

SUMMIT EDEN PHASE IC, AMENDMENT 5
AMENDING PARCEL J OF SUMMIT EDEN PHASE IC

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH JULY 2017

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

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, SUMMIT EDEN PHASE IC, AMENDMENT 5, 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 RECORDERS 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

ALL OF PARCEL J OF THE SUMMIT EDEN PHASE I C SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE .

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL J, SUMMIT EDEN PHASE IC SUBDIVISION, ENTRY NO. 2672945, BOOK 75, AT PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING 501°04'02"W 2650.46 FEET AND EAST 1961.30 FEET FROM THE WEST QUARTER CORNER SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARINGS FOR THIS DESCRIPTION IS N84°55'51"W 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) AND RUNNING THENCE S17°27'48"E 284.02 FEET; THENCE S35°04'23"E 321.81 FEET; THENCE S37°33'46"E 627.11 FEET; THENCE N85°45'45"E 354.52 FEET; THENCE S31°06'51"E 129.20 FEET; THENCE 95°43'35"E 346.51 FEET; THENCE N49°20'31"E 86.14 FEET; THENCE N41°27'32"E 193.76 FEET; THENCE N13°37'23"W 62.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING PARK; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTHEASTERLY 80.31 FEET ALONG THE ARE OF A 232.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°48'32" AND A CHORD BEARING AND DISTANCE OF N87°16'53"E 87.78 FEET; THENCE LEAVING SPRING PARK S08°11'08"W 79.64 FEET; THENCE S77°52'47"E 176.64 FEET; THENCE S52°40'58"E 139.84 FEET; THENCE SOUTH 414.03 FEET; THENCE S2°41'14" W 337.79 FEET; THENCE N88°18'57"W 1941.65 FEET; THENCE N14°02'38"E 1143.47 FEET; THENCE N35°56'05"W 538.55 FEET; THENCE N34°42'50"E 437.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,018,658 S.F. OR 46.342 AC.

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL "J" OF SUMMIT EDEN PHASE IC, FOR THE PURPOSE OF SUBDIVIDING SAID LOT TO CREATE PARCEL "055" AND PARCEL "A" OF THIS PLAT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 84°55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.M.1, 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 SURVEYORS BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUMMIT EDEN PHASE IC, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.

PLAT NOTES:

- THIS PLAT AMENDS IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN PHASE IC (ENTRY# 2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.

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 TO BE KNOWN HEREAFTER AS SUMMIT EDEN PHASE IC AMENDMENT 5.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNERS 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 _____, S.S.
COUNTY OF _____, S.S.

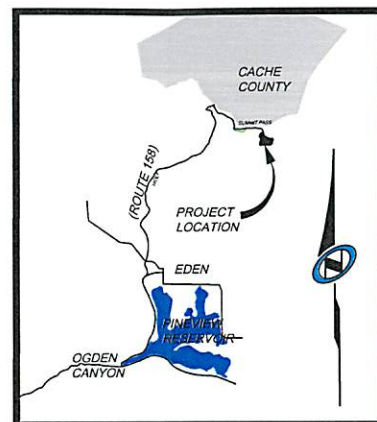
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:

"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water **detention ponds, drainage easements** and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, **with no buildings or structures being erected within such easements.**"

WCO 106-7-1 Alter wording to fit your situation. But the meaning needs to stay the same.



VICINITY MAP
N.T.S.

Owner's Dedication Certificate shall include the following Common Open Space dedication as applicable:

"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and **open space** purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and **grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.**"

WCO 106-7-1 Alter wording to fit your situation. But the meaning needs to stay the same.

Spelling

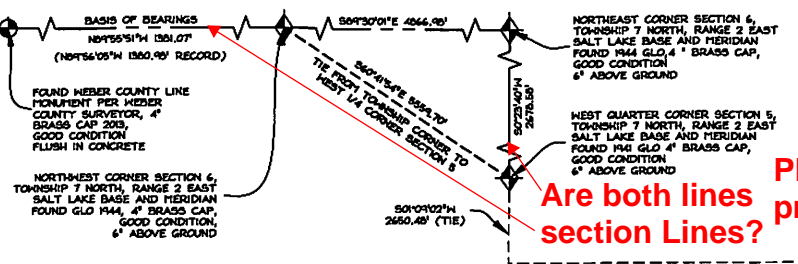


RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF: _____
ENTRY NO: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

<p>OWNER SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>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</p>	<p>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</p>	<p>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 ____ DAY OF _____, 20____. _____ SIGNATURE</p>	<p>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</p>	<p>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 ____ DAY OF _____, 20____. _____ CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ TITLE: _____</p>
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SUMMIT EDEN PHASE 1C, AMENDMENT 5 AMENDING PARCEL J OF SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH
JULY 2017



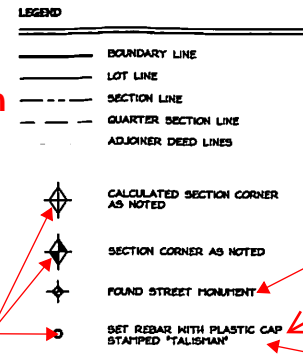
Please use proper symbols.
Are both lines section Lines?

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2) **This note could be included in the Surveyors Certificate, or the Narrative, or by itself.**

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) **If lines are not in the Legend but used on the plat they must be labeled.**
If lines are in the legend and are used for another purpose on the plat than called for in the legend they must be labeled.

Show found or set property corner type in Legend or label on the plat. Some of the corner symbols in the legend are not the same as used on the plat. Please change or delete.



Is this the same as your Fnd. CL Monument? Please delete or use same wording.
Show location on map

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

Usually detailed as a No. 5 or 5/8" x 24" Rebar with ...

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)j.

Please show monuments set at parcel A - parcel OS5 corners.

Since you have said these are Found Monuments controlling your survey they need to be described as below.
The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the **type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument.** WCO 45-3-3(b) (TYP) **works if all info above is the same.**

The existing location, widths, and other dimensions of all existing or platted streets within, and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

LINE	LENGTH	DIRECTION
L1	194.64'	S 54°33'33" E
L2	30.43'	S 54°34'14" E
L3	176.14'	S 54°33'30" E
L4	23.11'	N 25°31'35" E
L5	16.77'	N 25°26'21" E
L6	103.67'	S 15°07'14" W
L7	94.71'	S 15°07'14" W
L8	43.94'	N 1°07'33" E
L9	40.67'	N 1°23'0" E
L10	115.00'	N 9°00'00" W
L11	200.00'	N 0°00'00" E
L12	115.00'	N 9°00'00" E
L13	200.00'	S 0°00'00" E
L14	30.52'	N 9°00'00" E
L15	29.77'	N 9°00'00" E
L16	54.71'	N 9°00'00" E

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

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