

SL - SL

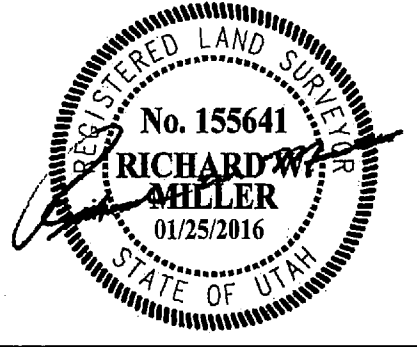
SUMMIT EDEN PHASE 1D - AMENDMENT 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

2016-1-17
NO. 155641
RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
01252016

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 1D 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. 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.



RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION FOR DEVELOPMENT PARCELS D4R, D5R, AND D6
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, A 66 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 57.457 FEET AND EAST 1,246.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#1, (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE NORTH 05°14'03" EAST 147.01 FEET; THENCE SOUTHEASTERLY 28.37 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°46'49" HAVING A LONG-CHORD OF SOUTH 82°15'12" EAST 28.365 FEET; THENCE NORTH 09°40'15" EAST 25.00 FEET; THENCE SOUTHEASTERLY 247.36 FEET ALONG THE ARC OF A 455.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°08'57" HAVING A LONG-CHORD OF SOUTH 64°45'19" EAST 244.33 FEET; THENCE SOUTH 46°01'51" EAST 50.00 FEET; THENCE SOUTH 43°58'09" WEST 18.73 FEET; THENCE SOUTHEASTERLY 36.13 FEET ALONG THE ARC OF A 23.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'01" HAVING A LONG-CHORD OF SOUTH 01°01'52" EAST 32.53 FEET; THENCE SOUTH 46°01'51" EAST 27.34 FEET; THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 03°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 163.75 FEET; THENCE SOUTH 59°58'58" WEST 65.44 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 59°58'58" WEST 5.57 FEET; THENCE SOUTH 30°10'02" EAST 37.31 FEET; THENCE SOUTH 59°58'58" WEST 36.00 FEET; THENCE SOUTH 30°10'02" EAST 18.71 FEET; THENCE SOUTHEASTERLY 103.09 FEET ALONG THE ARC OF A 382.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°27'45" HAVING A LONG-CHORD OF SOUTH 22°17'09" EAST 102.78 FEET; THENCE SOUTH 89°04'16" WEST 431.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 105.39 FEET ALONG THE ARC OF A 667.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°03'12" HAVING A LONG-CHORD OF NORTH 15°44'48" EAST 105.28 FEET; THENCE 2) NORTH 20°16'24" EAST 150.10 FEET; THENCE 3) NORTHEASTERLY 514.11 FEET ALONG THE ARC OF 283.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 255°54'50" HAVING A LONG-CHORD OF N 31°46'11" W 446.26 FEET TO THE POINT OF BEGINNING.
CONTAINS: 267,497 SQUARE FEET AND 6.141 ACRES AS DESCRIBED.

BOUNDARY DESCRIPTION FOR DEVELOPMENT PARCEL D7R
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING PARK, A 36 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 1,046.70 FEET AND EAST 1,207.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#1, (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 116.22 FEET ALONG THE ARC OF A 198.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'18" HAVING A LONG-CHORD OF NORTH 84°06'20" EAST 112.82 FEET; THENCE 2) NORTH 59°58'41" EAST 52.40 FEET; THENCE 3) NORTHEASTERLY 30.12 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°16'20" HAVING A LONG-CHORD OF NORTH 75°06'50" EAST 29.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES, 1) SOUTH 20°16'24" WEST 105.32 FEET; THENCE 2) SOUTHWESTERLY 130.00 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°04'42" HAVING A LONG-CHORD OF SOUTH 15°11'33" WEST 129.83 FEET; THENCE SOUTH 89°04'16" WEST 150.05 FEET; THENCE NORTH 13.34 FEET; THENCE EAST 41.88 FEET; THENCE NORTH 18°13'59" EAST 71.30 FEET TO THE POINT OF BEGINNING.
CONTAINS: 34,746 SQUARE FEET AND 0.798 ACRES AS DESCRIBED.

SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND IN ITS ENTIRETY SUMMIT EDEN PHASE 1D. CHANGES TO THE PLAT INCLUDE VACATING ROLLING DRIVE, CONSOLIDATING ALL LOTS INTO DEVELOPMENT PARCEL D6, AND ADDING MORE ACREAGE TO THE BOUNDARY OF SAID PHASE 1D, SPECIFICALLY TO PARCEL D6 AND ADDING DEVELOPMENT PARCELS D4R AND D7R.
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 BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- THIS PLAT IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAS BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. SMHG PHASE 1, LLC ("DECLARANT"), AS THE OWNER OF ALL OF THE PROPERTY DEPICTED HEREON MAY IN THE FUTURE FURTHER SUBMIT SOME OR ALL OF THE PARCELS SHOWN HEREON TO ONE OR MORE SUBDIVISION AND/OR CONDOMINIUM PLATS AND DECLARATIONS CONTAINING ADDITIONAL RESTRICTIONS. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION.
- PURSUANT TO THE MASTER DECLARATION, THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY AREAS, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED THEREIN, 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 MASTER DEVELOPER SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.
- THE PARCELS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES
- 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 THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- THE PUBLIC UTILITY AND DRAINAGE EASEMENTS CREATED BY THIS PLAT INCLUDE 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 INTERFERE WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- THIS PLAT ESTABLISHES MERIDIAN AVENUE AND DAYBREAK RIDGE, SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. MERIDIAN AVENUE AND DAYBREAK RIDGE ARE PRIVATE ROADS OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION. DECLARANT MAY IN THE FUTURE CONVEY ROAD PARCEL A TO THE COMMUNITY ASSOCIATION IN ACCORDANCE WITH THE MASTER DECLARATION. MERIDIAN AVENUE AND DAYBREAK RIDGE MAY BE RELOCATED AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. MERIDIAN AVENUE AND DAYBREAK RIDGE ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE MERIDIAN AVENUE OR DAYBREAK RIDGE OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR MERIDIAN AVENUE OR DAYBREAK RIDGE. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION.
- 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 THE 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.

PLAT NOTES (CONT):

- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS OVER ALL OF THE PARCELS, LOTS AND FUTURE LOTS TO BE CREATED ON THE PROPERTY SHOWN ON THIS PLAT FOR PRIVATE ROAD EASEMENTS, PRIVATE DRIVEWAY EASEMENTS, TRAIL SYSTEM EASEMENTS, SKI EASEMENTS, SKI LIFT EASEMENTS, SLOPE EASEMENTS AND OTHER EASEMENTS AS PROVIDED IN THE MASTER DECLARATION.
- LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS ON, OVER, UNDER AND ACROSS MERIDIAN AVENUE AND DAYBREAK RIDGE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
- DECLARANT GIVES NOTICE THAT THE PARCELS 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 PARCELS 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 FUTURE OWNER SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.
- DEVELOPMENT PARCELS D4R, D5R, D6R AND D7R ARE INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS.
- ALL PARCELS 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, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE PARCELS 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, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- THE 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.
- THIS PLAT AMENDS IN ITS ENTIRETY, RESTATES, SUPERSEDES AND REPLACES THE SUMMIT EDEN PHASE 1D PLAT RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH ON JANUARY 27, 2014 AS ENTRY NO. 2672946.
- 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 1, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO 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 1D AMENDMENT 1 AND DOES HEREBY:

- 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, 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.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY OF FEBRUARY 1, 2016.

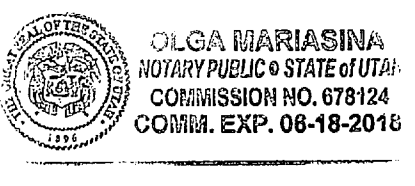
SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JEFF WERBELON
NAME: JEFF WERBELON
TITLE: AUTHORIZED SIGNATORY

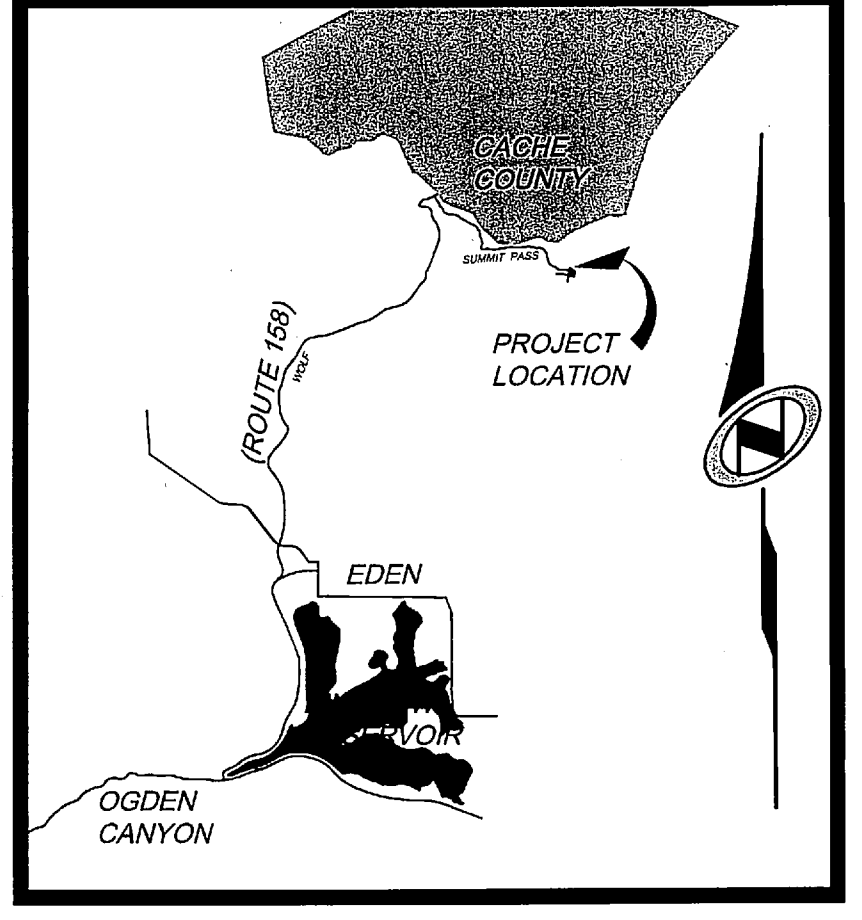
ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF WEBER } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF FEBRUARY, 2016 BY JEFF WERBELON, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.



Olga Mariasina
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-16
RESIDING IN: Cedar UT 84401



VICINITY MAP
N.T.S.

| | | | | | | |
|--|--|--|---|--|--|---|
| <p>SMHG PHASE 1, 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 <u>4th</u> DAY OF <u>February</u>, 20<u>16</u>. <u>Christina P. Evola</u> 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>2nd</u> DAY OF <u>February</u>, 20<u>16</u>. <u>D. Ad</u> 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>3</u> DAY OF <u>February</u>, 20<u>16</u>. <u>JA</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>FEBRUARY 3rd</u>, 20<u>16</u>. <u>JA</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 <u>3rd</u> DAY OF <u>February</u>, 20<u>16</u>. <u>Fatima Fenelias</u> CHAIRMAN, WEBER COUNTY COMMISSION ATTN: <u>Fatima Fenelias</u> TITLE: <u>Admin. Assistant C/A</u></p> | <p>SEE RECORD OF SURVEY # <u>54201</u></p> <p>Sheet <u>1</u> of <u>2</u></p> <p>RECORDED # STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: <u>SMHG</u> ENTRY NO: <u>2776497</u> DATE: <u>02-FEB-16</u> TIME: <u>10:00</u> BOOK: <u>78</u> PAGE: <u>78</u> FEE \$ <u>144.00</u> <u>LEANN H KILTS</u> WEBER COUNTY RECORDER</p> |
|--|--|--|---|--|--|---|

bl-82

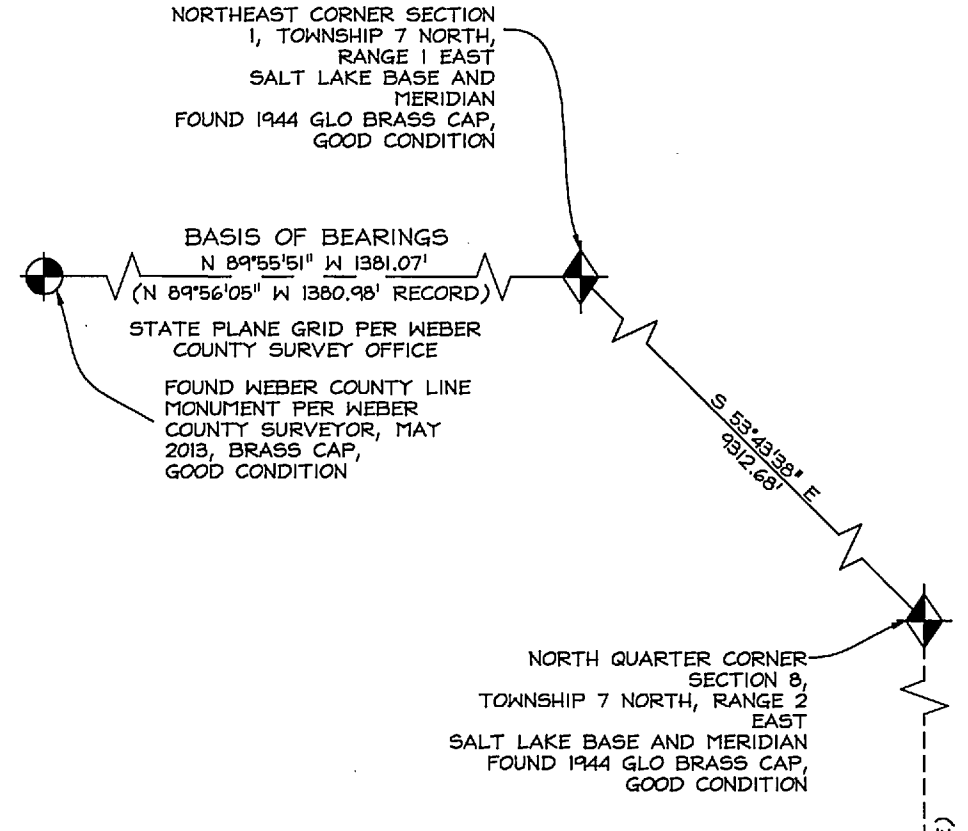
SUMMIT EDEN PHASE ID - AMENDMENT 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

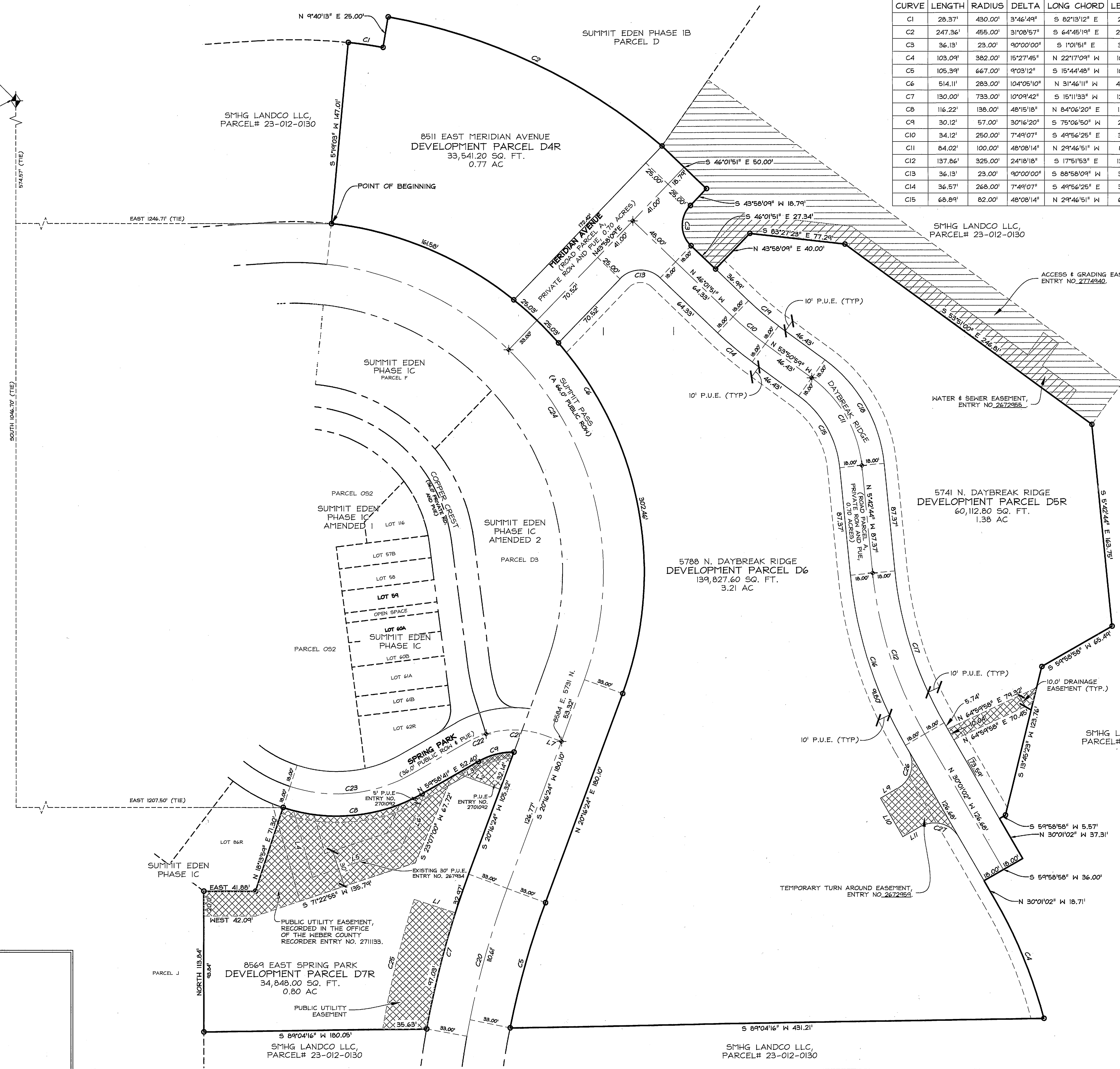
| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD | LENGTH |
|-------|---------|---------|------------|---------------|---------|
| C1 | 28.37' | 430.00' | 3°46'49" | S 82°13'12" E | 28.37' |
| C2 | 247.36' | 455.00' | 3°10'57" | S 64°45'19" E | 244.33' |
| C3 | 36.13' | 23.00' | 90°00'00" | S 1°01'51" E | 32.53' |
| C4 | 103.09' | 382.00' | 15°27'45" | N 22°17'09" W | 102.78' |
| C5 | 105.39' | 667.00' | 9°03'12" | S 15°44'48" W | 105.28' |
| C6 | 514.11' | 283.00' | 104°05'10" | N 31°46'11" W | 446.28' |
| C7 | 130.00' | 733.00' | 10°09'42" | S 15°11'33" W | 129.83' |
| C8 | 116.22' | 138.00' | 48°15'18" | N 84°06'20" E | 112.82' |
| C9 | 30.12' | 57.00' | 30°16'20" | S 75°06'50" W | 29.77' |
| C10 | 34.12' | 250.00' | 7°49'07" | S 49°56'25" E | 34.09' |
| C11 | 84.02' | 100.00' | 48°08'14" | N 29°46'51" W | 81.57' |
| C12 | 137.86' | 325.00' | 24°18'18" | S 17°51'53" E | 136.83' |
| C13 | 36.13' | 23.00' | 90°00'00" | S 88°58'09" W | 32.53' |
| C14 | 36.57' | 268.00' | 7°49'07" | S 49°56'25" E | 36.54' |
| C15 | 68.89' | 82.00' | 48°08'14" | N 29°46'51" W | 66.88' |

| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD | LENGTH |
|-------|---------|---------|------------|---------------|---------|
| C16 | 145.50' | 343.00' | 24°18'18" | S 17°51'53" E | 144.41' |
| C17 | 130.23' | 307.00' | 24°18'18" | S 17°51'53" E | 129.26' |
| C18 | 99.14' | 118.00' | 48°08'14" | N 29°46'51" W | 96.25' |
| C19 | 31.66' | 232.00' | 7°49'07" | S 49°56'25" E | 31.63' |
| C20 | 124.15' | 700.00' | 10°09'42" | S 15°11'33" W | 123.98' |
| C21 | 47.94' | 75.00' | 36°37'16" | N 88°55'31" W | 47.13' |
| C22 | 16.74' | 75.00' | 12°47'11" | N 66°22'16" E | 16.70' |
| C23 | 101.07' | 120.00' | 48°15'18" | N 84°06'20" E | 98.10' |
| C24 | 454.16' | 250.00' | 104°05'10" | N 31°46'11" W | 394.24' |
| C25 | 108.48' | 768.00' | 8°05'35" | S 13°38'57" W | 108.39' |
| C26 | 36.13' | 23.00' | 90°00'00" | N 14°58'58" E | 32.53' |
| C27 | 36.13' | 23.00' | 90°00'00" | N 75°01'02" W | 32.53' |

| LINE | LENGTH | DIRECTION |
|------|--------|---------------|
| L1 | 35.00' | S 72°18'15" E |
| L2 | 36.79' | N 69°43'36" W |
| L3 | 19.50' | N 59°58'41" E |
| L4 | 56.10' | S 15°53'00" E |
| L5 | 75.60' | N 71°22'55" E |
| L6 | 49.33' | N 23°07'00" E |
| L7 | 14.67' | S 69°47'02" E |
| L9 | 16.00' | N 59°58'58" E |
| L10 | 36.00' | N 30°01'02" W |
| L11 | 16.00' | S 59°58'58" W |



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - NO ACCESS LINE
 - AREA TIE LINES
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET MONUMENT
 - SET 5/8" X 2" REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"
 - EASEMENT AS NOTED
 - EASEMENT AS NOTED
 - EASEMENT AS NOTED



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

Sheet 2 of 2

N/V5
NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF: SMHG
ENTRY NO. 2776997
DATE: 01-16-16 TIME: 10:52
BOOK: 78 PAGE: 79
FEE \$
LEANN H. RILTS
WEBER COUNTY RECORDER

