PLAT NOTES:

WEBER COUNTY PLANNING OFFICE.

2826293) UNLESS OTHERWISE NOTED ON THIS PLAT.

PLAT NOTE #2 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:

PLAT NOTE #15 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:

PLAT NOTE #23 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:

PORTION OF THE PROJECT BOUNDARY. SAID EASEMENT IS SHOWN CENTERED ON THE SHARED LOT LINE OF LOTS 20 AND 21 OF SUMMIT EDEN PHASE IA, ENTRY NO. 2672943. SAID EASEMENT IS ALSO SHOWN ON LOTS I20 AND 121 OF SUMMIT EDEN PHASE IA AMENDMENT4, ENTRY NO. 2812752. THE ENTIRE PORTION OF SAID EASEMENT THAT LIES WITHIN THE PROJECT BOUNDARY IS HEREBY REMOVED.

OWNER'S DEDICATION:

PLAT NOTE #24 IS HEREBY ADDED AS FOLLOWS.

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 HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD AMENDMENT I, AND DOES HEREBY 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 ERECTED 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

THIS PLAT AMENDS IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET

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 POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"). DECLARANT SHALL CONVEY

ALL COMMON AREA PARCELS TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD

15. HORIZON NEIGHBORHOOD 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 01628-013, DATED AUGUST 3, 2016. THE REPORT WAS LATER REVISED TO REFLECT THE REVISED LAYOUT AND ADDITIONAL BUILDINGS PER THIS PLAT AMENDMENT. REVISION TO SAID REPORT IS DATED JULY 19, 2017 AND IS ALSO AVAILABLE FOR PUBLIC REVIEW AND INSPECTION AT THE

23. ALL PARKING GARAGES, BOARDWALKS, AND DRIVEWAYS SHOWN ON THIS PLAT ARE PART OF THE COMMON

24. THIS PLAT INCLUDES THE REMOVAL OF THE 1001 SKI EASEMENT PREVIOUSLY LOCATED IN THE NORTHEAST

AREA AND ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE BUILT EXACTLY AS SHOWN.

FORTH IN THE PLAT NOTES THAT APPEAR ON THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD (ENTRY#

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 2nd DAY OF <u>August</u>, 2011.

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

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

AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_ COUNTY OF INDIDOX

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF AWOUST BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG

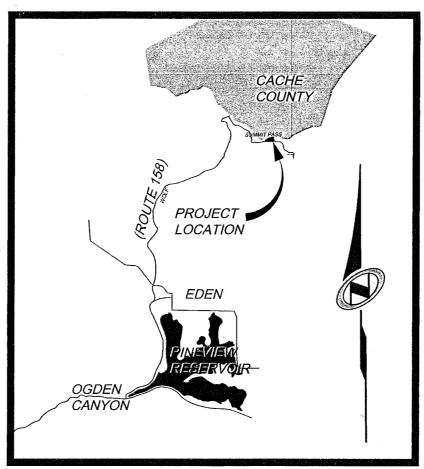
RESIDING IN: Weber County



# HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT I

AMENDING THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE IA AMENDMENT 4

> LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JULY 2017



## 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 LIFN/INTEREST DESCRIBED.

STATE OF Utah COUNTY OF Wester

SWORN AND SUBSCRIBED TO BEFORE ME THIS 200 DAY OF AWOUST AND DULY AUTHORIZED AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.



LEGAL DESCRIPTION

Matha Christian

PROFESSIONAL LAND SURVEYOR

UTAH CERTIFICATE NO. 10175991

NATHAN CHRISTENSEN

SURVEYOR'S CERTIFICATE

ALL OF LOT 120 OF THE SUMMIT EDEN PHASE IA, AMENDMENT 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE, AND ALL HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF

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 AMENDMENT I, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY

ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE

TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON

NATHAN

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

MORE PARTICULARLY DESCRIBED AS:

WEST PARCEL:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, SAID POINT BEING S 01'09'01" W 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. M. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.IE., S.L.B. &M. 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"1856" 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°27'08" 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°4950" AND A LONG-CHORD OF S 38°47'45" W 133.46 FEET; 8) S 61°12'40" 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°0916" AND A LONG-CHORD OF S 70°47'17" W 91.51 FEET TO THE SOUTHWEST CORNER OF LOT 22R OF SAID PHASE IA SUBDIVISION; THENCE LEAVING HORIZON RUN RIGHT-OF-WAY N 00°50'02" E 400.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 126,602 S.F. OR 2.906 ACRES.

TOGETHER WITH:

## EAST PARCEL:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, SAID POINT BEING S 01°09'01" W 1,620.57 FEET AND WEST 353.66 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B. MM. (BASIS-OF-BEARING BEING N 89°5551" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.IE., S.L.B. \$M. AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE) AND RUNNING THENCE S 19°4851" E 190.91 FEET; THENCE S 12°1335" W 328.90 FEET; THENCE S 17°1334" E 234.64 FEET; THENCE S 57°03'17" W 77.42 FEET TO THE SOUTHEAST CORNER OF LOT 18, SAID PHASE IA SUBDIVISION: THENCE N 25°49'22" W 565 38 FEFT: THENCE N 84'59'22" W 116.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON RUN, 50 FOOT WIDE PRIVATE RIGHT-OF-WAY, THE NEXT SIX (6) COURSES AND DISTANCES, I) NORTHEASTERLY 18.07 FEET ALONG THE ARC OF A 175,00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 5°54'56" AND A LONG-CHORD OF N 35°52'30" E 18.06 FEET, 2) N 38°49'58" E 150.49 FEET, 3) NORTHEASTERLY 78.74 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°05'29" AND A LONG-CHORD OF N 56°52'43" E 77.44 FEET, 4) N 74°55'27" E 58.91 FEET, 5) NORTHEASTERLY 79.90 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°46'38" AND A LONG-CHORD OF N 52°02'08" E 77.79 FEET, 6) NORTHEASTERLY 34.76 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66'23'10" AND A LONG-CHORD OF N 62"20"24" E 32.85 FEET LEAVING HORIZON RUN RIGHT OF WAY; THENCE ALONG THE SOUTHERLY LINE OF SUMMIT PASS RIGHT-OF-WAY S 84"28"0I E 45.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 148,348 S.F. OR 3.406 ACRES

## SURVEYOR'S NARRATIVE:

I. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D. AND LOT 120 OF THE SUMMIT EDEN PHASE IA AMENDMENT 4 SUBDIVISION, FOR THE PURPOSE OF SUBDIVIDING THOSE LOTS TO CREATE THIS P.R.U.D. FOR BUILDABLE RESIDENTIAL LOTS, THIS PLAT ALSO REMOVES THE PORTION OF THE 100' SKI EASEMENT THAT LIES WITHIN THE BOUNDARY OF THIS SUBDIVISION. SAID EASEMENT IS SHOWN ON THE SUMMIT EDEN PHASE IA, SUMMIT EDEN PHASE IA AMENDMENT 4, AND HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD.

2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89'55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION I, T.7N., R.IE., S.L.B. M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION 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.)

3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AND LOT 120 OF THE SUMMIT EDEN PHASE I A AMENDMENT 4 SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND HORIZON RUN, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON,



Sheet 1 of 2

WEBER COUNTY COMMISSION ACCEPTANCE

STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF

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

REQUEST OF: SMHG PHASE 114 ENTRY NO: 2871358 DATE: 03-AUG-2071ME: 11:20

PAGE: 66-67

LEANN H KILTS WEBER COUNTY RECORDER

B1 - (de

MPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH DAY OF Chaut, 20 F

ATTEST: Fatima Fainelin

CHAIRMAN-WEBER/COUNTY-PLANNING COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS

DULY APPROVED BY THE WEBER COUNTY PLANNING

TITLE: admin assistant, C/A

EDEN, UT 84310

OWNER

SMHG PHASE I, LLC 3632 N. WOLF CREEK DR.

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 \_\_\_\_ .

WEBER COUNTY ATTORNEY

SIGNATURE

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

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

WEBER COUNTY SURVEYOR

SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR 20 17 THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_ DAY OF AUGUST , 20 17

MPROVEMENT STANDARDS AND DRAWINGS FOR THIS

HEREBY CERTIFY THAT THE REQUIRED PUBLIC

WEBER COUNTY ENGINEER

COMMISSION ON THE DAY OF AVGUST

