

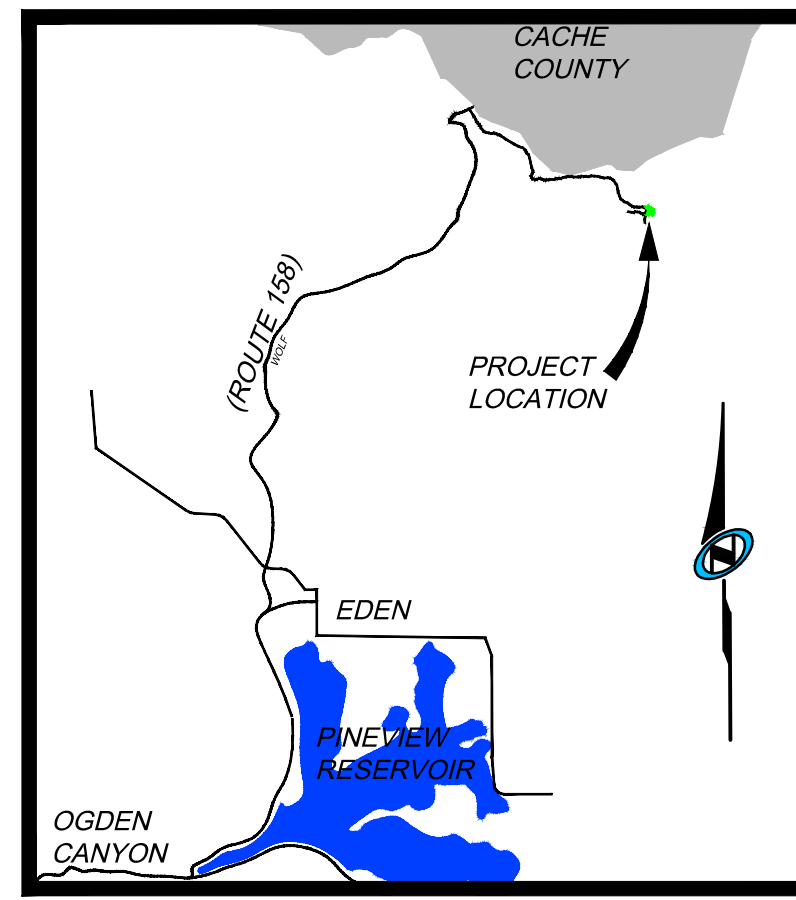
DATE: 2014-11-17 TIME: 10:00 AM DRAWING NAME: ST01.DWG
DRAFTER: NONE PLOT SETUP: NONE LAYOUT: LAYOUT
SERVER: N:\SUBDIVISIONS\CAD\PHASE 1\SUBDIVISIONS\PLAT\155641.DWG
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VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2016

PLAT NOTES:

- THIS CONDOMINIUM PLAT ("PLAT") DEPICTS THE VILLAGE NESTS AT POWDER MOUNTAIN, A CONDOMINIUM PROJECT ("PROJECT") CREATED AND GOVERNED BY THE VILLAGE NESTS AT POWDER MOUNTAIN ("CONDOMINIUM DECLARATION") THAT HAS 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. THE PROJECT IS ALSO SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION"). CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION OR CONDOMINIUM DECLARATION. THE CONDOMINIUM DECLARATION AND MASTER DECLARATION SET FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROJECT.
- THE PROJECT IS WITHIN DEVELOPMENT PARCEL D5R OF THE SUMMIT EDEN PHASE ID AMENDMENT 1 SUBDIVISION PLAT ("SUBDIVISION PLAT") AND SUBJECT TO THE NOTES, TERMS AND CONDITIONS OF SUCH PLAT.
- ACCESS TO THE PROJECT IS THROUGH AN EASEMENT OVER THE PRIVATE ROAD AS NOTED ON THE SUBDIVISION PLAT. ACCESS TO EACH UNIT IS BY PRIVATE ROADS AND IS NOT WARRANTED BY WEBER COUNTY.
- INTENTIONALLY DELETED.
- THE LOCATIONS, DIMENSIONS AND BOUNDARIES OF THE UNITS AND SQUARE FOOTAGE CALCULATIONS ARE BASED SOLELY ON DRAWINGS SUPPLIED BY NOLTE VERTICAL FIVE. THE SQUARE FOOTAGES SHOWN ON THIS PLAT ARE CALCULATED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND THE CONDOMINIUM DECLARATION. SUCH CALCULATION TYPICALLY DIFFERS SOMEWHAT FROM THE SQUARE FOOTAGE DETERMINED BY THE ARCHITECT OR OTHERS USING DIFFERENT METHODS OF DETERMINING UNIT SIZE. IT IS INTENDED THAT THE SIZE AND BOUNDARIES OF THE UNITS SHALL BE AS CONSTRUCTED.
- PURSUANT TO THE CONDOMINIUM DECLARATION, THE VILLAGE NESTS AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, THE COMMON AREAS AND FACILITIES, AND THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND PROJECT FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
- PURSUANT TO THE MASTER DECLARATION, THE COMMUNITY ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS WITHIN POWDER MOUNTAIN, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION AND CONDOMINIUM DECLARATION.
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS AS DESCRIBED IN THE CONDOMINIUM DECLARATION, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY DEVELOPMENTAL RIGHT PROVIDED FOR IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE PROJECT, ADDING ADDITIONAL RECREATIONAL AND SERVICE FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.
- THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS "LIMITED COMMON AREAS AND FACILITIES" IS APPURTENANT TO THE RESPECTIVE UNIT IDENTIFIED HEREON AND ARE FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT, SUBJECT TO THE RIGHT OF THE DECLARANT AND ASSOCIATION TO REALLOCATE LIMITED COMMON AREAS AND FACILITIES AS DESCRIBED IN THE CONDOMINIUM DECLARATION.
- 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.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL UNITS SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR UNIT WITHIN THE PROJECT SHALL BE MADE OR DONE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE.
- ALL OF THE PROPERTY WITHIN THE BOUNDARY DESCRIPTION IS DESIGNATED AS WITHDRAWABLE LAND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AS MORE FULLY SET FORTH IN THE CONDOMINIUM DECLARATION.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS COMMON AREAS AND FACILITIES 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 UNITS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTACLES INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS AND NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE COMMON AREAS AND FACILITIES WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF ANY OWNER OR THE ASSOCIATION, AT SUCH TIME AS THE UNITS ARE CONSTRUCTED TO REFLECT THE AS-BUILT LOCATION OF SUCH UNITS. DECLARANT FURTHER 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 AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
- DECLARANT GIVES NOTICE THAT THE UNITS 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 UNITS 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 UNIT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.
- ALL UNITS 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, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE UNITS 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.
- THE CONDOMINIUM DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF UNITS IN THE PROJECT.
- IF ANY UNITS ARE REQUIRED, OR REQUESTED BY A PURCHASER, TO BE ADA COMPLIANT THEN ONE OR MORE OF UNITS 1-8 AND 18-20 CAN BE CONSTRUCTED TO MEET SUCH REQUIREMENTS. NO CHANGES WILL NEED TO BE MADE TO THE BOUNDARIES OR AREA OF SUCH UNITS AS SHOWN ON THIS PLAT IN ORDER TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ANY DESIGNS FOR ADA COMPLIANT UNITS WILL BE SUBMITTED TO WEBER COUNTY FOR REVIEW AND APPROVAL PRIOR TO PERMIT.
- 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.
- 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.



Vicinity Map
N.T.S.

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 VILLAGE NESTS CONDOMINIUMS 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. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANNOTATED, TITLE 57, CHAPTER 8.

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

LEGAL DESCRIPTION

DEVELOPMENT PARCEL D5R OF SUMMIT EDEN PHASE ID AMENDMENT 1, AS RECORDED AND ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DEVELOPMENT PARCEL D5R, SUMMIT EDEN PHASE ID AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHEASTERLY BOUNDARY OF SAID SUMMIT EDEN PHASE ID AMENDMENT 1, SAID POINT ALSO LIES NORTH 87°49'19" EAST 1,557.97 FEET ALONG THE SECTION LINE AND SOUTH 670.54 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE TOWNSHIP CORNER TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET); THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 163.75 FEET; THENCE SOUTH 59°58'58" WEST 65.49 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 59°58'58" WEST 5.57 FEET; THENCE NORTH 30°01'02" WEST 89.36 FEET; THENCE NORTHERLY ALONG A 307.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 17°51'53" WEST A DISTANCE OF 129.26 FEET), THROUGH A CENTRAL ANGLE OF 24°18'18", A DISTANCE OF 130.23 FEET; THENCE NORTH 05°42'44" WEST 87.37 FEET; THENCE NORTHWESTERLY ALONG A 118.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 29°46'51" WEST A DISTANCE OF 96.25 FEET), THROUGH A CENTRAL ANGLE OF 48°08'14", A DISTANCE OF 99.14 FEET; THENCE NORTH 53°50'59" WEST 46.43 FEET; THENCE NORTHWESTERLY ALONG A 232.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 49°56'25" WEST A DISTANCE OF 31.63 FEET), THROUGH A CENTRAL ANGLE OF 07°49'07", A DISTANCE OF 31.66 FEET; THENCE NORTH 46°01'51" WEST 36.99 FEET; TO THE POINT OF BEGINNING. CONTAINING: 59,907 SQFT OR 1.375 ACRES

SURVEY NARRATIVE:

- THIS SURVEY AND PLAT WERE COMPLETED AT THE REQUEST OF "SMHG PHASE I LLC" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE THIS RESIDENTIAL CONDOMINIUM DEVELOPMENT
- 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, PAGE 64.

OWNER'S DEDICATION:

SMHG PHASE I LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AND SUBMIT THE SAME TO THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANNOTATED, TITLE 57, CHAPTER 8, AND SET APART AND SUBDIVIDE THE SAME INTO UNITS AND COMMON AREAS AND FACILITIES 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 VILLAGE NESTS AT POWDER MOUNTAIN, A CONDOMINIUM PLAT, AND DOES HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE COMMON AREAS AND FACILITIES AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 2016.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: JEFF WERBELOW
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENTS:

STATE OF UTAH }
COUNTY OF _____ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

SMHG PHASE I, LLC.
3632 N. WOLF CREEK DR.
EDEN, UT, 84310

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS CONDOMINIUM PLAT AND 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 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____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS CONDOMINIUM PLAT CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS CONDOMINIUM PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST:
TITLE: _____

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

Sheet 1 of 4

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

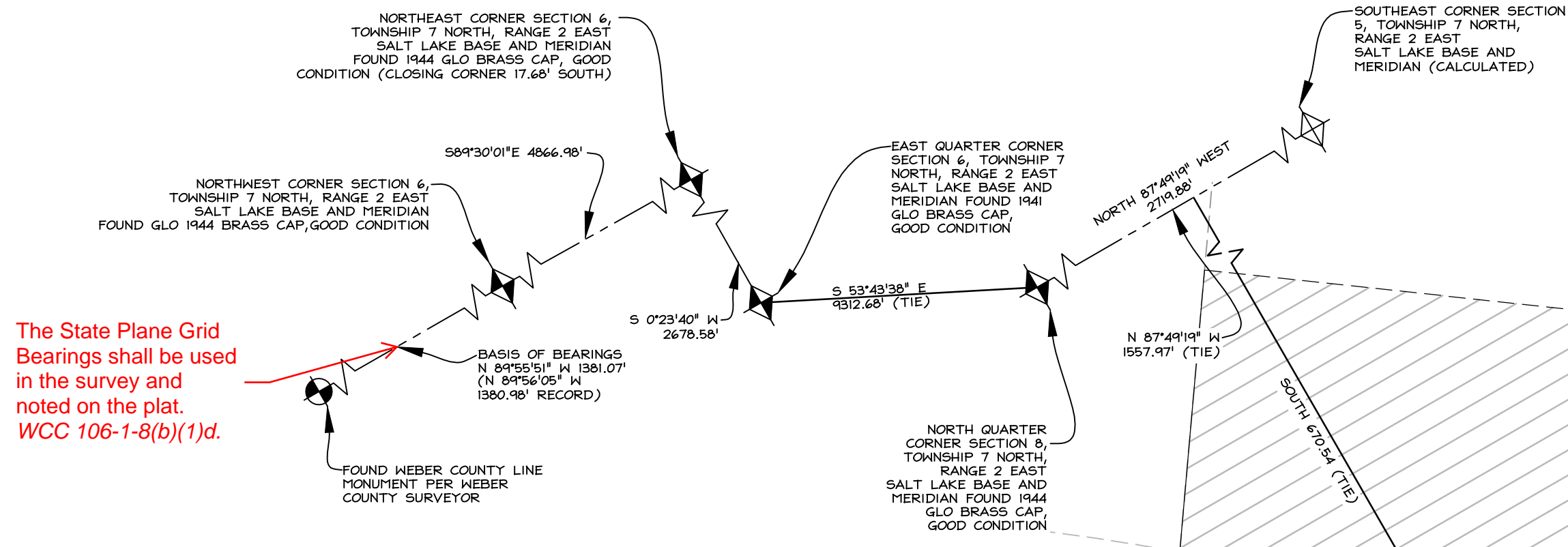
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 N:\S\0703\000\PHASE I\SUBDIVISION PLATS\LOT EMBLEMED PLAT\SUBDIVISION PLAT\SUBDIVISION PLAT

VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 JANUARY 2016

Verify Subdivision Ties

ADA NOTE:
 IF ANY UNITS ARE REQUIRED, OR REQUESTED BY A PURCHASER, TO BE ADA COMPLIANT THEN ONE OR MORE OF UNITS 1-8 AND 18-20 CAN BE CONSTRUCTED TO MEET SUCH REQUIREMENTS. NO CHANGES WILL NEED TO BE MADE TO THE BOUNDARIES OR AREA OF SUCH UNITS AS SHOWN ON THIS PLAT IN ORDER TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ANY DESIGNS FOR ADA COMPLIANT UNITS WILL BE SUBMITTED TO WEBER COUNTY FOR REVIEW AND APPROVAL PRIOR TO PERMIT.



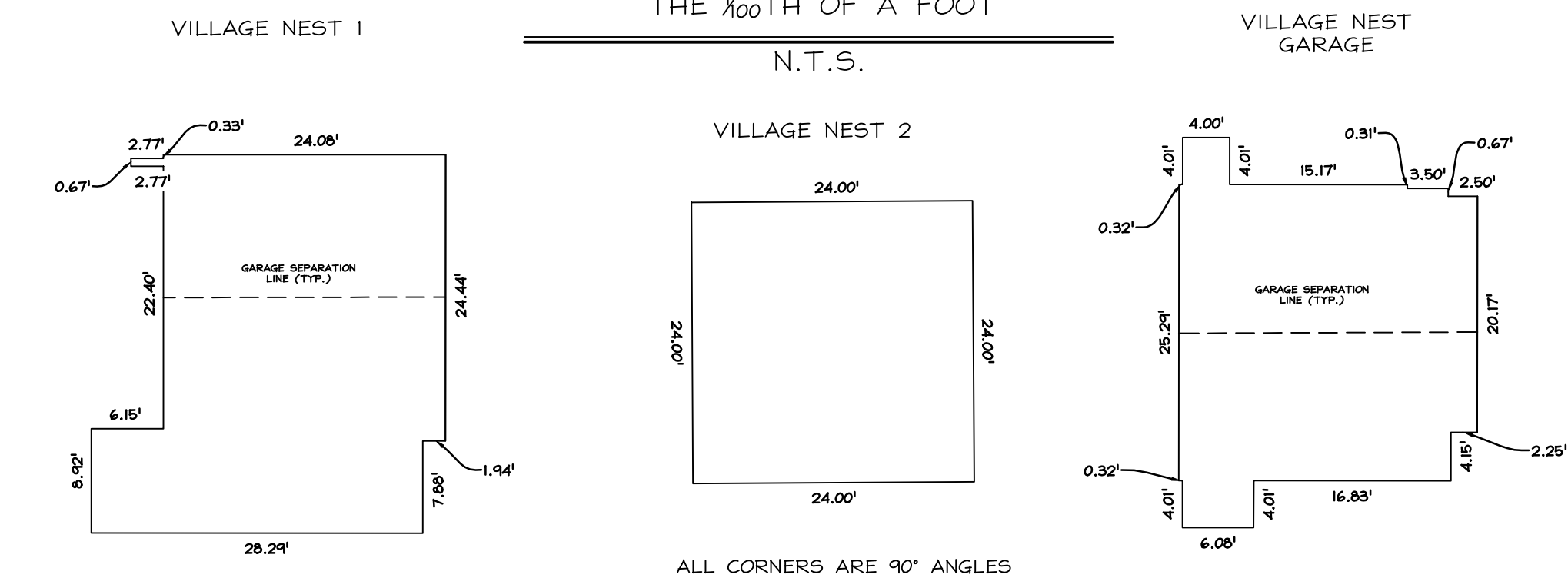
The State Plane Grid Bearings shall be used in the survey and noted on the plat.
 WCC 106-1-8(b)(1)d.

| CURVE | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING |
|-------|---------|---------|-----------|--------------|---------------|
| C1 | 31.66' | 232.00' | 7°49'07" | 31.63' | S49° 56' 25"E |
| C2 | 34.12' | 250.00' | 7°49'07" | 34.09' | S49° 56' 25"E |
| C3 | 99.14' | 118.00' | 48°08'14" | 96.25' | S29° 46' 51"E |
| C4 | 84.02' | 100.00' | 48°08'14" | 81.57' | N29° 46' 51"W |
| C5 | 130.23' | 307.00' | 24°18'18" | 129.26' | S17° 51' 53"E |
| C6 | 137.86' | 325.00' | 24°18'18" | 136.83' | S17° 51' 53"E |

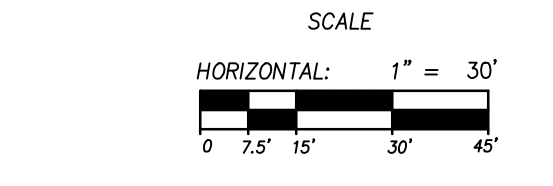
| UNIT # | ACRES | SOFT | BLDG TYPE | ASSIGNED GARAGE | ADDRESS |
|--------|-------|----------|-----------|-----------------|---------|
| 1 | 0.027 | 1191.00' | VNI | G1 | |
| 2 | 0.027 | 1191.00' | VNI | G2 | |
| 3 | 0.027 | 1191.00' | VNI | G3 | |
| 4 | 0.027 | 1191.00' | VNI | G4 | |
| 5 | 0.027 | 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 | 0.017 | 729.00' | VN2 | G19 | |
| 20 | 0.017 | 729.00' | VN2 | G20 | |

| AREA TABLE | ACRES | SQ.FT. |
|---------------------|-------|---------|
| COMMON AREA | 1.035 | 45,099 |
| LIMITED COMMON AREA | 0.340 | 14,808. |

| LINE TABLE | LINE TABLE | LINE TABLE | LINE TABLE | LINE TABLE | |
|------------|------------|---------------|------------|------------|---------------|
| LINE | LENGTH | DIRECTION | LINE | DIRECTION | |
| L1 | 20.05' | N 55°01'48" W | L21 | 24.00' | S 5°42'44" E |
| L2 | 7.88' | N 14°25'30" W | L22 | 21.00' | S 5°42'44" E |
| L3 | 1.94' | S 75°34'30" W | L23 | 24.00' | S 5°42'44" E |
| L4 | 24.44' | N 14°25'30" W | L24 | 45.86' | S 20°52'58" E |
| L5 | 33.91' | N 42°34'39" W | L25 | 25.12' | S 19°17'03" W |
| L6 | 50.18' | N 87°03'06" E | L26 | 24.00' | S 24°05'24" E |
| L7 | 24.00' | N 75°38'57" E | L27 | 15.10' | N 79°24'45" E |
| L8 | 24.00' | S 14°21'03" E | L28 | 24.00' | S 65°54'36" W |
| L9 | 38.51' | S 78°49'42" E | L29 | 31.11' | S 54°13'41" W |
| L10 | 24.00' | S 14°25'30" E | L30 | 5.66' | N 69°14'19" W |
| L11 | 24.00' | S 75°34'30" W | L31 | 24.00' | S 65°45'41" W |
| L12 | 33.49' | S 63°56'54" E | L32 | 30.02' | N 83°29'04" W |
| L13 | 24.00' | S 14°25'30" E | L33 | 12.16' | S 40°20'02" E |
| L14 | 33.18' | S 81°15'56" E | L34 | 24.44' | S 29°53'33" E |
| L15 | 24.00' | S 14°25'30" E | L35 | 1.94' | S 60°06'27" W |
| L16 | 62.44' | N 67°45'00" W | L36 | 7.87' | S 29°53'33" E |
| L17 | 24.62' | S 71°27'12" E | L37 | 28.29' | S 60°06'27" W |
| L18 | 24.00' | N 84°26'11" E | L38 | 37.85' | N 28°32'35" W |
| L19 | 6.86' | N 41°55'15" E | L39 | 7.87' | S 24°39'40" E |
| L20 | 24.00' | S 5°33'49" E | L40 | 1.94' | S 65°20'20" W |
| L41 | 24.44' | S 24°39'40" E | L51 | 44.89' | S 61°54'42" W |
| L42 | 24.00' | N 24°14'19" W | L52 | 49.73' | N 79°24'01" W |
| L43 | 36.24' | N 85°42'07" W | L53 | 24.00' | S 84°17'16" W |
| L44 | 4.15' | S 23°56'11" E | L54 | 27.45' | S 81°50'38" W |
| L45 | 2.25' | S 66°03'49" W | L55 | 28.29' | S 84°24'45" W |
| L46 | 20.17' | S 23°56'11" E | L56 | 20.26' | N 13°06'46" E |
| L47 | 13.43' | S 4°25'18" W | L57 | 28.87' | S 21°22'10" E |
| L48 | 28.29' | S 84°24'45" W | L58 | 19.77' | S 31°29'03" E |
| L49 | 35.55' | S 60°43'08" W | L59 | 4.15' | S 5°24'36" E |
| L50 | 24.00' | N 77°15'28" E | L60 | 2.25' | S 84°35'24" W |
| L61 | 20.17' | S 5°24'36" E | L71 | 24.00' | N 75°34'30" E |
| L62 | 12.54' | N 20°11'13" E | L72 | 22.87' | N 47°41'47" W |
| L63 | 20.47' | S 73°58'25" W | L73 | 24.44' | N 14°32'59" W |
| L64 | 24.00' | N 84°17'16" E | L74 | 22.03' | N 75°14'23" W |
| L65 | 34.15' | S 21°59'28" W | L75 | 1.94' | S 75°27'01" W |
| L66 | 24.19' | N 57°56'52" W | L76 | 7.88' | N 14°32'59" W |
| L67 | 24.44' | N 14°25'30" W | L77 | 28.29' | S 75°27'01" E |
| L68 | 1.94' | S 75°34'30" W | L78 | 8.92' | S 14°32'59" W |
| L69 | 7.88' | N 14°25'30" W | L79 | 16.30' | N 70°12'50" E |
| L70 | 33.96' | S 56°32'21" W | L80 | 17.17' | N 28°09'54" E |
| L81 | 8.92' | S 14°32'59" E | | | |
| L82 | 28.29' | S 75°27'01" W | | | |
| L83 | 7.87' | N 14°32'59" W | | | |
| L84 | 1.94' | S 75°27'01" W | | | |
| L85 | 19.88' | S 55°07'40" W | | | |
| L86 | 19.09' | N 85°09'34" E | | | |
| L87 | 22.92' | S 11°43'30" W | | | |



SMHG PHASE I, LLC.
 3632 N. WOLF CREEK DR.
 EDEN, UT, 84310



- LEGEND:**
- BOUNDARY LINE
 - - - LOT LINE
 - - - SECTION LINE
 - - - QUARTER SECTION 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 ASSOC."
 - ▨ BUILDING
 - ▭ COMMON AREA
 - G# DESIGNATED UNIT TO WHICH GARAGE IS APPURTENANT
 - ▨ LIMITED COMMON AREA AND FACILITIES (LCA)
 - # DESIGNATED UNIT TO WHICH LIMITED COMMON AREA IS APPURTENANT

Sheet 2 of 4

NIV5
NOLTE VERTICAL FIVE
 5217 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

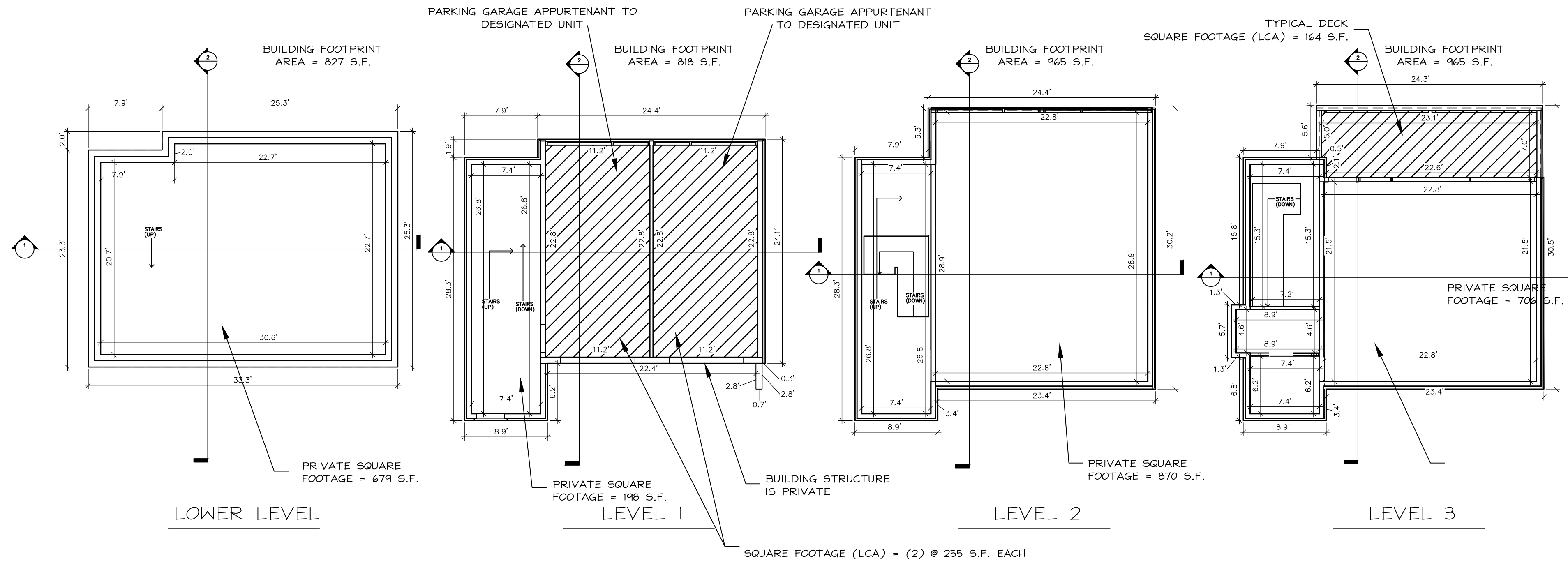
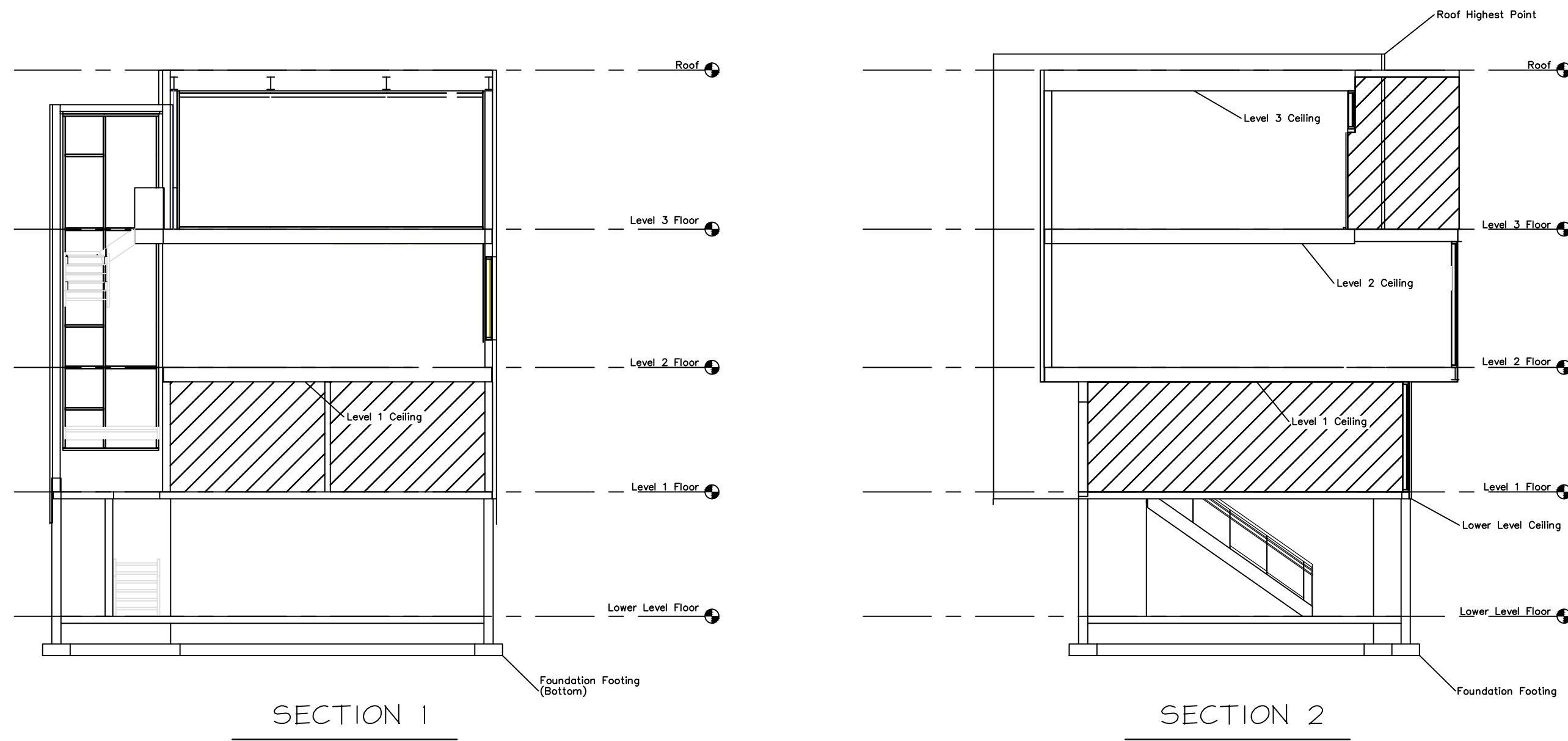
DATE: 2014-1-17 TIME: 9:50 AM DRAWING NAME: SYSTEMS
 SERVER: NONE PHASE SETUP: LAYOUT LAYOUT: LAYOUT
 N:\SUBMITTALS\ADPHASE\PLANS\CONDO\CONDO PLAT\CONDO PLAT\MONTANA.PLT

VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2016

VILLAGE NEST 1 (VNI) UNITS 1,2,3,4,5,6,7, & 8

N.T.S.
JANUARY 2014



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

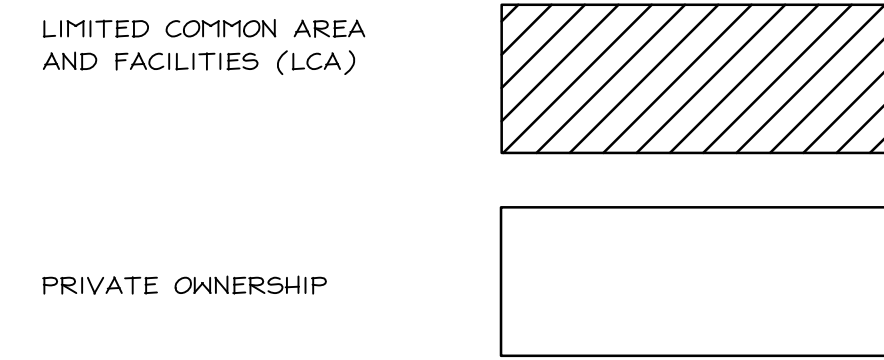
BUILDING UNIT ELEVATION TABLE

| BUILDING UNIT # | Foundation Footing (Bottom) | Lower Level Floor | Lower Level Ceiling | Level 1 Floor | Level 1 Ceiling | Level 2 Floor | Level 2 Ceiling | Level 3 Floor | Level 3 Ceiling | Roof | Roof Highest Point |
|-----------------|-----------------------------|-------------------|---------------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------|--------------------|
| 1 | 8628.67 | 8631.50 | 8640.00 | 8640.50 | 8648.44 | 8649.50 | 8659.45 | 8659.50 | 8669.50 | 8671.00 | 8672.17 |
| 2 | 8625.17 | 8628.00 | 8636.50 | 8637.00 | 8644.94 | 8646.00 | 8654.95 | 8656.00 | 8666.00 | 8667.50 | 8668.67 |
| 3 | 8619.18 | 8622.01 | 8630.51 | 8631.01 | 8638.98 | 8640.01 | 8648.96 | 8650.01 | 8660.01 | 8661.51 | 8662.68 |
| 4 | 8617.92 | 8620.75 | 8629.25 | 8629.75 | 8637.69 | 8638.75 | 8647.70 | 8648.75 | 8658.75 | 8660.25 | 8661.42 |
| 5 | 8616.47 | 8619.30 | 8627.80 | 8628.30 | 8636.24 | 8637.30 | 8646.25 | 8647.30 | 8657.30 | 8658.80 | 8659.97 |
| 6 | 8616.17 | 8619.00 | 8627.5 | 8628.00 | 8635.94 | 8637.00 | 8645.95 | 8647.00 | 8657.00 | 8658.50 | 8659.67 |
| 7 | 8619.15 | 8621.98 | 8630.48 | 8630.98 | 8638.92 | 8639.98 | 8648.93 | 8649.98 | 8659.98 | 8661.48 | 8662.65 |
| 8 | 8623.37 | 8626.20 | 8634.70 | 8635.20 | 8643.14 | 8644.20 | 8653.15 | 8654.20 | 8664.20 | 8665.70 | 8666.87 |

AREA DESIGNATION TABLE

| | |
|-------------------------------|-----------|
| PRIVATE SQUARE FOOTAGE | 2453 S.F. |
| LIMITED COMMON SQUARE FOOTAGE | 674 S.F. |

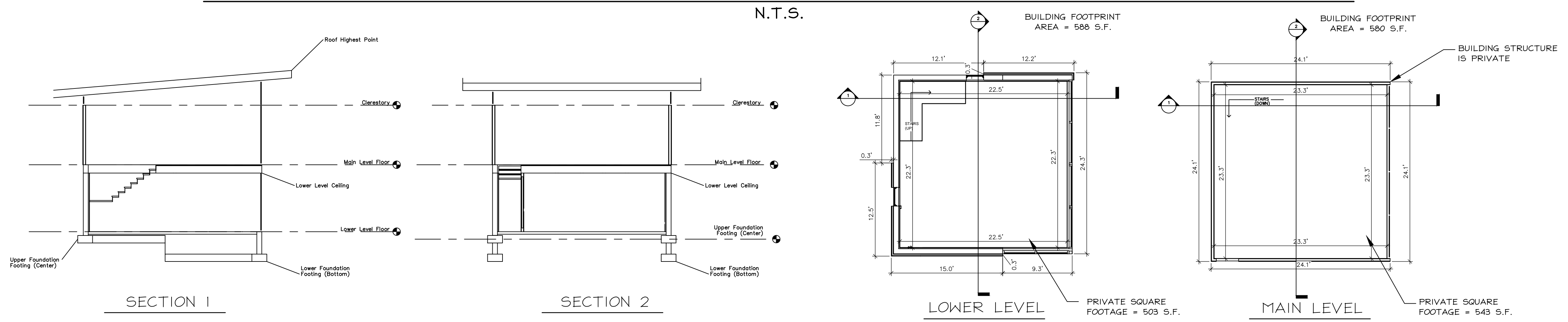
LEGEND



VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2016

VILLAGE NEST 2 (VN2) UNITS 9,10,11,12,13,14,15,16,17,18,19,20



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

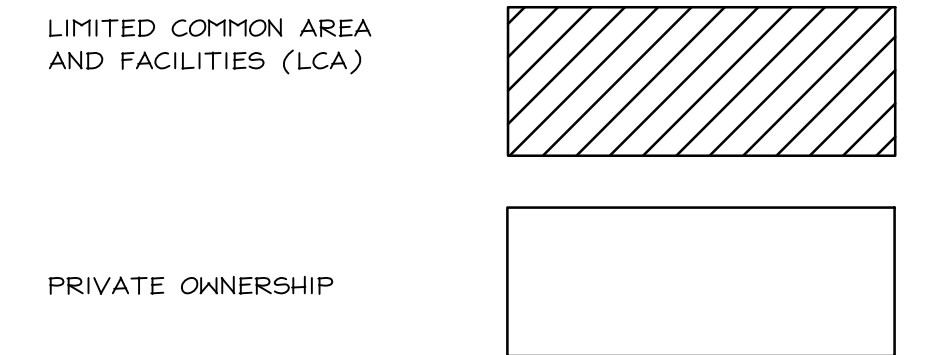
BUILDING UNIT ELEVATION TABLE

| BUILDING UNIT # | Lower Foundation Footing (Bottom) | Upper Foundation Footing (Center) | Lower Level Floor | Lower Level Ceiling | Main Level Floor | Clerestory | Roof Highest Point |
|-----------------|-----------------------------------|-----------------------------------|-------------------|---------------------|------------------|------------|--------------------|
| 9 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 10 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 11 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 12 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 13 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 14 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 15 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 16 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 17 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 18 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 19 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |
| 20 | 8603.00 | 8607.00 | 8608.00 | 8615.84 | 8617.00 | 8625.00 | 8629.67 |

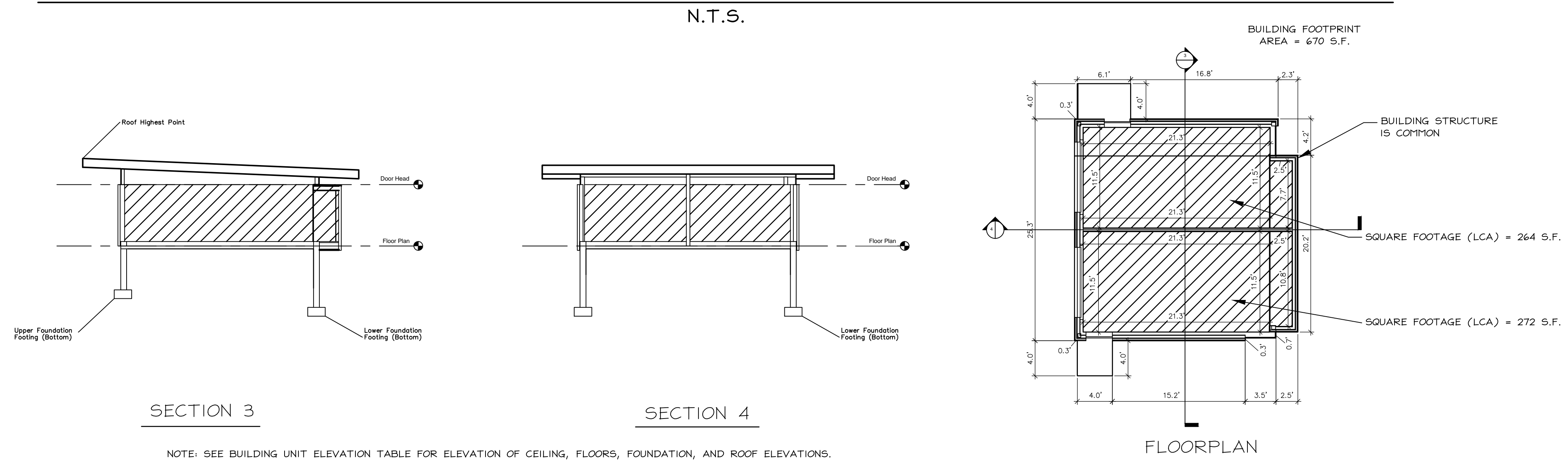
AREA DESIGNATION TABLE

| | |
|-------------------------------|-----------|
| PRIVATE SQUARE FOOTAGE | 1046 S.F. |
| LIMITED COMMON SQUARE FOOTAGE | 0 S.F. |

LEGEND



VILLAGE NEST GARAGES (VNG) FOR 1G & 2G



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

BUILDING ELEVATION TABLE

| Building # | Lower Foundation Footing (Bottom) | Upper Foundation Footing (Bottom) | Floor Plan | Door Head | Roof Highest Point |
|------------|-----------------------------------|-----------------------------------|------------|-----------|--------------------|
| 1G | 8622.00 | 8624.00 | 8629.00 | 8636.00 | 8638.98 |
| 2G | 8622.10 | 8625.10 | 8629.10 | 8636.10 | 8639.08 |

AREA DESIGNATION TABLE

| | |
|-------------------------------|----------|
| PRIVATE SQUARE FOOTAGE | 0 S.F. |
| LIMITED COMMON SQUARE FOOTAGE | 536 S.F. |

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EDEN, UT, 84310