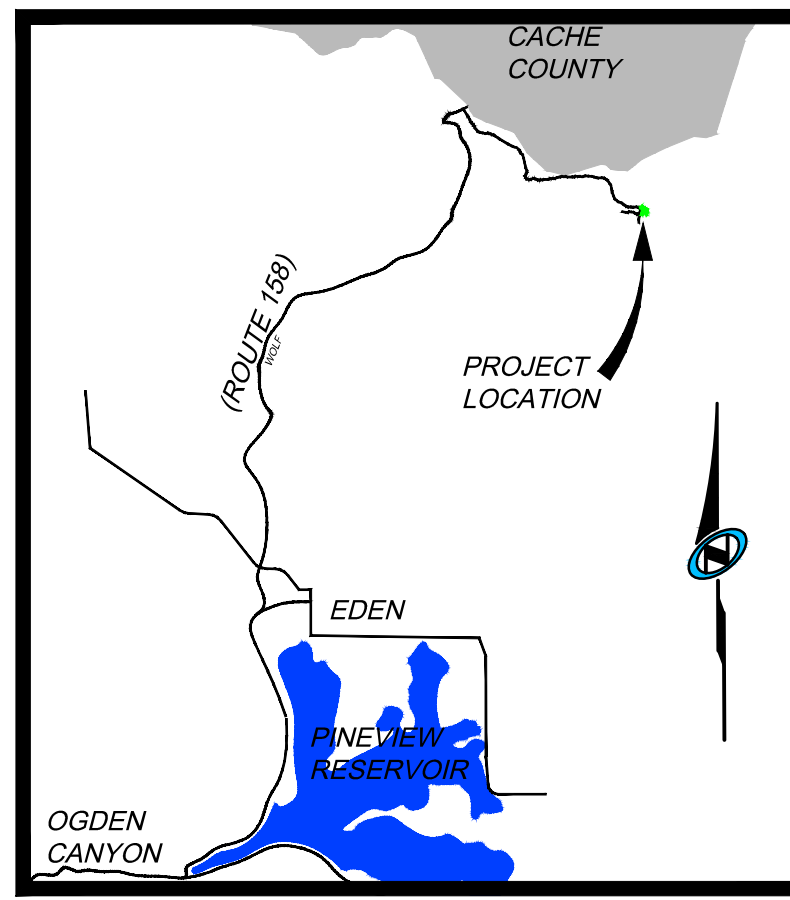


# VILLAGE NESTS EAST AT POWDER MOUNTAIN-PRUD VACATING AND REPLACING VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUMS

## PLAT NOTES:

- THIS PRUD PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR VILLAGE NESTS EAST AT POWDER MOUNTAIN PRUD ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN ("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.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE VILLAGE NESTS EAST AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS, 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 POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
- 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.
- 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.
- 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 THEIR RESIDENCE ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- 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.
- 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.
- 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 RESOURCES 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 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 AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
- 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 LOCATION, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
- 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.
- 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.
- 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.
- THE NEIGHBORHOOD DECLARATION AND 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. CERTAIN ROAD 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.
- VILLAGE NESTS EAST AT POWDER MOUNTAIN PRUD IS LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA AS SHOWN ON THE NATURAL HAZARDS MAP. A GEOTECHNICAL AND GEOLOGICAL INVESTIGATION HAS TAKEN PLACE AND THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AND INSPECTION. THE INVESTIGATION WAS PERFORMED BY IGES, PROJECT NUMBER 01628-015, DATED DECEMBER 1, 2016.
- THE UNITS LOCATED IN VILLAGE NEST EAST AT POWDER MOUNTAIN PRUD HAVE ONE PARKING SPACE PER UNIT, WITH THE EXCEPTION OF UNITS 14 AND 12 WHICH HAVE NO DEDICATED PARKING SPACE.
- THE DETACHED PARKING GARAGES SHOWN ON THIS PLAT ARE PART OF THE COMMON AREA AND ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE BUILT EXACTLY AS SHOWN.
- THIS PLAT VACATES AND REPLACES THE VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUM PLAT RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH ON FEBRUARY 5, 2016 AS ENTRY NO. 2777000.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
MAY 2017



Vicinity Map  
N.T.S.

## OWNER'S DEDICATION:

SMHG PHASE I, 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 VILLAGE NEST EAST AT POWDER MOUNTAIN PRUD, AND DOES HEREBY GRANT AND CONVEY TO THE VILLAGE NEST 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 WEBER 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 \_\_\_\_\_, 2017.

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

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

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

## ACKNOWLEDGEMENT:

STATE OF UTAH \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY JEFF WERBELON, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN: \_\_\_\_\_

## 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 VILLAGE NEST EAST 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 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

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MERIDIAN AVENUE, SAID POINT ALSO BEING ON THE NORTHEASTERLY BOUNDARY OF SUMMIT EDEN PHASE ID AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO LIES NORTH 87°49'19" EAST 1,550.74 FEET ALONG THE SECTION LINE AND SOUTH 605.24 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 932.68 FEET); THENCE SOUTH 79°10'38" EAST 182.08 FEET; THENCE SOUTH 48°42'55" EAST 186.10 FEET; THENCE SOUTH 05°19'37" EAST 290.02 FEET; THENCE SOUTH 18°14'18" WEST 100.94 FEET; THENCE NORTH 90°00'00" WEST 58.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAYBREAK RIDGE; THENCE NORTH 30°10'02" WEST ALONG SAID EASTERLY LINE 126.68 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A 307.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 17°51'53" WEST A DISTANCE OF 129.26 FEET), THROUGH A CENTRAL ANGLE OF 24°18'18", A DISTANCE OF 130.23 FEET; THENCE NORTH 05°42'44" WEST ALONG SAID EASTERLY LINE 87.37 FEET; THENCE NORTHWESTERLY ALONG A 118.00 FOOT RADIUS CURVE TO THE LEFT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 29°46'51" WEST A DISTANCE OF 96.25 FEET), THROUGH A CENTRAL ANGLE OF 48°08'14", A DISTANCE OF 99.14 FEET; THENCE NORTH 53°50'54" WEST ALONG SAID EASTERLY LINE 46.43 FEET; THENCE NORTHWESTERLY ALONG A 232.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 49°56'25" WEST A DISTANCE OF 31.63 FEET), THROUGH A CENTRAL ANGLE OF 07°49'07", A DISTANCE OF 31.66 FEET; THENCE NORTH 46°10'51" WEST ALONG SAID EASTERLY LINE 64.33 FEET; THENCE NORTHEASTERLY ALONG A 23.00 FOOT RADIUS CURVE TO THE RIGHT, ALONG SAID EASTERLY LINE, (CHORD BEARS NORTH 01°01'51" WEST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 36.13 FEET TO THE SOUTHERLY LINE OF MERIDIAN AVENUE; THENCE NORTH 43°58'04" EAST ALONG SAID SOUTHERLY LINE 18.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 89,676 S.F. OR 2.059 ACRES

## SURVEY NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO REPLACE AND VACATE IN ITS ENTIRETY VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUM PLAT, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER IN BOOK 78, AT PAGE 80, ENTRY NO. 2777000. THIS PLAT SUBDIVIDES THE NOW VACATED PARCEL INTO 20 SINGLE FAMILY LOTS IN A PRUD RESIDENTIAL SUBDIVISION.
- 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 0°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.
- THE WESTERLY AND NORTHWESTERLY BOUNDARY LINE HAS SET BY THE EASTERLY LINE OF DAYBREAK RIDGE, AND THE SOUTHEASTERLY LINE OF MERIDIAN AVENUE, AS RECORDED IN SUMMIT EDEN PHASE ID, AMENDMENT 1, WHICH WAS DETERMINED FROM THE FOUND CENTERLINE MONUMENT IN SUMMIT PASS AND THE FOUND SECTION CORNERS AS STATED ON THE RECORDED PLAT. THE EASTERLY LINE IS A PROPOSED LOCATION DETERMINED BY THE LAND OWNER.

## 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. 2649517 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.

BY: ROSS HINKLE  
ITS: CFO

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ROSS HINKLE, CFO AND DULY AUTHORIZED AGENT OF AND FOR PEAK STREET MANAGEMENT, LLC.

SMHG PHASE I, 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 AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY SURVEYOR

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION PLAT CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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 PLAT THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:  
\_\_\_\_\_  
TITLE: \_\_\_\_\_

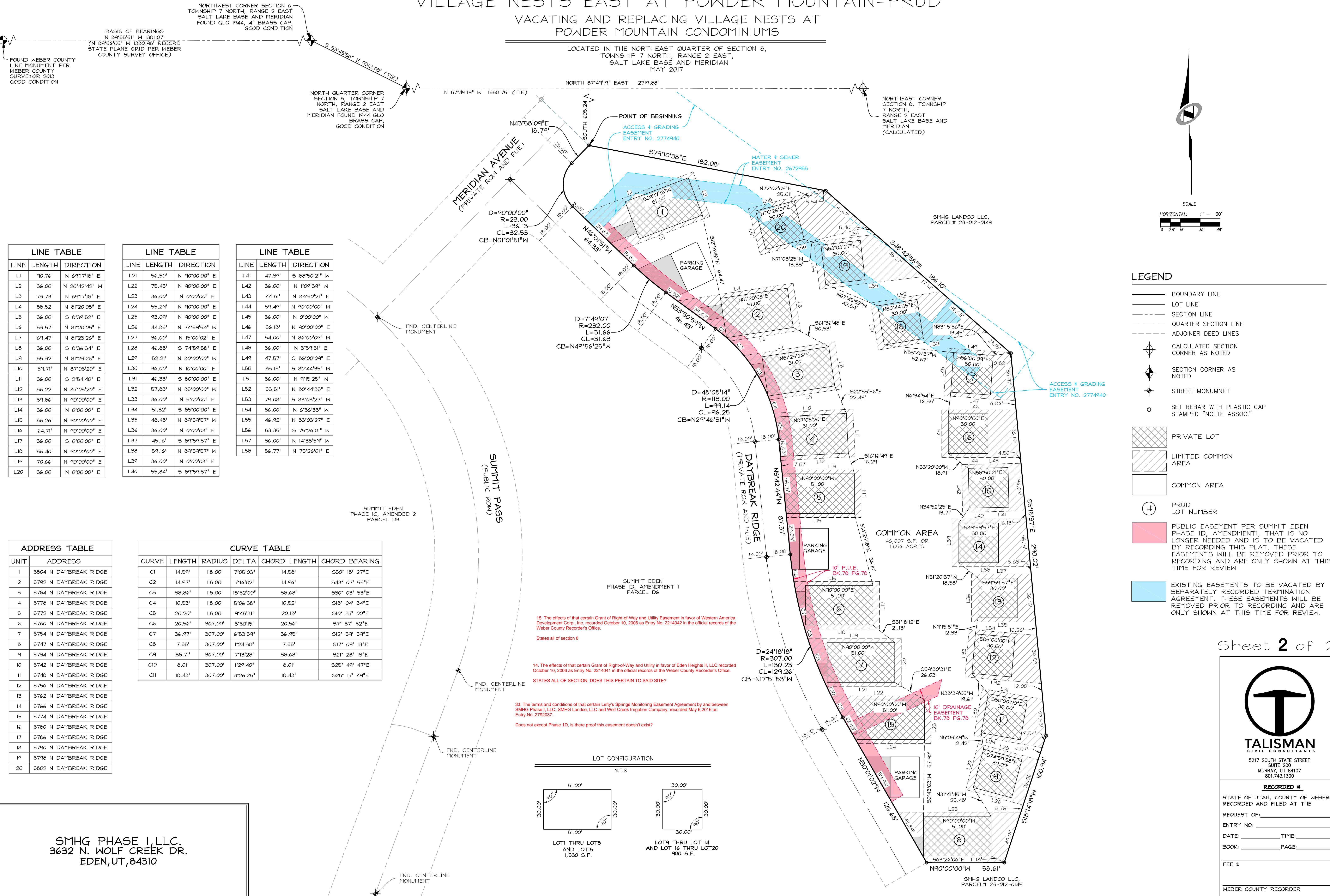


**RECORDED #**  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
ENTRY NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER



# VILLAGE NESTS EAST AT POWDER MOUNTAIN-PRUD VACATING AND REPLACING VILLAGE NESTS AT POWDER MOUNTAIN CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
MAY 2017



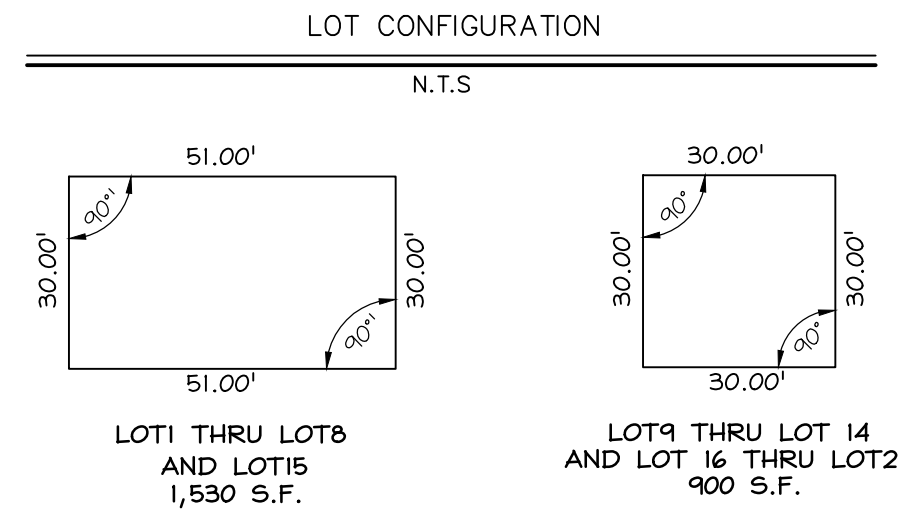
LINE	LENGTH	DIRECTION
L1	90.76'	N 69°17'18" E
L2	36.00'	N 20°42'42" W
L3	73.73'	N 69°17'18" E
L4	88.52'	N 81°20'08" E
L5	36.00'	S 8°39'52" E
L6	53.57'	N 81°20'08" E
L7	69.47'	N 81°23'26" E
L8	36.00'	S 8°36'34" E
L9	55.32'	N 81°23'26" E
L10	59.71'	N 87°05'20" E
L11	36.00'	S 2°54'40" E
L12	56.22'	N 87°05'20" E
L13	59.86'	N 90°00'00" E
L14	36.00'	S 0°00'00" E
L15	56.26'	N 90°00'00" E
L16	64.71'	N 90°00'00" E
L17	36.00'	S 0°00'00" E
L18	56.40'	N 90°00'00" E
L19	70.66'	N 90°00'00" E
L20	36.00'	N 0°00'00" E

LINE	LENGTH	DIRECTION
L21	56.50'	N 90°00'00" E
L22	75.45'	N 90°00'00" E
L23	36.00'	N 0°00'00" E
L24	55.29'	N 90°00'00" E
L25	93.09'	N 90°00'00" E
L26	44.85'	N 74°59'58" W
L27	36.00'	N 15°00'02" E
L28	46.88'	S 74°59'58" E
L29	52.21'	N 80°00'00" W
L30	36.00'	N 10°00'00" E
L31	46.33'	S 80°00'00" E
L32	57.83'	N 85°00'00" W
L33	36.00'	N 5°00'00" E
L34	51.32'	S 85°00'00" E
L35	48.48'	N 89°59'57" W
L36	36.00'	N 0°00'03" E
L37	45.16'	S 89°59'57" E
L38	59.16'	N 89°59'57" W
L39	36.00'	N 0°00'03" E
L40	55.84'	S 89°59'57" E

LINE	LENGTH	DIRECTION
L41	47.39'	S 88°50'21" W
L42	36.00'	N 1°09'39" W
L43	44.81'	N 88°50'21" E
L44	59.49'	N 90°00'00" W
L45	36.00'	N 0°00'00" W
L46	56.18'	N 90°00'00" E
L47	54.00'	N 86°00'09" W
L48	36.00'	N 3°59'51" E
L49	47.57'	S 86°00'09" E
L50	83.15'	S 80°44'35" W
L51	36.00'	N 9°15'25" W
L52	53.51'	N 80°44'35" E
L53	79.08'	S 83°03'27" W
L54	36.00'	N 6°56'33" W
L55	46.92'	N 83°03'27" E
L56	83.35'	S 75°26'01" W
L57	36.00'	N 14°33'59" W
L58	56.77'	N 75°26'01" E

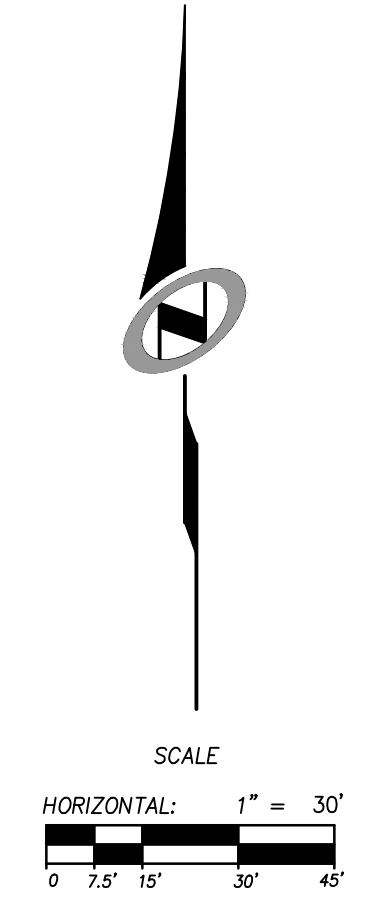
UNIT	ADDRESS
1	5804 N DAYBREAK RIDGE
2	5792 N DAYBREAK RIDGE
3	5784 N DAYBREAK RIDGE
4	5778 N DAYBREAK RIDGE
5	5772 N DAYBREAK RIDGE
6	5760 N DAYBREAK RIDGE
7	5754 N DAYBREAK RIDGE
8	5747 N DAYBREAK RIDGE
9	5734 N DAYBREAK RIDGE
10	5742 N DAYBREAK RIDGE
11	5748 N DAYBREAK RIDGE
12	5756 N DAYBREAK RIDGE
13	5762 N DAYBREAK RIDGE
14	5766 N DAYBREAK RIDGE
15	5774 N DAYBREAK RIDGE
16	5780 N DAYBREAK RIDGE
17	5786 N DAYBREAK RIDGE
18	5790 N DAYBREAK RIDGE
19	5798 N DAYBREAK RIDGE
20	5802 N DAYBREAK RIDGE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	14.59'	118.00'	7°05'03"	14.58'	S90° 18' 27"E
C2	14.97'	118.00'	7°16'02"	14.96'	S43° 07' 55"E
C3	38.86'	118.00'	18°52'00"	38.68'	S30° 03' 53"E
C4	10.53'	118.00'	5°06'38"	10.52'	S18° 04' 34"E
C5	20.20'	118.00'	9°48'31"	20.18'	S10° 37' 00"E
C6	20.56'	307.00'	3°50'15"	20.56'	S7° 37' 52"E
C7	36.97'	307.00'	6°53'59"	36.95'	S12° 59' 59"E
C8	7.55'	307.00'	1°24'30"	7.55'	S17° 09' 13"E
C9	38.71'	307.00'	7°13'28"	38.68'	S21° 28' 13"E
C10	8.01'	307.00'	1°29'40"	8.01'	S25° 49' 47"E
C11	18.43'	307.00'	3°26'25"	18.43'	S28° 17' 49"E



### LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET REBAR WITH PLASTIC CAP STAMPED "MOLTE ASSOC."
- PRIVATE LOT
- LIMITED COMMON AREA
- COMMON AREA
- PRUD LOT NUMBER
- PUBLIC EASEMENT PER SUMMIT EDEN PHASE 1D, AMENDMENT 1, THAT IS NO LONGER NEEDED AND IS TO BE VACATED BY RECORDING THIS PLAN. THESE EASEMENTS WILL BE REMOVED PRIOR TO RECORDING AND ARE ONLY SHOWN AT THIS TIME FOR REVIEW.
- EXISTING EASEMENTS TO BE VACATED BY SEPARATELY RECORDED TERMINATION AGREEMENT. THESE EASEMENTS WILL BE REMOVED PRIOR TO RECORDING AND ARE ONLY SHOWN AT THIS TIME FOR REVIEW.



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

5217 SOUTH STATE STREET  
SUITE 200  
MURRAY, UT 84107  
801.743.1300

RECORDED # \_\_\_\_\_

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

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

WEBER COUNTY RECORDER