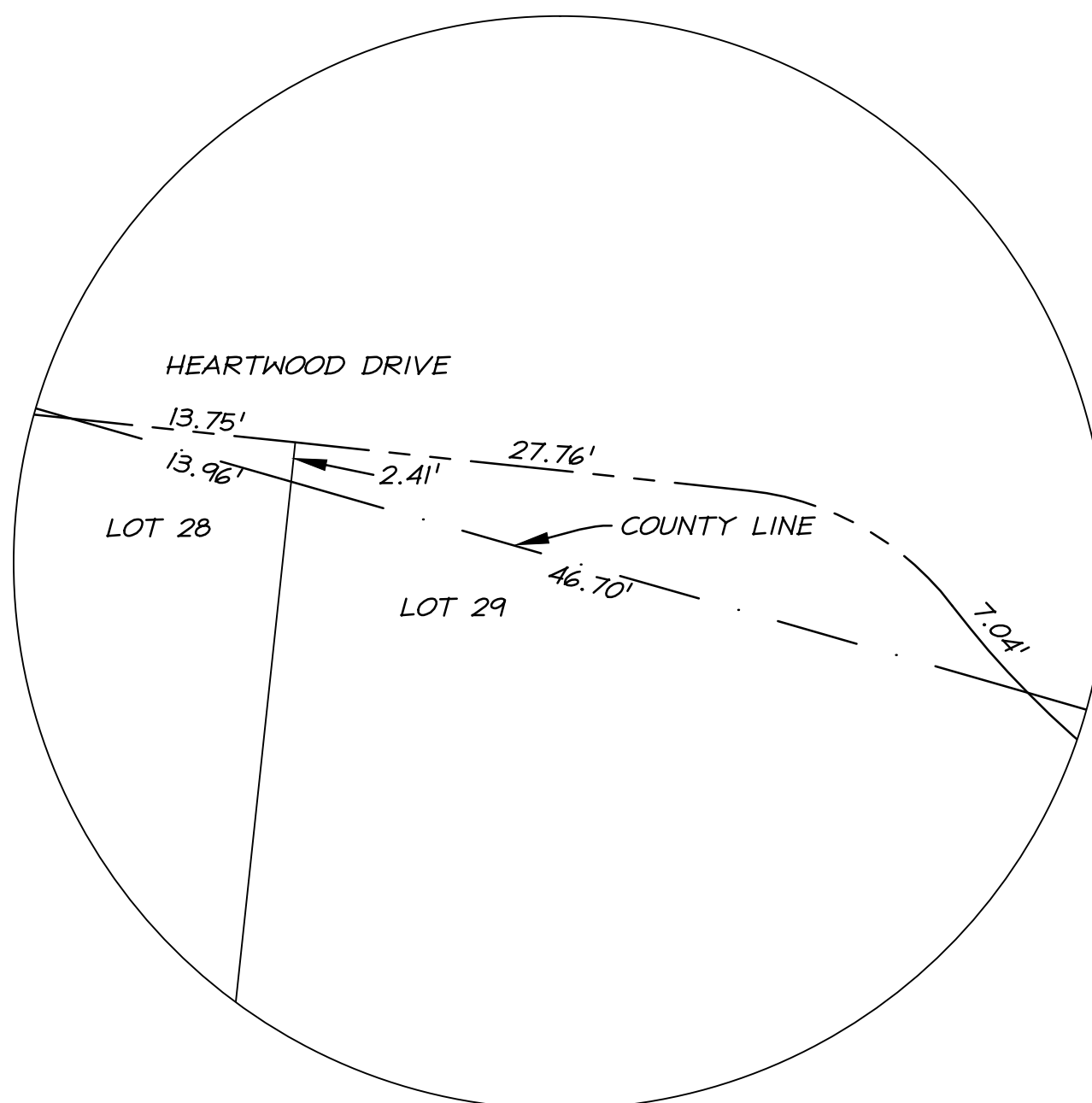
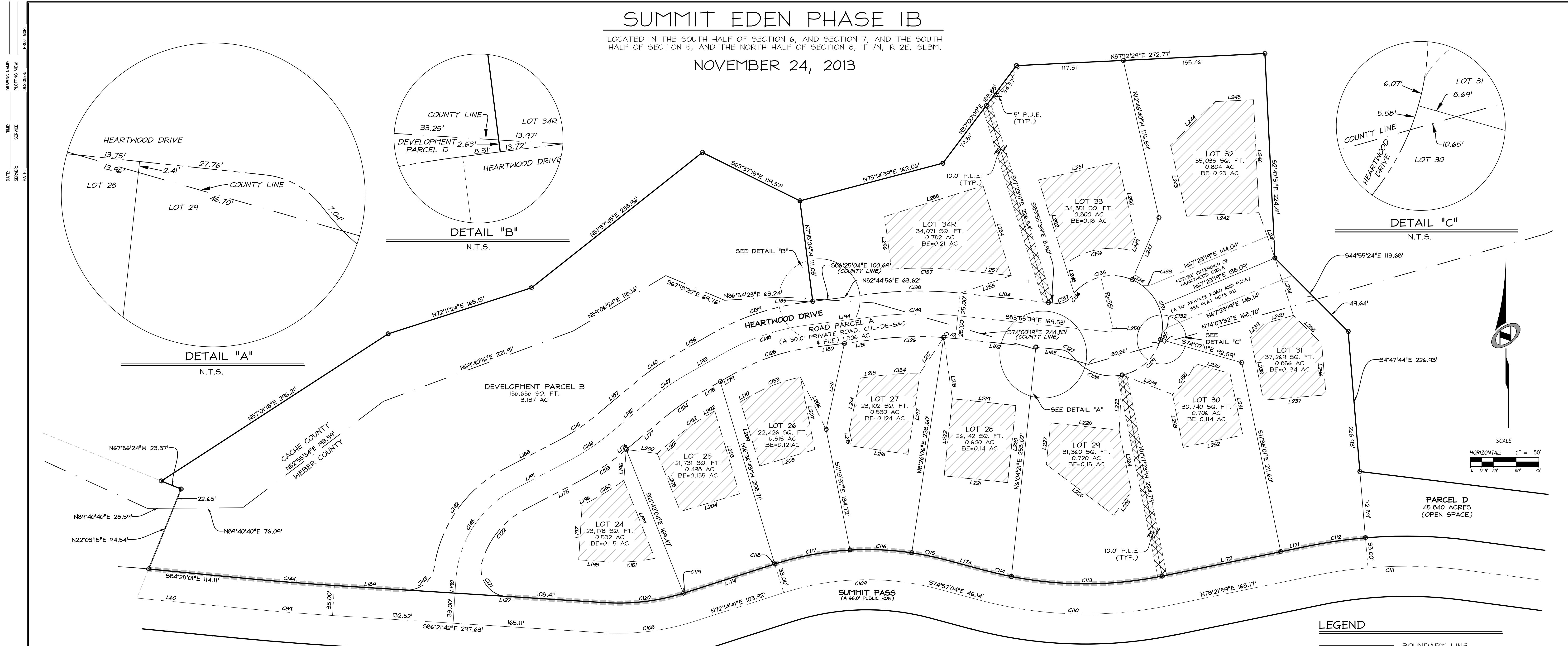
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WEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1B

LOCATED IN 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, 5LBM.

NOVEMBER 24, 2013



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- NO ACCESS LINE
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"
- BUILDING ENVELOPE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C89	100.00'	3023.76'	1°53'41"	S 85°24'51" E	100.00'
C98	100.00'	267.82'	21°23'37"	N 82°56'30" E	99.42'
C109	171.76'	300.00'	32°48'14"	S 88°38'49" W	169.42'
C110	209.56'	450.00'	26°40'57"	S 88°17'33" E	207.67'
C111	167.40'	500.00'	19°10'57"	S 87°57'27" W	166.62'
C112	63.61'	533.00'	6°50'17"	S 81°47'07" W	63.57'
C113	166.44'	417.00'	22°52'06"	N 89°48'02" E	165.33'
C114	27.76'	417.00'	3°48'50"	S 76°51'24" E	27.75'
C115	38.44'	333.00'	6°36'50"	N 78°15'29" W	38.42'
C116	67.91'	333.00'	11°41'06"	N 87°24'27" W	67.80'
C117	84.30'	333.00'	14°30'18"	N 79°29'51" W	84.08'
C118	0.06'	333.00'	0°00'37"	S 89°25'00" W	0.06'
C119	1.04'	234.82'	0°15'16"	N 72°22'20" E	1.04'
C120	87.68'	234.82'	21°23'37"	N 82°56'30" E	87.17'
C121	54.01'	30.00'	103°08'42"	S 34°47'21" E	47.00'
C122	75.72'	95.00'	45°40'14"	S 39°37'07" W	73.74'
C123	59.02'	275.00'	12°17'45"	N 56°18'22" E	58.90'
C124	39.27'	225.00'	10°00'04"	S 55°09'31" W	39.22'
C125	88.71'	225.00'	22°35'23"	S 51°27'14" W	88.14'
C126	74.35'	375.00'	11°21'36"	S 88°25'44" W	74.23'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C127	14.67'	18.00'	46°40'57"	N 60°35'11" W	14.26'
C128	61.48'	55.00'	64°02'41"	S 69°16'03" E	58.33'
C129	66.38'	55.00'	69°09'00"	N 44°08'07" E	62.42'
C130	6.07'	55.00'	6°19'13"	N 12°43'13" E	6.06'
C131	61.46'	55.00'	64°01'20"	N 22°27'03" W	58.31'
C132	12.68'	18.00'	40°21'51"	S 47°12'24" W	12.42'
C133	12.27'	18.00'	39°03'49"	N 86°55'14" E	12.04'
C134	11.74'	55.00'	12°13'40"	N 60°34'33" W	11.72'
C135	70.00'	55.00'	72°58'19"	S 76°50'57" W	65.37'
C136	4.65'	55.00'	4°50'27"	S 37°58'04" W	4.65'
C137	19.01'	18.00'	60°31'31"	N 65°48'35" E	18.14'
C138	98.83'	425.00'	13°19'25"	S 89°24'38" W	98.61'
C139	108.42'	275.00'	22°35'23"	S 71°27'14" W	107.72'
C140	48.00'	275.00'	10°00'04"	S 55°09'31" W	47.94'
C141	48.29'	225.00'	12°17'45"	N 56°18'22" E	48.19'
C142	136.58'	145.00'	53°58'12"	S 35°28'08" E	131.59'
C143	44.59'	30.00'	85°09'16"	N 51°03'40" E	40.60'
C144	98.91'	2990.76'	1°53'41"	S 85°24'51" E	98.90'
C145	123.18'	120.00'	58°48'56"	S 33°02'46" W	117.85'
C146	53.65'	250.00'	12°17'45"	N 56°18'22" E	53.55'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C147	43.64'	250.00'	10°00'04"	S 55°09'31" W	43.58'
C148	98.57'	250.00'	22°35'23"	S 71°27'14" W	97.93'
C149	93.02'	400.00'	13°19'25"	S 89°24'38" W	92.81'
C150	43.32'	300.00'	8°16'24"	N 58°19'02" E	43.28'
C151	51.59'	189.82'	15°34'22"	S 85°51'07" W	51.43'
C152	34.91'	200.00'	10°00'04"	N 55°09'31" E	34.87'
C153	57.90'	180.00'	18°25'45"	N 69°22'26" E	57.65'
C154	43.26'	335.00'	7°23'55"	N 86°26'53" E	43.23'
C155	42.24'	100.00'	24°12'11"	N 36°36'31" E	41.93'
C156	75.24'	85.00'	50°43'01"	S 77°47'15" W	72.81'
C157	78.25'	444.96'	10°04'31"	N 88°54'31" W	78.14'

LINE TABLE

LINE	LENGTH	DIRECTION
L160	114.11'	N 84°28'01" E
L172	219.49'	S 86°21'42" E
L170	15.56'	N 9°04'09" E
L171	30.58'	N 78°21'59" E
L172	132.59'	N 78°21'59" E
L173	46.14'	S 74°57'04" E
L174	103.92'	N 72°14'41" E
L175	67.41'	S 62°27'14" W
L176	2.69'	S 50°09'29" W
L177	57.55'	S 50°09'29" W
L178	30.71'	S 60°09'33" E
L179	18.32'	S 60°09'33" E
L180	36.96'	S 82°44'56" W
L181	34.97'	S 82°44'56" W
L182	88.66'	N 83°55'39" W
L183	27.76'	N 83°55'39" W
L184	97.08'	S 83°55'39" E
L185	8.31'	N 82°44'56" E
L186	49.03'	N 60°09'33" E
L187	60.24'	N 50°09'29" E
L188	67.41'	N 62°27'14" E
L189	78.15'	S 86°21'42" E
L190	15.22'	N 3°38'18" E
L191	67.41'	N 62°27'14" E

LINE TABLE

LINE	LENGTH	DIRECTION
L192	60.24'	N 50°09'29" E
L193	49.03'	N 60°09'33" E
L194	71.93'	N 82°44'56" E
L195	33.94'	S 43°1'42" E
L196	9.94'	N 62°27'14" E
L197	59.86'	N 3°38'18" E
L198	32.19'	N 86°21'42" W
L199	91.90'	S 21°42'04" E
L200	34.23'	S 82°55'19" E
L201	34.17'	N 50°09'29" E
L202	19.43'	N 60°09'33" E
L203	94.83'	S 16°36'43" E
L204	67.61'	S 73°23'17" W
L205	68.55'	N 21°42'04" W
L206	63.83'	N 26°07'19" W
L207	80.87'	S 11°13'37" E
L208	63.05'	S 73°23'17" W
L209	73.39'	N 16°36'43" W
L210	13.49'	N 60°09'33" E
L211	96.47'	N 12°00'14" E
L212	46.91'	S 33°40'21" W
L213	22.46'	N 82°44'56" E
L214	57.70'	N 12°00'14" E
L215	18.46'	N 11°13'37" W

LINE TABLE

LINE	LENGTH	DIRECTION
L216	61.29'	N 81°33'54" W
L217	90.02'	S 82°26'06" W
L218	67.82'	S 8°00'55" E
L219	70.00'	N 83°55'39" W
L220	85.00'	N 6°04'21" E
L221	70.00'	S 83°55'39" E
L222	85.00'	S 6°04'21" E
L223	60.53'	S 3°03'27" W
L224	68.67'	S 11°17'23" E
L225	32.34'	S 36°59'11" W
L226	92.48'	N 53°00'49" W
L227	45.78'	N 6°04'21" E
L228	75.47'	S 83°55'39" E
L229	59.15'	S 68°59'41" W
L230	39.62'	S 74°07'11" E
L231	68.96'	S 11°38'01" E
L232	66.77'	S 78°21'59" W
L233	59.34'	N 11°17'23" W
L234	66.06'	S 17°54'49" E
L235	43.87'	N 44°55'24" W
L236	56.22'	N 4°47'44" W
L237	68.76'	N 85°12'16" E
L238	70.44'	S 11°38'01" E
L239	20.65'	S 45°04'36" W

LINE TABLE

LINE	LENGTH	DIRECTION
L240	33.72'	S 74°03'46" W
L241	52.67'	N 19°20'13" W
L242	79.38'	S 87°12'29" W
L243	80.00'	N 12°46'40" W
L244	68.29'	N 45°50'30" E
L245	42.00'	N 87°12'29" E
L246	123.92'	S 2°47'31" E
L247	74.13'	N 23°18'36" E
L248	33.25'	N 17°23'11" W
L249	15.11'	S 23°18'36" W
L250	85.06'	S 12°46'40" E
L251	89.49'	N 77°13'20" E
L252	96.87'	N 17°23'11" W
L253	59.08'	N 2°16'16" E
L254	103.24'	S 17°23'11" E
L255	113.00'	N 72°36'49" E
L256	58.07'	N 7°15'04" W
L257	53.53'	S 83°55'39" E

SUMMIT EDEN PHASE 1B
 DEVELOPMENT PARCEL B, ROAD
 PARCEL A AND LOTS 24 TO 34

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

Sheet 3 of 3

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