LOCATED IN THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION

NOVEMBER 27, 2013

8, T 7N, R 2E, SLBM.

RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND ŚURVEYOR IN THE STÄTE 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 IC, 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 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 SOUTH 01°09'02" WEST 2,468.42 FEET AND EAST 2,031.16 FEET, FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 83°22'20" EAST 385.15 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SUMMIT PASS THE FOLLOWING TEN (10) COURSES: 1) SOUTHERLY ALONG A 603.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 11°56'38" EAST A DISTANCE OF 99.48 FEET), THROUGH A CENTRAL ANGLE OF 09°27'25", A DISTANCE OF 99.60 FEET, 2) SOUTH 16°40'20" EAST 261.55 FEET, 3) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 29°31'31" EAST A DISTANCE OF 192.64 FEET), THROUGH A CENTRAL ANGLE OF 25°42'21", A DISTANCE OF 194.27 FEET, 4) SOUTH 42°22'41" EAST 79.01 FEET, 5) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 54°25'37" EAST A DISTANCE OF 180.78 FEET), THROUGH A CENTRAL ANGLE OF 24°05'53", A DISTANCE OF 182.11 FEET, 6) SOUTH 66°28'34" EAST 225.96 FEET, 7) SOUTHEASTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 57°28'49" EAST A DISTANCE OF 114.77 FEET), THROUGH A CENTRAL ANGLE OF 17°59'29", A DISTANCE OF 115.24 FEET, 8) SOUTH 48°29'04" EAST 89.38 FEET, 9) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 66°06'41" EAST A DISTANCE OF 262.24 FEET), THROUGH A CENTRAL ANGLE OF 35°15'14", A DISTANCE OF 266.42 FEET AND 10) SOUTH 83°44'18" EAST 160.34 FEET; THENCE SOUTH 01°26'03" WEST 47.96 FEET; THENCE EASTERLY ALONG A 482.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 83°43'36" EAST A DISTANCE OF 203.87 FEET), THROUGH A CENTRAL ANGLE OF 24°25'07", A DISTANCE OF 205.42 FEET; THENCE NORTH 84°03'51" EAST 138.80 FEET; THENCE EASTERLY ALONG A 143.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 89°51'47" EAST A DISTANCE OF 28.90 FEET), THROUGH A CENTRAL ANGLE OF 11°35'53", A DISTANCE OF 28.95 FEET; THENCE NORTH 05°39'44" EAST 64.51 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 31°41'30" EAST A DISTANCE OF 341.83 FEET), THROUGH A CENTRAL ANGLE OF 103°55'47", A DISTANCE OF 393.62 FEET AND 2) SOUTH 2016'24" WEST 37.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SPRING PARK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE OF SPRING PARK ROAD THE FOLLOWING TWENTY-THREE (23) COURSES: I) WESTERLY ALONG A 93.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 86°35'01" WEST A DISTANCE OF 37.32 FEET), THROUGH A CENTRAL ANGLE OF 23°09'03", A DISTANCE OF 37.58 FEET, 2) SOUTHWESTERLY ALONG A 93.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CHORD BEARS SOUTH 67°29'35" WEST A DISTANCE OF 24.33 FEET), THROUGH A CENTRAL ANGLE OF 15°01'49", A DISTANCE OF 24.40 FEET, 3) SOUTH 59°58'41" WEST 28.58 FEET, 4) SOUTH 59°58'41" WEST 23.81 FEET, 5) WESTERLY ALONG A 102.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 86°21'09" WEST A DISTANCE OF 113.10 FEET), THROUGH A CENTRAL ANGLE OF 67°20'21", A DISTANCE OF 119.88 FEET, 6) NORTH 52°40'58" WEST 59.72 FEET, 7) NORTHWESTERLY ALONG A 268.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 65°16'53" WEST A DISTANCE OF 116.91 FEET), THROUGH A CENTRAL ANGLE OF 25°11'49", A DISTANCE OF 117.86 FEET, 8) NORTH 77°52'47" WEST 144.40 FEET, 9) WESTERLY ALONG A 268.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 89°14'55" WEST A DISTANCE OF 119.40 FEET), THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 120.41 FEET, 10) SOUTH 76°22'37" WEST 117.26 FEET, II) WESTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 88°58'58" WEST A DISTANCE OF 101.27 FEET), THROUGH A CENTRAL ANGLE OF 25°12'43", A DISTANCE OF 102.09 FEET, 12) NORTH 78°24'40" WEST 7.67 FEET, 13) NORTHWESTERLY ALONG A 18.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 50°04'54" WEST A DISTANCE OF 17.08 FEET), THROUGH A CENTRAL ANGLE OF 56°39'33", A DISTANCE OF 17.80 FEET, 14) SOUTHERLY ALONG A 47.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 11°35'20" WEST A DISTANCE OF 52.21 FEET), THROUGH A CENTRAL ANGLE OF 293°19'06", A DISTANCE OF 243.17 FEET, 15) EASTERLY ALONG A 18.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS NORTH 73°15'33" EAST A DISTANCE OF 17.08 FEET), THROUGH A CENTRAL ANGLE OF 56°39'33", A DISTANCE OF 17.80 FEET, 16) SOUTH 78°24'40" EAST 7.68 FEET, 17) SOUTHEASTERLY ALONG A 268.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 88°59'01" EAST A DISTANCE OF 116.98 FEET), THROUGH A CENTRAL ANGLE OF 25°12'47", A DISTANCE OF 117.93 FEET, 18) NORTH 76°22'37" EAST 117.26 FEET, 19) EASTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 89°14'55" EAST A DISTANCE OF 103.36 FEET), THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 104.24 FEET, 20) SOUTH 77°52'47" EAST 144.40 FEET, 21) SOUTHEASTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 65°16'53" EAST A DISTANCE OF 101.21 FEET), THROUGH A CENTRAL ANGLE OF 25°11'49", A DISTANCE OF 102.03 FEET, 22) SOUTH 52°40'58" EAST 59.72 FEET AND 23) SOUTHEASTERLY ALONG A 138.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 62°13'30" EAST A DISTANCE OF 45.75 FEET), THROUGH A CENTRAL ANGLE OF 19°05'03", A DISTANCE OF 45.97 FEET; THENCE SOUTH 18°13'59" WEST 71.30 FEET; THENCE WEST 41.88 FEET; THENCE SOUTH 414.03 FEET; THENCE SOUTH 29°11'14" WEST 337.79 FEET; THENCE NORTH 88°18'57" WEST 1,941.65 FEET; THENCE NORTH 14°02'38" EAST 1,143.47 FEET; THENCE NORTH 35°56'05" WEST 538.55 FEET; THENCE NORTH 34°42'50" EAST 437.67 FEET; THENCE NORTH 22°00'21" EAST 196.22 FEET TO THE POINT OF BEGINNING.

# CONTAINING 3,127,453 SQUARE FEET OR 71.796 ACRES.

# 1. Include Basis of Bearing in legal description

- 2. Ties on sheet 2 differ from ties in legal description. Fit with road ded plat will be checked on next submittal
- 3. The plat submitted to this office does not scale correctly, please address
- 4. On page 4, several building envelopes need more definition. Please show typical front setback and show ties and calls around non-typical building envelopes, in particular lots 78-80.

# 5. Show match line in legend

- 6. There are still several drafting and annotation issues. In order to expedite future reviews, please check
- future submittal for complete and correct annotations
- 7. Show road CL Data for all adjacent roads, including spring park and summit pass
- 8. Show location of monuments to be set it private roads (Copper Crest)

SUMMIT EDEN PHASE IC

#### COVER SHEET, SIGNATURES, & VICINITY MAP LOCATED IN SECTIONS 5 AND 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND

EDEN, UTAH 84310

PLAT NOTES: 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 DECLÁRATION OF COVENANTS, CONDÍTIONS, 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.

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.

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 COPPER CREST, SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. COPPER CREST 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 COPPER CREST MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. COPPER CREST IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE COPPER CREST OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR COPPER CREST. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD

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 LOCAL WATER AND SEWER SPECIAL SERVICE DISTRICT. II. 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.

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 A TEMPORARY EASEMENT ALONG EACH SIDE OF THE ROADS SHOWN HEREON IN SUCH WIDTH AS NECESSARY FOR THE PURPOSES LISTED BELOW ("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. 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

COUNTY SURVEYOR

# PLAT NOTES (CONT.):

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. DECLARANT HEREBY GRANTS AN ACCESS EASEMENT OVER LOT 4IR FOR A PRIVATE DRIVEWAY FOR THE USE AND BENEFIT AND AT THE EXPENSE OF THE OWNER OF LOT 42R AS MAY BE NECESSARY FOR ACCESS TO SUCH LOT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. UPON CONSTRUCTION OF THE PRIVATE DRIVEWAY, THE LOCATION OF THE ACCESS EASEMENT SHALL BE LIMITED TO THE AS-BUILT LOCATION OF SUCH PRIVATE DRIVEWAY.

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 FOR ANY SUCH DAMAGE.

21. 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.

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 PURCHASER OF LOTS 44 TO 53: A CONSIDERABLE AMOUNT OF FILL MATERIAL WAS ADDED TO THESE LOTS DURING CONSTRUCTION OF COPPER CREST. THEREFORE, IN ADDITION TO THE PROVISIONS REQUIRED UNDER THE HILLSIDE REVIEW, HABITABLE DWELLINGS BUILT ON THESE LOTS MUST HAVE A STRUCTURAL DESIGN BY A UTAH LICENSED STRUCTURAL ENGINEER SUBMITTED WITH THE BUILDING PERMIT.

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. LOT 62R HAS LIMITED ACCESS AS SHOWN HEREON.

# ACKNOWLEDGEMENT:

State of Utah County of	<sup>}</sup> S.S.			
	ment was acknowledged			·
of	A.D., 20, by			
who is the		of		·
			Notary	_
My commission expires:_		Residing at:		_
State of Utah County of	<sup>}</sup> s.s.			
The foregoing instru	ment was acknowledged	before me this_		day
of	A.D., 20, by			
who is the		of		·

COUNTY PROJECT -LOCATION OGDEN

## SURVEY NARRATIVE:

CANYON

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 1, TOWNSHIP 7 NORTH, RANGE 1 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,

#### 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 EDEN PHASE IC, 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. ( LOTS 36-44, 77-80), SUMMIT EDEN VILLAGE ASSOCIATION, INC. (LOTS 44R, 46R, 47-56, 57B-75, 81-86) AND SUMMIT EDEN MAIN STREET ASSOCIATION, INC. (LOTS 57A, 87-95), 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 \_\_\_\_\_, 2013.

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

BY:	
NAME:	ELLIOTT BISNOW
TITLE:	MANAGER

NAME: GREGORY VINCENT MAURO

TITLE: MANAGER

Sheet 1 of 5

NV	5
NOLTE VERTI	CALFIVE
5217 SOUTH STATE STREET, SUITE 300 801,743,1300 TEL 801,743,0300 FAX	MURRAY, UT 841 WWW.NOLTE.CO

WEBER COUNTY COMMISSION ACCEPTANCE

	801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM
	RECORDED #
	STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
	REQUEST OF:
	ENTRY NO:
,	DATE:TIME:
	BOOK:PAGE:

MERIDIAN, WEBER COUNTY, UTAH

PLAT PREPARED FOR: SMHG PHASE I, LLC. 1355 NORTH 5900 EAST

WEBER COUNTY ATTORNEY HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_.

SIGNATURE

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 THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ENGINEER 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\_\_\_\_.

Mv commission expires:\_\_\_\_

SIGNATURE

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\_\_\_\_\_,

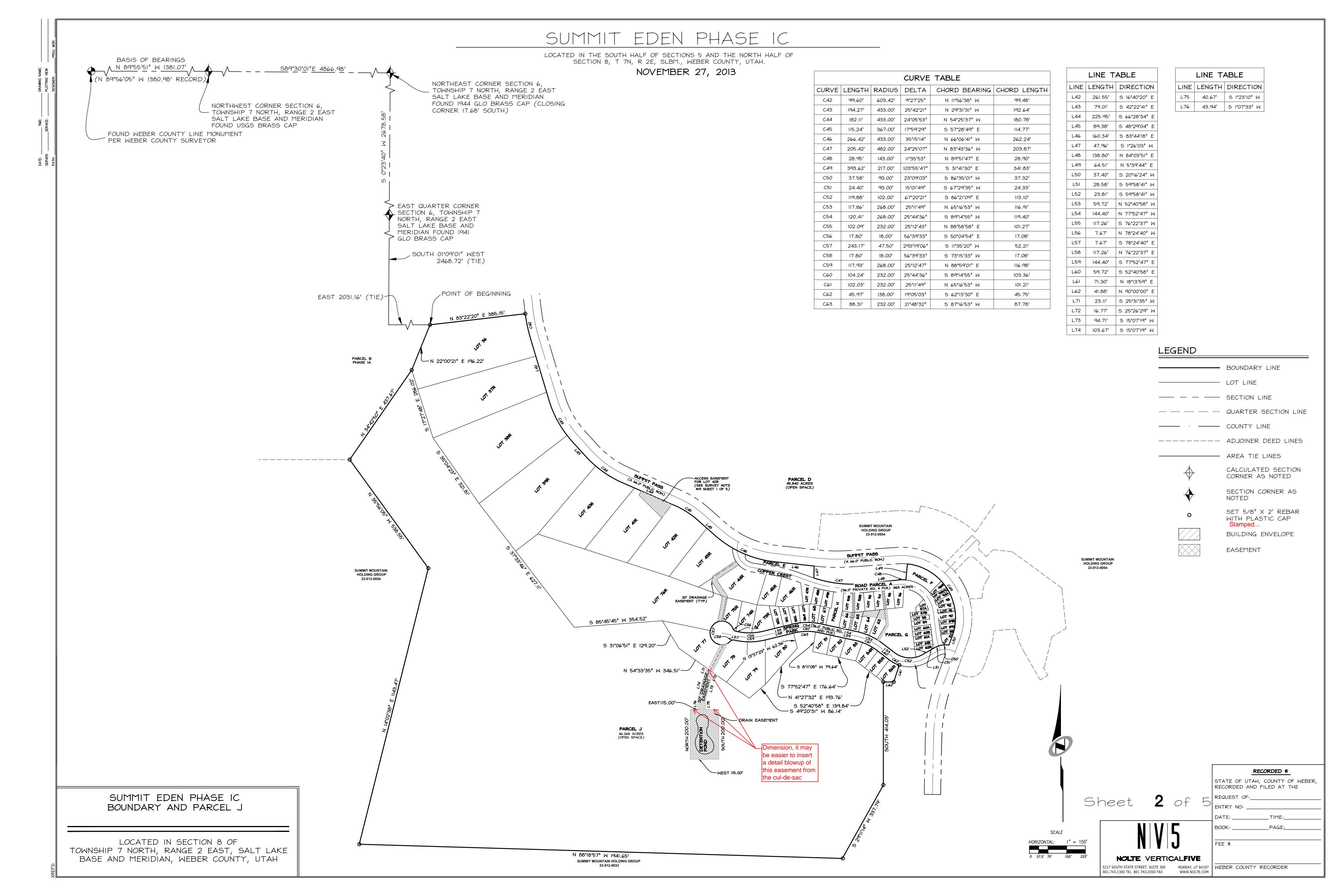
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

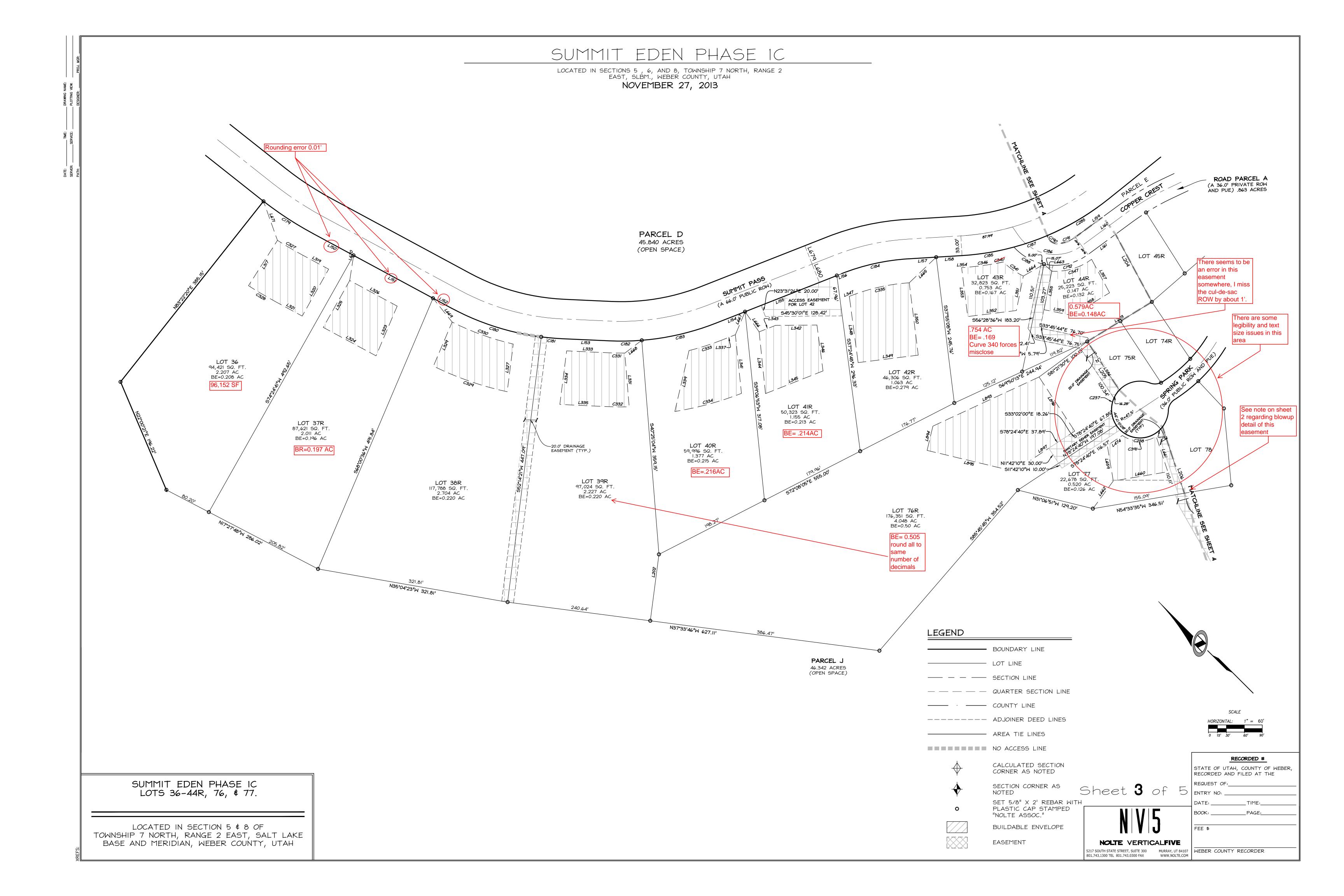
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

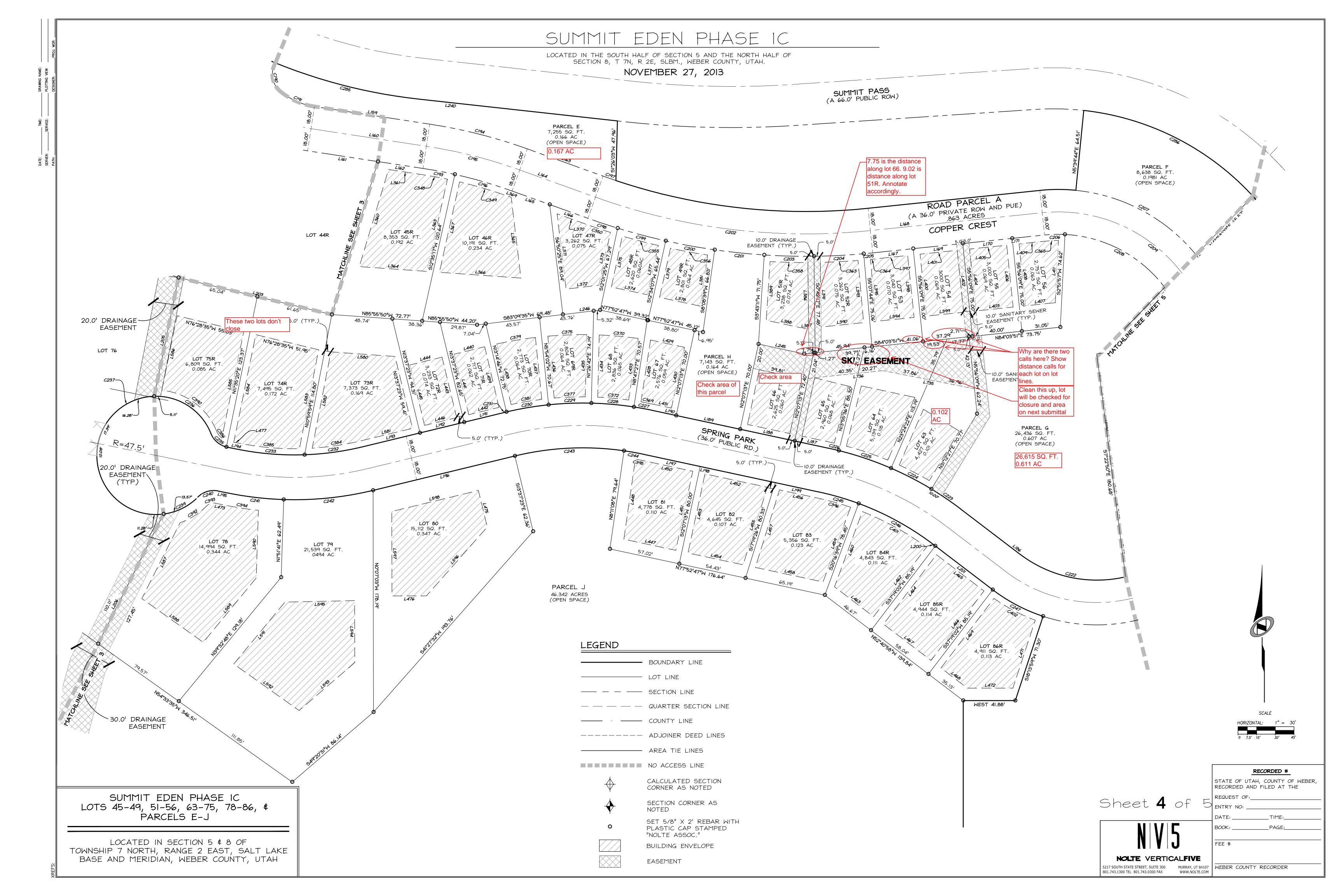
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY RECORDER

FEE \$







# PHASE IC

LOCATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH. NOVEMBER 27, 2013

	LINE T	ABLE		LINE T	ABLE
INE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
.150	76.37'	S 16°40'20" E	L170	40.00'	N 84°03'51" i
_151	150.90'	S 16°40'20" E	LI7I	26.09'	N 84°03'51" I
J52	34.27'	S 16°40'20" E	L172	11.11'	N 7°22'50" V
-153	79.01'	N 42°22'41" W	L173	18.001	N 7°22'50" V
.154	52.33'	N 66°28'34" W	L174	18.001	N 7°22'50" V
-155	165.00'	N 66°28'34" W	L175	16.00'	N 7°22'50" V
-156	8.63'	N 66°28'34" W	L176	20.00'	N 7°22'50" V
.157	46.14'	N 48°29'04" W	L177	102.391	N 7°22'50" V
.158	43.24 <sup>1</sup>	N 48°29'04" W	L178	24.00'	N 7°22'50" V
.159	93.74'	S 81°19'28" E	L179	16.11'	S 7°22'50" E
.160	93.74'	N 81°19'28" W	LI8I	0.59'	S 17°14'09" E
_161	57.11 <sup>1</sup>	S 81°19'28" E	LI82	4.92'	S 7°22'50" E
-162	36.621	S 81°19'28" E	LI83	12.59'	N 17°14'09" N
.163	64.70 <sup>1</sup>	S 70°13'16" E	L184	16.00'	N 7°22'50" V
164	64.70'	N 70°13'16" W	L185	34.381	S 59°58'41" I
-165	32.061	S 70°13'16" E	L186	59.721	N 52°40'58"
-166	32.641	S 70°13'16" E	L187	27.89'	N 77°52'47"
.167	32.71	N 84°03'51" E	L188	44.81'	N 77°52'47"
.168	138.801	S 84°03'51" W	L189	52.561	N 77°52'47"

LINE TABLE						
LINE	LENGTH	DIRECTION				
LI9I	33.20'	S 76°22'37" W				
L192	36.54'	5 76°22'37" W				
L193	47.52 <sup>1</sup>	S 76°22'37" W				
L194	7.67'	N 78°24'40" W				
L195	7.67'	S 78°24'40" E				
L196	117.26 <sup>1</sup>	N 76°22'37" E				
L197	46.57'	S 77°52'47" E				
L198	61.71'	S 77°52'47" E				
L199	36.121	S 77°52'47" E				
L200	1.681	S 52°40'58" E				
L201	58. <i>0</i> 4¹	S 52°40'58" E				
L202	111.93'	S 52°26'14" W				
L203	126.691	N 76°28'35" W				
L204	128.38 <sup>1</sup>	N 16°46'15" E				
L205	97.33'	S 11°35'20" W				
L206	116.81	N 26°45'20" E				
L207	37.40'	N 20°16'24" E				
L208	24.00'	N 7°22'50" W				
L209	18.001	N 7°22'50" W				
L210	27.70'	N 7°22'50" W				

			1			
	LINE T	ABLE			LINE T	ABLE
LINE	LENGTH	DIRECTION		LINE	LENGTH	DIRECTION
L363	75.91'	S 12°35'17" W		L341	98.62'	N 39°06'53" E
L364	54.44'	N 85°55'50" W		L342	69.25'	N 45°30'01" W
L365	65.35 <sup>1</sup>	S 6°50'25" E		L343	29.44'	N 66°28'34" W
L366	65.65'	N 85°55'50" W		L344	103.821	5 39°06'53" W
L367	74.42'	N 12°35'17" E		L345	103.41	S 66°28'34" E
L369	1.01	S 70°13'16" E		L346	77.48'	N 37°24'48" E
L370	24.54'	N 70°13'16" W		L347	1.98'	N 66°28'34" W
L371	60.94'	S 6°50'25" E		L348	111.74'	S 37°24'48" W
L372	26.671	N 83°09'35" E		L349	101.301	S 52°04'52" E
L373	43.33'	N 12°07'13" E		L350	121.941	N 37°55'08" E
L374	29.59'	N 77°52'47" W		L351	58.82'	S 56°28'36" W
L375	41.88'	N 12°07'13" E		L352	81.94'	N 52°04'52" W
L377	40.50'	S 12°34'07" W		L353	82.50'	N 37°55'08" E
L378	33.56'	N 77°52'47" W		L354	1.91'	S 48°29'04" E
L379	40.42'	N 12°34'07" E		L355	65.66'	N 56°28'36" E
L381	41.46'	5 8°08'39" W		L357	63.48'	S 16°46'15" W
L386	52.88'	S 0°42'17" E		L358	72.69'	N 76°28'35" W
L387	2.65'	S 84°03'51" W		L359	48.65'	N 33°31'24" W
L388	32.17'	N 77°52'47" W		L360	81.49'	N 16°46'15" E
L389	47.29'	N 3°43'II" E		L361	27.23'	S 81°19'28" E

	LINE TABLE						
LINE	LENGTH	DIRECTION		LINE			
L211	7.78'	N 7°22'50" W		L390			
L240	160.34'	N 83°44'18" W		L391			
L245	37.44'	S 77°52'47" E		L393			
L246	30.21'	N 83°09'35" E		L394			
L317	90.00'	N 77°34'14" E		L395			
L319	50.61'	S 16°40'20" E		L397			
L320	90.02'	S 74°24'41" W		L398			
L321	48.91'	N 16°40'20" W		L399			
L323	90.39'	S 68°00'36" W		L400			
L324	100.24	N 16°40'20" W		L401			
L325	90.02'	N 74°24'41" E		L402			
L326	90.16'	S 16°40'20" E		L403			
L327	80.34'	S 52°14'21" W		L404			
L329	80.14'	N 68°00'36" E		L405			
L331	90.17'	N 40°25'04" E		L406			
L333	70.45'	N 42°22'41" W		L407			
L334	90.29'	S 52°14'21" W		L408			
L335	77.71'	S 42°22'41" E		L409			
L337	23.19'	N 66°28'34" W		L411			
L339	104.60'	S 58°07'34" W		L428			
	1		I				

LINE TABLE		LINE TABLE			LINE TABLE		
LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
34.37'	S 84°03'51" W	L429	27.92'	S 77°52'47" E	L451	65.00'	S 12°07'13" W
51.961	N 0°42'17" W	L430	50.00'	S 12°07'13" W	L452	51.24'	N 77°52'47" W
50.151	S 5°07'44" E	L431	14.14'	N 77°52'47" W	L453	65.00 <sup>1</sup>	S 12°07'13" W
30.77'	S 84°03'51" W	L433	50.01'	S 8°47'27" W	L454	45.32 <sup>1</sup>	S 77°52'47" E
50.01'	N 5°07'44" W	L434	50.01'	N 1°26'42" E	L455	65.27 <sup>1</sup>	N 17°19'26" E
27.71	N 84°03'51" E	L435	50.01'	5 1°26'42" W	L456	31.55'	N 77°52'47" W
50.00'	S 5°56'09" E	L436	50.01'	N 5°54'02" W	L457	65.27 <sup>1</sup>	S 17°19'26" W
30.00'	S 84°03'51" W	L437	50.01'	S 5°54'02" E	L458	55.64'	S 77°52'47" E
50.00'	N 5°56'09" W	L438	50.01'	N 13°14'46" W	L459	64.01'	N 20°16'39" E
30.00'	N 84°03'51" E	L439	50.00'	N 13°14'46" W	L460	64.46'	N 20°16'39" E
50.00'	S 5°56'09" E	L440	25.33'	S 76°22'37" W	L462	70.16'	5 37°19'02" W
30.00'	S 84°03'51" W	L441	50.00'	S 13°37'23" E	L463	39.51'	N 52°40'58" W
50.00'	N 5°56'09" W	L442	25.00'	N 76°22'37" E	L464	70.19'	N 37°19'02" E
30.00'	N 84°03'51" E	L443	50.00'	N 13°37'23" W	L465	48.04'	S 52°40'58" E
50.00'	S 5°56'09" E	L444	26.54'	S 76°22'37" W	L466	70.19'	5 37°19'02" W
24.081	S 84°03'51" W	L445	50.00'	S 13°37'23" E	L467	48.04'	N 52°40'58" W
50.00'	N 5°56'09" W	L446	26.54'	N 76°22'37" E	L468	26.75'	N 52°40'58" W
21.09'	N 84°03'51" E	L447	42.681	N 77°52'47" W	L469	70.27'	N 37°19'02" E
50.03'	S 2°51'57" W	L448	65.081	N 8°11'08" E	L471	57.51'	S 18°13'59" W
50.30'	N 8°47'27" E	L450	41.57'	S 77°52'47" E	L472	36.531	N 90°00'00" W

	DARCEL E	L15
	PARCEL F 8,638 SQ. FT	L160
	0.1001.10	Li6
	(OPEN SPACE)	L16:
		L16:
	\$20x	L16-
	So Tobe FT. B	L16!
	Coo Month of So. M. Ag. Sill	L160
	LANS (1) CONTENTS	L16
		L168
	106 024 66.	L16
	106 07 AA FT. 106 07 AA FT. 106 07 AA FT. 107 07 AA FT. 10	
	N60 30 50 AC 1 38	\
	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1
	L759 missing from the control of the	LIN
	L759 missing from the checked of the	
Dimension	to be checked or	
	LOT 57A   1,378 SQ. FT.   next submission	L47
	1,539 500 \(\)	\
	0.035 AC N82°37'10"E 49.78' N82°37'10"E 49.78' N82°37'10"E 49.78' N82°37'10"E 49.78' N82°37'10"E 49.78'	L47
		L47
		L58
	LOT 90 LOT 90 COPEN SPACE)	L58
	0.031 AC (OPEN SPACE)  1.378 SQ. FT. 6 (OPEN SPACE)  1.350 SQ. FT. 70 PD	L58
Set rebar??	LOT 58  LOT 58  1,350 SQ. FT.  0.031 AC  0.031 AC  1,000 TD  1,000	L58
	NB2°37'10"E 75.00' NB2°37'10"E 75.00' NB2°37'10"E 67.15' NB2°37'10"E 75.00' NB2°37'10"E 67.15' NB2°37'10"E 6	L58
1350 Sq. Ft.	N82:37:10 59  N82:37:10 59  1898 SQ FT  1,181 SQ. FT.  0.027 AC  0.044 AC	L58
.031 AC	1.376 30. AC   1.350 50. FT   1.35	
What is this?	N82°37'10"E 75.00'  N82°37'10"E 75.00'  N82°37'10"E 63.78'  N82°37'10"E 63.78'  N82°37'10"E 75.00'  N82°37'10"E 75.00'  N82°37'10"E 75.00'  N82°37'10"E 75.00'  N82°37'10"E 75.00'  N82°37'10"E 63.78'  N82°37	L58
	N82°37'10"E 75 00'1 N82°37'10"E 75 00'1 N82°37'10"E 56.76' N82°37'10"E 56.76'	L58
1200 SQ. FT. .028AC	N82°37'10"E 75.00'	L58
.020AC	N8237 5 60B	L59
	NIT - SO FT. MI	L5¢
	N82°37'10"E 75.00'  N82°37'10"E 50.34'  N82°37'10"E 50.34'  L182  N82°37'10"E 50.34'  L182  N82°37'10"E 50.34'	L59
	M82°37'10"E 75.50 FT LOT 61A LOT 87 L	L59
	1,800 SQ. T	
	8 W 0.041 AC 0.036 AC 0 0.037 AC	L59
1208 SQ. FT	LOT 61D  LOT 61D  LIBI VA 2738  PUBLIC UTILITIES  FASEMENT (TYP)	
0.028AC	0.027 AC 00' C219	
	N82°37'10"E 75.00	
	LOT 62R 2,298 SQ. FT.	LECEND
	0.052	LEGEND
	16.74' close	
	8. ARYW	

lecimals, typical

LINE TABLE						
LINE	LENGTH	DIRECTION				
L473	7.67'	S 78°24'40" E				
L474	30.10'	S 78°24'40" E				
L475	30.20'	S 13°37'23" E				
L476	27.70'	S 89°52'57" W				
L477	3.30'	S 78°24'40" E				
L580	51.67'	N 85°55'50" W				
L581	42.52'	N 76°22'37" E				
L582	78.81'	S 10°59'59" W				
L583	80.981	N 10°59'59" E				
L584	88.18'	S 11°35'20" W				
L585	87.24'	N 11°35'20" E				
L586	61.21'	S 11°35'20" W				
L587	68.21'	N 26°45'20" E				
L588	60.59'	N 54°33'35" W				
L589	67.00'	5 39°25'43" W				
L590	54.34'	S 1°51'41" W				
L591	64.50'	N 39°32'48" E				
L592	64.39'	N 54°33'35" W				
L593	59.01'	S 49°20'31" W				
L594	49.86'	S 0°07'03" E				

| L169 | 40.00' | N 84°03'51" E

			1.		
	LINE T	ABLE			LINE -
LINE	LENGTH	DIRECTION		LINE	LENGTH
L595	56.06'	N 88°44'21" E		L729	16.00'
L596	73.86'	S 41°27'32" W		L730	20.00'
L597	67.89'	N 0°07'03" W		L731	24.00'
L598	71.64'	N 76°22'37" E		L732	16.00'
L659	60.21	N 35°26'25" E		L733	42.68'
L660	92.49'	N 54°33'35" W		L735	74.82'
L661	62.18 <sup>1</sup>	S 26°45'20" W		L736	60.62'
L662	57.51'	N 81°21'59" E		L737	7.77'
L663	17.44'	S 2°50'09" E		L738	25.46'
L664	39.89'	N 74°44'51" W		L893	195.57'
L665	62.17'	N 88°32'16" W		L894	41.73'
L666	41.14'	5 10°01'28" W		L895	149.34
L667	41.821	S 67°41'09" W		L896	108.41
L668	35.51'	N 81°56'14" W		L897	121.84'
L669	51.04'	S 6°10'33" W		L898	17.12 <sup>1</sup>
L670	42.46'	S 53°43'28" W			
L671	69.381	S 25°20'45" W			
L726	18.001	S 7°22'50" E			
L727	18.001	S 7°22'50" E			
			1		

L728 | 18.00<sup>1</sup> | S 7°22<sup>1</sup>50<sup>11</sup> E

| L190 | 19.14' | N 77°52'47" W

	LINE T	ABLE			CUR	/E TAB	LE	
:	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENG
	16.00'	N 7°22'50" W	C179	99.60'	603.42'	9°27'25"	S 11°56'38" E	99.48
	20.00'	N 7°22′50″ W	C180	159.371	433.00'	21°05'19"	S 27°13'00" E	158.4
Ī	24.00'	N 7°22′50″ W	C181	34.89'	433.00'	4°37'02"	S 40°04'10" E	34.88
	16.001	N 7°22′50″ W	C182	54.44'	433.00'	7°12'15"	S 45°58'49" E	54.41
	42.68'	N 7°22′50″ W	C183	127.671	433.00'	16°53'38"	S 58°01'45" E	127.2
	74.82'	S 78°43'54" E	C184	115.24	367.00'	17°59'29"	N 57°28'49" W	114.77
	60.62'	N 84°03'51" E	C185	88.081	433.00'	11°39'20"	S 54°18'44" E	87.93
	7.77'	S 22°30'22" W	C186	120.431	75.00'	92°00'14"	N 35°19'21" W	107.90
	25.46	S 75°32'18" E	C187	58.96'	433.00'	7°48'05"	S 64°02'26" E	58.91
	195.57'	N 69°50'13" W	C188	58.92'	93.00'	36°17'54"	S 15°22'27" E	57.94
	41.731	S 58°30'00" W	C190	25.681	18.001	81°43'50"	S 10°23'05" E	23.55
	149.341	S 31°30'00" E	C191	29.92'	57.00'	30°04'27"	S 66°17'14" E	29.58
	108.41	N 11°35'20" E	C192	77.59'	93.00'	47°48'04"	S 57°25'26" E	75.36
	121.841	S 78°24'40" E	C193	26.09'	382.00'	3°54'45"	N 79°22'05" W	26.08
	17.121	S 7°22'50" E	C194	81.001	418.00'	11°06'12"	N 75°46'22" W	80.88
			C195	77.52'	400.00'	11°06'12"	N 75°46'22" W	77.39
			C196	47.94'	382.00'	7°11'27"	N 73°49'00" W	47.91
			C197	10.90'	482.00'	1°17'46"	S 70°52'09" E	10.90
			C198	25.19'	518.00'	2°47'09"	S 71°36'51" E	25.18
			C199	40.00'	518.00'	4°25'28"	S 75°13'09" E	39.99

		CUR\	/E TAB	LE				CUR\	/E TAB	LE	
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH	CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C200	40.00'	518.00'	4°25'28"	S 79°38'37" E	39.99'	C221	30.151	102.001	16°56'09"	N 68°26'45" E	30.04'
C201	40.00'	518.00 <sup>1</sup>	4°25'28"	S 84°04'05" E	39.99'	C222	89.73'	102.001	50°24'13"	S 77°53'04" E	86.86'
C202	224.40'	500.00'	25°42'53"	N 83°04'43" W	222.52'	C223	28.58'	268.00'	6°06'35"	N 55°44'15" W	28.561
C203	40.00'	518.00 <sup>1</sup>	4°25'28"	5 88°29'33" E	39.99'	C224	36.49'	268.00'	7°48'05"	N 62°41'36" W	36.46'
C204	40.00'	518. <i>00</i> 1	4°25'28"	N 87°05'00" E	39.99'	C225	44.34 <sup>1</sup>	268.00'	9°28'46"	N 71°20'01" W	44.29'
C205	7.29'	518. <i>00</i> 1	0°48'25"	N 84°28'03" E	7.29'	C226	8.451	268.00'	1°48'23"	N 76°58'36" W	8.45'
C206	16.441	107.001	8°48'06"	S 88°27'54" W	16.42'	C227	15.57'	268.00'	3°19'46"	N 79°32'40" W	15.57'
C207	112.50	143.00'	45°04'24"	N 61°48'04" W	109.621	C228	34.36'	268.00'	7°20'44"	N 84°52'56" W	34.34'
C208	93.68'	107.00'	50°09'48"	N 62°03'10" W	90.72'	C229	34.36 <sup>1</sup>	268.00'	7°20'44"	S 87°46'20" W	34.34 <sup>1</sup>
C209	193.201	125.00'	88°33'19"	N 51°39'30" W	174.53'	C230	34.36 <sup>1</sup>	268.00'	7°20'44"	S 80°25'36" W	34.34 <sup>1</sup>
C210	48.36'	107.00'	25°53'50"	S 24°01'21" E	47.95'	C231	1.761	268.00'	0°22'37"	S 76°33'55" W	1.76'
C211	6.90'	107.00'	3°41'35"	5 9°13'38" E	6.90'	C232	47.07'	232.00'	11°37'32"	N 82°11'23" E	46.99'
C212	27.07'	22.821	67°58'21"	S 26°17'55" W	25.51'	C233	55.01'	232.00'	13°35'11"	S 85°12'16" E	54.88'
C213	22.33'	18. <i>00</i> 1	71°04'31"	S 52°46'24" E	20.92'	C235	17.801	18.001	56°39'27"	S 50°04'54" E	17.081
C215	22.70'	132.00	9°51'18"	S 12°18'30" E	22.681	C236	57.98'	47.50'	69°56'20"	N 56°43'17" W	54.45'
C216	25.80'	150.00'	9°51'18"	N 12°18'30" W	25.77 <sup>1</sup>	C237	63.60 <sup>1</sup>	47.50'	76°43'13"	S 49°56′56″ W	58.96'
C217	2.59'	143.00'	1°02'09"	S 7°53'55" E	2.59'	C238	90.35'	47.50'	108°58'57"	S 42°54'09" E	77.33'
C218	20.03'	143.00	8°01'37"	S 12°25'48" E	20.021	C239	31.24'	47.50'	37°40'36"	N 63°46'05" E	30.681
C219	10.501	93.00'	6°28'13"	N 85°04'34" W	10.50'	C240	17.80¹	18.001	56°39'33"	S 73°15'33" W	17.081
C220	12.471	143.00'	4°59'49"	S 18°56'31" E	12.47'	C241	45.50 <sup>1</sup>	268.00'	9°43'39"	S 83°16'30" E	45.45'
		•	•								

	BOUNDARY LINE						
	LOT LINE			CURV	/E TAE	BLE	
	SECTION LINE	CURVE	LENGTH	RADIUS	DELTA		LENGTH
	QUARTER SECTION LINE	C396	27.32	227.00'	6°53'42"	N 74°25'56" W	27.30'
·	COUNTY LINE	C401	59.19'	227.00'	14°56'20"	S 60°59'28" E	59.02'
		C402	37.63'	143.001	15°04'36"	S 62°13'30" E	37.52'
	ADJOINER DEED LINES	C449	4.00'	217.00 <sup>1</sup>	1°03'22"	N 7°04'59" W	4.00'
	AREA TIE LINES						
	NO ACCESS LINE						
$\Rightarrow$	CALCULATED SECTION CORNER AS NOTED						

SECTION CORNER AS NOTED

"NOLTE ASSOC."

EASEMENT

BUILDING ENVELOPE

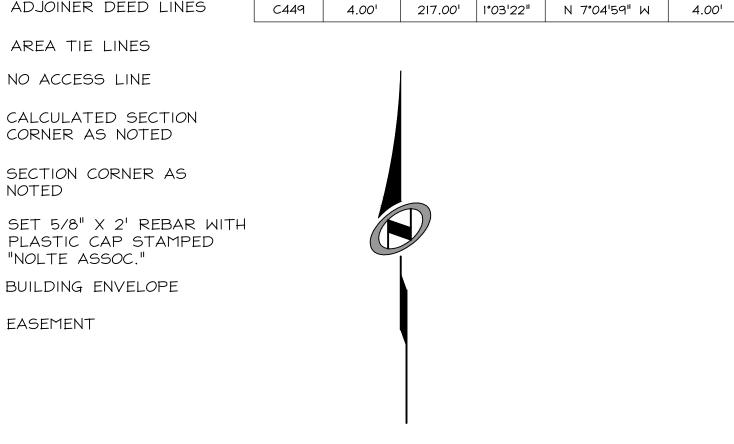
PLASTIC CAP STAMPED

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH		
C242	72.43'	268.00'	15°29'04"	N 84°07'09" E	72.21'		
C243	88.31'	232.00'	21°48'32"	S 87°16′53″ W	87.78'		
C244	15.93'	232.00'	3°56'04"	N 79°50'49" W	15.931		
C245	33.03'	232.001	8°09'26"	N 73°48'04" W	33.00'		
C246	69.00'	232.00'	17°02'23"	N 61°12'10" W	68.74'		
C247	45.97'	138.00	19°05'03"	S 62°13'30" E	45.75'		
C248	16.06'	143.00'	6°26'00"	S 24°39'25" E	16.051		
C249	16.021	143.00'	6°25'05"	S 31°04'57" E	16.01		
C250	12.41'	143.00'	4°58'22"	S 36°46'41" E	12.41'		
C251	31.87'	217.00'	8°24'50"	N 38°23'22" W	31.84'		
C252	16.031	217.00 <sup>1</sup>	4°13'53"	N 32°04'01" W	16.021		
C253	16.01	217.00 <sup>1</sup>	4°13'35"	N 27°50'17" W	16.00'		
C254	38.19'	217.00'	10°05'05"	N 20°40'57" W	38.14'		
C255	20.101	217.00'	5°18'29"	N 12°59'10" W	20.10'		
C256	10.301	217.00'	2°43'15"	N 8°58'18" W	10.301		
C258	27.80'	217.00'	7°20'29"	N 2°53'04" W	27.79'		
C259	18.32'	217.00'	4°50'11"	N 3°12'16" E	18.31		
C260	25.02'	217.00'	6°36'22"	N 8°55'33" E	25.01'		
C265	17.25'	217.00'	4°33'14"	N 14°30'21" E	17.24'		
C267	13.221	217.00'	3°29'26"	N 18°31'41" E	13.221		

			CUR\	/E TAB	SLE	CURVE TABLE						
}	CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH	CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
	C285	119.381	433.00'	15°47'49"	S 75°50'23" E	119.001	C358	30.39'	523.00'	3°19'44"	S 88°29'33" E	30.38'
	C286	155.51 <sup>1</sup>	217.00 <sup>1</sup>	41°03'36"	N 63°07'35" W	152.20¹	C363	30.39'	523. <i>00</i> 1	3°19'44"	N 87°05'00" E	30.38'
	C327	47.651	643.42 <sup>1</sup>	4°14'35"	S 14°33'03" E	47.64'	C364	2.37'	523. <i>00</i> '	0°15'33"	N 84°11'37" E	2.37'
	C328	54.31'	733.42'	4°14'35"	N 14°33'03" W	54.30'	C365	10.67'	102.001	5°59'31"	N 87°03'36" E	10.66'
	C329	130.93	533. <i>00</i> '	14°04'28"	N 25°52'50" W	130.601	C369	10.86'	273.00 <sup>1</sup>	2°16'48"	N 79°01'11" W	10.86'
	C330	108.891	453.00 <sup>1</sup>	13°46'22"	S 25°10'25" E	108.631	C370	31.41'	323.001	5°34'18"	S 84°52'56" E	31.40'
	C331	26.94'	453.00'	3°24'25"	N 44°04'54" W	26.93'	C372	25.00'	273.00'	5°14'48"	N 84°52'56" W	24.99'
	C332	38.261	543.00'	4°02'13"	S 44°23'48" E	38.25'	C375	31.41'	323.00'	5°34'18"	N 87°46'20" E	31.40'
	C333	58.84'	463.00'	7°16'53"	N 62°50'07" W	58.80'	C377	25.00'	273.00'	5°14'48"	S 87°46'20" W	24.99'
	C334	115.67 <sup>1</sup>	558. <i>00</i> '	11°52'37"	S 60°11'51" E	115.46'	C379	31.41'	323.00'	5°34'18"	N 80°25'36" E	31.40'
	C335	101.241	327.00'	17°44'20"	N 57°36'24" W	100.841	C381	25.00'	273.00'	5°14'48"	S 80°25′36″ W	24.99'
	C340	11.79'	453.00'	1°29'28"	S 56°24'35" E	11.79'	C384	39.75'	227.00'	10°02'02"	N 81°23'38" E	39.70'
	C341	41.09'	123.001	19°08'34"	S 9°50'06" E	40.90'	C385	49.86'	227.00'	12°35'04"	5 84°42'12" E	49.76'
	C346	68.55'	453.00'	8°40'15"	S 52°49'12" E	68.49'	C386	7.03'	13.001	30°59'33"	S 37°14'54" E	6.95'
	C347	70.88'	103.001	39°25'38"	S 61°36'39" E	69.49'	C390	57.84'	52.50'	63°07'26"	S 53°18'50" E	54.96'
	C348	20.74'	377.00'	3°09'09"	S 79°44'53" E	20.74'	C39I	59.81'	52.50'	65°16'39"	S 43°26'33" E	56.63'
	C349	42.31'	377.00'	6°25'51"	S 73°26'12" E	42.29'	C392	25.48'	57.50'	25°23'27"	N 57°37'30" E	25.27'
	C350	20.84'	523.00'	2°16'57"	N 71°21'45" W	20.83'	C393	7.91'	8.00'	56°39'33"	N 73°15'33" E	7.59'
	C355	29.94'	523.00'	3°16'50"	S 75°14'37" E	29.94'	C394	27.18'	278.00'	5°36'07"	S 81°12'44" E	27.17'
	C356	30.39'	523.00'	3°19'44"	S 79°38'37" E	30.38'	C395	5.59'	227.00'	1°24'35"	S 78°35'05" E	5.58'

SUMMIT EDEN PHASE IC LOTS 57A-62, 87-95 & PARCEL F & M LINE & CURVE TABLES
LOCATED IN SECTION 5 # 8 OF

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



SCALE

HORIZONTAL: 1" = 30

Sheet 5 of

FEE \$

REQUEST OF:\_\_

RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE

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