

SUMMIT AT POWDER MOUNTAIN PHASE ID, DEVELOPMENT PARCEL D, PRUD

LOCATED IN THE NORTHEAST QUARTER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, REGISTERED LAND SURVEYOR, STATE OF UTAH, HOLDING LICENSE NUMBER 155641-2201, CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON AND TO BE KNOWN AS SUMMIT AT POWDER MOUNTAIN DEVELOPMENT PARCEL D, PHASE ID.



RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

DEVELOPMENT PARCEL D OF THE SUMMIT AT POWDER MOUNT PHASE ID, AS RECORDED WITH THE WEBER COUNTY RECORDER.

SURVEY NARRATIVE:

- THIS SURVEY AND SUBSEQUENT SUBDIVISION WERE COMPLETED AT THE REQUEST OF THE "SUMMIT HOLDING GROUP LLC" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS (UNITS).
- 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.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT

SUMMIT AT POWDER MOUNTAIN DEVELOPMENT PARCEL D, PHASE ID, PRUD

AND DO HEREBY DEDICATE AND HEREBY GRANT AND DEDICATE A RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDING OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. PARKING AREAS ARE NOT PART OF THE MAINTAINED PUBLIC RIGHT OF WAY THAT NORMAL PUBLIC ROAD MAINTENANCE MAY MAKE PARKING SPACES TEMPORARY UNUSABLE AND DAMAGE DONE TO THE PARKING SPACES AS A RESULT OF USUAL MAINTENANCE PERFORMED BY THE COUNTY IS NOT RESPONSIBILITY OF THE COUNTY. AND DO HEREBY GRANT AND CONVEY TO THE PRUD UNIT OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACES PURPOSES.

ACKNOWLEDGEMENTS:

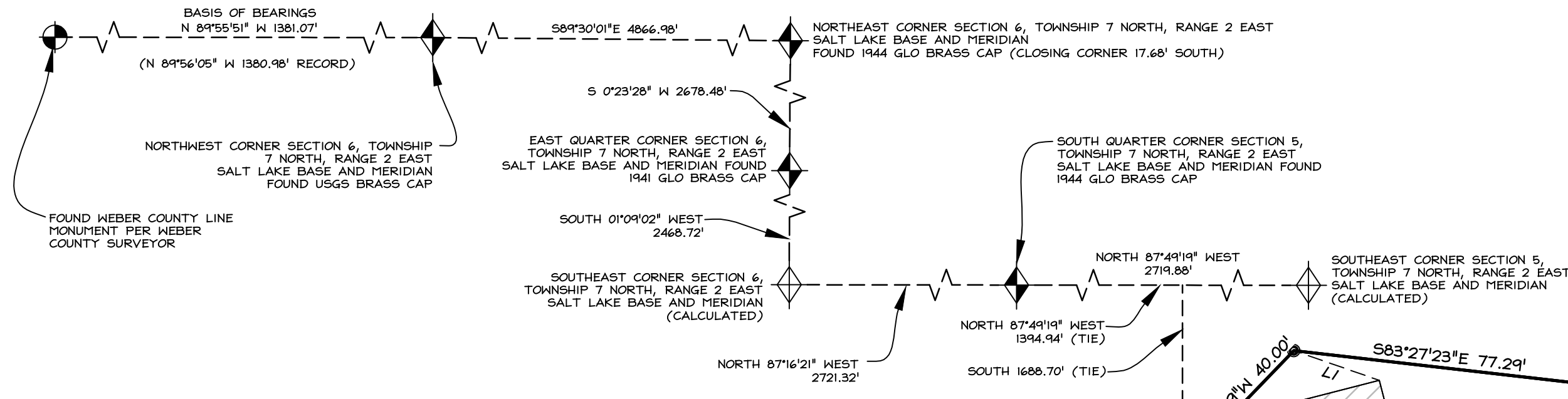
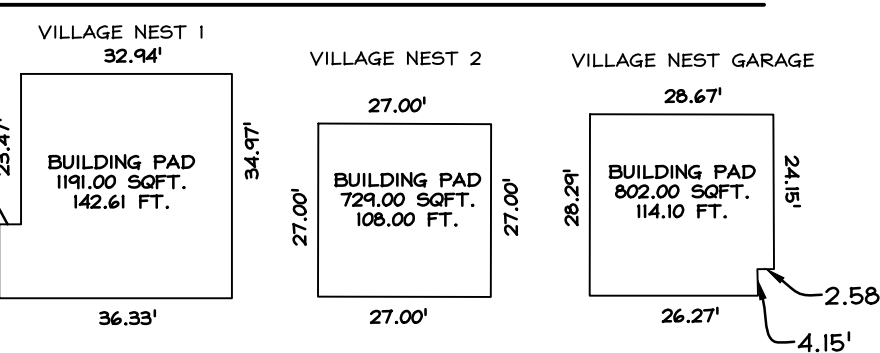
State of Utah } s.s.
County of }

The foregoing instrument was acknowledged before me this _____ day
of _____ A.D., 20____, by _____,
who is the _____ of _____.

Notary _____

My commission expires: _____ Residing at: _____

TYPICAL FLOORPLANS



PARCEL TABLE				
LOT #	ACRES	SQFT	BLDG TYPE	ASSIGNED GARAGE
1	0.027	1191.00'	VNI	G1
2	0.027	1191.00'	VNI	G2
3	0.027	1191.00'	VNI	G3
4	0.027	1191.00'	VNI	G4
5	0.027	1191.00'	VNI	G5
6	0.027	1191.00'	VNI	G6
7	0.027	1191.00'	VNI	G7
8	0.027	1191.00'	VNI	G8
9	0.017	729.00'	VN2	G9
10	0.017	729.00'	VN2	G10
11	0.017	729.00'	VN2	G11
12	0.017	729.00'	VN2	G12
13	0.017	729.00'	VN2	G13
14	0.017	729.00'	VN2	G14
15	0.017	729.00'	VN2	G15
16	0.017	729.00'	VN2	G16
17	0.017	729.00'	VN2	G17
18	0.017	729.00'	VN2	G18
19 (ADA)	0.017	729.00'	VN2	G19
20 (ADA)	0.017	729.00'	VN2	G20
1G	0.018	802.00'	VNG	
2G	0.018	802.00'	VNG	

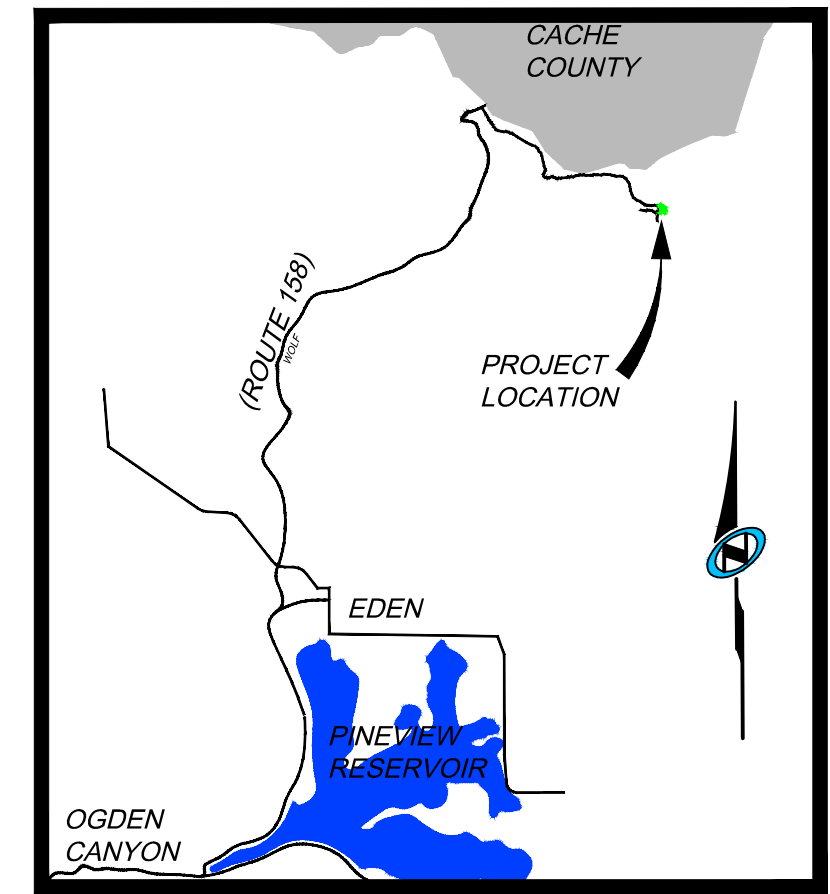
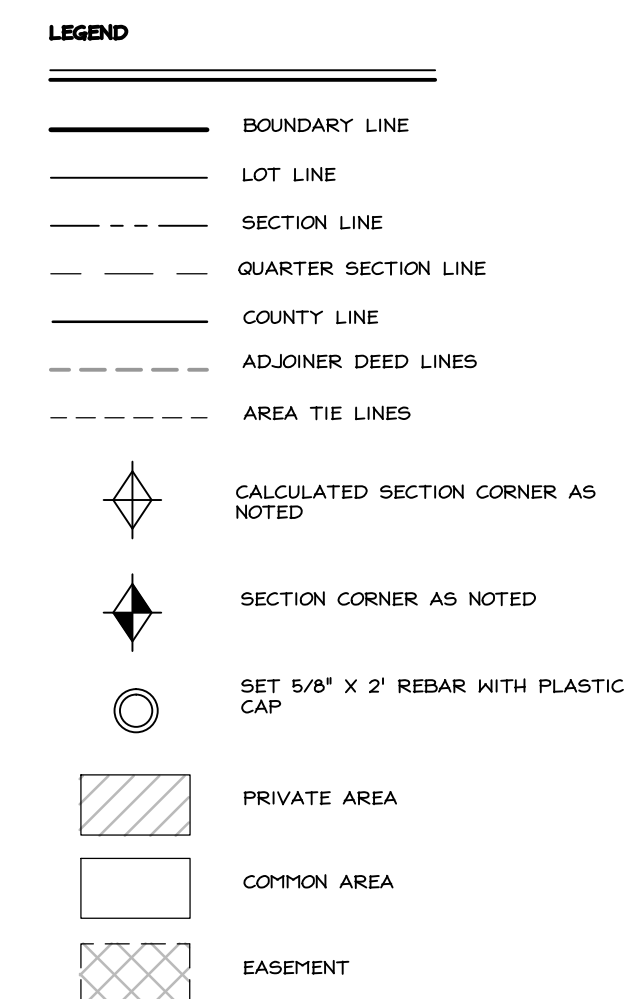
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	22.54'	N 70°47'05\"
L2	34.97'	N 14°25'30\"
L3	44.43'	N 84°38'19\"
L4	27.00'	S 75°34'30\"
L5	32.00'	N 47°32'09\"
L6	16.72'	S 61°44'15\"
L7	34.97'	N 14°25'30\"
L8	37.92'	S 80°44'13\"
L9	27.00'	N 14°25'30\"
L10	27.00'	S 75°34'30\"
L11	26.03'	N 56°46'32\"
L12	34.97'	N 14°25'30\"
L13	31.62'	S 68°05'13\"
L14	27.00'	S 14°25'30\"
L15	32.11'	S 86°07'26\"
L16	27.00'	S 14°25'30\"
L17	21.61'	S 75°42'26\"
L18	27.00'	N 84°17'16\"
L19	3.98'	N 33°13'53\"
L20	27.00'	S 5°42'44\"

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	20.52'	S 17°13'53\"
L22	27.00'	S 5°42'44\"
L23	18.00'	S 5°42'44\"
L24	27.00'	S 5°42'44\"
L25	22.75'	S 23°00'08\"
L26	27.00'	S 65°45'41\"
L27	27.00'	S 24°14'19\"
L28	13.15'	N 72°00'03\"
L29	28.13'	S 54°26'13\"
L30	3.54'	N 69°14'19\"
L31	27.00'	S 65°45'41\"
L32	25.54'	S 24°53'15\"
L33	34.00'	N 30°41'42\"
L34	32.98'	S 59°58'58\"
L35	34.97'	S 24°47'09\"
L36	27.00'	N 84°17'16\"
L37	46.06'	N 82°01'29\"
L38	42.24'	S 60°40'45\"
L39	27.00'	N 77°15'28\"
L40	29.51'	S 49°31'52\"

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	32.94'	N 84°17'16\"
L42	36.33'	S 84°17'16\"
L43	19.27'	S 81°24'01\"
L44	27.00'	S 84°17'16\"
L45	27.00'	S 75°34'30\"
L46	32.56'	S 17°11'02\"
L47	27.00'	N 84°17'16\"
L48	18.08'	N 51°05'19\"
L49	34.97'	S 14°25'30\"
L50	4.30'	S 53°50'59\"
L51	18.78'	S 75°59'39\"
L52	28.67'	N 84°17'16\"
L53	12.79'	S 38°49'24\"
L54	24.15'	S 24°27'52\"
L55	4.86'	S 13°45'23\"
L56	11.41'	N 53°39'23\"
L57	34.97'	S 5°42'44\"
L58	62.17'	N 65°48'54\"
L59	44.03'	S 19°30'34\"
L60	16.78'	N 85°57'57\"

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	10.43'	N 23°16'41\"
L62	10.49'	N 85°52'54\"
L63	9.06'	N 10°18'40\"
L64	20.15'	S 14°25'30\"
L65	30.20'	N 75°34'30\"
L66	18.96'	S 14°25'30\"
L67	30.73'	N 75°34'30\"
L68	31.47'	S 30°01'02\"
L69	18.55'	N 10°27'45\"
L70	11.17'	S 31°36'19\"
L100	35.42'	N 65°45'41\"
L101	44.71'	N 65°12'51\"
L102	12.25'	S 20°18'20\"
L103	8.45'	S 20°18'20\"
L104	57.77'	N 65°10'05\"
L105	59.40'	N 65°45'41\"
L106	147.94'	S 13°54'00\"
L107	146.76'	S 13°54'00\"
L108	40.14'	N 60°23'02\"

LINE TABLE		
LINE	LENGTH	DIRECTION
L110	29.89'	S 49°33'42\"
L111	29.18'	S 49°33'42\"
L112	22.35'	S 68°21'51\"
L113	15.32'	S 68°21'51\"
L114	35.67'	S 14°25'30\"
L115	33.57'	S 14°25'30\"
L116	73.70'	N 75°34'30\"
L117	55.48'	N 75°34'30\"
L118	166.86'	S 2°07'10\"
L119	190.45'	S 2°07'10\"
L120	63.36'	S 53°50'59\"
L121	55.37'	S 53°50'59\"
L122	66.22'	N 77°53'19\"
L123	57.54'	N 77°53'19\"



Vicinity Map
N.T.S.

MAKE CORRECTIONS
Weber Fire District
10/29/2013 5:16:59 PM

Comments:
1. If any residential unit has a portion of an exterior wall that is further than 150' of the fire access road (Daybreak Ridge) as measured by an approved route, a driveway meeting the requirements of the 2006 Utah Wildland Interface Code must be provided (see section 403.2).

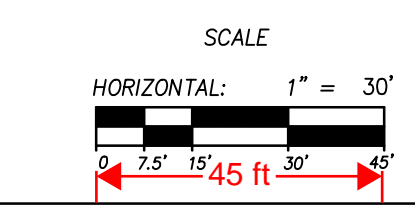
NOTE: Two options exists:
Option 1: It would be possible to extend two short "driveways" up the where the sidewalk is shown off of Daybreak Ridge and extend the driveway into the center of the project until the 150 foot requirement is met. If the driveway does not exceed 150 feet in length, then no turn around is required. You may restrict use of these areas and label them as fire lanes and allow no public access.

Option 2: If the buildings are provided with an automatic fire suppression system, then the distance will be allowed to be as shown on the plans.

*Written response to the comments and declaration of which option is to be used must be submitted.

As the distance to the units further most exterior wall is over 150 feet from the fire access road (Daybreak Ridge), a drive way must be provide that is at least 12 feet wide of usable drive surface and 13'6\"/>

If the buildings are provided with an automatic fire suppression system, then the distance will be allowed to be extended as shown.



PLAT & LAYOUT

1 OF 2
N1V5

NOLTE VERTICAL FIVE

8217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
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: _____

FEE \$ _____

WEBER COUNTY RECORDER

SUMMIT AT POWDER MOUNTAIN PHASE ID DEVELOPMENTAL PARCEL D, PRUD

LOCATED IN SECTION 8 TOWNSHIP 7 NORTH,
RANGE 1 EAST LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PLAT PREPARED FOR:
SUMMIT MOUNTAIN HOLDING GROUP, LLC,
1355 NORTH 5900 EAST
EDEN, UTAH 84310

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/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 ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH
THIS _____ DAY OF _____, 20____.

REVISIONS: