REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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

SUMMIT AT POWDER MOUNTAIN PHASE IA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, AND SOUTHEAST QUARTER OF SECTION I, T 7N, R IE, SLBM, AND THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH.



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 FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 22°00'21" WEST 196.22 FEET; THENCE SOUTH 34°42'50" WEST 437.67 FEET; THENCE WEST 2,083.16 FEET; THENCE SOUTH 1,436.09 FEET; THENCE SOUTH 66°02'10" WEST 565.69 FEET; THENCE SOUTH 83°57'59" WEST 1,323.75 FEET; THENCE SOUTH 86°23'26" WEST 870.31 FEET; THENCE SOUTH 68°56'15" WEST 919.23 FEET; THENCE NORTH 1°29'36" EAST 623.17 FEET; THENCE NORTH 68°02'54" WEST 644.85 FEET; THENCE NORTH 41°58'40" EAST 239.39 FEET; THENCE NORTH 34°29'44" EAST 1032.96 FEET; THENCE NORTH 71°25'04" EAST 1249.80 FEET; THENCE NORTH 75°22'38" EAST 308.19 FEET; THENCE NORTH 83°23'28" EAST 80.94 FEET; THENCE THENCE NORTH 35°08'55" EAST 260.32 FEET; THENCE NORTH 54°51'05" WEST 43.67 FEET; THENCE NORTH 15°09'45" EAST 501.68 FEET TO THE SOUTHERLY LINE OF ROAD PARCEL D, ALSO KNOWN AS HORIZON RUN; THENCE ALONG SOUTHERLY LINE OF ROAD PARCEL D THE FOLLOWING FOUR (4) COURSES: 1) SOUTHWESTERLY ALONG A 475.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 86°37'24" WEST 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET, 2) THENCE SOUTH 84°20'22" WEST 63.25 FEET, 3) NORTHWESTERLY ALONG A 225.00 FOOT TANGENT CURVE TO THE RIGHT, (CHORD BEAR NORTH 77°02'22" WEST 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 4) NORTH 58° 25'06" WEST 9.28 FEET; THENCE SOUTH 31°34'54" WEST 265.07 FEET; THENCE NORTH 67°30'09" WEST 257.38 FEET; THENCE SOUTH 22°29'51" WEST 295.08 FEET; THENCE NORTH 67°44'01" WEST 359.08 FEET; THENCE NORTH 22°15'59" EAST 389.31 FEET; THENCE NORTH 38°29'38" EAST 196.43 FEET TO THE SOUTHERLY LINE OF ROAD PARCEL D, ALSO KNOWN AS HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE OF ROAD PARCEL D THE FOLLOWING TWO (2) COURSES: I) NORTHWESTERLY ALONG A 125.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 1'14'03" WEST 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114'16'09", A DISTANCE OF 249.30 FEET, 2) THENCE NORTHWESTERLY ALONG A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 25°09'14" EAST 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'35", A DISTANCE OF 21.47 FEET TO THE SOUTHERLY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHERLY LINE OF SUMMIT PASS THE FOLLOWING FORTY-THREE (43) COURSES: I) SOUTHEASTERLY ALONG A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 32°33'32" EAST A DISTANCE OF 193.17 FEET), THROUGH A CENTRAL ANGLE OF 53°55'50", A DISTANCE OF 200.49 FEET, 2) SOUTH 59°31'27" EAST 20.00 FEET; 3) EASTERLY ALONG A 215.83 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°11'36" EAST 116.58 FEET), THROUGH A CENTRAL ANGLE OF 31°20'18", A DISTANCE OF 118.05 FEET, 4) NORTH 89°08'14" EAST 27.32 FEET, 5) EASTERLY ALONG A 483.21 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 82°46'27" EAST A DISTANCE OF 107.11 FEET), THROUGH A CENTRAL ANGLE OF 12°43'35", A DISTANCE OF 107.33 FEET, 6) NORTH 76°24'39" EAST 166.99 FEET, 7) EASTERLY ALONG A 147.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 80°40'01" EAST A DISTANCE OF 114.51 FEET), THROUGH A CENTRAL ANGLE OF 45°50'39", A DISTANCE OF 117.62 FEET, 8) SOUTH 57°44'42" EAST 14.03 FEET, 9) EASTERLY ALONG A 383.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 78°01'21" EAST A DISTANCE OF 265.47 FEET), THROUGH A CENTRAL ANGLE OF 40°33'19", A DISTANCE OF 271.10 FEET, 10) NORTH 81°42'00" EAST 53.97 FEET, 11) EASTERLY ALONG A 418.71 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°04'31" EAST A DISTANCE OF 92.99 FEET), THROUGH A CENTRAL ANGLE OF 12°45'03", A DISTANCE OF 93.18 FEET, 12) SOUTH 85°32'57" EAST 56.26 FEET, 13) EASTERLY ALONG A 733.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 81°41'37" EAST A DISTANCE OF 323.72 FEET), THROUGH A CENTRAL ANGLE OF 25°30'52", A DISTANCE OF 326.41 FEET, 14) NORTH 68°56'11" EAST 94.64 FEET, 15) EASTERLY ALONG A 167.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 85°01'33" EAST A DISTANCE OF 92.56 FEET), THROUGH A CENTRAL ANGLE OF 32°10'44", A DISTANCE OF 93.79 FEET, 16) SOUTH 78°53'05" EAST 41.36 FEET, 17) EASTERLY ALONG A 283.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 86°13'07" EAST A DISTANCE OF 145.50 FEET), THROUGH A CENTRAL ANGLE OF 29°47'36", A DISTANCE OF 147.16 FEET, 18) NORTH 71°19'19" EAST 174.07 FEET, 9) EASTERLY ALONG A 967.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT,(CHORD BEARS NORTH 76°42'19 EAST A DISTANCE OF 181.44 FEET), THROUGH A CENTRAL ANGLE OF 10°45'58", A DISTANCE OF 181.70 FEET, 20) NORTH 82°05'18" EAST 101.93 FEET, 21) EASTERLY ALONG A 393.15 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°48'39" EAST A DISTANCE OF 92.04 FEET), THROUGH A CENTRAL ANGLE OF 13°26'42", A DISTANCE OF 92.26 FEET, 22) SOUTH 84°28'01" EAST 114.11 FEET, 23) EASTERLY ALONG A 3,056.76 FOOT RADIUS TANGENT CURVE TO THE LEFT,(CHORD BEARS SOUTH 85°24'51" EAST A DISTANCE OF 101.09 FEET), THROUGH A CENTRAL ANGLE OF 01°53'41", A DISTANCE OF 101.09 FEET, 24) SOUTH 86°21'42" EAST 297.63 FEET, 25) EASTERLY ALONG A 300.82 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 82°56'30" EAST A DISTANCE OF III.67 FEET), THROUGH A CENTRAL ANGLE OF 21°23'37", A DISTANCE OF II2.32 FEET, 26) NORTH 72°14'41" EAST 103.92 FEET, 27) EASTERLY ALONG A 267.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 88°38'49" EAST A DISTANCE OF 150.79 FEET), THROUGH A CENTRAL ANGLE OF 32°48'14", A DISTANCE OF 152.87 FEET, 28) SOUTH 74°57'04" EAST 46.14 FEET, 29) EASTERLY ALONG A 483.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°17'33" EAST A DISTANCE OF 222.90 FEET), THROUGH A CENTRAL ANGLE OF 26°40'57", A DISTANCE OF 224.93 FEET, 30) NORTH 78°21'59" EAST 163.17 FEET, 31) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 87°57'27" EAST A DISTANCE OF 155.62 FEET), THROUGH A CENTRAL ANGLE OF 19°10'57", A DISTANCE OF 156.35 FEET, 32) SOUTH 82°27'04" EAST 241.01 FEET, 33) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 76°12'08" EAST A DISTANCE OF 101.66 FEET), THROUGH A CENTRAL ANGLE OF 12°29'53", A DISTANCE OF 101.87 FEET, 34) SOUTH 69°57'12" EAST 128.40 FEET, 35) EASTERLY ALONG A 333.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 81°03'41" EAST A DISTANCE OF 128.31 FEET) THROUGH A CENTRAL ANGLE OF 22°12'58", A DISTANCE OF 129.12 FEET, 36) NORTH 87°49'50" EAST 231.14 FEET, 37) EASTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT,(CHORD BEARS SOUTH 70°02'50" EAST A DISTANCE OF 276.41 FEET), THROUGH A CENTRAL ANGLE OF 44°14'39", A DISTANCE OF 283.40 FEET, 38) SOUTH 47°55'31" EAST 81.02 FEET; 39) SOUTHEASTERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 36°08'41" EAST A DISTANCE OF 231.52 FEET), THROUGH A CENTRAL ANGLE OF 23°33'40", A DISTANCE OF 233.16 FEET, 40) SOUTH 24°21'51" EAST 113.52 FEET, 41) SOUTHERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 15°29'46" EAST A DISTANCE OF 174.82 FEET), THROUGH A CENTRAL ANGLE OF 17°44'11", A DISTANCE OF 175.52 FEET, 42) SOUTH 06°37'40" EAST 118.34 FEET, 43) SOUTHERLY ALONG A 603.42 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH - 06°55'18" EAST A DISTANCE OF 6.19 FEET), THROUGH A CENTRAL ANGLE OF 00°35'15", A DISTANCE OF 6.19 FEET; THENCE SOUTH 83°22'20" WEST 385.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,602,593 SQUARE FEET OR 289.32 ACRES.

NO.	BY	DATE	REVISIONS:		
3	TD	2013-10-30	COUNTY REDLINES		
2	TD	2013-10-21	PHASE IE		
1	TD	2013-09-17	PLAT NOTES \$ LEGAL DESCRIPTIONS		

SUMMIT AT POWDER MOUNTAIN PHASE IA, PLAT NOTES

I. 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 DECLARATION OF COVENANTS, CONDITIONS, 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.

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

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 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 FASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC LITHLITY FASEMENTS 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. FOR PURPOSES HEREIN, UTILITY PROVIDERS SHALL INCLUDE WEBER COUNTY WITH RESPECT TO STORM AND DRAINAGE, POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT WITH RESPECT TO SEWER AND WATER, ROCKY MOUNTAIN POWDER WITH RESPECT TO ELECTRICAL, CENTURY LINK WITH RESPECT TO COMMUNICATIONS FACILITIES, AND ANY OTHER PUBLIC UTILITY PROVIDER.

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

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

10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER 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.

SURVEY NARRATIVE:

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-BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION I, TOWNSHIP 7 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

SUMMIT AT POWDER MOUNTAIN PHASE IA, PLAT NOTES

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

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

15. DECLARANT HEREBY RESERVES TO ITSELF AN EASEMENT ALONG EACH SIDE OF THE ROADS SHOWN HEREON IN A WIDTH AS DEEMED NECESSARY BY WEBER COUNTY AND CONSISTENT WITH THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CUTTING SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE PORTION OF THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH

16. DECLARANT HEREBY RESERVES TO ITSELF A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ROAD PARCEL A FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.

17. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." HOWEVER, NOTWITHSTANDING SUCH DESIGNATION, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE DESIGNATED OPEN SPACE COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.

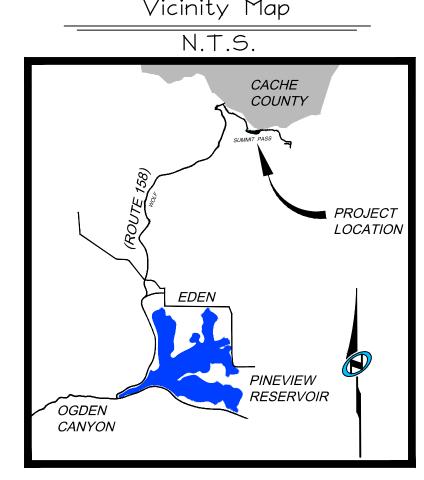
18. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.

19. DECLARANT HEREBY GRANTS A TWENTY FOOT (201) WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY SHOWN HEREON ("PRIVATE DRIVEWAY EASEMENT") FOR THE USE AND BENEFIT AND AT THE EXPENSE OF THE OWNERS OF LOTS 7A AND 7B, AND LOTS 1, 2, 3, 4, 9, AND 10 OF SUMMIT AT POWDER MOUNTAIN PHASE IE AS MAY BE NECESSARY FOR ACCESS TO SUCH LOTS, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. USE OF THE PRIVATE DRIVEWAY EASEMENT, INCLUDING THE TYPES OF VEHICLES THAT MAY BE USED OR OPERATED THEREON, MAY BE LIMITED AS SET FORTH IN THE NEIGHBORHOOD DECLARATION. THE PRIVATE DRIVEWAY EASEMENT MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION. THE PRIVATE DRIVEWAY EASEMENT IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE THE PRIVATE DRIVEWAY EASEMENT OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR THE PRIVATE DRIVEWAY EASEMENT. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION. THE PRIVATE DRIVEWAY EASEMENT IS ALSO HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT.

20. DECLARANT HEREBY RESERVES TO ITSELF AN EASEMENT OVER LOTS 10, II, AND 12, AS WELL AS ROAD PARCEL A FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF A SKI LIFT ("SKI LIFT EASEMENT"), AS MAY BE FURTHER SET FORTH IN A SEPARATE EASEMENT AGREEMENT RECORDED AGAINST SUCH PROPERTY. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI LIFT EASEMENT IN ACCORDANCE THE NEIGHBORHOOD DECLARATION AND COMMUNITY DECLARATION.

21. 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.

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



SUMMIT AT POWDER MOUNTAIN PHASE IA, OWNER'S DEDICATION:

SMHG PHASE I, LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HERON AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT AT POWDER MOUNTAIN PHASE IA, AND DOES HEREBY:

• PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN ESTATES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.

• PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

· PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 13, 14, 15, 16, 19 AND 20 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE. . [DRAFTING NOTE: UPDATE CROSS REFERENCES TO PLAT NOTES FOR EACH

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

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

	· · · · · · · ·	 ELLIOTT BISNOW MANAGER	-
	BY:		
<u>:</u>	NAME:	GREGORY VINCENT MAURO MANAGER	-
	ACKNO	WLEDGEMENT:	

otate of Utah County of	[}] S.S.			
he foregoing instrume	nt was acknowledged	before me t	chis	(
f	A.D., 20, by			
uho is the		of		
		_	Notary	
1y commission expires:		Residing at:		
State of Utah County of	[}] s.s.			

The foregoing instrument was acknowledged before me this _____ day

of	A.D., 20, by	
who is the	of	
		MIV

My commission expires:	
	Notary
Residing at:	

 NIVI	J
NOLTE VERTIC	ALFIVE
5217 SOUTH STATE STREET, SUITE 300 801.743.1300 TEL 801.743.0300 FAX	MURRAY, UT 8410 WWW.NOLTE.CO
RECORDED	#_

SUMMIT	AT	POWDER	MOUNT	TAIN	PHASE	Ξ 1
COVER S	HEE	T. SIGNAT	URES.	& VI0	CINITY	M

COVER SHEET, SIGNATURES, 4 VICINITI LOCATED IN SECTION 12 TOWNSHIP 7 NORTH, RANGE I EAST AND SECTIONS 6, 5 AND 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PLAT PREPARED FOR:

SMHG PHASE I, LLC. 1355 NORTH 5900 EAST EDEN, UTAH 84310

WEBER COUNTY ATTORNEY HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNATURE

SIGNED THIS ______ DAY OF ______, 20_____.

COUNTY SURVEYOR

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 SURVEYOR

WEBER COUNTY ENGINEER HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE ON THE DAY OF _______, 20_____. AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR

THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____. WEBER COUNTY PLANNING COMMISSION APPROVAL

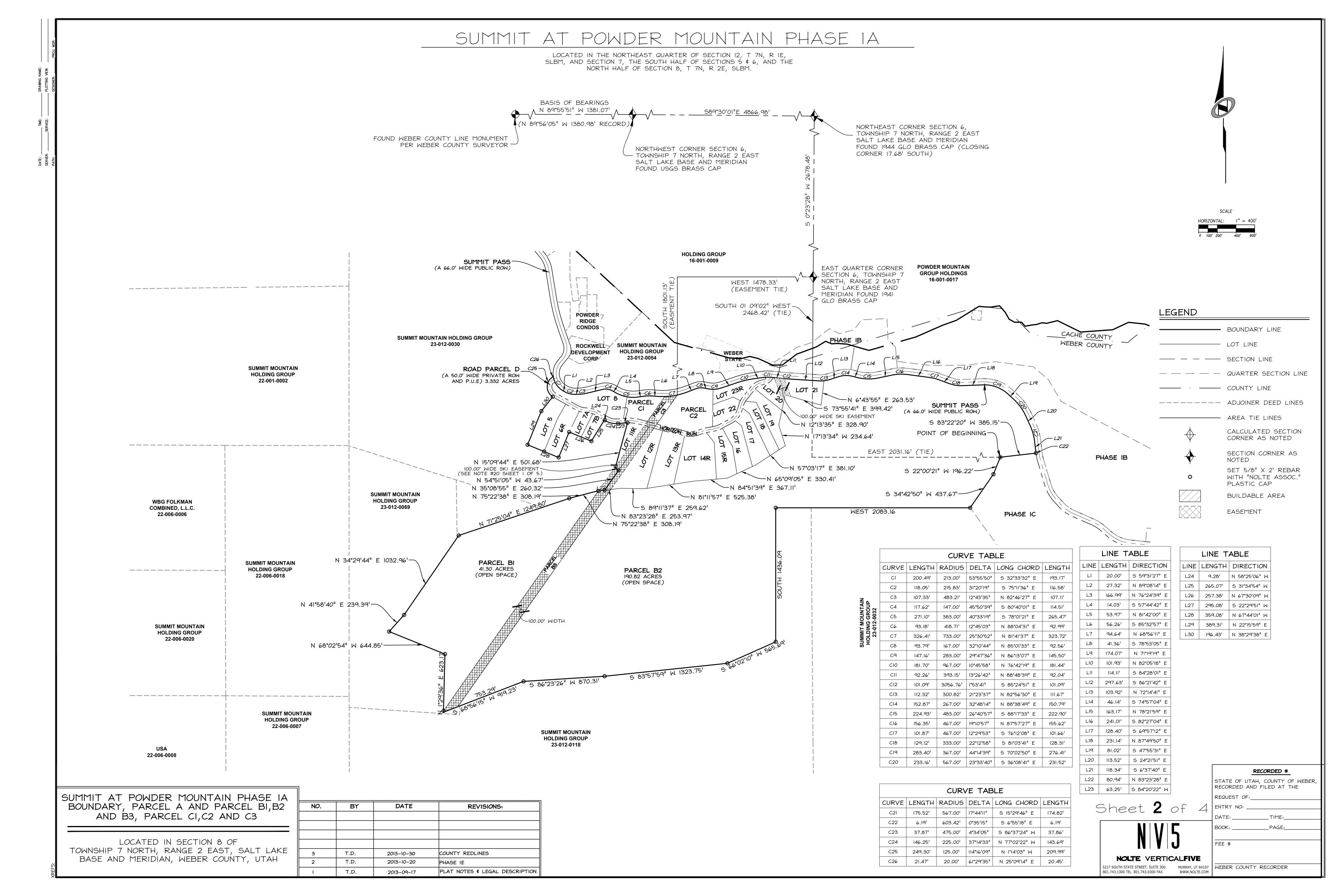
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

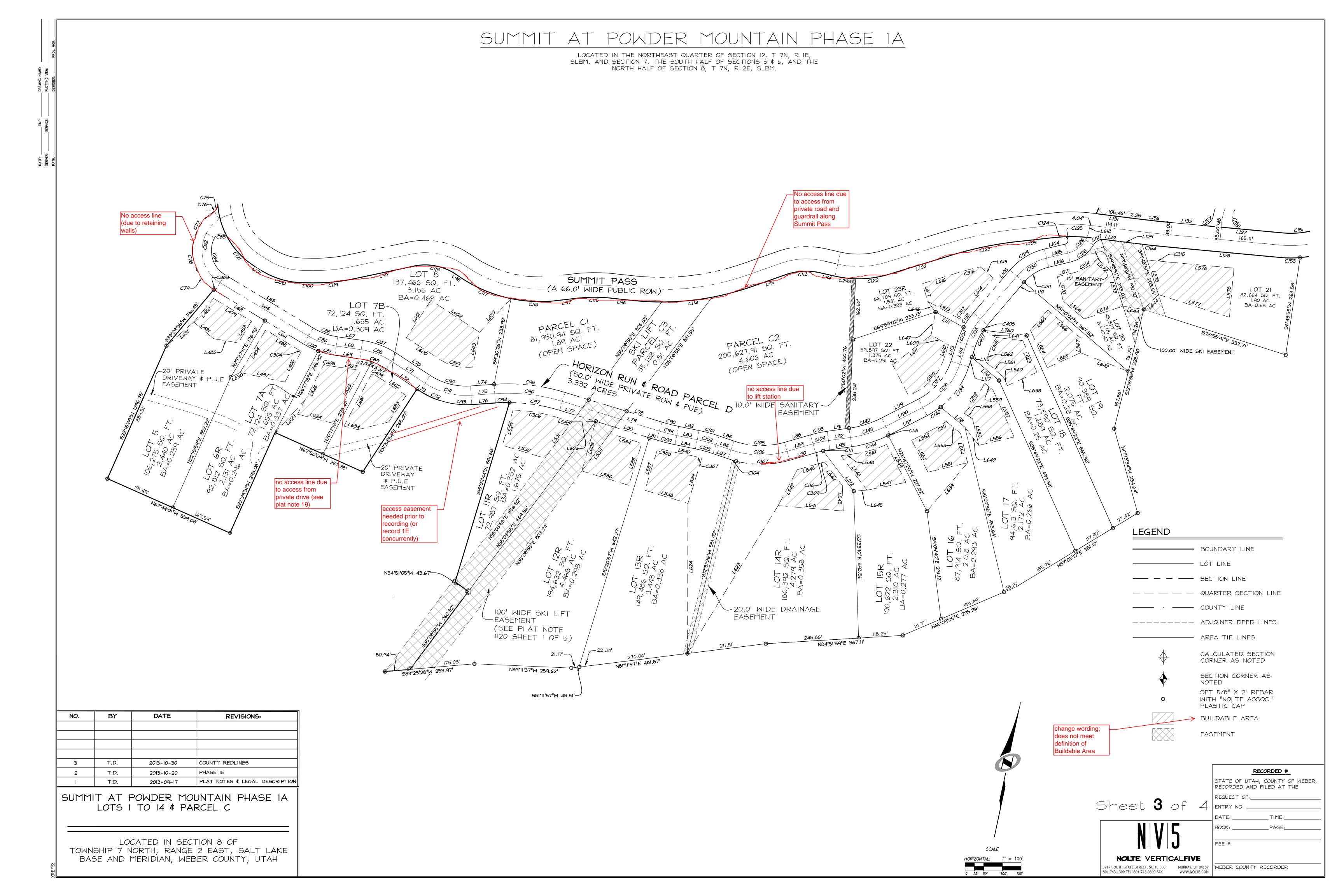
WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WA DULY THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE APPROVED BY THE WEBER COUNTY PLANNING COMMISSION | DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

CHAIRMAN, WEBER COUNTY COMMISSION

THIS ______, 20_____

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 IA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T 7N, R IE, SLBM, AND SECTION 7, THE SOUTH HALF OF SECTIONS 5 \$ 6, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.

	LINE -	TABLE			
LINE LENGTH DIRECTION					
L63	155.251	N 60°32'49" W			
L64	121.351	N 60°32'49" W			
L65	276.60'	5 60°32'49" E			
L66	276.60'	5 60°32'49" E			
L67	67.47'	5 83°22'38" E			
L68	67.47'	5 83°22'38" E			
L69	67.47'	N 83°22'38" W			
L70	107.81	S 58°25'06" E			
L71	107.81	S 58°25'06" E			
L72	98.53'	N 58°25'06" W			
L74	63.25'	N 84°20'22" E			
L75	63.25'	N 84°20'22" E			
L77	101.201	5 74°39'03" E			
L78	271.59'	5 74°39'03" E			
L79	271.59'	5 74°39'03" E			
L80	150.001	N 74°39'03" W			
L81	20.39'	N 74°39'03" W			
L82	55.85'	S 80°11'40" E			
L83	55.85'	S 80°11'40" E			
L84	55.85'	N 80°11'40" W			

	LINE -	TABLE
LINE	LENGTH	DIRECTION
L85	42.25'	S 72°43'07" E
L86	42.25'	S 72°43'07" E
L87	42.25'	N 72°43'07" W
L88	72.15 ¹	N 72°14'25" E
L89	72.15 ¹	N 72°14'25" E
L90	72.15 ¹	S 72°14'25" W
L91	58.94'	N 80°21'55" E
L92	58.94'	N 80°21'55" E
L93	58.94'	S 80°21'55" W
L94	41.36'	N 78°53'05" W
L95	94.64'	S 68°56'II" W
L96	56.26'	N 85°32'57" W
L97	53.97'	S 81°42'00" W
L98	14. <i>0</i> 3¹	N 57°44'42" W
L99	166.991	5 76°24'39" W
L100	27.32'	S 89°08'14" W
LIOI	20.00'	N 59°31'27" W
L102	174.07'	S 71°19'19" W
L103	101.931	S 82°05'18" W
L104	57.18 ¹	S 74°55'27" W

LINE

L105

L106

L108

LIIO

LIII

LII3

LII4

LII5

L116

LII7

LII8

LII9

L120

LI2I

L122

L128

L129

L130

L479

L480

LINE TABLE		
LENGTH DIRECTION		
58.91'	N 74°55'27" E	
58.91'	S 74°55'27" W	
150.49'	N 38°49'58" E	
150.49'	S 38°49'58" W	
85.23 ¹	N 63°04'45" W	
55.51	N 16°22'50" E	
55.51'	N 16°22'50" E	
28.481	S 16°22'50" W	
95.841	S 51°07'59" E	
27.04	S 16°22'50" W	
84.79'	N 51°52′53″ W	
111.34 ¹	N 61°12'40" E	
111.34 ¹	N 61°12'40" E	
111.34 ¹	S 61°12′40″ W	
135.53	S 38°53'29" E	
297.63'	N 86°21'42" W	
29.00'	N 84°28'01" W	
45.851	N 84°28'01" W	
118.01	N 60°32'49" W	
82.59'	S 38°29'38" W	

CURVE TABLE					
CURVE	CURVE LENGTH RADIUS DELTA LONG CHORD LENGT				LENGTH
C74	45.93'	213.00'	12°21'20"	S 0°34'39" W	45.84'
C75	21.26'	20.00'	60°54'04"	N 24°51'25" E	20.27'
C76	0.21'	20.00'	0°35'34"	N 55°36'14" E	0.21'
C77	115.70 ¹	125.001	53°02'05"	S 29°22'59" W	III.62 ¹
C78	64.10'	125.00'	29°22'59"	S II°49'31" E	63.40'
C79	69.49'	125.00'	31°51'08"	S 42°26'34" E	68.60'
C80	43.66'	225.00'	11°07'00"	S 66°06'19" E	43.59'
C81	46.00'	225.00'	11°42'49"	S 77°31'14" E	45.92'
C82	238.95'	100.001	136°54'26"	S 7°54'24" W	186.021
C83	43.22'	20.00'	123°49'05"	S 87°23'21" W	35.29'
C84	112.61'	75.00'	86°01'38"	S 17°32'00" E	102.331
C85	69.73'	175.00'	22°49'50"	S 71°57'44" E	69.27'
C86	79.69'	200.00'	22°49'50"	S 71°57'44" E	79.17'
C87	98.01'	225.00'	24°57'32"	N 70°53′52" W	97.24'
C88	87.12'	200.00'	24°57'32"	N 70°53'52" W	86.44'
C89	76.23'	175.00'	24°57'32"	N 70°53'52" W	75.63'
C90	113.75 ¹	175.00'	37°14'33"	S 77°02'22" E	111.761
C91	130.001	200.00'	37°14'33"	S 77°02'22" E	127.721
C92	89.53'	225.00'	22°47'54"	S 69°49'03" E	88.94'
C93	56.72'	225.00'	14°26'38"	S 88°26'19" E	56.57'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENG
C94	37.87'	475.00'	4°34'05"	S 86°37'24" W	37.8
C95	192.51'	525.00'	21°00'36"	N 85°09'21" W	191.4
C96	183.35 ¹	500.00'	21°00'36"	N 85°09'21" W	182.3
C97	136.31	475.00'	16°26'31"	N 82°52'18" W	135.8
C98	45.96'	475.00'	5°32'37"	S 77°25'21" E	45.9
C99	48.38'	500.00'	5°32'37"	S 77°25'21" E	48.3
C100	50.80'	525.00'	5°32'37"	S 77°25'21" E	50.7
C101	55.45'	425.00'	7°28'33"	N 76°27'23" W	55.4
C102	52.19'	400.00'	7°28'33"	N 76°27'23" W	52.1
C103	48.93'	375.00'	7°28'33"	N 76°27'23" W	48.8
C104	22.83'	275.00'	4°45'27"	S 75°05'50" E	22.8
C105	137.61'	225.00'	35°02'29"	N 89°45'39" E	135.4
C106	152.90'	250.00'	35°02'29"	N 89°45'39" E	150.5
C107	145.35 ¹	275.00'	30°17'02"	N 87°22'55" E	143.6
C108	46.09'	325.00'	8°07'31"	S 76°18'10" W	46.0
C109	42.54 ¹	300.00'	8°07'31"	S 76°18'10" W	42.5
CIIO	21.01'	275.00'	4°22'35"	S 74°25'42" W	21.0
CIII	17.99'	275.00'	3°44'55"	S 78°29'28" W	17.9
CII3	93.79'	167.001	32°10'44"	S 85°01'33" W	92.5
C114	326.41'	733.00'	25°30'52"	N 81°41'37" E	323.

	CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C115	93.18'	418.71	12°45'03"	5 88°04'31" W	92.99'
C116	122.41	383.00'	18°18'42"	S 89°08'39" E	121.89'
C117	148.69'	383.00'	22°14'36"	S 68°52'00" E	147.761
C118	117.621	147.00'	45°50'39"	N 80°40'01" W	114.51
C120	118.051	215.831	31°20'18"	S 75°11'37" E	116.581
C121	106.97'	213.00'	28°46'24"	S 45°08'15" E	105.851
Cl22	91.59'	283.00'	18°32'34"	N 80°35'36" E	91.19'
C123	181.70 ¹	967.00'	10°45'58"	5 76°42'19" W	181.44'
Cl24	22.75'	393.15'	3°18'56"	S 83°44'45" W	22.75'
C125	29.59'	10.001	169°31'14"	N 9°50'10" W	19.92'
C126	86.20'	75.00'	65°51'18"	N 41°59'48" E	81.54'
C127	34.76'	30.00'	66°23'10"	S 62°20'24" W	32.85'
C128	79.90'	100.001	45°46'38"	N 52°02'08" E	77.79'
C129	110.231	175.00'	36°05'29"	S 56°52'43" W	108.421
C130	94.49'	150.00'	36°05'29"	S 56°52'43" W	92.93'
CI3I	78.74'	125.001	36°05'29"	S 56°52'43" W	77.44'
C133	46.78'	225.00'	11°54'43"	S 32°52'37" W	46.69'
C134	41.39'	225.00'	10°32'25"	5 21°39'02" W	41.33'
C135	78.37'	200.00'	22°27'08"	S 27°36'24" W	77.87'
C137	136.931	175.00'	44°49'50"	N 38°47'45" E	133.461

	LINE 7	TABLE
LINE	LENGTH	DIRECTION
L538	120.571	5 74°39'03" E
L539	127.251	N 15°20'57" E
L540	55.85'	N 80°11'40" W
L541	174.961	N 86°59'43" W
L542	108.961	N 26°25'08" E
L543	59.64'	N 72°14'25" E
L544	78.72'	S 38°53'29" E
L545	68.29'	S 3°33'10" E
L546	115.66'	S 38°53'29" E
L547	106.291	N 77°05'26" E
L548	31.66'	S 80°21'55" W
L549	114.07'	N 28°47'20" W
L550	95.83'	N 28°47'20" W
L551	109.121	S 74°59'24" W
L552	66.91'	N 61°12'40" E
L553	50.121	S 51°52'53" E
L554	80.88'	S 15°00'36" E
L555	72.89'	N 15°00'36" W
L556	96.99'	S 74°59'24" W
L557	137.14'	S 25°49'22" E

	LINE 7	TABLE
LINE	LENGTH	DIRECTION
L558	26.90'	N 57°29'56" W
L559	30.34'	S 51°07'59" E
L560	24.81'	N 25°49'22" W
L561	62.13 ¹	N 51°07'59" W
L562	28.80'	N 16°22'50" E
L563	92.99'	S 25°49'22" E
L564	110.021	S 25°49'22" E
L565	71.47'	S 38°49'58" W
L566	117.12 ¹	N 51°10'02" W
L567	38.62'	N 0°00'00" E
L568	97.91'	N 64°10'38" E
L569	73.77'	N 51°10'02" W
L570	67.11'	N 15°04'33" W
L571	42.11'	N 74°55'27" E
L572	51.74'	S 49°21'57" E
L573	97.86'	S 19°48'51" E
L574	109.50'	S 70°11'09" W
L575	97.80'	N 19°48'51" W
L576	176.37'	S 86°21'42" E
L577	199.421	N 73°55'41" W

LINE TABLE			
LINE	LENGTH	DIRECTION	
L578	132.121	S 3°38'18" W	
L600	108.481	S 58°25'06" E	
L601	119.26'	S 31°34'54" W	
L602	155.961	N 58°25'06" W	
L603	95.01'	N 9°30'26" E	
L609	52.97'	S 63°04'45" E	
L610	40.07'	S 16°22'50" W	
L611	130.031	N 50°41'54" E	
L613	97.93'	N 63°04'45" W	
L614	105.741	S 38°49'58" W	
L615	46.21'	S 51°10'02" E	
L616	96.181	N 71°19'19" E	
L617	49.54'	N 17°35'16" W	
L618	15.56 ¹	N 9°04'09" E	
L623	464.681	N 29°51'26" E	
L624	401.951	N 1°27'41" W	
L625	137.91	S 13°53'28" W	
L626	63.57'	S 87°00'42" W	
L629	117.57'	N 41°04'18" E	

L630 28.00' N 61°50'38" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C138	156.49'	200.00'	44°49'50"	N 38°47'45" E	152.531
C139	132.96'	225.00'	33°51'32"	N 33°18'36" E	131.04'
C140	43.08'	225.00'	10°58'17"	N 55°43'31" E	43.02'
C141	5.58'	325.00'	0°59'01"	N 61°42'10" E	5.58'
C142	91.93'	275.00'	19°09'16"	N 70°47'17" E	91.51'
C143	100.29'	300.001	19°09'16"	N 70°47'17" E	99.83'
C144	103.07'	325.00'	18°10'14"	N 71°16'48" E	102.64
C153	52.85'	300.821	10°03'55"	N 88°36'20" E	52.781
C154	101.091	3056.76'	1°53'41"	S 85°24'51" E	101.091
C293	55.57'	283. <i>00</i> 1	11°15'02"	S 84°30'36" E	55.481
C303	4.75'	125.00 ¹	2°10'41"	5 59°27'29" E	4.75'
C304	4.66'	245.00¹	1°05'21"	S 61°05′29″ E	4.66'
C305	25.80'	255. <i>00</i> 1	5°47'46"	S 80°28'46" E	25.781
C306	120.81	455. <i>00</i> 1	15°12'45"	N 82°15'25" W	120.451
C307	21.99'	355. <i>00</i> 1	3°32'57"	N 78°25'12" W	21.99'
C308	43.12 ¹	545.00'	4°31'59"	N 77°55'40" W	43.11'
C309	16.41	245.00'	3°50'19"	N 74°09'34" E	16.41'
C310	94.74'	345.00'	15°44'04"	S 72°29'53" W	94.45'
C311	38.821	265.00'	8°23'34"	N 57°00'53" E	38.78'
C312	98.17'	280.001	20°05'21"	N 32°05'20" E	97.67'

CURVE TABLE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH	
C313	43.21'	135.001	18°20'22"	N 25°33'01" E	43. <i>0</i> 3'	
C314	77.80'	130.001	34°17'24"	N 57°46'45" E	76.65'	
C316	64.60'	917.00'	4°02'11"	N 73°20'25" E	64.59'	
C317	35.93'	245.00 ¹	8°24'07"	S 34°37'55" W	35.90'	
C318	121.28 ¹	155. <i>00</i> 1	44°49'50"	S 38°47'45" W	118.21	
C319	81.25'	125.001	37°14'33"	N 77°02'22" W	79.83'	
C407	50.51'	175.00¹	16°32'13"	S 24°38′56″ W	50.33'	
C408	18.07'	175. <i>00</i> 1	5°54'56"	S 35°52'30" W	18.06'	
C409	25.43'	145.001	10°02'54"	N 63°26'34" W	25.40 ¹	

SUMMIT AT POWDER MOUNTAIN PHASE IA **TABLES**

LOCATED IN SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDÍAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS:
m	T.D.	2013-10-30	COUNTY REDLINES
2	T.D.	2013-10-21	PHASE IE
1	T.D.	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

Sheet 4 of

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

RECORDED AND FILED AT THE FEE \$

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,