

SUMMIT EDEN PHASE IA AMENDMENT 1 AMENDING PARCELS C1, C2 AND C3

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JANUARY 2016

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 PHASE IA AMENDMENT 1, 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.



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

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 23R, SUMMIT EDEN PHASE IA SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGES 28-31, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°00'02" WEST 1,740.81 FEET AND WEST 1,060.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B. & M. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B. & M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE S 00°50'02" W 400.76 FEET TO THE SOUTHWEST CORNER OF LOT 22R AND THE NORTH RIGHT-OF-WAY LINE OF HORIZON RUN; THENCE ALONG SAID NORTH LINE THE NEXT NINE COURSES AND DISTANCES, S 80°21'55" W 58.94 FEET; THENCE SOUTHWESTERLY 46.09 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°07'31" AND A LONG-CHORD OF S 76°18'10" W 46.05 FEET; THENCE S 72°14'25" W 72.15 FEET; THENCE SOUTHWESTERLY 137.61 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°02'29" AND A LONG-CHORD OF S 89°45'39" W 135.47 FEET; THENCE N 72°43'07" W 42.25 FEET; THENCE NORTHWESTERLY 55.45 FEET ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 07°28'33" AND A LONG-CHORD OF N 76°27'23" W 55.41 FEET; THENCE N 80°11'40" W 55.85 FEET; THENCE NORTHWESTERLY 45.96 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°32'37" AND A LONG CHORD OF N 77°25'21" W 45.94 FEET; THENCE N 74°39'03" W 271.60 FEET; THENCE NORTHWESTERLY 192.51 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°00'36" AND A LONG-CHORD OF N 85°09'21" W 191.44 FEET; THENCE LEAVING SAID NORTH LINE OF HORIZON RUN N 09°30'26" E 233.92 FEET TO THE SOUTH LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTH LINE THE NEXT NINE COURSES AND DISTANCES, SOUTHEASTERLY 122.41 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°18'42" AND A LONG-CHORD OF S 89°08'39" E 121.89 FEET; THENCE N 81°42'00" E 53.97 FEET; THENCE NORTHEASTERLY 93.18 FEET ALONG THE ARC OF A 418.71 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°45'03" AND A LONG-CHORD OF N 88°04'31" E 92.99 FEET; THENCE S 85°32'57" E 56.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 326.41 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°30'51" AND A LONG-CHORD OF N 81°41'37" E 323.72 FEET; THENCE N 68°56'11" E 94.64 FEET; THENCE NORTHEASTERLY 93.79 FEET ALONG THE ARC OF A 167.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°10'44" E AND A LONG-CHORD OF N 86°01'33" E 92.56 FEET; THENCE S 78°53'05" E 41.36 FEET; THENCE SOUTHEASTERLY 55.57 FEET ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°15'02" AND A LONG-CHORD OF S 84°30'36" E 55.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.915 ACRES.

SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND SUMMIT EDEN PHASE IA AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NO. 2672943 IN BOOK 75 AT PAGES 28-31, AND COMBINE THE THREE PARCELS C1, C2, AND C3 INTO TWO PARCELS, DI-R AND D2-R. DEVELOPMENT PARCELS DI-R AND D2-R ARE INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLAREANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCELS. DEVELOPMENT PARCELS DI-R AND D2-R ARE NOT SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR MOUNTAIN HOMES AT POWDER MOUNTAIN, BUT ARE SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN AND MAY IN THE FUTURE BE SUBMITTED TO ONE OR MORE NEIGHBORHOOD DECLARATIONS.

2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672943 BOOK 75, PAGE 28-31) UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THE TEMPORARY SLOPE EASEMENTS AS DEFINED ON THE DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK (ENTRY# 21072934, BOOK 75, PAGE 13-27) AND ALSO DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUMMIT EDEN PHASE IA SUBDIVISION PLAT (ENTRY# 2672943, BOOK 75, PAGE 28-31) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.
3. THIS PLAT AMENDMENT CHANGES THE SEWER EASEMENT ON THE EAST SIDE OF PARCEL DI-R (PREVIOUSLY PARCEL C2) TO A PUBLIC UTILITY EASEMENT SO IT IS NOT SPECIFIC TO SOLELY SEWER. DIMENSIONS AND LOCATION REMAIN THE SAME.
4. A NEW PUBLIC UTILITY EASEMENT HAS BEEN ADDED VIA THIS AMENDMENT LOCATED ON THE SOUTH LINE OF PARCEL DI-R FOR THE PURPOSE OF A SEWER LIFT STATION AND ITS APPURTENANCES.
5. NOTICE TO PURCHASER OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT-NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

OWNER'S DEDICATION:

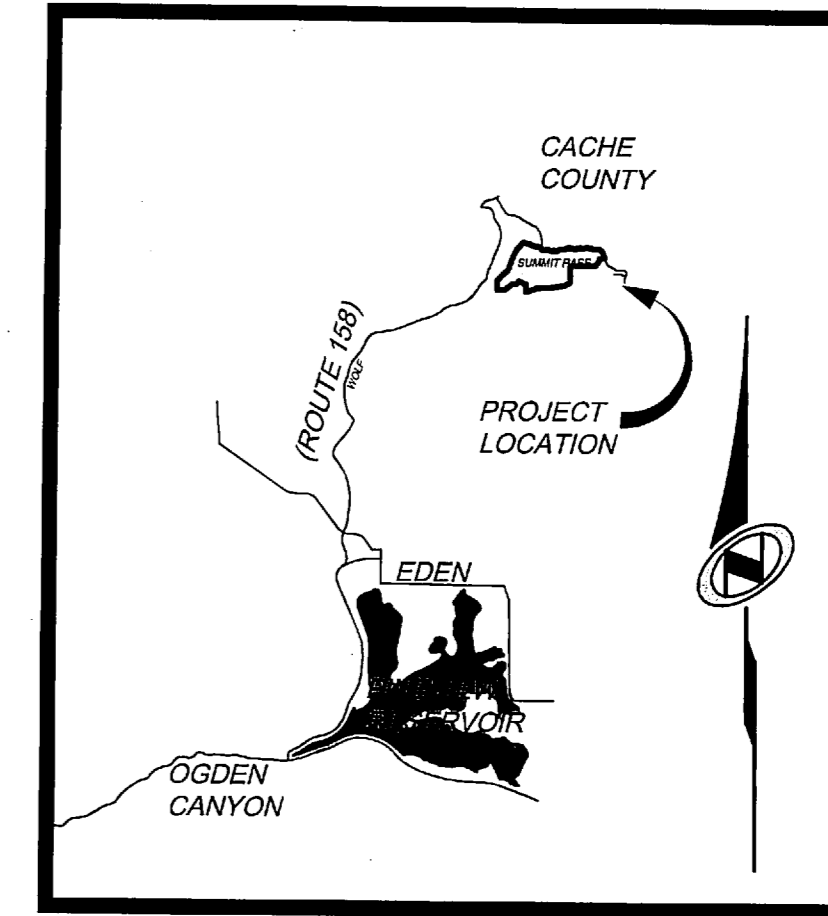
SMHG PHASE I, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE IA AMENDMENT 1 AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 7th DAY OF January, 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
NAME: JEFF WERBELOW
TITLE: AUTHORIZED SIGNATORY



VICINITY MAP

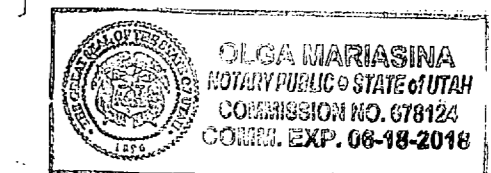
N.T.S.

ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF WEBER } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January, 2016 BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-19
RESIDING IN: CHINA, UT, 84301



Sheet 1 of 2

N 15

SEE RECORD OF SURVEY # 539698

<p>OWNER SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>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____. SIGNATURE _____</p>	<p>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 <u>7th</u> DAY OF <u>January</u>, 20 <u>16</u>. SIGNATURE _____ COUNTY SURVEYOR</p>	<p>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 <u>29</u> DAY OF <u>JUNE</u>, 20 <u>16</u>. SIGNATURE _____</p>	<p>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 <u>JUNE 29</u> 20 <u>16</u>. CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>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____. CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ TITLE: _____</p>
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5217 SOUTH STATE STREET, SUITE 200 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NCLTE.COM

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF: SMHG PHASE I LLC
ENTRY NO: 2802 033
DATE: 05-01-2016 TIME: 4:17
BOOK: 79 PAGE: 43

FEE \$ 62.00
LEANN H KILTS
WEBER COUNTY RECORDER

hh-bl

SUMMIT EDEN PHASE 1A AMENDMENT 1 AMENDING PARCELS C1, C2 AND C3

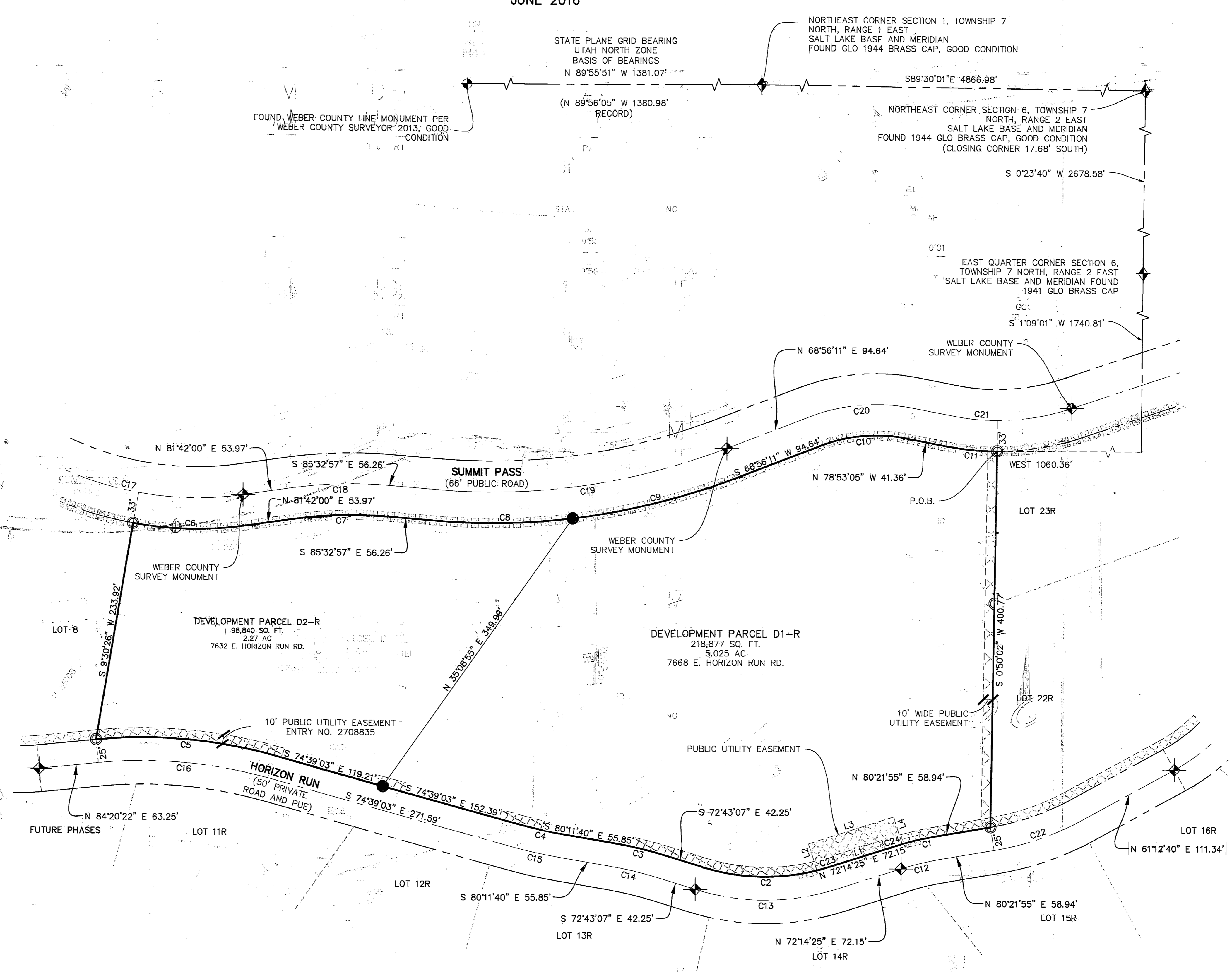
THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JUNE 2016

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- NO ACCESS LINE
- STREET MONUMENTS TO BE CONSTRUCTED
- FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- SET REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	46.09'	325.00'	8°07'31"	S 76°18'10" W	46.05'
C2	137.61'	225.00'	35°02'29"	N 89°45'39" E	135.47'
C3	55.45'	425.00'	7°28'33"	N 76°27'23" W	55.41'
C4	45.96'	475.00'	5°32'37"	S 77°25'21" E	45.94'
C5	192.51'	525.00'	21°00'36"	N 85°09'21" W	191.44'
C6	122.41'	383.00'	18°18'42"	S 89°08'39" E	121.89'
C7	93.18'	418.71'	12°45'03"	S 88°04'31" W	92.99'
C8	144.52'	733.00'	11°17'47"	N 88°48'09" E	144.29'
C9	181.89'	733.00'	14°13'04"	N 76°02'43" E	181.43'
C10	93.79'	167.00'	32°10'44"	S 85°01'33" W	92.56'
C11	55.57'	283.00'	11°15'02"	S 84°30'36" E	55.48'
C12	42.54'	300.00'	8°07'31"	S 76°18'10" W	42.51'
C13	152.90'	250.00'	35°02'29"	N 89°45'39" E	150.52'
C14	52.19'	400.00'	7°28'33"	N 76°27'23" W	52.15'
C15	48.38'	500.00'	5°32'37"	S 77°25'21" E	48.36'
C16	183.35'	500.00'	21°00'36"	N 85°09'21" W	182.32'
C17	247.74'	350.00'	40°33'19"	S 78°01'21" E	242.60'
C18	100.53'	451.71'	12°45'03"	S 88°04'31" W	100.32'
C19	311.72'	700.00'	25°30'52"	N 81°41'37" E	309.15'
C20	112.33'	200.00'	32°10'44"	S 85°01'33" W	110.86'
C21	130.00'	250.00'	29°47'36"	N 86°13'07" E	128.54'
C22	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
C23	13.66'	225.00'	3°28'42"	N 73°58'46" E	13.66'
C24	9.20'	325.00'	1°37'19"	S 73°03'04" W	9.20'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	72.15'	N 72°14'25" E
L2	29.59'	N 17°45'35" W
L3	95.00'	N 72°14'25" E
L4	30.13'	N 17°45'35" W



OWNER
SMHG PHASE 1, LLC
3633 N. WOLF CREEK DR.
EDEN, UT 84310



SEE RECORD OF SURVEY # 5396A+B

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

5217 SOUTH STATE STREET, SUITE 200 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

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REQUEST OF: **SMHG PHASE 1**
ENTRY NO: **2802033**
DATE: **05-01-2016** TIME: **4:17**
BOOK: **79** PAGE: **44**
FEE \$ **62.00**
LEANN H KILTS
WEBER COUNTY RECORDER

79-44