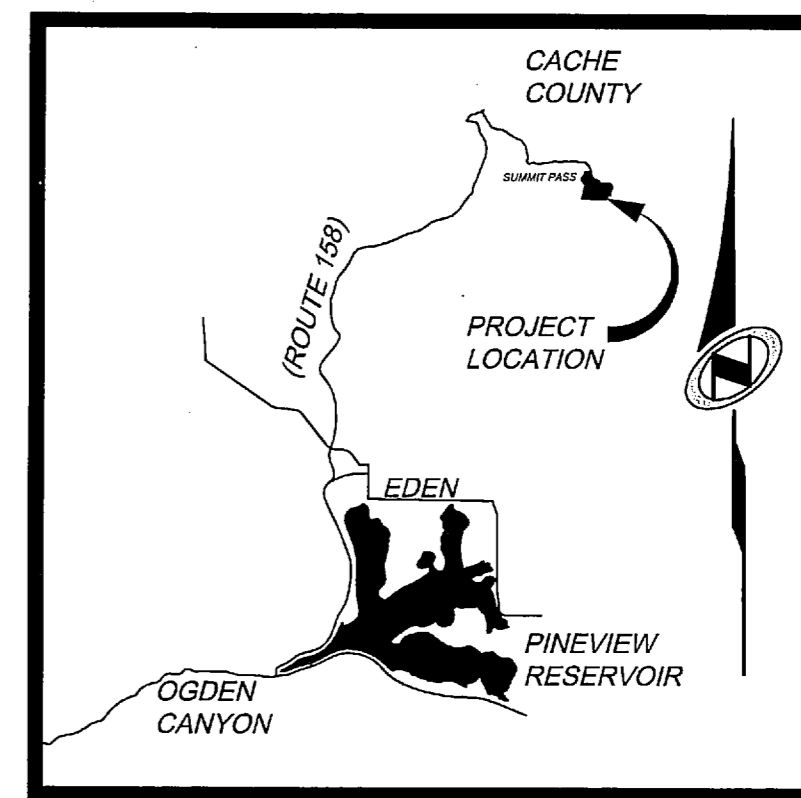


AMENDMENT 4 2017-02-CLDWB
2014-1-6
NONE
N. SURVEY PLANS (PLAT) AMENDMENT 4 SURVEY PLANS (PLAT) 2016-11-30

SUMMIT EDEN PHASE 1C AMENDMENT 4 AMENDING LOTS 51R-56, 57B-62R, 116, PARCEL OS2 (OPEN SPACE) AND PARCEL N (OPEN SPACE)

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.
FEBRUARY 2017

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 THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE WCO 106-1-8-(c)(1), AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C AMENDMENT 4, 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.



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

LEGAL DESCRIPTION:

ALL OF LOTS 51R, 52R, 53, 54, 55, 56, 57B, 58, 59, PARCEL N, 60A, 60B, 61A, 61B, AND 62R OF SUMMIT EDEN PHASE 1C SUBDIVISION AND ALL OF LOT 116 AND PARCEL OS2 OF SUMMIT EDEN PHASE 1C AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51R, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREST (ROAD PARCEL A), SUMMIT EDEN PHASE 1C SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'10" EAST 626.92 FEET AND EAST 3,693.42 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF COPPER CREST THE FOLLOWING FIVE (5) COURSES; 1) NORTHEASTERLY ALONG A 518.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 88°53'31" EAST, A DISTANCE OF 87.19 FEET), THROUGH A CENTRAL ANGLE OF 9°39'20", A DISTANCE OF 87.29 FEET; 2) NORTH 84°03'51" EAST 138.80 FEET; 3) SOUTHEASTERLY ALONG A 107.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 51°39'30" EAST, A DISTANCE OF 149.40 FEET), THROUGH A CENTRAL ANGLE OF 88°33'19", A DISTANCE OF 165.38 FEET; 4) SOUTH 7°22'50" EAST 131.97 FEET; 5) SOUTHWESTERLY ALONG A 23.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 26°17'55" EAST, A DISTANCE OF 25.51 FEET), THROUGH A CENTRAL ANGLE OF 67°21'31", A DISTANCE OF 27.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING PARK; THENCE ALONG THE NORTHERLY LINE OF SPRING PARK THE FOLLOWING FOUR (4) COURSE; 1) SOUTH 59°58'41" WEST 34.38 FEET; 2) NORTHWESTERLY ALONG A 102.00 RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 86°21'09" ~~EAST~~ WEST, A DISTANCE OF 113.10 FEET), THROUGH A CENTRAL ANGLE OF 67°20'21", A DISTANCE OF 119.33 FEET, 3) NORTH 52°40'58" WEST 59.72 FEET, 4) NORTHWESTERLY ALONG A 268.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 55°44'15" WEST, A DISTANCE OF 28.56 FEET), THROUGH A CENTRAL ANGLE OF 6°06'35", A DISTANCE OF 28.58 FEET TO THE SOUTHEAST CORNER OF LOT 63; THENCE ALONG THE EASTERLY LINE OF LOT 63 FOLLOWING TWO (2) COURSES; 1) NORTH 31°22'27" EAST 70.77 FEET; 2) NORTH 05°56'09" WEST 62.24 FEET; THENCE SOUTH 84°03'51" WEST 133.32 FEET; THENCE NORTH 77°52'47" WEST 37.44 FEET TO THE SOUTHWESTERLY CORNER OF LOT 51R; THENCE ALONG THE WESTERLY LINE OF LOT 51R NORTH 03°43'11" EAST 71.75 FEET TO THE POINT OF BEGINNING

CONTAINS: 59098 SQ. FT. OR 1.357 ACRES.

SURVEY NARRATIVE:

- THIS SURVEY WAS PERFORMED TO RECONFIGURE LOTS 51R, 52R, 53, 54, 55, AND 56 OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945) INTO 10 LOTS AND 2 OPEN SPACE PARCELS, NOW KNOWN AS LOTS 124-133, PARCEL OS4, AND PARCEL OS5.
- THE SURVEY ALSO INCLUDES LOT LINE ADJUSTMENTS TO LOTS 57B (NOW 135), 58 (NOW 136), 59 (NOW 137), PARCEL N (NOW PARCEL OS6), 60A (NOW 138), 60B (NOW 139), 61A (NOW 140), 61B (NOW 141), 62R (NOW 142) OF SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945) AND LOT LINE ADJUSTMENTS TO LOT 116 (NOW 134) AND PARCEL OS2 (NOW PARCEL OS7) OF SUMMIT EDEN PHASE 1C AMENDMENT 1 (RECORDED 2/5/2016, ENTRY #2776993).
- 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 BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS, AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THE 10' DRAINAGE EASEMENT ADJACENT TO LOTS 51R, 52R, 65, AND 66 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY WEBER COUNTY ORDINANCE, RECORDED AS ENTRY # **2847689**.
- THE 10' SEWER EASEMENT ADJACENT TO LOTS 54, 55, AND 63 AS SHOWN ON SUMMIT EDEN PHASE 1C SUBDIVISION (RECORDED 1/27/2014, ENTRY #2672945), IS NOT SHOWN ON THIS PLAT AS IT HAS BEEN VACATED BY WEBER COUNTY ORDINANCE, RECORDED AS ENTRY # **2847689**.
- THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM THE PREVIOUS LOTS AND THE NEW LOTS CREATED BY THIS PLAT WILL DEFAULT TO CURRENT ZONING SETBACKS.
- PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (RENAMED TO OS2 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), HEREON OS4, HAS PREVIOUSLY RECORDED A BLANKET PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRETY (ENTRY #2711133). AMENDED PARCEL OS4 WILL CONTINUE TO MAINTAIN THIS PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRE NEWLY CONFIGURED BOUNDARY.
- PARCEL G FROM SUMMIT EDEN PHASE 1C SUBDIVISION (RENAMED TO OS2 ON SUMMIT EDEN PHASE 1C AMENDMENT 1), HEREON OS4, HAS PREVIOUSLY RECORDED A 10' PUBLIC UTILITY EASEMENT ALONG ITS FRONTAGE OF COPPER CREST, A PRIVATE ROAD (ENTRY #2708837). AMENDED PARCEL OS4 WILL CONTINUE TO MAINTAIN THIS 10' PUBLIC UTILITY EASEMENT ALONG ITS NEWLY CONFIGURED FRONTAGE OF COPPER CREST.
- THE LOTS BEING AMENDED BY THIS PLAT WITH THEIR PREVIOUS LOT NUMBERS HAVE BEEN REMOVED FROM THE NEIGHBORHOOD DECLARATIONS THAT THEY WERE ASSIGNED TO. THE NEW LOT CONFIGURATIONS WITH THEIR NEW LOT NUMBERS ARE ALL SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN (FORMERLY KNOWN AS SUMMIT EDEN) AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION.
- LOTS 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, AND COMMON AREAS "A" AND "B" ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COPPER CREST WEST AT POWDER MOUNTAIN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION.
- LOTS 134, 135, 136, 137, 138, 139, 140, 141, 142, AND COMMON AREA "C" ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COPPER CREST EAST AT POWDER MOUNTAIN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION.
- SUMMIT EDEN PHASE 1C AMENDMENT 4 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES", DATED JANUARY 16, 2017, PROJECT #01628-022. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

OWNER'S DEDICATION:

SMHG PHASE 1, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON AREA 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 1C AMENDMENT 4,

AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT AND CONVEY TO THE HOME OWNERS ASSOCIATION(S), ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES AS WELL AS A CONNECTING ROOF OVER ADJACENT LOTS FOR THE BENEFIT OF EACH HOME OWNERS ASSOCIATION MEMBER IN COMMON. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE COMMON AREA PARCELS FOR THE 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 MASTER DECLARATION.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 0th DAY OF February, 2017.

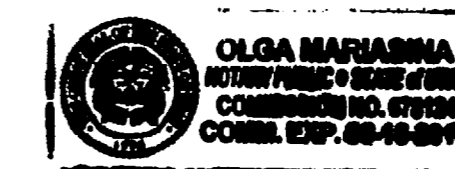
SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER

BY: Jeff Weibelow
NAME: JEFF WEIBELW
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 0th DAY OF February, 2017, BY JEFF WEIBELW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-18-18

RESIDING IN: Weber County

LIEN HOLDER'S CONSENT:

PEAK STREET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNEE AND CURRENT HOLDER/BENEFICIARY OF A SECURITY INTEREST AGAINST SOME OR ALL OF THE PROPERTY DESCRIBED IN THIS SUBDIVISION PLAT, WHICH INTEREST IS EVIDENCED BY THAT CERTAIN DEED OF TRUST RECORDED JUNE 24, 2014, AS ENTRY NO. 2691517 IN THE OFFICE OF THE WEBER COUNTY RECORDER, DOES HEREBY CONSENT TO THE RECORDING OF AND SUBORDINATE ITS INTEREST TO THIS SUBDIVISION PLAT. PEAK STREET MANAGEMENT, LLC, HEREBY REPRESENTS THAT IT IS THE PRESENT OWNER OF THE LIEN/INTEREST DESCRIBED HEREIN.

Ross Hinkle
BY: ROSS HINKLE
ITS: CEO

STATE OF Utah
COUNTY OF Weber

SWORN AND SUBSCRIBED TO BEFORE ME THIS 0th DAY OF February, 2017, BY ROSS HINKLE, CEO AND DULY AUTHORIZED AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.



NOTARY PUBLIC

Sheet 1 of 2

SEE RECORD OF SURVEY # 5661a



5217 SOUTH STATE STREET, SUITE 300
801.743.1300 TEL. 801.743.0300 FAX MURRAY, UT 84107

RECORDED #

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

REQUEST OF: SMHG PHASE 1
ENTRY NO: 2847690
DATE: 17-MAR-17 TIME: 10:00
BOOK: 80 PAGE: 85

FEE \$ 81
LEANN H KILTS
WEBER COUNTY RECORDER
SARA YOUNG

OWNER

SMHG PHASE 1, LLC
3632 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 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 13th DAY OF February 2017.

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 17 DAY OF FEBRUARY, 2017.

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 17 DAY OF FEBRUARY, 2017.

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 21 DAY OF February, 2017.

CHAIRMAN, WEBER COUNTY COMMISSION

80/18

