REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING

SUMMIT AT POWDER MOUNTAIN 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, SLBM.

Date (all pages)

SUMMIT AT POWDER MOUNTAIN PHASE IB, PLAT NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS.

DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT") AS WELL AS THAT CERTAIN

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

CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ESTATES ("NEIGHBORHOOD

MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR

SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE

ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS

FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND

3. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND

NON-EXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD FOR SUCH MAINTENANCE PURPOSES AS

EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION,

ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH

CONFIGURATIONS OF ALL LOTS AS PERMITTED BY THE NEIGHBORHOOD DECLARATION. ALL

ADJUSTMENTS SHALL BE ACCOMPLISHED BY RECORDATION OF A DEED BY THE OWNERS OF

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 MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER

EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING

DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN

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

6. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING

RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY

SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID

DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND

AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT.

DEPICTED ON THIS PLAT.

AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER

ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS

DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO

EASEMENT TO THE NORMAL EASEMENT WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS OF

SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS

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

AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY

NTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF

INCLUDE WEBER COUNTY WITH RESPECT TO STORM AND DRAINAGE, POWDER MOUNTAIN WATER

AND SEWER IMPROVEMENT DISTRICT WITH RESPECT TO SEWER AND WATER, ROCKY MOUNTAIN

8. THIS PLAT ESTABLISHES HEARTWOOD DRIVE, SHOWN HEREON AS "ROAD PARCEL A," AS A

THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES,

ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH

THE APPLICABLE UTILITY PROVIDERS. FOR PURPOSES HEREIN, UTILITY PROVIDERS SHALL

POWER WITH RESPECT TO ELECTRICAL, CENTURY LINK WITH RESPECT TO COMMUNICATIONS

LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY

OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND

DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. HEARTWOOD DRIVE IS NOT

BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD

AND AS A PUBLIC UTILITY EASEMENT. HEARTWOOD DRIVE IS A PRIVATE ROAD, TO BE

DECLARATION AND MASTER DECLARATION. HEARTWOOD DRIVE MAY BE RELOCATED BY

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

9. ALL PROPERTY CORNERS TO BE SET ALONG THE PERIMETER BOUNDARY AS SHOWN

MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.

10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND

AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO

OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS

12. DECLARANT RESERVES THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE

PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY

I-THIS SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS,

2-BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION I, TOWNSHIP 7 NORTH, RANGE I 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.

AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT

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

CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE

LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE

AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES

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

FACILITIES, AND ANY OTHER PUBLIC UTILITY PROVIDER.

AS DESCRIBED IN THE MASTER DECLARATION.

AFFECT TITLE TO ANY PROPERTY.

SURVEY NARRATIVE:

THE COMMON AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN

SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY

7. DECLARANT HEREBY GRANTS TO THE UTILITY PROVIDERS IDENTIFIED BELOW AN

PLAT SHALL BE REQUIRED. UPON ANY SUCH ADJUSTMENT, ALL REQUIRED OWNERS SHALL

EXECUTE A DEED UPON REQUEST OF DECLARANT AS PROVIDED BY THE NEIGHBORHOOD

THE AFFECTED LOTS, ADJUSTING LOT BOUNDARY LINES, AND THAT NO AMENDMENT TO THIS

OWNERS OF LOTS IN THE NEIGHBORHOOD AGREE THAT ANY SUCH LOT BOUNDARY LINE

2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN ESTATES

RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL

THE PROVISIONS OF THE NEIGHBORHOOD DECLARATION FOR PURPOSES OF PROPER

NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.

INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").

OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND



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

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 01º09'01" WEST 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; RUNNING THENCE NORTH 87'12'29" EAST 272.77 FEET; THENCE SOUTH 02°47'31" EAST 224.41 FEET; THENCE SOUTH 44°55'24" EAST 113.68 FEET; THENCE SOUTH 04°47'44" EAST 154.04 FEET; THENCE SOUTH 83°04'32" EAST 367.66 FEET; THENCE NORTH 89°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°11'14" WEST 193.22 FEET; THENCE WESTERLY ALONG A 570.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (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 WAY LINE OF SUMMIT PASS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THIRTY FOUR (34) 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 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 57°28'49" WEST A DISTANCE OF 135.41 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, II) 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°21'51" 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) ALONG A 333.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 72°15'00" WEST .06 FEET), THROUGH A CENTRAL ANGLE OF 0°00'37", A DISTANCE OF .06 FEET, 29) SOUTH 72°14'41" WEST 103.92 FEET, 30) ALONG A 234.82 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 72°22'20" WEST 1.04 FEET), THROUGH A CENTRAL ANGLE OF 0°15'16', A DISTANCE OF 1.04 FEET, 31) 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, 32) NORTH 86°21'42" WEST 297.63, 33) 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 34) NORTH 84°28'01" 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°03'15" EAST 94.54 FEET, 2) NORTH 67°65'24" WEST 23.37 FEET; THENCE NORTH 57°01'18" EAST 296.12 FEET; THENCE NORTH 72°11'24" EAST 165.13 FEET; THENCE NORTH 51°37'45" EAST 238.96 FEET; THENCE SOUTH 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 57.459 ACRES.

SIGNATURE

NO.	BY	DATE	REVISIONS:
2	TD	2013-10-29	COUNTY REDLINES
1	TD	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

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

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 HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER N MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND SIGNED THIS _____ DAY OF _____, 20____.

HEREON.

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND 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 EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED | SIGNED THIS _____ DAY OF _____, 20____. THEREWITH. SIGNED THIS _____ DAY OF _____, 20 ____.

HEREBY CERTIFY THAT THE REQUIRED PUBLIC SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE ON THE DAY OF ______, 20_____. AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

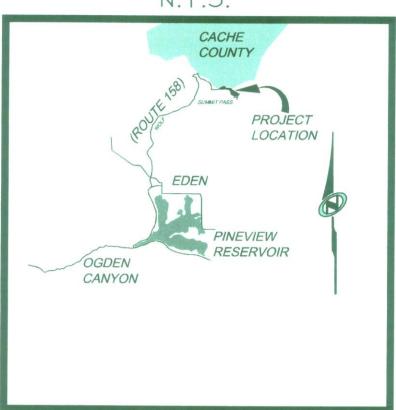
WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WA DULY THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE APPROVED BY THE WEBER COUNTY PLANNING COMMISSION | DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND WEBER COUNTY, UTAH

WEBER COUNTY COMMISSION ACCEPTANCE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF THIS _____, DAY OF _____, 20____

N.T.S.

VICINITY MAP



SUMMIT AT POWDER MOUNTAIN PHASE IB, 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 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 ESTATES 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN
- 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. . [DRAFTING NOTE: UPDATE CROSS REFERENCES TO PLAT NOTES FOR EACH PHASE.]

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ___ DAY OF ____, 2013.

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

BY:	
NAME:	ELLIOTT BISNOW
TITLE:	MANAGER

NAME: GREGORY VINCENT MAURO TITLE: MANAGER

ACKNOLII EDCEMENT

ACKNOWLEDGEMENT:	
State of Utah } County of 5.5.	
The foregoing instrument was acknowledged of, by	
who is the	
	Notary
My commission expires:	Residing at:
State of Utah County of S.S.	

UNO	15	the	Of
			Notary

The foregoing instrument was acknowledged before me this

of _____, A.D., 20____, by ______,

NV	5
NOLTE VERTIC	ALFIVE
5217 SOUTH STATE STREET, SUITE 300 801.743.1300 TEL 801.743.0300 FAX	MURRAY, UT :

RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:____ ENTRY NO: ____

WEBER COUNTY RECORDER

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

13. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT ACROSS ALL LOTS AND

PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING

DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO

AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE

THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT

HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR

SUMMIT AT POWDER MOUNTAIN PHASE IB, PLAT NOTES

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

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

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 COUNTY.

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 IMPROVEMENTS ON A LOT

19. DEVELOPMENT PARCEL B IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS, AND IS VESTED WITH FIFTEEN (15) EQUIVALENT RESIDENTIAL UNITS OF DENSITY.

20. 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

21. DECLARANT HEREBY RESERVES TO ITSELF AN EASEMENT OVER LOTS 31 AND 32 AS INDICATED HEREON FOR THE FUTURE EXTENSION OF HEARTWOOD DRIVE, INCLUDING ALL CONSTRUCTION, USE, MAINTENANCE, AND OPERATION OF THE EXTENDED ROAD. SUCH RESERVATION INCLUDES THE RIGHT TO DEDICATE SUCH PROPERTY TO WEBER COUNTY AS A PUBLIC ROAD WITHOUT THE CONSENT OF THE OWNERS OF LOTS 31 AND 32; PROVIDED, HOWEVER. THAT IF WEBER COUNTY REQUIRES ANY APPROVAL OR SIGNATURES, THE OWNERS OF LOTS 31 AND 32 SHALL COOPERATE AND SIGN ANY NECESSARY DOCUMENTS TO ACCOMPLISH THE DEDICATION. DECLARANT HAS THE RIGHT TO CONVEY, TRANSFER, OR ASSIGN SUCH EASEMENT RIGHTS, OR GRANT SUB-EASEMENTS OVER THE EASEMENT

22. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT OVER PARCEL D FOR A FUTURE ROADWAY, INCLUDING ALL CONSTRUCTION, USE, MAINTENANCE, AND OPERATION OF SUCH ROAD. SUCH RESERVATION INCLUDES THE RIGHT TO DEDICATE SUCH PROPERTY TO WEBER COUNTY AS A PUBLIC ROAD WITHOUT THE CONSENT OF ANY OWNERS WITHIN THE SUBDIVISIONS; PROVIDED, HOWEVER, THAT IF WEBER COUNTY REQUIRES ANY APPROVAL OR SIGNATURES, ANY OWNER WITHIN THE SUBDIVISION SHALL COOPERATE AND SIGN ANY NECESSARY DOCUMENTS TO ACCOMPLISH THE DEDICATION. DECLARANT HAS THE RIGHT TO CONVEY, TRANSFER, OR ASSIGN SUCH EASEMENT RIGHTS, OR GRANT SUB-EASEMENTS OVER THE EASEMENT PROPERTY.

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

3 In legend show what Rebort + Cop are Stamped with

A Reference Basis of Benning in Legal description

My commission expires:

Check legal for closure, there seems to be a problem ground course 30 along summit Pass.

Sheet 1 of 3

Check line tables for missing lines re-buildable areas as noted on page 3

IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS

SIGNATURE

COUNTY SURVEYOR

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

CHAIRMAN, WEBER COUNTY COMMISSION

Check lines on