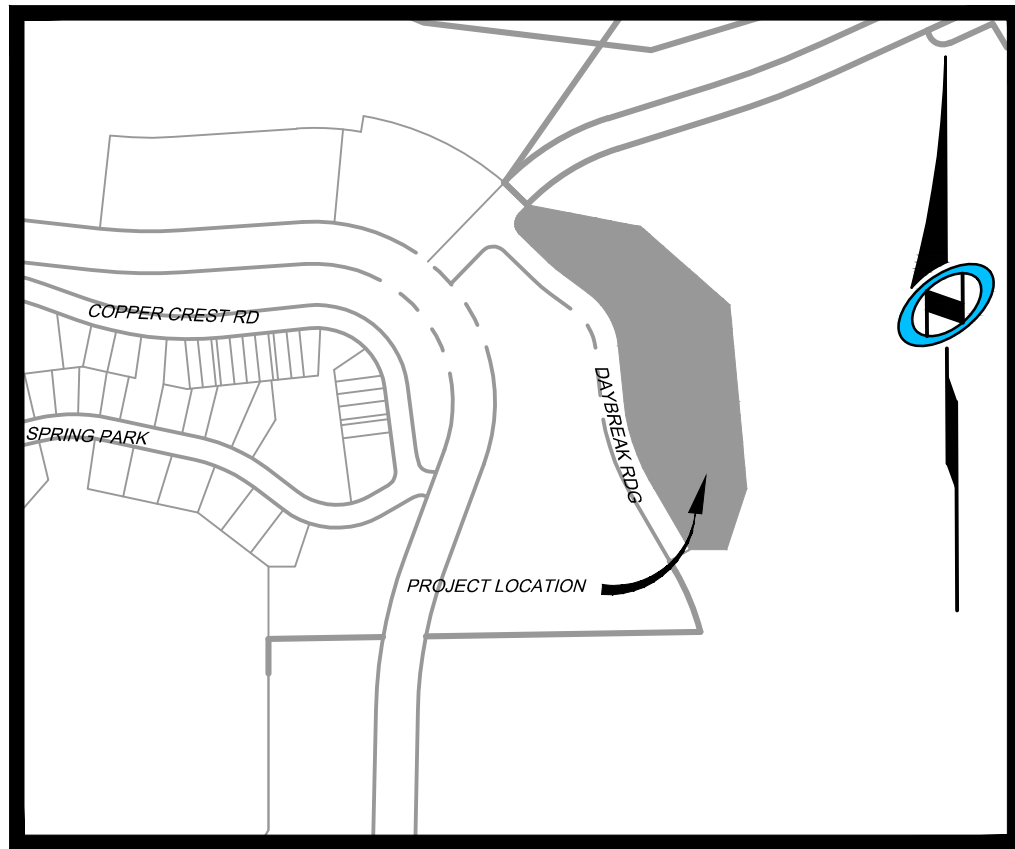


PLAT NOTES:

VILLAGE NEST EAST 2025
VACATING AND REPLACING VILLAGE NESTS
EAST AT POWDER MOUNTAIN - PRUD

LOCATED IN THE NORTHEAST QUARTER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2025



VICINITY MAP

N.T.S.

OWNER'S DEDICATION:

SMHG PHASE 1, 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 SHELTER HILL AT POWDER MOUNTAIN, 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, EXISTING OR FUTURE) 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 12, 13, 14, AND 17 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
- OPEN SPACE AREAS.** DECLARANT RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT PUBLIC HIKING AND BIKING TRAILS WITHIN THE DEFINED OPEN SPACE AREAS. THE DECLARANT SHALL ALSO HAVE THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT THE PRIVATE SKI TRAILS THROUGHOUT THE OPEN SPACE PARCELS FOR WINTER RECREATION.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE
DAY OF _____, 20____
SHELTER HILL DEVELOPER, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AS THE AUTHORIZED SIGNATORY OF SHELTER HILL DEVELOPER LLC, A DELAWARE 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 AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, VILLAGE NESTS EAST 2025, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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 WHICH IS ON THE NORTHERLY RIGHT OF WAY LINE OF DAYBREAK RIDGE, SAID POINT BEING SOUTH 618.43 FEET, AND EAST 1564.20 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, TIE FROM THE NORTHWEST CORNER OF SECTION 6, TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET), AND RUNNING, THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, (CHORD BEARS SOUTH 89°59'50" EAST, 27.77 FEET), THROUGH A CENTRAL ANGLE OF 87°55'57", FOR AN ARC DISTANCE OF 30.69 FEET; THENCE EASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, (CHORD BEARS NORTH 71°40'38" EAST, 129.82 FEET), THROUGH A CENTRAL ANGLE OF 51°16'54", FOR AN ARC DISTANCE OF 134.25 FEET; THENCE SOUTH 82°40'55" EAST, 244.29 FEET; THENCE SOUTH 52°45'07" EAST, 51.39 FEET; THENCE SOUTH 37°14'53" WEST, 38.00 FEET; THENCE NORTH 52°45'07" WEST, 28.70 FEET; THENCE SOUTH 33°08'25" WEST, 38.68 FEET; THENCE NORTH 74°27'58" WEST, 14.87 FEET; THENCE SOUTH 5°29'08" EAST, 284.96 FEET; THENCE SOUTH 10°33'40" WEST, 13.48 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 484.00 FEET, (CHORD BEARS SOUTH 12°34'57" WEST, 34.14 FEET), THROUGH A CENTRAL ANGLE OF 4°02'34", FOR AN ARC DISTANCE OF 34.15 FEET; THENCE SOUTH 14°36'14" WEST, 92.17 FEET; THENCE SOUTH 63°56'35" WEST, 16.83 FEET; THENCE WEST, 86.01 FEET; THENCE SOUTH 59°58'58" WEST, 30.64 FEET, TO THE EASTERLY LINE OF PARCEL 5 OF THE SUMMIT EDEN PHASE ID AMENDMENT 3; THENCE NORTHERLY ALONG SAID EASTERLY PARCEL LINE, NORTH 30°01'02" WEST, 20.00 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF DAY BREAK RIDGE; THENCE ALONG SAID SOUTHERLY ROW LINE, NORTH 59°58'58" EAST, 36.00 FEET, TO THE EASTERLY LINE OF DAYBREAK RIDGE; THENCE ALONG SAID EASTERLY LINE OF DAYBREAK RIDGE FOLLOWING EIGHT (8) COURSES; 1) THENCE NORTH 30°01'02" WEST, 126.68 FEET; 2) THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 307.00 FEET, (CHORD BEARS NORTH 17°51'53" WEST, 129.26 FEET), THROUGH A CENTRAL ANGLE OF 24°18'18", FOR AN ARC DISTANCE OF 130.23 FEET; 3) THENCE NORTH 5°42'44" WEST, 87.37 FEET; 4) THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 118.00 FEET, (CHORD BEARS NORTH 29°46'51" WEST, 96.25 FEET), THROUGH A CENTRAL ANGLE OF 48°08'14", FOR AN ARC DISTANCE OF 99.14 FEET; 5) THENCE NORTH 53°50'59" WEST, 10.76 FEET; 6) THENCE NORTH 53°50'59" WEST, 46.43 FEET; 7) THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 232.00 FEET, (CHORD BEARS NORTH 49°56'25" WEST, 31.63 FEET), THROUGH A CENTRAL ANGLE OF 7°49'07", FOR AN ARC DISTANCE OF 31.66 FEET; 8) THENCE NORTH 46°01'51" WEST, 26.77 FEET, TO THE POINT OF BEGINNING.

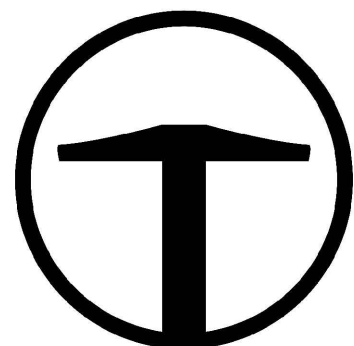
LOCATED IN THE NORTHEAST QUARTER OF SECTION OF SECTION OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 122,100 SQUARE FEET, ORT 2.803 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)

Sheet 1 of 2



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

RECORDED #

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$

WEBER COUNTY RECORDER

OWNER

SMHG PHASE 1, LLC

3923 N. WOLF CREEK DR.
EDEN, UT, 84310

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY SURVEYOR

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____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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: _____

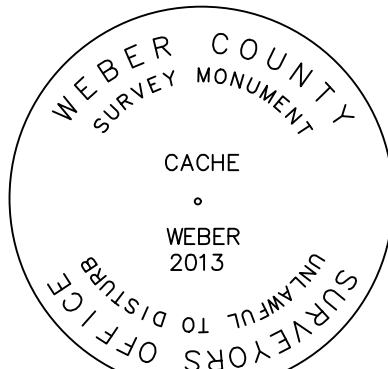
TITLE:

BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

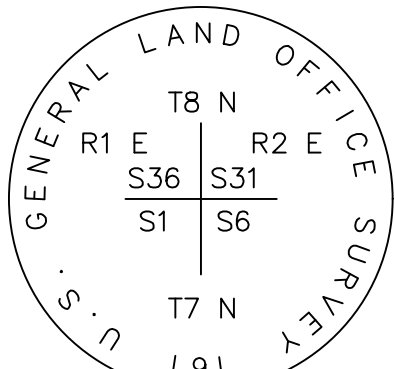
FOUND WEBER COUNTY LINE
MONUMENT PER WEBER COUNTY
SURVEYOR, 4" BRASS CAP 2013,
GOOD CONDITION
FLUSH IN CONCRETE
DETAIL "A"

NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "B"

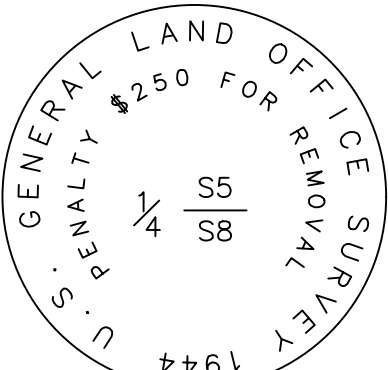
NORTH QUARTER CORNER SECTION
8, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND 1944 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"



DETAIL "A"



DETAIL "B"



DETAIL "C"

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00	10.21	4°40'45"	N43°41'49"E	10.21
C2	125.00	111.88	5°16'54"	N71°40'38"E	108.18
C3	125.00	26.03	11°55'54"	N47°19'23"E	25.98
C4	125.00	96.06	44°01'44"	N75°18'13"E	93.71
C5	280.00	7.81	1°35'56"	S06°31'07"W	7.81
C6	280.00	75.00	15°20'50"	S01°57'16"E	74.78
C7	250.72	4.03	0°55'16"	S06°54'20"W	4.03
C8	280.51	78.78	16°05'31"	S01°34'03"E	78.52
C9	625.00	37.44	3°25'56"	S07°54'43"E	37.44
C10	205.00	71.06	19°51'40"	S16°07'35"E	70.71
C11	307.00	28.92	5°23'48"	S27°19'08"E	28.91
C12	307.00	45.23	8°26'26"	S20°24'01"E	45.19
C13	307.00	42.48	7°55'39"	S12°12'58"E	42.44
C14	307.00	13.61	2°32'25"	S06°58'57"E	13.61
C15	118.00	20.74	10°04'12"	S10°44'50"E	20.71
C16	118.00	49.22	23°53'50"	S27°43'51"E	48.86
C17	118.00	29.18	14°10'12"	S46°45'53"E	29.11
C18	20.00	37.40	107°08'17"	N00°16'48"W	32.18
C19	100.00	76.85	44°01'44"	N75°18'13"E	74.97
C20	12.50	19.47	8°14'33"	S38°03'38"E	17.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	305.00	86.18	16°11'20"	S01°32'02"E	85.89
C22	600.00	35.94	3°25'56"	S07°54'43"E	35.94
C23	230.00	33.60	8°22'14"	S10°22'52"E	33.57
C24	230.00	45.17	11°15'11"	S20°11'34"E	45.10
C25	230.00	0.95	0°14'16"	S25°56'18"E	0.95
C26	180.00	44.69	14°13'35"	S18°56'38"E	44.58
C27	180.00	17.70	5°38'05"	S09°00'48"E	17.70
C28	650.00	11.78	1°02'18"	S06°42'54"E	11.78
C29	650.00	27.16	2°23'38"	S08°25'52"E	27.16
C30	255.00	29.33	6°35'24"	S06°19'59"E	29.31
C31	255.00	38.97	8°45'26"	S01°20'25"W	38.94
C32	15.00	0.25	0°58'25"	S06°12'21"W	0.25
C33	15.00	23.73	90°37'31"	S62°00'19"W	21.33
C36	250.00	14.69	3°21'56"	N52°10'01"W	14.68
C37	250.00	19.43	4°27'11"	N48°15'27"W	19.43

SMHG PHASE I, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310

VILLAGE NEST EAST 2025 VACATING AND REPLACING VILLAGE NESTS EAST AT POWDER MOUNTAIN - PRUD

LOCATED IN THE NORTHEAST QUARTER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JUNE 2025

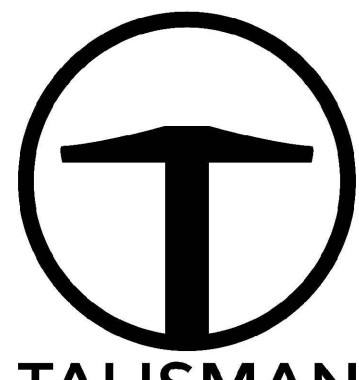
PARCEL 23-012-0202
SMHG LANDCO LLC

PARCEL 23-012-0202
SMHG LANDCO LLC

PARCEL 3
SUMMIT EDEN PHASE ID
AMENDMENT 3

PARCEL 23-012-0202
SMHG LANDCO LLC

PARCEL 23-012-0202
SMHG LANDCO LLC



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

RECORDED

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