

AMENDMENT 2, 2015-12-27/16  
 2014-1-14  
 2014-1-14  
 N. SUMMIT EDEN PHASE IC AMENDMENT 2, 2015-12-27/16

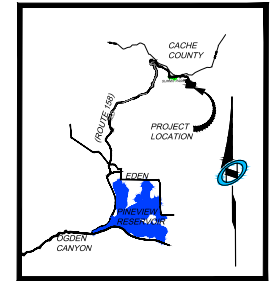
# SUMMIT EDEN PHASE IC AMENDMENT 2

## AMENDING LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R, PARCELS F and M

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., S. 16M.  
DECEMBER 2015

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 PHASE IC AMENDMENT 2, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS INCLUDING SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS' OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.



RICHARD W. MILLER  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 15564

### SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R, PARCELS F AND M, SUMMIT EDEN PHASE IC, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 2672945, IN BOOK 75 AT PAGES 35-40. ALL OF WHICH LOTS ARE NOW TOGETHER A SINGLE PARCEL D3. DEVELOPMENT PARCEL D3 IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCEL. DEVELOPMENT PARCEL D3 IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN AND MAY IN THE FUTURE BE SUBMITTED TO A NEIGHBORHOOD DECLARATION.

2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 84°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASIN 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 0°00'04" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

### PLAT NOTES:

- 1-THE PLAT IS SUBJECT TO ALL THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) 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 IC SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.
- 3-THE EXISTING PUBLIC UTILITIES EASEMENT ON THE SOUTH LINE OF LOT 87, OF SUMMIT EDEN PHASE IC, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NO. 2672945, HAS BEEN REMOVED IN THIS AMENDMENT AS IT IS NO LONGER NEEDED.

### OWNER'S DEDICATION:

SPHG PHASE I, LLC ("DECLARANT") AS THE OWNER OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE IC AMENDMENT 2 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 AND MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SPHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
NAME: JEFF WERBELOW  
TITLE: AUTHORIZED SIGNATORY

### ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SPHG INVESTMENTS LLC, THE SOLE MEMBER OF SPHG PHASE I LLC.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN: \_\_\_\_\_

### LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE MOST NORTHERLY CORNER OF PARCEL F AND BEING ALSO ON THE SOUTHWESTERLY LINE OF SUMMIT PASS, A 66 FOOT WIDE PUBLIC ROAD, OF SUMMIT EDEN PHASE IC SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGES 35-40, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING EAST 4,035.59 FEET AND SOUTH 3,497.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, T. 7N., R. 2E., S. 16M. (BASIS-OF-BEARING BEING N 84°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T. 7N., R. 1E., S. 16M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE SOUTHEASTERLY 238.11 FEET ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG THE WESTERLY LINE OF SAID SUMMIT PASS THROUGH A CENTRAL ANGLE OF 62°52'11" HAVING A LONG CHORD OF S 11°04'42" E 226.34 FEET; THENCE S 20°16'24" W 37.40 FEET TO THE NORTH LINE OF SPRING PARK, A 36 FOOT WIDE PUBLIC ROAD; THENCE NORTHWESTERLY 10.50 FEET ALONG THE ARC OF A 43.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°28'13" HAVING A LONG CHORD OF N 85°04'34" W 10.50 FEET; THENCE ALONG THE EASTERLY LINE OF COPPER CREST, A 36 FOOT WIDE PRIVATE ROAD THE NEXT FIVE COURSES AND DISTANCES, NORTHWESTERLY 22.33 FEET ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°04'31" HAVING A LONG CHORD OF N 52°46'24" W 20.92 FEET; THENCE N 17°14'04" W 0.59 FEET; THENCE NORTHWESTERLY 22.70 FEET ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°51'16" HAVING A LONG CHORD OF N 12°18'50" W 22.69 FEET; THENCE N 07°22'50" W 102.39 FEET; THENCE NORTHWESTERLY 192.07 FEET ALONG THE ARC OF A 143.0 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°57'25" HAVING A LONG CHORD OF N 45°19'33" W 177.96 FEET; THENCE N 05°39'44" E 64.51 FEET TO SAID SOUTHWESTERLY LINE OF SUMMIT PASS; THENCE SOUTHEASTERLY 155.31 FEET ALONG THE ARC OF A 217.0 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°09'36" HAVING A LONG CHORD OF S 63°07'35" E 152.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.534 ACRES.

Sheet 1 of 2

**NIVS**

**NOTICE OF PUBLIC HEARING**  
100 SOUTH OGDEN STREET, SUITE 200 OGDEN, UT 84401  
(435) 240-2000 FAX (435) 240-2000  
WWW.NIVS.UTAH.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

\*Add to County Commission Signature Block  
 Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_

<p>OWNER</p> <p>SPHG PHASE I, LLC 3632 N. WOLFE CREEK DR. EDEN, UT 84310</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINE 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 ENIGNED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</p> <p>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____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION CERTIFICATE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC HATS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>
--	---	--	--	--	---

# SUMMIT EDEN PHASE IC AMENDMENT 2

## AMENDING LOTS 87, 88, 89A, 89B, 90, 91, 92, 93, 94A, 94B, 95R, PARCELS F and M

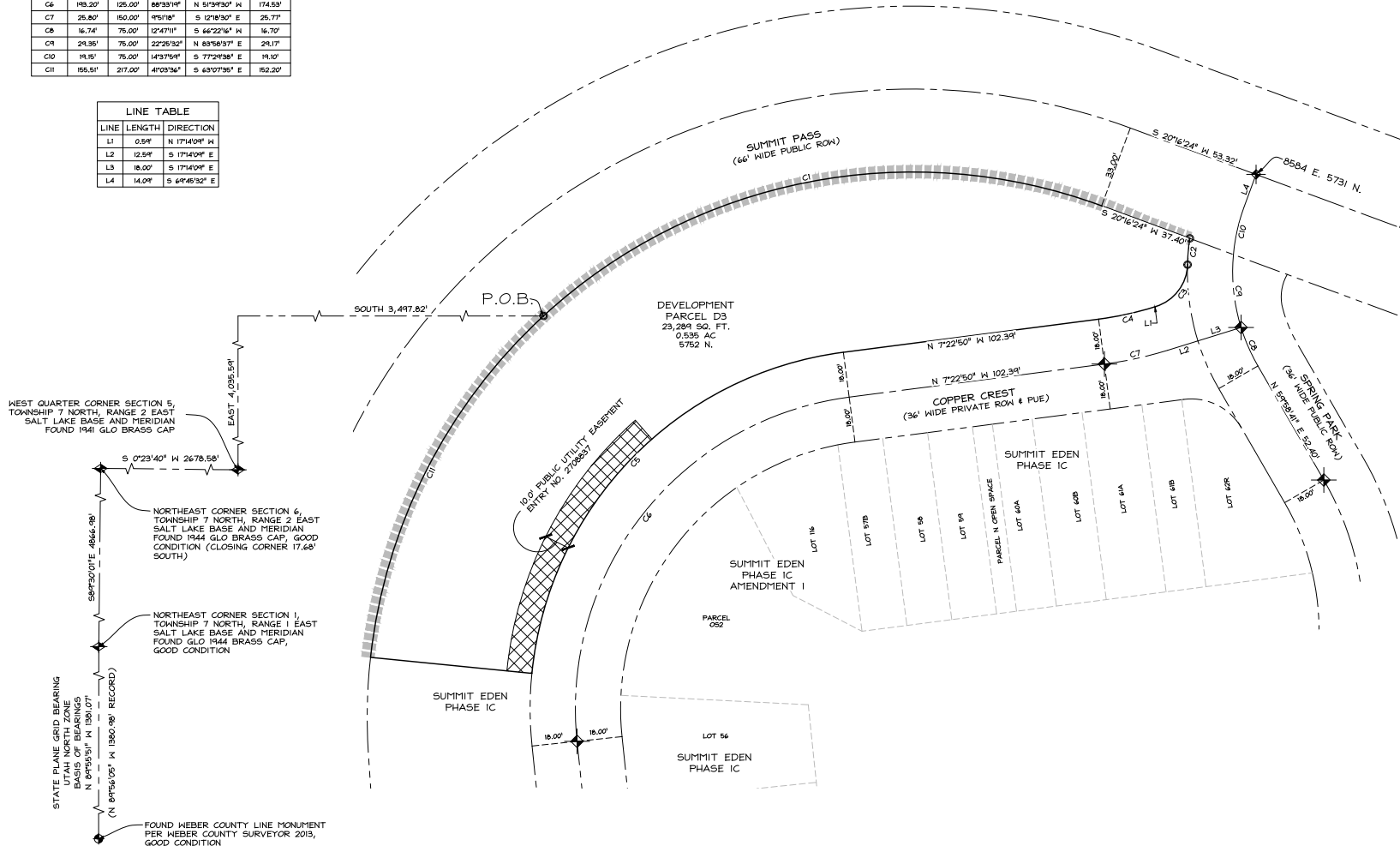
THE NORTHEAST 1/4 OF SECTION 6, T. 7N., R. 2E., S16M.  
 DECEMBER 2015

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	238.11'	217.00'	62°52'11"	S 11°04'42" E	226.34'
C2	10.50'	49.00'	6°28'13"	N 85°04'34" W	10.50'
C3	22.33'	18.00'	77°04'31"	N 52°46'24" W	20.92'
C4	22.70'	132.00'	4°51'18"	N 12°18'30" W	22.68'
C5	192.07'	143.00'	76°57'26"	N 45°13'30" W	177.96'
C6	193.20'	125.00'	88°33'14"	N 51°39'30" W	174.53'
C7	25.80'	150.00'	4°51'18"	S 12°18'30" E	25.77'
C8	16.74'	75.00'	12°47'11"	S 42°22'41" W	16.70'
C9	24.36'	75.00'	22°26'32"	N 63°58'17" E	24.37'
C10	14.15'	75.00'	14°31'54"	S 77°29'38" E	14.10'
C11	155.51'	217.00'	47°03'36"	S 43°07'36" E	152.20'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	0.59'	N 17°14'04" W
L2	12.54'	S 17°14'04" E
L3	18.00'	S 17°14'04" E
L4	14.04'	S 64°48'32" E

**LEGEND**

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



SCALE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'

Sheet 2 of 2

**NIVS**  
 NOLTE VERTICAL ALIEN  
 313 SOUTH OYER STREET, SUITE 200, WALKER, UT 84087  
 801.241.2300 TEL. 801.241.2300 FAX. WWW.NOLTE.COM

<p><b>OWNER</b></p> <p>SMHG Phase I, LLC                  3632 N. WOLFE CREEK DR.                  EDEN, UT 84310</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p>	<p><b>WEBER COUNTY SURVEYOR</b></p> <p>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 THERETHWITH. SIGNED THIS _____ DAY OF _____, 20____.</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>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____.</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC RIGHTS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THERON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF THIS _____ DAY OF _____, 20____.</p>	<p><b>REQUEST OF:</b></p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST NO. _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
	<p>SIGNATURE _____</p>	<p>COUNTY SURVEYOR _____</p>	<p>SIGNATURE _____</p>	<p>CHAIRMAN-WEBER COUNTY PLANNING COMMISSION _____</p>	<p>CHAIRMAN, WEBER COUNTY COMMISSION _____</p>	<p>_____</p>