

2014-1-16
 NONE
 N:\SUBDIVISIONS\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1B\AMENDMENT 1
 Layout1

SUMMIT EDEN PHASE 1B AMENDMENT 1 AMENDING LOT 27

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 7 NORTH, RANGE 2 EAST, S.L.B. & M.
 DECEMBER 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 IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN PHASE 1B, 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
 UTAH CERTIFICATE NO. 155641

LEGAL DESCRIPTION

LOT 27 OF SUMMIT EDEN PHASE 1B, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT THAT IS SOUTH 01°09'01" WEST 1300.18 FEET ALONG THE SECTION LINE AND EAST 322.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, 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 NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 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.); RUNNING THENCE NORTH 82°44'56" EAST 34.97 FEET; THENCE NORTHEASTERLY ALONG A 375.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°25'44" EAST A DISTANCE OF 74.23 FEET), THROUGH A CENTRAL ANGLE OF 11°21'36", A DISTANCE OF 74.35 FEET; THENCE SOUTH 8°26'06" WEST 238.60' FEET; THENCE SOUTHEASTERLY ALONG A 333.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 87°24'27" EAST A DISTANCE OF 67.80 FEET), THROUGH A CENTRAL ANGLE OF 11°41'06", A DISTANCE OF 67.91 FEET; THENCE NORTH 11°13'37" WEST 134.72 FEET; THENCE NORTH 12°00'14" EAST 96.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,102 SQUARE FEET OR 0.530 ACRES.

PLAT NOTES:

1- THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672944 BOOK 75, PAGE 32-34) UNLESS OTHERWISE NOTED ON THIS PLAT.

2-THE TEMPORARY SLOPE EASEMENTS AS DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUMMIT EDEN PHASE 1B SUBDIVISION PLAT (ENTRY #2672944, BOOK 75, PAGES 32-34) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.

3-THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM PREVIOUSLY LOT 27, NOW AMENDED LOT 123, AND DEFAULTS TO CURRENT ZONING SETBACKS.

SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND THE BUILDING ENVELOPE OF LOT 27, NOW KNOWN AS LOT 123

2-BASIS OF BEARINGS (STATE PLANE BEARING PER WEBER COUNTY SURVEY) FOR THIS PLAT IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 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. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

OWNER'S DEDICATION:

SMHG PHASE I , LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE 1B AMENDMENT 1.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 20____.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

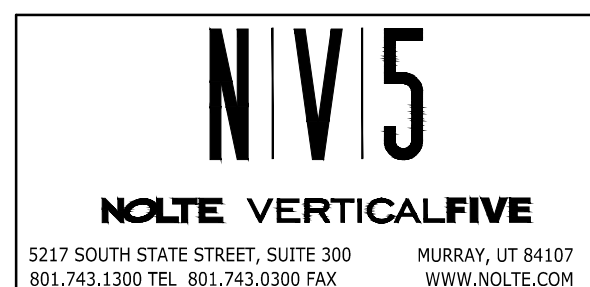
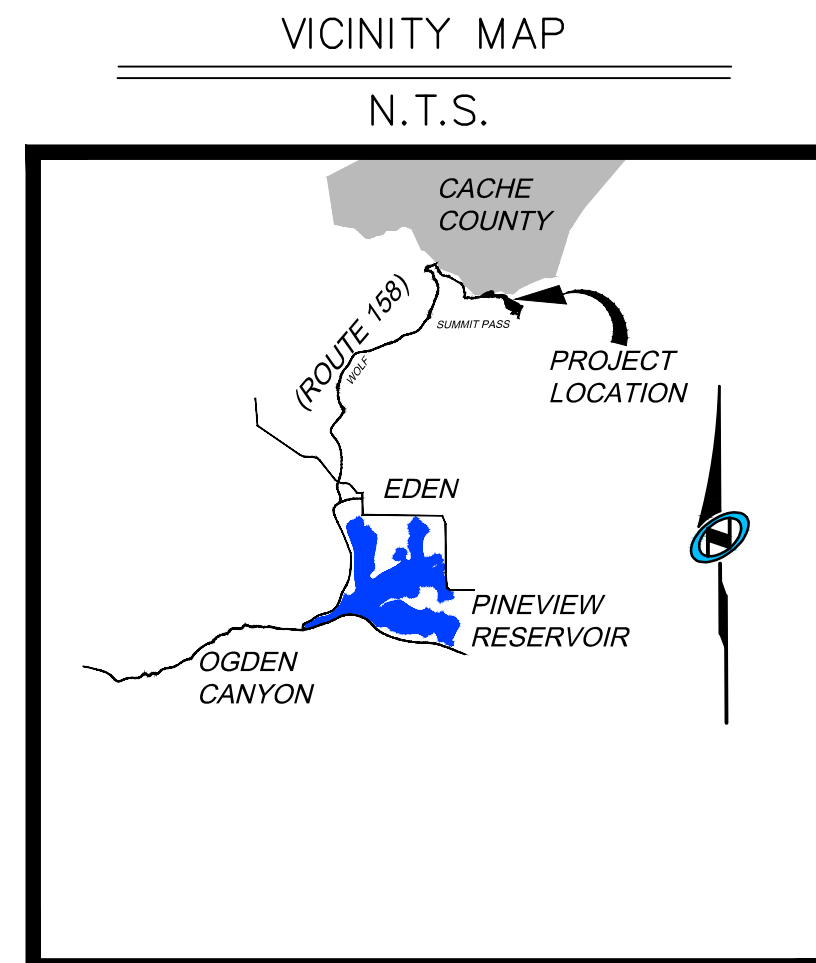
BY: _____
 NAME: JEFF WERBELOW
 TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____
 RESIDING AT: _____



WEBER RECORDED #

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

<p style="text-align: center;">OWNER</p> <p style="text-align: center;">SMHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p style="text-align: center;">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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p style="text-align: center;">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 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ COUNTY SURVEYOR</p>	<p style="text-align: center;">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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p style="text-align: center;">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 THE DAY OF _____, 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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</p> <p>THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p>_____ TITLE:</p>
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SUMMIT EDEN PHASE 1B AMENDMENT 1 AMENDING LOT 27

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 2 EAST, S.L.B.&M.
DECEMBER 2016

2016-11-09
 NONE
 N:\SEB793\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1B AMENDMENT 1
 Layout1
 SY02.DWG

BASIS OF BEARINGS
 N 89°55'51" W 1381.07'
 (N 89°56'05" W 1380.98'
 RECORD)
 S 0°23'40" W 2678.58'
 S 1°09'02" W 1300.18' (TIE)

NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH,
 RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND GLO 1944 BRASS CAP, GOOD CONDITION

FOUND WEBER COUNTY LINE MONUMENT PER
 WEBER COUNTY SURVEYOR 2013, GOOD
 CONDITION

NORTHEAST CORNER SECTION 6, TOWNSHIP 7
 NORTH, RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND 1944 GLO BRASS CAP, GOOD CONDITION
 (CLOSING CORNER 17.68' SOUTH OF CALCULATED
 SECTION LINE)

WEST QUARTER CORNER
 SECTION 5, TOWNSHIP 7
 NORTH, RANGE 2 EAST
 SALT LAKE BASE AND
 MERIDIAN FOUND 1941 GLO
 BRASS CAP, GOOD
 CONDITION

S 1°09'02" W 1300.18' (TIE)

EAST 322.75' (TIE)

D=22°35'23"
 R=250.00
 L=98.57
 CL=97.93
 CB=S71°27'14"W

25.0'
25.0'

HEARTWOOD DRIVE
(6110 NORTH ST.)

ROAD PARCEL A
(A 50.0' PRIVATE ROAD, & PUE)

ROAD PARCEL A
(CACHE COUNTY)
.378 AC

S83°55'39"E 169.53'

CACHE COUNTY
WEBER COUNTY

D=13°19'25"
 R=400.00
 L=93.02
 CL=92.81
 CB=S89°24'38"W

N82°44'56"E 34.97'

N82°44'56"E 36.96'

10.0' P.U.E.
ENTRY NO. 2708836

D=11°21'36"
 R=375.00
 L=74.35
 CL=74.23
 CB=S88°25'44"W

N12°00'14"E 96.47'

LOT 123
 23,102 SQ. FT.
 0.530 AC
 ADDRESS - 7947 E.

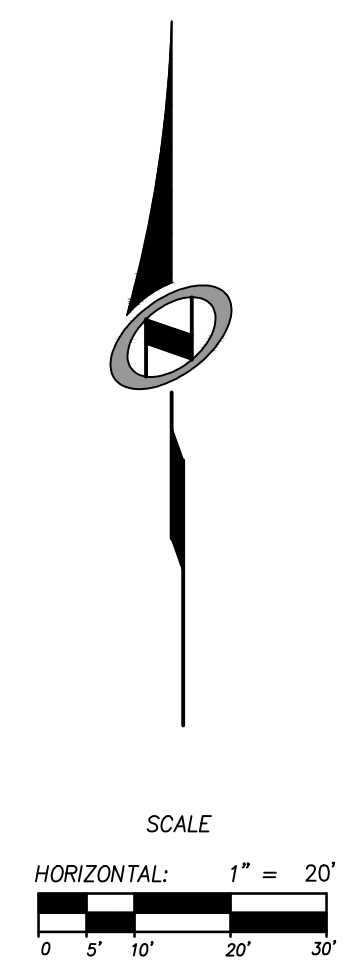
N11°33'37"W 134.72'

N82°06'E 238.60'

D=11°41'06"
 R=333.00
 L=67.91
 CL=67.80
 CB=S87°24'27"E

D=32°48'14"
 R=300.00
 L=171.76
 CL=169.42
 CB=S88°38'49"W

SUMMIT PASS
 (A 66.0' PUBLIC ROW)



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"
- PUBLIC UTILITY EASEMENT

OWNER
 SMHG PHASE 1, LLC
 3632 N. WOLF CREEK DR.
 EDEN, UT 84310

Sheet 2 of 2

NOLTE VERTICAL FIVE
 5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
 801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

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