

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 TITLE 58, 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 DESIGNATED 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 AND THE RELEVANT STATUTES AND ORDINANCES 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 SOUTH 01°04'01" 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, (BASIS OF BEARING IS NORTH 89°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°55'24" 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 88°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 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°24'04" WEST 89.38 FEET, 4) NORTHWESTERLY ALONG A 493.00 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°30'00" 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°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°05'57", 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 194.14 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°24'51" 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°28'01" 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°56'24" WEST 23.37 FEET; THENCE NORTH 57°01'18" EAST 296.12 FEET; THENCE NORTH 72°11'42" EAST 165.13 FEET; THENCE NORTH 63°17'45" EAST 238.96 FEET; THENCE SOUTH 63°33'715" EAST 119.31 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.

SUMMIT EDEN PHASE IB COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN THE SOUTH 1/2 OF SECTION 6, SOUTHEAST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

SUMMIT EDEN PHASE IB

LOCATED IN THE SOUTH 1/2 OF SECTION 6, SOUTHEAST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM. JANUARY 13, 2014

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES ("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 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.
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, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS 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. INTENTIONALLY DELETED.
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 UTILITY EASEMENTS SERVING THE RESIDENCES ON SUCH OWNERS' LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
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 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.
7. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS 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 OPERATED, MAINTAINED AND REPAIRED BY THE NEIGHBORHOOD ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT SHALL CONVEY ROAD PARCEL A TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE MASTER DECLARATION. HEARTWOOD DRIVE MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. 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 COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
10. 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.
11. 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/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.
12. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKE TRAILS ("SKI TRAILS" OR "BIKE TRAILS"). 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-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

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 89°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 SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE SECTION 5 BASIS OF 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES (CONT.):

- 14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD ("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, 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 A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTION WHICH EACH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR. LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS HEARTWOOD DRIVE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIGGS AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
16. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, 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 AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.
17. 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.
18. 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.
19. 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, RACOONS, 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.
20. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER LOTS 31 AND 32 AS INDICATED HEREON FOR THE FUTURE EXTENSION OF HEARTWOOD DRIVE AS A PRIVATE ROAD, INCLUDING ALL CONSTRUCTION, USE, MAINTENANCE, AND OPERATION OF THE EXTENDED ROAD. AT SUCH TIME AS THE EXTENSION IS CONSTRUCTED, THE OWNERS OF LOTS 31 AND 32 SHALL DEED TO DECLARANT OR ITS SUCCESSORS AND ASSIGNS FEE TITLE TO THE EASEMENT PROPERTY. DECLARANT HAS THE RIGHT TO CONVEY, TRANSFER, OR ASSIGN SUCH EASEMENT RIGHTS, OR GRANT SUB-EASEMENTS OVER THE EASEMENT PROPERTY.
21. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT OVER PARCEL D FOR A FUTURE ROADWAY, INCLUDING ALL CONSTRUCTION, USE, MAINTENANCE AND OPERATION OF SUCH ROAD. DECLARANT HAS THE RIGHT TO CONVEY, TRANSFER, OR ASSIGN SUCH EASEMENT RIGHTS, OR GRANT SUB-EASEMENTS OVER THE EASEMENT PROPERTY.
22. 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.
23. 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.
24. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
25. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
26. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS, 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.
27. THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.

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 SUMMIT EDEN PHASE IB, AND DOES HEREBY:
• DEDICATE STREETS, ACCESS, RIGHTS-OF-WAY, DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEEES 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 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, 12, 13, 14, 15, 20, AND 21 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 \_\_\_\_\_, 2014.

SMHG PHASE I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: SMHG INVESTMENTS L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: ELLIOTT BISNOW
NAME: ELLIOTT BISNOW
TITLE: MANAGER

BY: GREGORY VINCENT MAURO
NAME: GREGORY VINCENT MAURO
TITLE: MANAGER

ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

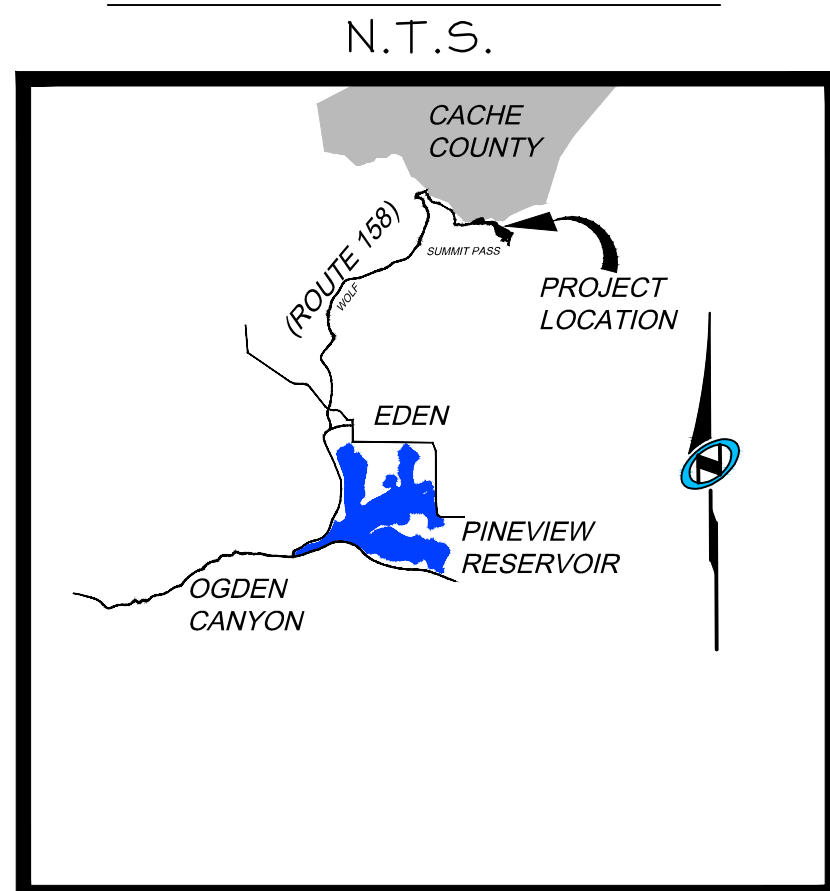
NOTARY PUBLIC
MY COMMISSION EXPIRES: \_\_\_\_\_
RESIDING IN: \_\_\_\_\_

STATE OF UTAH }
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY GREGORY VINCENT MAURO, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES: \_\_\_\_\_
RESIDING IN: \_\_\_\_\_

VICINITY MAP



Sheet 1 of 3

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\_\_\_\_.

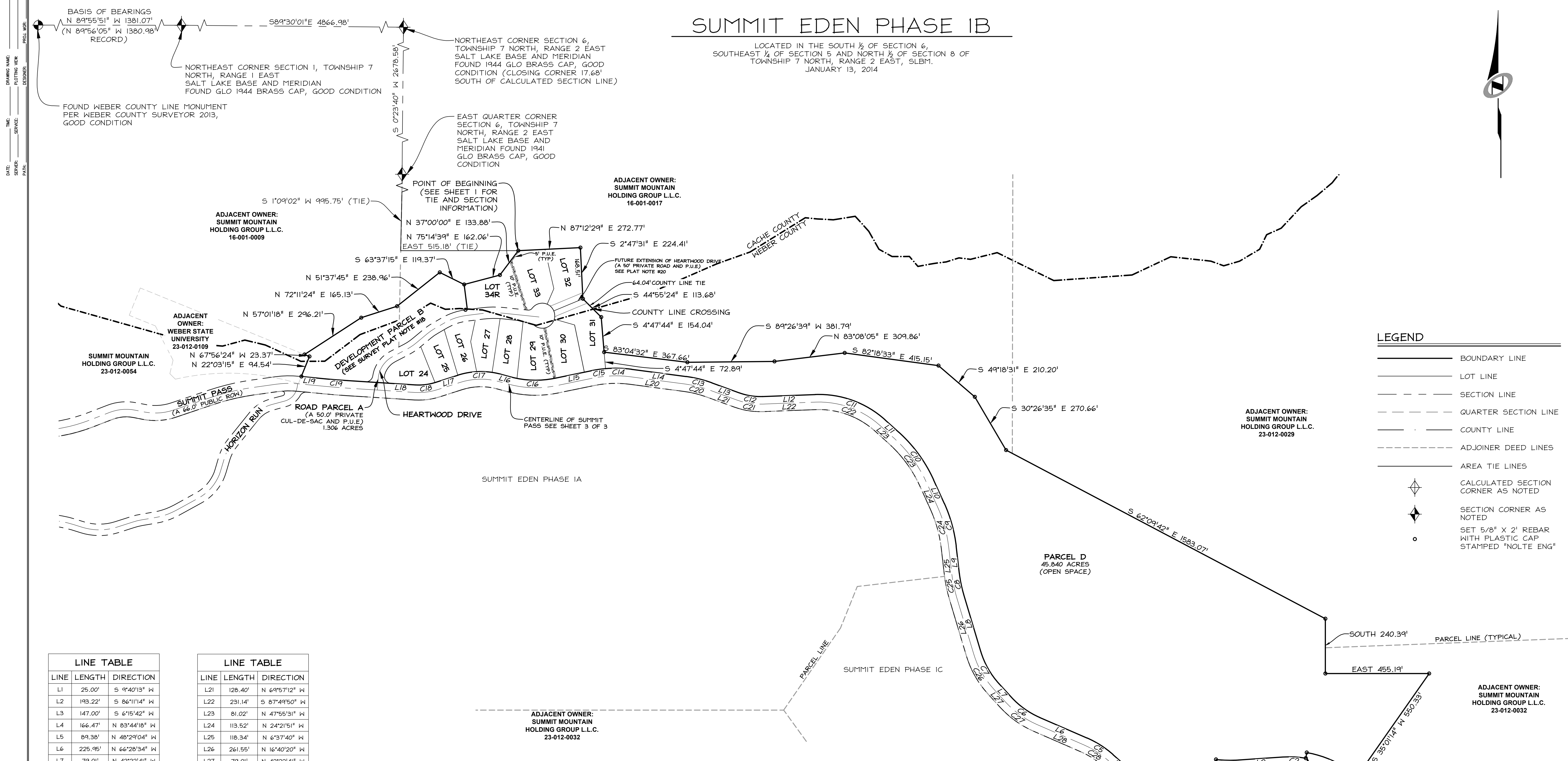
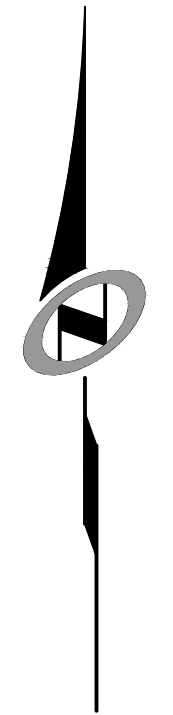
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_.

WEBER 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 1/2 OF SECTION 6,  
SOUTHEAST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM.  
JANUARY 13, 2014



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"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.00'	S 94°0'13" W
L2	193.22'	S 86°11'14" W
L3	147.00'	S 61°5'42" W
L4	166.47'	N 83°44'18" W
L5	89.38'	N 48°29'04" W
L6	225.95'	N 66°28'34" W
L7	79.01'	N 42°22'41" W
L8	261.55'	N 16°40'20" W
L9	118.34'	N 6°37'40" W
L10	113.52'	N 24°21'51" W
L11	81.02'	N 47°55'31" W
L12	231.14'	S 87°49'50" W
L13	128.40'	N 64°57'12" W
L14	241.01'	N 82°27'04" W
L15	163.17'	N 78°21'59" E
L16	46.14'	N 74°57'04" W
L17	103.92'	S 72°14'41" W
L18	297.63'	N 86°21'42" W
L19	105.46'	S 84°28'01" E
L20	241.01'	N 82°27'04" W

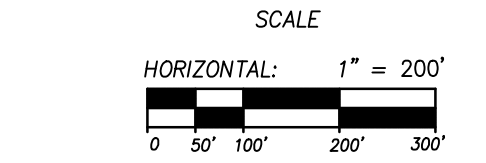
LINE TABLE		
LINE	LENGTH	DIRECTION
L21	128.40'	S 94°0'13" W
L22	231.14'	S 87°49'50" W
L23	81.02'	N 47°55'31" W
L24	113.52'	N 24°21'51" W
L25	118.34'	N 6°37'40" W
L26	261.55'	N 16°40'20" W
L27	79.01'	N 42°22'41" W
L28	225.95'	N 66°28'34" W
L29	89.38'	N 48°29'04" W
L30	166.47'	N 83°44'18" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	247.36'	455.00'	31°08'57"	N 64°45'19" W	244.33'
C2	101.19'	430.00'	13°28'59"	N 87°04'17" W	100.96'
C3	100.23'	570.00'	10°04'29"	N 88°46'32" W	100.10'
C4	225.81'	367.00'	35°15'14"	N 66°06'41" W	222.27'
C5	135.97'	433.00'	17°59'29"	N 57°28'49" W	135.41'
C6	154.36'	367.00'	24°05'53"	N 54°25'37" W	153.22'
C7	164.65'	367.00'	25°42'21"	N 29°31'31" W	163.28'
C8	94.21'	537.42'	10°02'40"	N 11°39'00" W	94.09'
C9	195.95'	633.00'	17°44'11"	N 15°29'46" W	195.17'
C10	260.30'	633.00'	23°33'40"	N 36°08'41" W	258.47'
C11	334.37'	433.00'	44°14'39"	N 70°02'50" W	326.12'
C12	103.53'	267.00'	22°12'58"	N 81°03'41" W	102.88'
C13	116.26'	533.00'	12°29'53"	N 76°12'08" W	116.03'
C14	114.84'	533.00'	12°20'40"	N 88°37'24" W	114.61'
C15	63.61'	533.00'	6°50'17"	S 81°47'07" W	63.57'
C16	194.19'	417.00'	26°40'57"	N 88°17'33" W	192.44'
C17	190.65'	333.00'	32°48'14"	S 88°38'49" W	188.06'
C18	87.68'	234.82'	21°23'37"	S 82°56'30" W	87.17'
C19	98.91'	2990.76'	1°53'41"	S 85°24'51" E	98.90'
C20	109.07'	500.00'	12°29'53"	N 76°12'08" W	108.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C21	116.32'	300.00'	22°12'58"	N 81°03'41" W	115.60'
C22	308.88'	400.00'	44°14'39"	N 70°02'50" W	301.26'
C23	246.73'	600.00'	23°33'40"	N 36°08'41" W	245.00'
C24	185.74'	600.00'	17°44'11"	N 15°29'46" W	184.99'
C25	100.00'	570.42'	10°02'40"	N 11°39'00" W	99.87'
C26	179.46'	400.00'	25°42'21"	N 29°31'31" W	177.96'
C27	168.24'	400.00'	24°05'53"	N 54°25'37" W	167.00'
C28	125.60'	400.00'	17°59'29"	N 57°28'49" W	125.09'
C29	246.12'	400.00'	35°15'14"	N 66°06'41" W	242.25'

**SUMMIT EDEN PHASE 1B**  
BOUNDARY AND PARCEL D

LOCATED IN THE SOUTH 1/2 OF SECTION 5,  
SOUTHEAST 1/4 OF SECTION 6 AND  
NORTH 1/2 OF SECTION 8 OF  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE  
BASE AND MERIDIAN, WEBER COUNTY, UTAH



Sheet 2 of 3

**NIVIS**  
NOLTE VERTICAL FIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107  
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

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

CACHE COUNTY RECORDER

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

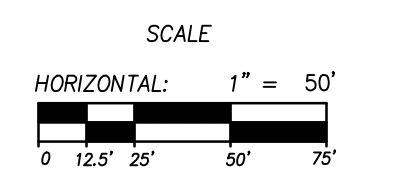
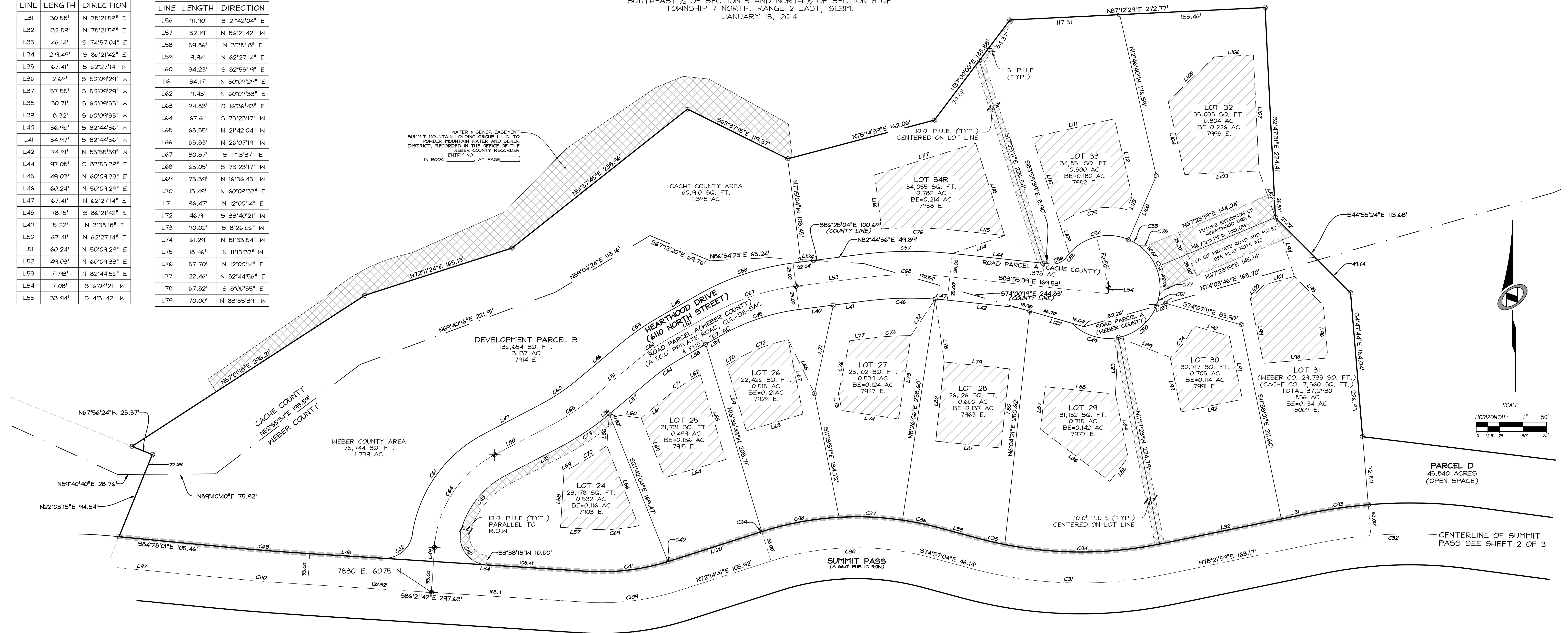
WEBER COUNTY RECORDER

# SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH 1/2 OF SECTION 6,  
SOUTHEAST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SLB1M.  
JANUARY 13, 2014

LINE	LENGTH	DIRECTION
L31	30.58'	N 78°21'59" E
L32	132.59'	N 78°21'59" E
L33	46.14'	S 74°57'04" E
L34	219.49'	S 86°21'42" E
L35	67.41'	S 62°27'14" W
L36	2.69'	S 50°09'29" W
L37	57.55'	S 50°09'29" W
L38	30.71'	S 60°09'33" W
L39	18.32'	S 60°09'33" W
L40	36.96'	S 82°44'56" W
L41	34.97'	S 82°44'56" W
L42	74.91'	N 83°55'39" W
L44	97.08'	S 83°55'39" E
L45	49.03'	N 60°09'33" E
L46	60.24'	N 50°09'29" E
L47	67.41'	N 62°27'14" E
L48	78.15'	S 86°21'42" E
L49	15.22'	N 3°38'18" E
L50	67.41'	N 62°27'14" E
L51	60.24'	N 50°09'29" E
L52	49.03'	N 60°09'33" E
L53	71.93'	N 82°44'56" E
L54	7.08'	S 6°04'21" W
L55	33.94'	S 4°31'42" W

LINE	LENGTH	DIRECTION
L56	91.90'	S 21°42'04" E
L57	32.19'	N 86°21'42" W
L58	59.86'	N 3°38'18" E
L59	9.94'	N 62°27'14" E
L60	34.23'	S 82°55'19" E
L61	34.17'	N 50°09'29" E
L62	9.43'	N 60°09'33" E
L63	94.83'	S 16°36'43" E
L64	67.61'	S 73°23'17" W
L65	68.55'	N 21°42'04" W
L66	63.83'	N 26°07'19" W
L67	80.87'	S 11°13'37" E
L68	63.05'	S 73°23'17" W
L69	73.39'	N 16°36'43" W
L70	13.49'	N 60°09'33" E
L71	96.47'	N 12°00'14" E
L72	46.91'	S 33°40'21" W
L73	90.02'	S 8°26'06" W
L74	61.29'	N 81°33'54" W
L75	18.46'	N 11°13'37" W
L76	57.70'	N 12°00'14" E
L77	22.46'	N 82°44'56" E
L78	67.82'	S 8°00'55" E
L79	70.00'	N 83°55'39" E



CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C30	171.76'	300.00'	32°48'14"	S 88°38'44" W	169.42'
C31	209.56'	450.00'	26°40'57"	S 88°17'33" E	207.67'
C32	167.40'	500.00'	19°10'57"	S 87°57'27" W	166.62'
C33	63.61'	533.00'	6°50'17"	S 81°47'07" W	63.57'
C34	166.44'	417.00'	22°52'06"	N 89°48'02" E	165.33'
C35	27.76'	417.00'	3°48'50"	S 76°51'29" E	27.75'
C36	38.44'	333.00'	6°36'50"	N 78°15'29" W	38.42'
C37	67.91'	333.00'	11°41'06"	N 87°24'27" W	67.80'
C38	84.30'	333.00'	14°30'18"	N 79°29'51" E	84.08'
C39	0.06'	333.00'	0°00'37"	S 72°15'00" W	0.06'
C40	1.04'	234.82'	0°15'16"	N 72°22'20" E	1.04'
C41	87.68'	234.82'	21°23'37"	N 82°56'30" E	87.17'
C42	54.01'	30.00'	103°08'42"	S 34°47'21" E	47.00'
C43	75.72'	95.00'	45°40'14"	S 39°37'07" W	73.74'
C44	39.27'	225.00'	10°00'04"	S 55°09'31" W	39.22'
C45	88.71'	225.00'	22°35'23"	S 71°27'14" W	88.14'
C46	74.35'	375.00'	11°21'36"	S 88°25'44" W	74.23'
C47	12.85'	375.00'	1°57'48"	N 84°54'34" W	12.85'
C49	54.44'	55.00'	56°42'33"	S 72°56'07" E	52.24'
C50	54.74'	55.00'	57°01'17"	N 50°11'58" E	52.51'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C51	11.64'	55.00'	12°07'44"	N 15°37'28" E	11.62'
C52	61.46'	55.00'	64°01'20"	N 22°27'03" W	58.31'
C53	11.74'	55.00'	12°13'40"	N 60°34'33" W	11.72'
C54	70.00'	55.00'	72°55'19"	S 76°50'57" W	65.37'
C55	4.65'	55.00'	4°50'27"	S 37°58'04" W	4.65'
C56	19.01'	18.00'	60°31'31"	N 65°48'35" E	18.14'
C57	98.83'	425.00'	13°19'25"	S 89°24'38" W	98.61'
C58	108.42'	275.00'	22°35'23"	S 71°27'14" W	107.72'
C59	48.00'	275.00'	10°00'04"	S 55°09'31" W	47.94'
C60	48.29'	225.00'	12°17'45"	N 56°18'22" E	48.19'
C61	136.58'	145.00'	53°58'12"	S 35°28'08" W	131.59'
C62	44.59'	30.00'	85°09'16"	N 51°03'40" E	40.60'
C63	98.91'	2990.76'	1°53'41"	S 85°24'51" E	98.90'
C64	123.18'	120.00'	58°48'56"	S 33°02'46" W	117.85'
C65	53.65'	250.00'	12°17'45"	N 56°18'22" E	53.55'
C66	43.64'	250.00'	10°00'04"	S 55°09'31" W	43.58'
C67	98.57'	250.00'	22°35'23"	S 71°27'14" W	97.93'
C68	93.02'	400.00'	13°19'25"	S 89°24'38" W	92.81'
C69	51.59'	189.82'	15°34'22"	S 85°51'07" W	51.43'
C70	43.32'	300.00'	8°16'24"	N 58°19'02" E	43.28'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C71	34.91'	200.00'	10°00'04"	N 55°09'31" E	34.87'
C72	57.90'	180.00'	18°25'45"	N 69°22'26" E	57.65'
C73	43.26'	335.00'	7°23'55"	N 86°26'53" E	43.23'
C74	42.24'	100.00'	24°12'11"	N 36°36'31" E	41.93'
C75	75.24'	85.00'	50°43'01"	S 77°47'15" W	72.81'
C76	78.24'	450.00'	9°57'44"	N 88°54'31" W	78.14'
C77	12.68'	18.00'	40°21'51"	S 47°12'24" W	12.42'
C78	12.27'	18.00'	39°03'49"	N 86°55'14" E	12.04'
C79	59.02'	275.00'	12°17'45"	N 56°18'22" E	58.90'
C109	100.00'	267.82'	21°23'37"	N 82°56'30" E	99.42'
C110	100.00'	3023.76'	1°53'41"	S 85°24'51" E	100.00'

LINE	LENGTH	DIRECTION
L80	85.00'	N 6°04'21" E
L81	70.00'	S 83°55'39" E
L82	85.00'	S 6°04'21" W
L83	60.53'	S 3°03'27" W
L84	68.67'	S 11°17'23" E
L85	32.34'	S 36°59'11" W
L86	92.48'	N 53°00'49" W
L87	45.78'	N 6°04'21" E
L88	75.47'	S 83°55'39" E
L89	59.15'	S 68°59'41" E
L90	39.62'	S 74°07'11" E
L91	68.96'	S 11°38'01" E
L92	66.77'	S 78°21'59" W
L93	59.34'	N 11°17'23" W
L94	66.06'	S 17°54'49" E
L95	43.87'	N 44°55'24" W
L96	56.22'	N 4°47'44" W
L97	114.11'	S 84°28'01" E
L98	68.76'	N 85°12'16" E
L99	70.44'	S 11°38'01" E
L100	20.65'	S 45°04'36" W
L101	33.72'	S 74°03'46" W
L102	52.67'	N 19°20'13" W
L103	79.38'	S 87°12'29" W

LINE	LENGTH	DIRECTION
L104	80.00'	N 12°46'40" W
L105	68.29'	N 45°50'30" E
L106	42.00'	N 87°12'29" E
L107	123.92'	S 2°47'31" E
L108	74.13'	N 23°18'36" E
L109	33.25'	N 17°23'11" W
L110	96.87'	N 17°23'11" W
L111	89.49'	N 77°13'20" E
L112	85.06'	S 12°46'40" W
L113	15.11'	S 23°18'36" W
L114	59.08'	N 71°02'16" E
L115	53.53'	S 83°55'39" E
L116	58.07'	N 7°15'04" W
L117	113.00'	N 72°36'49" E
L118	103.24'	S 17°23'11" E
L120	103.92'	N 72°14'41" E
L122	46.70'	S 74°00'19" E
L123	10.56'	N 74°03'46" E
L124	13.97'	S 86°25'04" E

**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
- STREET MONUMENT
- SET 5/8" X 2" REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"
- BUILDING ENVELOPE
- P.U.E. AND FUTURE EXTENSION OF HEARTWOOD DRIVE

Sheet 3 of 3

**N/V/5**

**NOLTE VERTICAL FIVE**  
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107  
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

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

LOCATED IN THE SOUTH 1/2 OF SECTION 5,  
SOUTHEAST 1/4 OF SECTION 6 AND  
NORTH 1/2 OF SECTION 8 OF  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE  
BASE AND MERIDIAN, WEBER COUNTY, UTAH

LOT #	WEBER COUNTY ACRES	CACHE COUNTY ACRES	WEBER COUNTY SQ.FT.	CACHE COUNTY SQ.FT.
ROAD PARCEL "A"	0.767	0.378	33,397	16,446
DEVELOPMENT PARCEL "B"	1.739	1.398	75,744	60,910
31	0.682	0.174	29,733	7,560

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

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

CACHE COUNTY RECORDER

WEBER COUNTY RECORDER