

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD

THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH JULY 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 ON THIS PLAT, AND THAT THIS PLAT, HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, 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.

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

LEGAL DESCRIPTION:

LOTS 121(R) AND 122(R) OF SUMMIT EDEN, PHASE 1A, AMENDMENT 4, AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

MORE PARTICULARLY DESCRIBED AS:

LOT 122 (R)

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF LOT 23R, SUMMIT EDEN PHASE 1A SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGE 28-31, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 01°09'01" WEST 1,740.81 FEET AND WEST 1,060.38 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B.#11, S.L.B.#11, (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.#11, AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG THE SOUTH LINE OF SUMMIT PASS, A 66.00 WIDE PUBLIC ROAD, THE NEXT FIVE (5) COURSES AND DISTANCES, 1) NORTHEASTERLY 91.59 FEET ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°32'34" AND A LONG-CHORD OF N 80°35'36" E 91.19 FEET; 2) N 71°19'19" E 174.07 FEET; 3) NORTHEASTERLY 181.70 FEET ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°45'58" AND A LONG-CHORD OF N 76°42'19" E 181.44 FEET; 4) N 82°05'18" E 101.93 FEET; 5) NORTHEASTERLY 22.75 FEET ALONG THE ARC OF A 393.15 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3°18'56" AND A LONG-CHORD OF N 83°44'45" E 22.75 FEET LEAVING SUMMIT PASS RIGHT-OF-WAY; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, 50 FOOT WIDE PRIVATE RIGHT-OF-WAY, THE NEXT NINE (9) COURSES AND DISTANCES, 1) SOUTHWESTERLY 29.59 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 169°31'14" AND A LONG-CHORD OF S 9°50'10" W 19.92 FEET; 2) S 74°55'27" W 57.18 FEET; 3) SOUTHWESTERLY 110.23 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°05'29" AND A LONG-CHORD OF S 56°52'43" W 108.42 FEET; 4) S 39°49'58" W 150.49 FEET; 5) SOUTHWESTERLY 88.17 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°2'08" AND A LONG-CHORD OF N 27°36'24" E 87.61 FEET; 6) S 16°22'50" W 55.51 FEET; 7) SOUTHWESTERLY 136.93 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°49'50" AND A LONG-CHORD OF S 38°47'45" W 133.46 FEET; 8) S 61°24'0" W 111.34 FEET; 9) SOUTHWESTERLY 91.93 FEET ALONG THE ARC OF A 275.00 RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°09'16" AND A LONG-CHORD OF S 70°47'17" W 91.51 FEET TO THE SOUTHWEST CORNER OF LOT 22R OF SAID PHASE 1A SUBDIVISION; THENCE LEAVING HORIZON RUN RIGHT-OF-WAY N 00°50'02" E 400.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 121

BEGINNING AT A POINT THAT IS THE NORTHERN MOST CORNER OF LOT 18, SUMMIT EDEN PHASE 1A SUBDIVISION, ENTRY NO. 2672943, BOOK 75, PAGE 28-31, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN - A 50 FOOT WIDE PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN THE NEXT TWO (2) COURSES AND DISTANCES, 1) NORTHEASTERLY 18.07 FEET ALONG THE ARC OF A 175.00' RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°54'56" AND A LONG-CHORD OF N 35°52'30" E 18.06 FEET; 2) THENCE N 38°49'58" E 101.29 FEET; THENCE S 51°10'02" E 82.30 FEET; THENCE N 75°17'11" E 282.27 FEET; THENCE S 19°48'51" E 47.89 FEET; THENCE S 12°13'35" W 328.90 FEET; THENCE S 17°13'34" E 234.64 FEET; THENCE S 57°03'17" W 77.42 FEET; THENCE N 25°49'22" W 565.38 FEET; THENCE N 84°59'22" W 116.50 FEET TO THE POINT OF BEGINNING.

LOT 121 ~2.520 ACRES. LOT 122(R) ~2.906 ACRES.

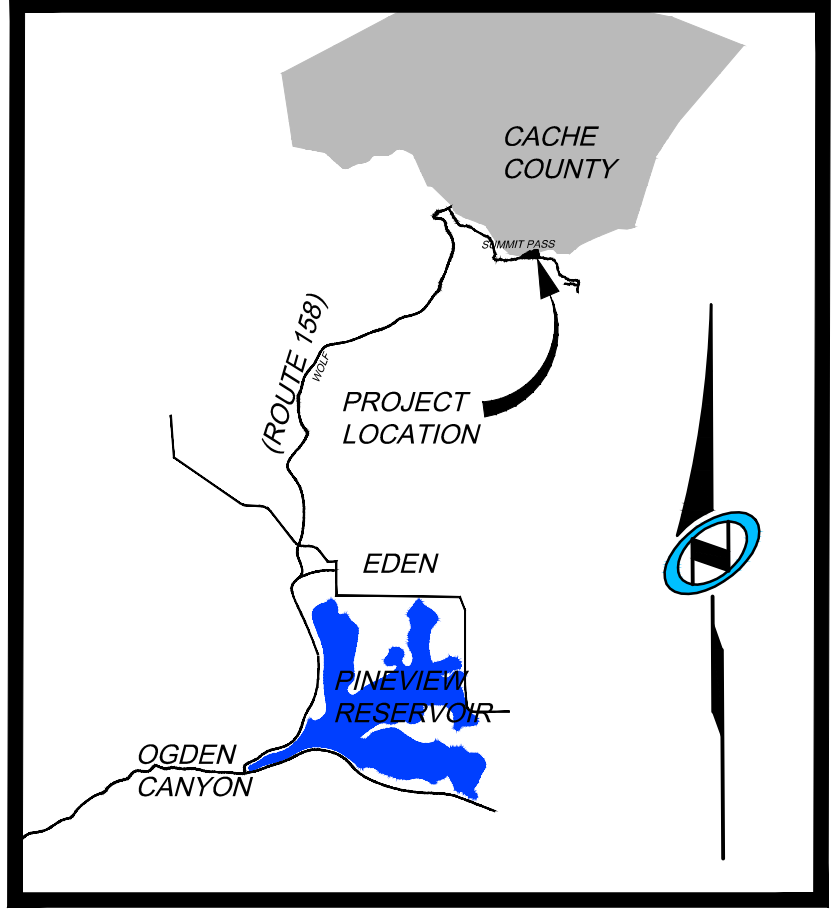
SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND LOTS 19, 20, 22R AND 23R OF SUMMIT EDEN PHASE 1A, ENTRY #2672943, B-75, P-28-31, FOR THE PURPOSE OF SUBDIVIDING THOSE LOTS TO CREATE THIS P.R.U.D. FOR BUILDABLE RESIDENTIAL LOTS.

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.#11, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID 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.)

PLAT NOTES:

- 1. THIS PRUD PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, ESEMENTS AND RESTRICTIONS FOR HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE 1 LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED ON THIS PLAT. CAPITALIZED TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
3. THIS PROJECT IS WITHIN SUMMIT EDEN PHASE 1A AND SUBJECT TO THE NOTES, TERMS, AND CONDITIONS OF SUCH PLAT. THIS PLAT IS SUBJECT TO ALL THE ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT, AS AMENDED (ENTRY #2672943, BOOK 75, PAGE 28-31) UNLESS OTHERWISE NOTED ON THIS PLAT.
4. 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 1A SUBDIVISION PLAT (ENTRY #2672943, BOOK 75, PAGE 28-31) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.
5. LIMITED COMMON AREAS SHALL MEAN THOSE PARTS OF THE COMMON AREA WHICH ARE LIMITED TO AND RESERVED FOR THE USE OF OWNERS OF ONE OR MORE, BUT FEWER THAN ALL, OF THE LOTS. THE LIMITED COMMON AREAS SHALL INCLUDE ALL COMMON AREAS DESIGNATED AS LIMITED COMMON AREAS ON THE PLAT OR BY THE NEIGHBORHOOD DEVELOPER OR THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION. LIMITED COMMON AREAS DESIGNATED HEREON ARE APPURTENANT TO THE ADJACENT LOT. NO REFERENCE TO ANY LIMITED COMMON AREAS NEEDS TO BE MADE IN ANY INSTRUMENT OF CONVEYANCE, ENCUMBRANCE OR OTHER INSTRUMENT. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP AND REPAIR OF IMPROVEMENTS ON THE LIMITED COMMON AREA APPURTENANT TO SUCH OWNER'S LOT AND THE USE THEREOF AS MORE SPECIFICALLY SET FORTH IN THE NEIGHBORHOOD DECLARATION.
6. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, 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 DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
7. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
8. 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 TO THE EQUIPMENT AND OTHER FACILITIES THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
9. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS, INCLUDING ALL LIMITED COMMON AREA, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING 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 INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
11. 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.
12. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF ANY 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.
13. NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS WITHIN ALL COMMON AREA, INCLUDING ALL LIMITED COMMON AREA, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
14. NO EASEMENTS, RIGHT-OF-WAYS, OR P.U.E.S, APPEARING ON THE AFORESAID SUMMIT EDEN PHASE 1A PLAT WILL BE CHANGED, MODIFIED, OR REMOVED.
15. 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 THAT THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
16. DECLARANT GIVES NOTICE THAT THE LOTS 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 LOTS OR BUILDING ENVELOPES 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 OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
17. ALL LOTS AS 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 LOTS 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.
18. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS PRUD, THE NEIGHBORHOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER ARE INSTALLED.
19. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
20. 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.
21. 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.



VICINITY MAP N.T.S.

OWNER'S DEDICATION:

SMHG PHASE 1, LLC, "DECLARANT" AS THE OWNER OF THE HEREIN DESCRIBED TRACTS OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON AREA PARCELS AS SHOWN HEREON, TO BE KNOWN HEREAFTER AS HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND DOES HEREBY GRANT AND CONVEY TO THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("ASSOCIATION"), ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA PARCELS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH ASSOCIATION MEMBER IN COMMON WITH ALL ASSOCIATION MEMBERS, AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE COMMON AREA PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE COMMON AREA PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION. DECLARANT DOES ALSO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED AS COMMON AREA PARCELS HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS NECESSARY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. DECLARANT ALSO HEREBY CONVEYS AND ESTABLISHES THE OTHER EASEMENTS, COVENANTS AND RESTRICTIONS AS SHOWN ON THIS PLAT OR STATED IN THE PLAT NOTES, TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN OR STATED HEREON.

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

SMHG, PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: _____ NAME: JEFF WERBELOW TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____ } COUNTY OF _____ S.S.

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

SMHG, PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: _____ NAME: JEFF WERBELOW TITLE: AUTHORIZED SIGNATORY

NIV15

5217 SOUTH STATE STREET, SUITE 200 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: ENTRY NO: DATE: TIME: BOOK: PAGE: FEE \$ WEBER COUNTY RECORDER

Table with 5 columns: OWNER (SMHG PHASE 1, LLC), WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY ENGINEER, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER COUNTY COMMISSION ACCEPTANCE.

SUMMIT EDEN HORIZON VILLAGE PRUD.DWG
2014-1-16
NONE
P:\05\0793\CADD\HORIZON VILLAGE SURVEY.PLD

HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD

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

LEGEND

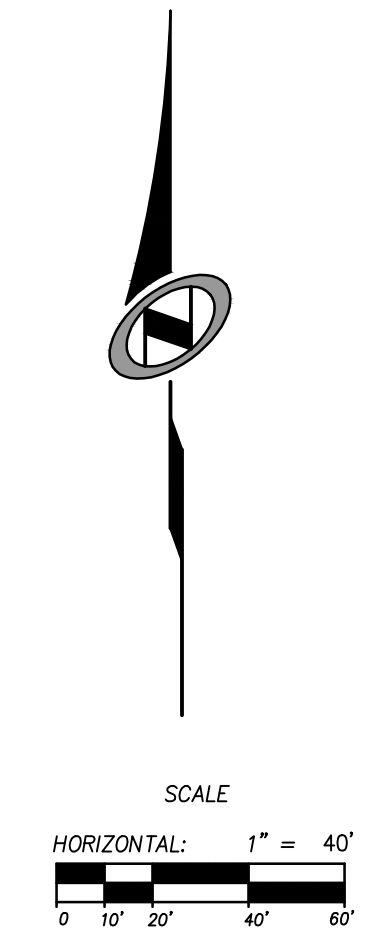
	BOUNDARY LINE
	EXISTING LOT LINE
	RIGHT OF WAY LINE
	QUARTER SECTION LINE
	AREA TIE LINES
	NO ACCESS LINE
	STREET MONUMENTS TO BE CONSTRUCTED
	FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
	SET REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
	PRIVATE LOT
	EASEMENT
	LIMITED COMMON AREA
	PRUD LOT NUMBER
	CA1 COMMON AREA PARCEL 100,845 SQ FT 2.32 AC
	CA2 COMMON AREA PARCEL 95,306 SQ FT 2.19 AC

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L5	34.63'	N 18°40'41" W	L275	49.20'	S 38°49'58" W
L7	34.89'	N 42°17'58" W	L276	58.91'	S 74°55'27" W
L9	32.70'	N 38°25'43" W	L323	33.00'	N 3°38'18" E
L11	31.40'	S 51°10'02" E	L324	33.00'	N 3°38'18" E
L12	22.64'	S 62°00'52" E	L325	150.49'	N 38°49'58" E
L15	40.00'	N 15°00'00" W	L326	78.76'	N 71°19'19" E
L16	35.51'	N 47°20'51" W	L327	36.83'	N 61°12'40" E
L18	36.67'	N 40°51'54" W	L328	1.44'	N 38°49'58" E
L20	47.08'	N 13°15'31" W	L333	40.00'	N 15°00'00" W
L21	56.88'	S 72°09'45" E	L334	64.00'	S 75°00'00" W
L23	35.51'	N 47°20'51" W	L335	36.00'	N 15°00'00" W
L25	40.00'	N 15°00'00" W	L336	64.00'	S 75°00'00" W
L26	38.95'	N 44°11'51" W	L337	50.00'	S 75°00'00" W
L28	10.19'	N 89°09'58" W	L338	22.00'	S 15°00'00" E
L29	12.46'	S 40°12'55" E	L339	64.00'	S 75°00'00" W
L31	32.70'	N 38°25'43" W	L340	24.00'	N 75°00'00" E
L33	40.00'	N 15°00'00" W	L341	36.00'	N 15°00'00" W
L34	38.95'	N 44°11'51" W	L342	40.00'	N 15°00'00" W
L36	10.84'	N 89°09'58" W	L343	64.00'	S 75°00'00" W
L37	11.49'	N 89°09'58" W	L344	36.00'	N 15°00'00" W
L39	38.95'	N 44°11'51" W	L345	50.00'	S 75°00'00" W
L41	13.04'	S 28°47'20" E	L346	64.00'	S 75°00'00" W
L42	35.51'	N 47°20'51" W	L347	40.00'	N 15°00'00" W
L43	12.09'	S 64°10'38" W	L348	50.00'	S 75°00'00" W
L45	40.00'	N 15°00'00" W	L349	64.00'	S 75°00'00" W
L47	36.40'	N 35°55'28" W	L350	22.00'	N 15°00'00" W
L49	11.60'	S 77°46'25" E	L351	50.00'	S 75°00'00" W
L50	10.45'	S 77°46'25" E	L352	50.00'	S 75°00'00" W
L52	20.62'	N 82°09'59" W	L353	24.00'	S 75°00'00" W
L54	90.11'	N 14°42'49" W	L354	36.00'	N 15°00'00" W
L55	7.37'	S 64°10'38" W	L355	50.00'	S 75°00'00" W
L57	17.46'	S 51°22'14" W	L356	18.00'	S 75°00'00" W
L59	36.40'	N 35°55'28" W	L357	52.84'	N 78°33'31" W
L61	5.58'	S 77°46'25" E	L358	101.29'	N 38°49'58" E
L255	45.85'	N 84°28'01" W	L359	17.46'	N 51°22'14" E
L256	15.56'	N 9°04'09" E	L360	17.46'	N 51°22'14" E
L263	111.34'	N 61°12'40" E	L361	17.46'	N 51°22'14" E
L264	55.51'	N 16°22'50" E	L362	30.81'	N 61°51'58" E
L265	58.91'	N 74°55'27" E			
L269	95.31'	S 71°19'19" W			
L270	101.93'	S 82°05'18" W			
L271	57.18'	S 74°55'27" W			
L272	149.05'	N 38°49'58" E			
L273	55.51'	N 16°22'50" E			
L274	74.51'	N 61°12'40" E			



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C89	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
C90	22.75'	393.15'	3°18'56"	S 83°44'45" W	22.75'
C91	29.59'	10.00'	16°9'31"4"	N 9°50'10" W	19.92'
C92	34.76'	30.00'	66°23'10"	S 62°20'24" W	32.85'
C93	100.00'	267.82'	21°23'37"	N 82°56'30" E	99.42'
C94	187.90'	1000.00'	10°45'58"	S 76°42'19" W	187.63'
C95	100.00'	426.15'	13°26'42"	S 88°48'39" W	99.77'
C96	80.91'	250.00'	18°32'34"	N 80°35'36" E	80.56'
C97	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
C98	156.49'	200.00'	44°49'50"	N 38°47'45" E	152.53'
C99	78.37'	200.00'	22°27'08"	S 27°36'24" W	77.87'
C100	94.49'	150.00'	36°05'29"	S 56°52'43" W	92.93'
C101	86.20'	75.00'	65°11'18"	N 41°59'48" E	81.54'
C102	64.82'	283.00'	13°07'24"	N 83°18'11" E	64.68'
C103	181.70'	967.00'	10°45'58"	S 76°42'19" W	181.44'
C104	110.23'	175.00'	36°05'29"	S 56°52'43" W	108.42'
C105	42.60'	225.00'	10°50'51"	S 33°24'33" W	42.53'
C106	41.39'	225.00'	10°32'25"	S 21°39'02" W	41.33'
C107	97.58'	175.00'	31°56'50"	N 33°48'40" E	96.32'
C108	91.93'	275.00'	19°09'16"	N 70°47'17" E	91.51'
C109	78.74'	125.00'	36°05'29"	S 56°52'43" W	77.44'
C110	79.90'	100.00'	45°46'38"	N 52°02'08" E	77.79'
C111	101.09'	3056.76'	1°53'41"	S 85°24'51" E	101.09'
C120	18.07'	175.00'	5°54'56"	N 35°52'30" E	18.06'
C121	26.77'	283.00'	5°25'09"	N 74°01'54" E	26.76'
C122	34.90'	175.00'	11°25'34"	N 55°29'52" E	34.84'
C123	4.45'	175.00'	1°27'25"	N 17°06'33" E	4.45'
C124	4.18'	225.00'	1°03'53"	S 27°27'11" W	4.18'

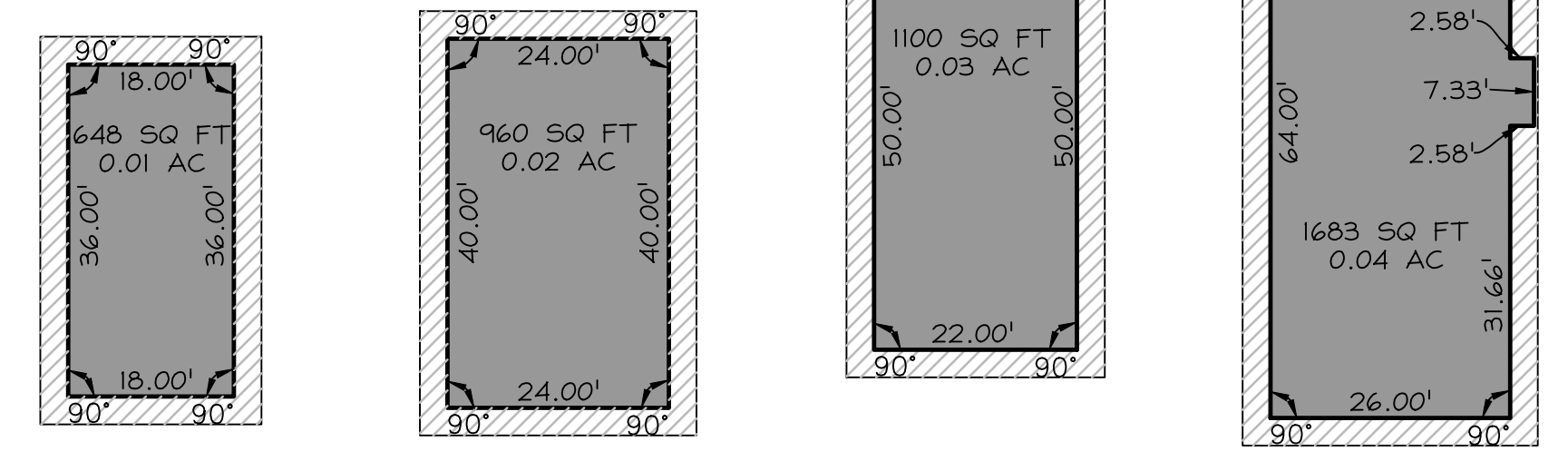


LOT CONFIGURATION FOR 1500+ SQ FT UNIT UNITS 6, 9, 10, 12, 17, 20 N.T.S.

LOT CONFIGURATION FOR 2500 SQ FT UNIT UNITS 4, 5, 8, 22, 23, 24 N.T.S.

LOT CONFIGURATION FOR 1000 SQ FT UNIT UNITS 13, 16, 19, 26, 27 N.T.S.

LOT CONFIGURATION FOR 1500 SQ FT UNIT UNITS 2, 3, 7, 11, 14, 15, 18, 21, 25 N.T.S.



OWNER

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

Sheet **2** of 2

NIV5

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

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

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WEBER COUNTY RECORDER