

SURVEYOR'S CERTIFICATE

I, RICHARD H. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 90, 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 17-29-11 AND HAVE VERIFIED AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT. AND THAT THIS PLAT SURVEY EDEN PHASE IIG, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN 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. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES CONCERNING ZONING REQUIREMENTS REGARDING LOT REQUIREMENTS HAVE BEEN COMPLIED WITH.

RICHARD H. MILLER
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 196441

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WEST 4,710.00 FEET AND SOUTH 1,742.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.11B., 4 M. (BASIS-OF-BEARING BEING N 89°50'31" W) ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.11B., 4 M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE S 37°49'34" E 649.04 FEET; THENCE S 65°07'02" E 1,649.24 FEET; THENCE S 63°50'02" E 199.82 FEET; THENCE S 62°02'50" W 1,574.05 FEET; THENCE N 59°50'14" W 1,409.94 FEET; THENCE N 29°03' E 647.71 FEET; THENCE N 02°20'06" E 649.13 FEET TO THE POINT OF BEGINNING. CONTAINS: 51.249 ACRES.

SUMMIT EDEN PHASE IIG

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH MAY 2015

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES...
2. INTENTIONALLY DELETED.
3. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION...
4. ALL UTILITIES UNDER THE PROJECT SHALL BE UNDERGROUND...
5. ALL CORPORA WATER AND SEWER MAINS WITHIN THE COMMUNITY SHALL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
6. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE...
7. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON IN CONNECTION WITH THE INSTALLATION, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND...
8. INTENTIONALLY DELETED.
9. ALL CORPORA WATER AND SEWER MAINS WITHIN THE COMMUNITY SHALL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
10. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE...
11. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER...
12. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS INCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS...
13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS...
14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD...
15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS...

PLAT NOTES (CONT.):

- 15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS HORIZON RISE FOR THE CONSTRUCTION AND MAINTENANCE OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD...
16. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS 'OPEN SPACE'...
17. DECLARANT OWNS NOTED THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ('SKI RESORT')...
18. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTS A THIRTY FOOT (20') WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY...
19. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER LOTS 1R AND 12R, AS WELL AS ROAD PARCEL D FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF A SKI LIFT...
20. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS...
21. USE 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...
22. NOTICE TO PURCHASERS OF RESTRICTED (R2) 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 20-14 OF THE WEBER COUNTY LAND USE CODE...
23. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
24. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
25. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION...
26. THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES...
27. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD...
28. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS...

OWNER'S DEDICATION:

SMHG PHASE I, LLC (DECLARANT), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY DEED SEPARATE 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 'SUMMIT EDEN PHASE IIG', AND DOES HEREBY:

- PRIVATE STREETS AND 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...
• 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...
• PRIVATE EASEMENTS, GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 10, AND 15 THROUGH 19 OF THIS PLAT...

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: PAUL STRANGE
NAME: PAUL STRANGE
ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY PAUL STRANGE, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I, LLC.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
REISSUING AT: _____

SURVEY NARRATIVE:

1-THIS SURVEY SUBDIVIDED THE APRESAID 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°50'31" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 2 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 AND THE SECTION DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 0°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 24, PAGE 64.

Remove the "©"

Sheet 1 of 2

NVIS

NOLTE VERTICAL FIVE
827 SOUTH STATE STREET, SUITE 200
MURKIN, UT 84053
801-339-3919 FAX: 801-339-3914 WWW.NVF.COM

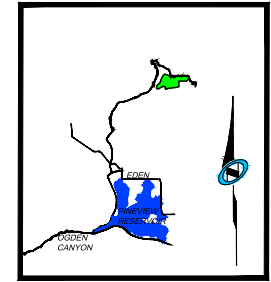
RECORDER #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:
ENTRY NO.
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$
WEBER COUNTY RECORDER

Table with 4 columns: 1. WEBER COUNTY ATTORNEY (SMHG PHASE I, LLC, 3632 N. WOLFE CREEK DR., EDEN, UT 84310). 2. WEBER COUNTY SURVEYOR (Richard H. Miller). 3. WEBER COUNTY ENGINEER. 4. WEBER COUNTY PLANNING COMMISSION APPROVAL. 5. WEBER COUNTY COMMISSION ACCEPTANCE.

SUMMIT EDEN PHASE 1G

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MAY 2015

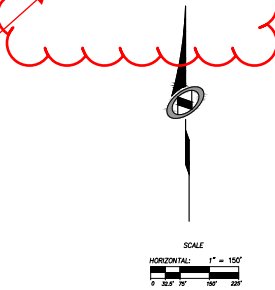
LINE	LENGTH	DIRECTION
L1	267.16'	S 66°17'36" W
L2	140.94'	N 39°06'48" E
L3	64.64'	N 36°34'12" E
L4	216.19'	N 83°16'24" E
L5	160.63'	S 72°16'04" E
L6	238.57'	S 57°17'00" E
L7	43.20'	S 47°16'24" W
L8	126.47'	N 74°24'24" E
L9	187.07'	N 47°13'33" E
L10	167.72'	N 87°22'14" E
L11	114.16'	N 28°45'10" E
L12	240.14'	S 67°44'01" E
L13	240.00'	S 22°16'54" W
L14	157.30'	N 67°44'01" W
L15	154.77'	N 18°11'31" W



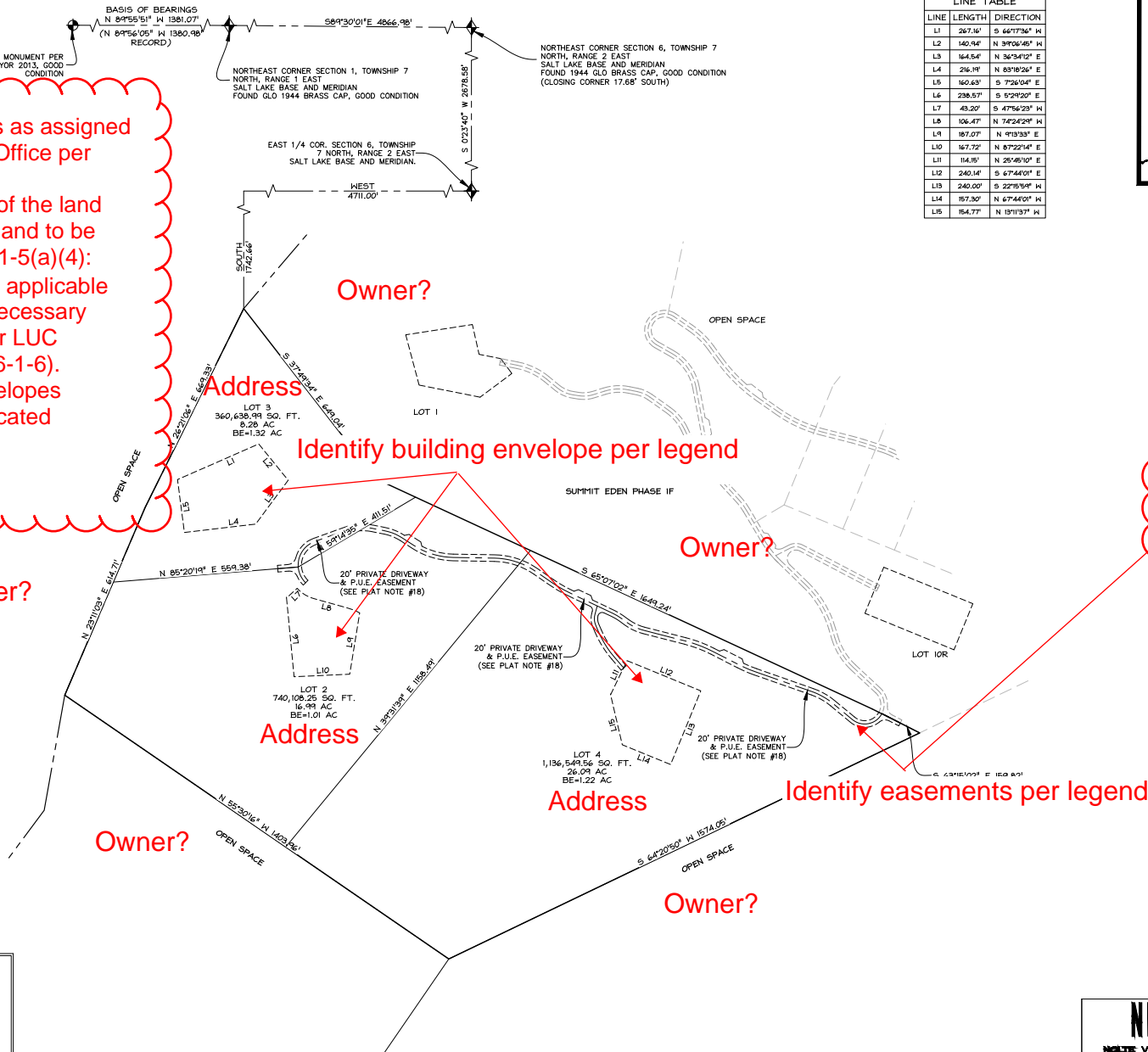
VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - QUARTER SECTION LINE
- - - ADJOINER DEED LINES
- - - AREA TIE LINES
- ⊕ STREET MONUMENTS
- FOUND REBAR WITH PLASTIC CAP, STAMPED "NOLTE ASSOC."
- SET REBAR WITH PLASTIC CAP, STAMPED "NOLTE ASSOC."
- ▨ BUILDING ENVELOPE
- ▤ EASEMENT



1. Please add the address as assigned by the County Surveyor's Office per LUC §106-1-8(b)(1)(e).
2. Please add the owners of the land immediately adjoining the land to be subdivided per LUC §106-1-5(a)(4):
3. Please add contours the applicable contour lines as deemed necessary by the County Engineer per LUC §106-1-5 (Ord 2012-14 §26-1-6).
4. Identify the building envelopes and the easements as indicated in map legend



OWNER
SMHG PHASE 1, LLC
3632 N. WOLFE 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

