

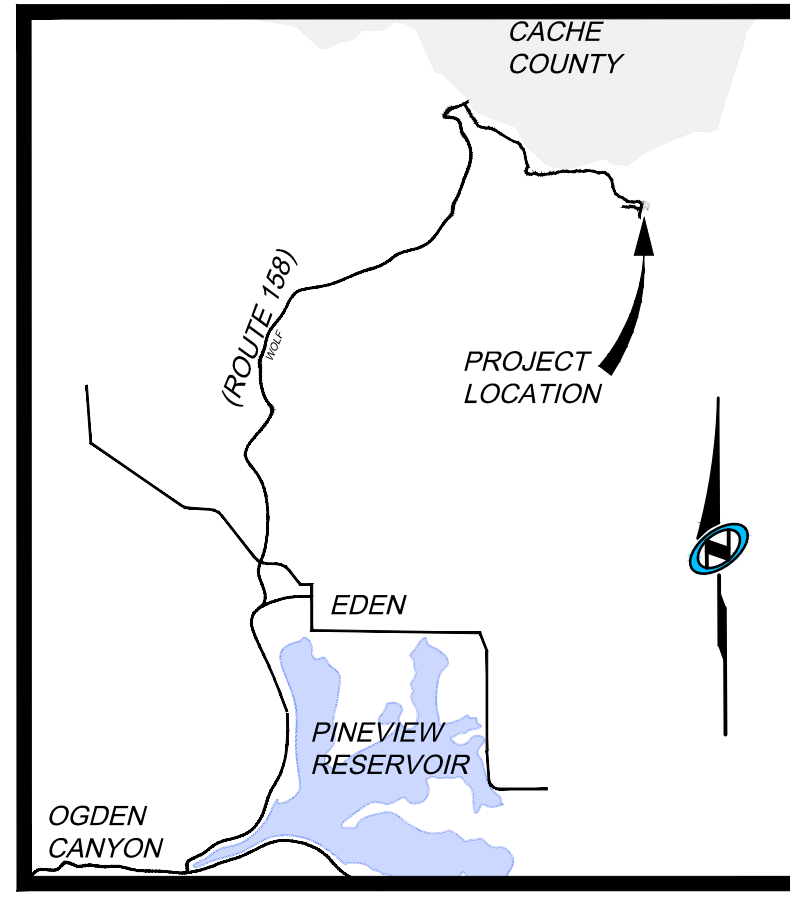
# VILLAGE NESTS RETREAT AT POWDER MOUNTAIN

## AMENDING VILLAGE NESTS EAST AT POWDER MOUNTAIN-PRUD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY  
SEPTEMBER 2023

### PLAT NOTES:

- THIS SUBDIVISION PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR VILLAGE NESTS RETREAT AT POWDER MOUNTAIN ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN ("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 ON 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 VILLAGE NESTS RETREAT AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"). DECLARANT SHALL CONVEY ALL COMMON AREA PARCELS TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION.
- 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 IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- 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 TO THE EQUIPMENT AND OTHER FACILITIES THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS, 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.
- ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- 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.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF ANY 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.
- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS WITHIN ALL COMMON AREA, INCLUDING ALL LIMITED COMMON AREA, 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-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
- 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.
- ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE TO THE MOUNTAINOUS TERRITORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, THE NEIGHBORHOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.
- THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- 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.
- VILLAGE NESTS RETREAT AT POWDER MOUNTAIN IS LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA AS SHOWN ON THE NATURAL HAZARDS MAP. A GEOTECHNICAL AND GEOLOGICAL INVESTIGATION HAS TAKEN PLACE AND THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AND INSPECTION. THE INVESTIGATION WAS PERFORMED BY IGES, PROJECT NUMBER 0628-015, DATED DECEMBER 1, 2016.
- THIS PLAT VACATES AND REPLACES THE ENTIRE VILLAGE NESTS RETREAT AT POWDER MOUNTAIN SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 81, AT PAGE 68, 69, ENTRY NO. 2871994; THE VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUM PLAT RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH ON FEBRUARY 5, 2016 AS ENTRY NO. 2777000. PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN ON SAID RECORDED PLAT ARE ALSO VACATED AND REPLACED BY THIS PLAT.



Vicinity Map  
N.T.S.

VILLAGE NESTS RETREAT  
AT POWDER MOUNTAIN

### OWNER'S DEDICATION:

SMHG PMDP PHASE II, LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS **VILLAGE NEST RETREAT POWDER MOUNTAIN**, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEEES AND ASSIGNS, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. AS MASTER DEVELOPER 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 POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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 ERRECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 6, AND 10 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
- OPEN SPACES. GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE OPEN SPACE PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE OPEN SPACE PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SMHG PMDP PHASE II LLC, A UTAH LIMITED LIABILITY COMPANY  
BY: SMHG PHASE II INVESTOR LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: MANAGING MEMBER

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

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### ACKNOWLEDGEMENT:

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AS THE AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SMHG PHASE II INVESTOR LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SMHG PMDP PHASE II LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_, RESIDING IN: \_\_\_\_\_  
COMMISSION #: \_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, 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 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 VILLAGE NEST RETREAT AT POWDER MOUNTAIN, 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.

NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 10175991

### LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MERIDIAN AVENUE, SAID POINT ALSO BEING ON THE NORTHEASTERLY BOUNDARY OF SUMMIT EDEN PHASE I.D AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO LIES NORTH 87°49'14" EAST 1,550.74 FEET ALONG THE SECTION LINE AND SOUTH 605.24 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 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, THE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET); THENCE ALONG SAID ROW LINE FOLLOWING 2 COURSES: 1) NORTHEASTERLY ALONG A 339.04 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 58°46'38" EAST 167.58 FEET), THOUGH A CENTRAL ANGLE OF 28°37'00", FOR AN ARC DISTANCE OF 169.34 FEET; 2) THENCE NORTH 72°35'08" EAST 125.36 FEET; THENCE SOUTH 17°24'52" EAST 463.50 FEET; THENCE SOUTH 23°17'35" WEST 140.62 FEET; THENCE SOUTH 18°14'18" WEST 100.94 FEET; THENCE WEST 58.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAYBREAK RIDGE; THENCE NORTH 30°01'02" WEST, ALONG SAID EASTERLY LINE 126.68 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A 307.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 17°51'53" WEST A DISTANCE OF 124.26 FEET), THROUGH A CENTRAL ANGLE OF 24°18'18", A DISTANCE OF 130.23 FEET; THENCE NORTH 05°42'44" WEST ALONG SAID EASTERLY LINE 87.37 FEET; THENCE NORTHWESTERLY ALONG A 118.00 FOOT RADIUS CURVE TO THE LEFT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 29°46'51" WEST A DISTANCE OF 36.25 FEET), THROUGH A CENTRAL ANGLE OF 48°28'14", A DISTANCE OF 49.14 FEET; THENCE NORTH 53°50'54" WEST ALONG SAID EASTERLY LINE 46.43 FEET; THENCE NORTHWESTERLY ALONG A 232.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (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 ALONG SAID EASTERLY LINE 64.33 FEET; THENCE NORTHEASTERLY ALONG A 23.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 07°01'51" WEST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 00°00'00", A DISTANCE OF 36.13 FEET TO THE SOUTHERLY LINE OF MERIDIAN AVENUE; THENCE NORTH 43°58'09" EAST ALONG SAID SOUTHERLY LINE 18.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 142,306 S.F. OR 3.267 ACRES

### SURVEY NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND THE ENTIRE VILLAGE NESTS EAST AT POWDER MOUNTAIN PRUD, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 81, AT PAGE 68, 69, ENTRY NO. 2871994, WHICH REPLACE AND VACATE THE ENTIRETY VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUM PLAT, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 78, AT PAGE 80, ENTRY NO. 2777000.
- 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.
- THE WESTERLY AND NORTHERLY BOUNDARY LINE WAS SET BY THE EASTERLY LINE OF DAYBREAK RIDGE, AND THE SOUTHERLY LINE OF MERIDIAN AVENUE, AS RECORDED IN SUMMIT EDEN PHASE I.D AMENDMENT 1, AND THE OVERLOOK AT POWDER MOUNTAIN PHASE I WHICH WAS DETERMINED FROM THE FOUND CENTERLINE MONUMENT IN SUMMIT PASS AND THE FOUND SECTION CORNERS AS STATED ON THE RECORDED PLAT. THE EASTERLY AND SOUTHERLY LINE IS A PROPOSED LOCATION DETERMINED BY THE LAND OWNER.

Sheet 1 of 2

<p>SMHG PHASE I, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310</p>	<p><b>WEBER COUNTY ATTORNEY</b> 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____.</p>	<p><b>WEBER COUNTY SURVEYOR</b> I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p>	<p><b>WEBER COUNTY ENGINEER</b> I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION 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____.</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. THIS _____ DAY OF _____, 20____.</p>	<p><b>POWDER MOUNTAIN WATER AND SEWER DISTRICT</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE POWDER MOUNTAIN WATER AND SEWER DISTRICT ON THE DAY OF _____, 20____.</p>	<p><b>RECORDED #</b> STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____ ENTRY NO: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$ _____ WEBER COUNTY RECORDER</p>
	SIGNATURE _____	COUNTY SURVEYOR _____	SIGNATURE _____	CHAIRMAN-WEBER COUNTY PLANNING COMMISSION _____	CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ TITLE: _____	POWDER MOUNTAIN WATER AND SEWER DISTRICT	





# VILLAGE NESTS RETREAT AT POWDER MOUNTAIN

## AMENDING VILLAGE NESTS EAST AT POWDER MOUNTAIN-PRUD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY  
SEPTEMBER 2023

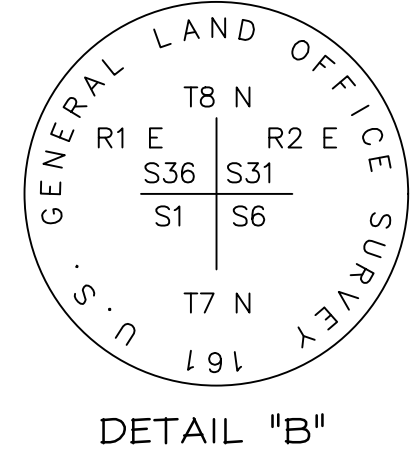
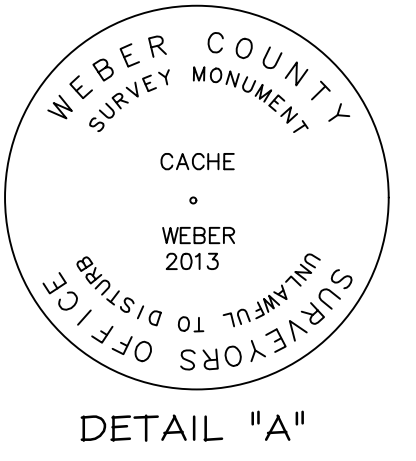
NORTHWEST CORNER SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO 1944, 4" BRASS CAP,  
GOOD CONDITION  
DETAIL "B"

BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD  
STATE PLANE GRID PER  
WEBER COUNTY SURVEY  
OFFICE)

NORTH QUARTER  
CORNER SECTION 8,  
TOWNSHIP 7 NORTH,  
RANGE 2 EAST  
SALT LAKE BASE AND  
MERIDIAN FOUND 1944  
GLO BRASS CAP,  
GOOD CONDITION

NORTHEAST CORNER SECTION  
8, TOWNSHIP 7 NORTH,  
RANGE 2 EAST  
SALT LAKE BASE AND  
MERIDIAN (CALCULATED)

FOUND WEBER COUNTY  
LINE MONUMENT PER  
WEBER COUNTY  
SURVEYOR 2013  
GOOD CONDITION  
DETAIL "A"



DETAIL "A"

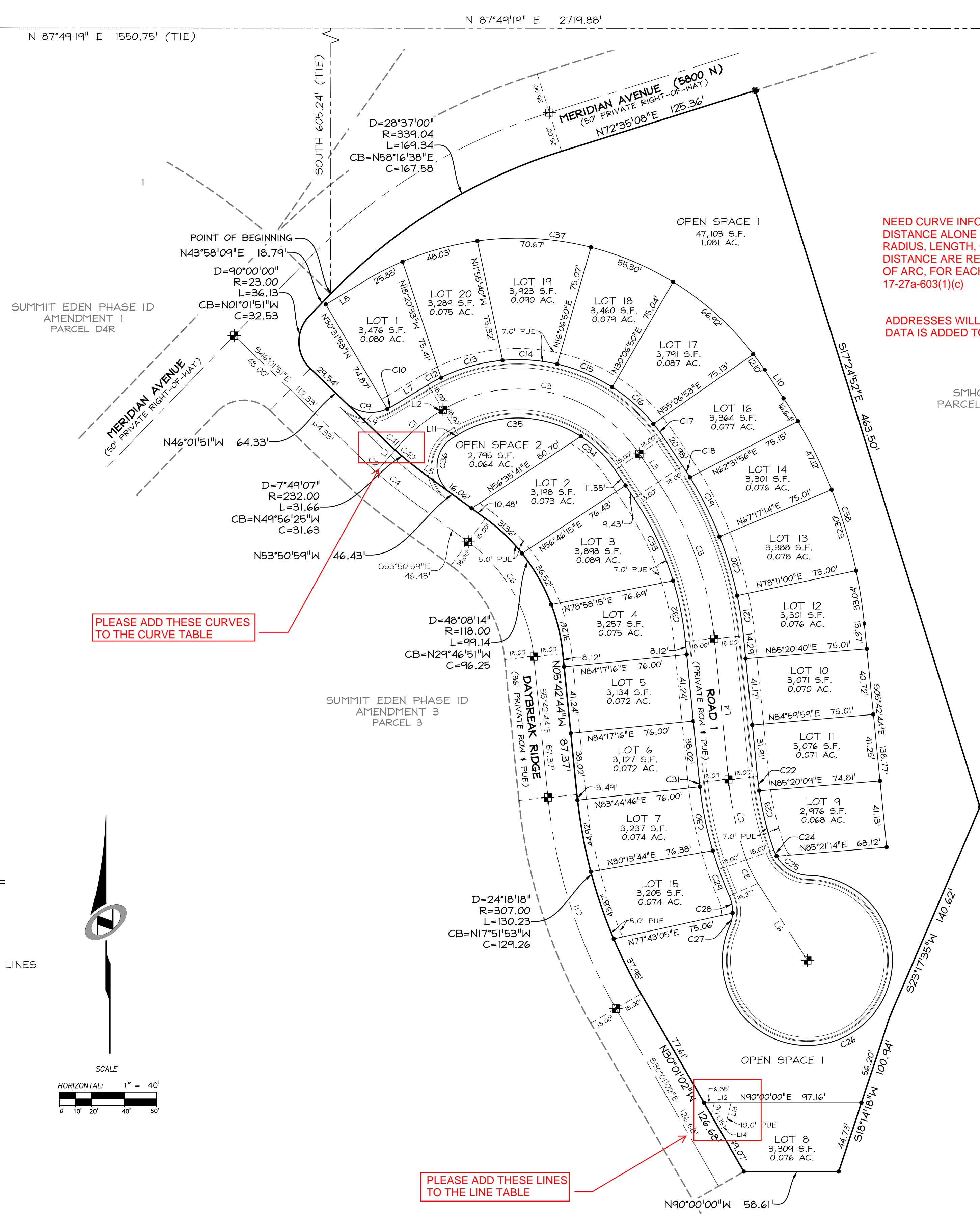
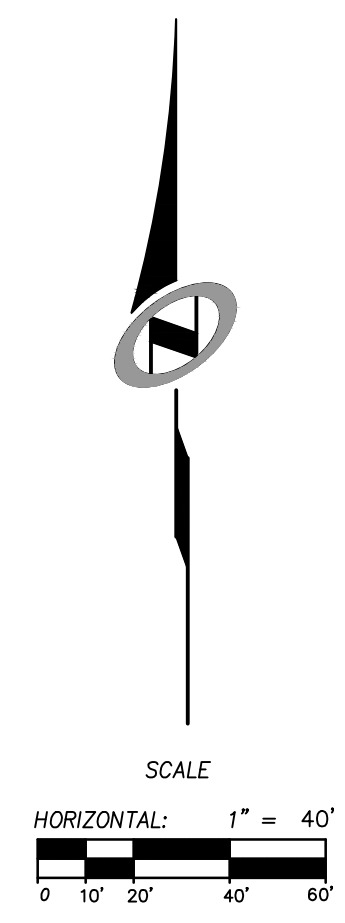
DETAIL "B"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.69	32.01	18°12'53"	N49°51'42"E	31.88
C2	250.00	9.21	2°06'41"	S47°05'12"E	9.21
C3	90.00	137.15	87°18'37"	S77°22'33"E	124.26
C4	250.00	24.90	5°42'26"	S50°59'46"E	24.89
C5	212.00	103.63	28°00'30"	S19°42'59"E	102.60
C6	100.00	84.02	48°08'14"	S29°46'51"E	81.57
C7	213.00	50.89	13°41'22"	S12°33'25"E	50.77
C8	69.90	16.26	13°19'50"	N26°04'01"W	16.23
C9	23.50	28.30	69°00'07"	S80°31'55"E	26.62
C10	23.50	2.46	5°59'53"	N61°58'05"E	2.46
C11	325.00	137.86	24°18'18"	S17°51'53"E	136.83
C12	108.00	9.21	4°53'16"	N61°24'47"E	9.21
C13	108.00	39.68	21°03'04"	N74°22'57"E	39.46
C14	108.00	33.95	18°00'31"	S86°05'16"E	33.81
C15	108.00	36.97	19°36'56"	S67°16'32"E	36.79
C16	108.00	34.19	18°08'09"	S48°24'00"E	34.04
C17	108.00	10.58	5°36'41"	S36°31'35"E	10.57
C18	230.00	8.44	2°06'12"	S32°40'08"E	8.44
C19	230.00	40.90	10°11'23"	S26°31'20"E	40.85
C20	230.00	38.04	9°28'35"	S16°41'22"E	38.00
C21	230.00	25.04	6°14'20"	S08°49'54"E	25.03
C22	195.00	8.90	2°36'53"	S07°01'11"E	8.90
C23	195.00	37.69	11°04'28"	S13°51'52"E	37.63
C24	23.50	4.21	10°16'04"	S24°32'08"E	4.21
C25	23.50	24.31	59°16'29"	S59°18'25"E	23.24
C26	52.50	267.95	292°25'27"	S57°16'04"W	58.39
C27	23.50	8.65	21°04'53"	N12°56'21"E	8.60
C28	23.50	10.74	26°11'32"	N10°41'51"W	10.65
C29	231.00	29.85	7°24'11"	N20°05'32"W	29.83
C30	231.00	40.28	9°59'26"	N11°23'43"W	40.23
C31	231.00	2.77	0°41'16"	N06°03'22"W	2.77
C32	194.00	38.25	11°17'43"	N11°21'36"W	38.18
C33	194.00	56.59	16°42'47"	N25°21'51"W	56.39
C34	72.00	29.88	23°46'33"	N45°36'31"W	29.66
C35	72.00	79.84	63°32'04"	N89°15'49"W	75.81
C36	20.50	40.37	112°49'07"	S02°33'35"W	34.15
C37	183.00	278.87	87°18'37"	S77°22'33"E	252.66
C38	305.00	149.10	28°00'30"	S19°42'59"E	147.62

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.29	N40°45'16"E
L2	3.51	N58°58'09"E
L3	20.98	S33°43'14"E
L4	87.37	S5°42'44"E
L5	19.89	N53°50'59"W
L6	56.62	N32°43'56"W
L7	26.68	N58°58'09"E
L8	28.49	N58°58'09"E
L9	34.79	N46°10'51"W
L10	20.98	S33°43'14"E
L11	3.51	S58°58'09"W
L13	14.80	N13°36'54"E
L14	4.19	N58°36'54"E

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - ADJOINER DEED LINES
- ◆ CALCULATED SECTION CORNER AS NOTED
- ◆ SECTION CORNER AS NOTED
- ⊕ STREET MONUMENT
- SET REBAR WITH PLASTIC CAP STAMPED "TALISMAN CIVIL"



NEED CURVE INFORMATION FOR EACH LOT,  
DISTANCE ALONE IS INADEQUATE. DELTA,  
RADIUS, LENGTH, CHORD BEARING, AND CHORD  
DISTANCE ARE REQUIRED FOR EACH SEGMENT  
OF ARC, FOR EACH LOT. WCO 106-1-8(c)(1)e; UCA  
17-27a-603(1)(c)

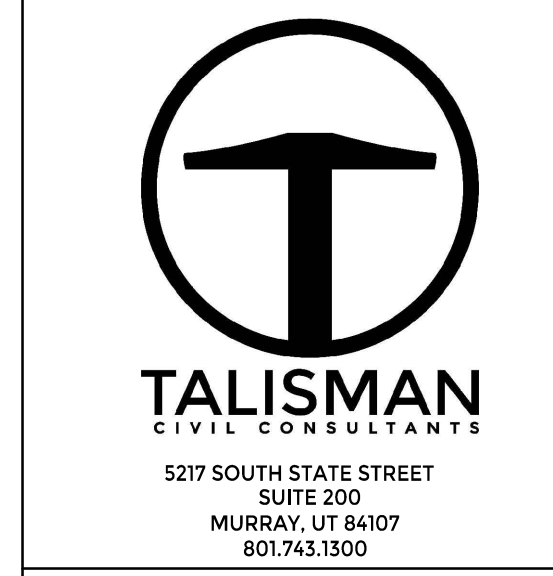
ADDRESSES WILL BE ASSIGNED ONCE CURVE  
DATA IS ADDED TO LOTS.

SMHG LANDCO LLC  
PARCEL NO. 23-012-0186

PLEASE ADD THESE CURVES  
TO THE CURVE TABLE

PLEASE ADD THESE LINES  
TO THE LINE TABLE

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



RECORDED # \_\_\_\_\_

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

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

WEBER COUNTY RECORDER