

SHEET DWG
LAYOUT
2014-1-16
NONE
N:\SUBDIVISIONS\PHASE 1 PLAT AMENDMENTS\PHASE 1 PLAT AMENDMENT 2\PLATS

SUMMIT EDEN PHASE ID, AMENDMENT 2 AMENDING PARCEL D7R OF SUMMIT EDEN PHASE ID, AMENDMENT 1 AND PARCEL A OF SUMMIT EDEN PHASE IC, AMENDMENT 5

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
JULY 2017

*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)

PLAT NOTES:

1. 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 ID, AMENDMENT 1 (ENTRY# 2776997) UNLESS OTHERWISE NOTED ON THIS PLAT.
2. SUMMIT EDEN PHASE ID AMENDMENT 2 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEO-TECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES", DATED _____ PROJECT NO. _____ THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

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 ID AMENDMENT 2.

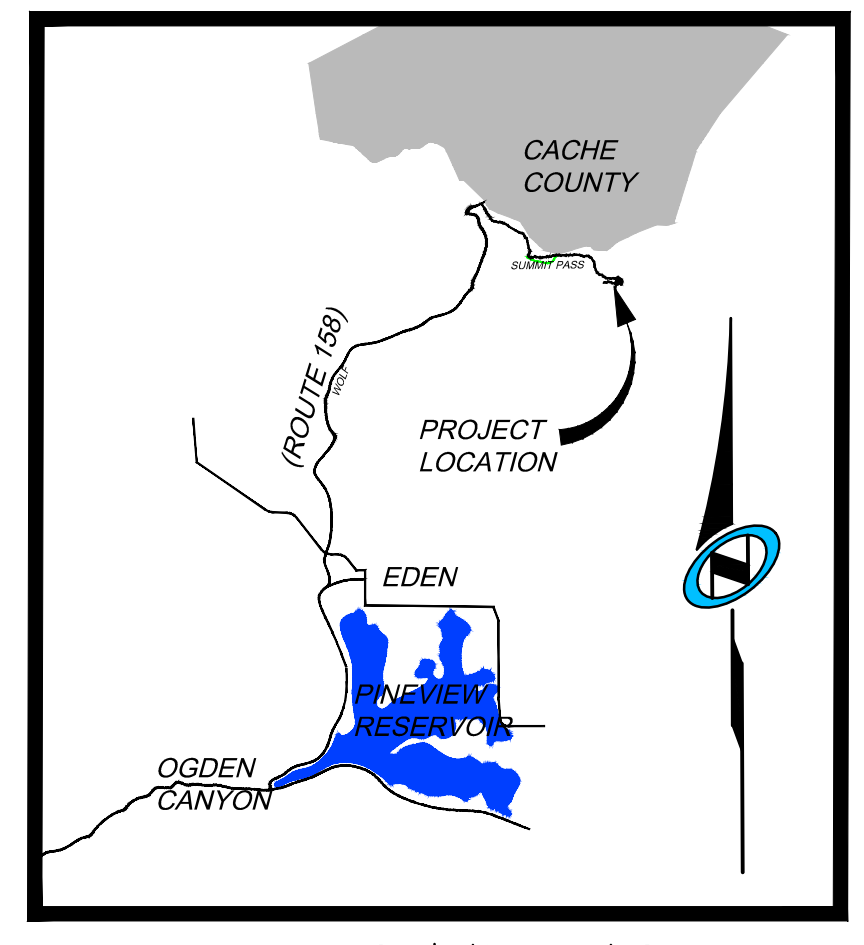
IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20_____.

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

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

BY: _____
NAME: JEFF WERBLOW
TITLE: AUTHORIZED SIGNATORY

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.

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JEFF WERBLOW, 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 ON THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE ID, AMENDMENT 2, 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 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 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 SPRING PARK, A 36 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 1,046.70 FEET AND EAST 1,207.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.4M., (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.4M. AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 116.22 FEET ALONG THE ARC OF A 138.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'18" HAVING A LONG-CHORD OF NORTH 84°06'20" EAST 112.82 FEET; THENCE 2) NORTH 59°58'41" EAST 52.40 FEET; THENCE 3) NORTHEASTERLY 30.12 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°16'20" HAVING A LONG-CHORD OF NORTH 75°06'50" EAST 29.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES, 1) SOUTH 20°16'24" WEST 105.32 FEET; THENCE 2) SOUTHWESTERLY 143.72 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°14'01" HAVING A LONG-CHORD OF SOUTH 14°39'23" WEST 143.49 FEET; THENCE WEST 231.28 FEET; THENCE NORTH 165.25 FEET; TO A POINT ON THE SOUTH LINE OF LOT 85R OF SUMMIT EDEN PHASE IC; THENCE 95°24'05" E 67.32 FEET TO THE SOUTHERLY CORNER OF LOT 86R OF SUMMIT EDEN PHASE IC; THENCE EAST 41.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86R; THENCE NORTH 18°13'54" EAST 71.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 86R, SAID POINT ALSO BEING THE POINT OF BEGINNING.
CONTAINS: 44,676 SQUARE FEET OR 1.026 ACRES.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO JOIN PARCEL D7R OF SUMMIT EDEN PHASE ID AMENDMENT 1 WITH PARCEL A OF SUMMIT EDEN PHASE IC AMENDMENT 5, CREATING ONE LOT, NOW CALLED PARCEL D9. THIS LOT WILL ALSO INCLUDE AN UNDEVELOPED STRIP OF LAND SOUTH OF AND ADJACENT TO PARCEL D7R.
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 1, T.7N., R.1E., S.L.B.4M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID 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 NORTHERLY LINE WAS SET SOUTHERLY LINE OF LOTS 85R, 86R, AND SPRING PARK, AS RECORDED IN SUMMIT EDEN PHASE IC, WHICH WAS DETERMINED FROM THE FOUND CENTERLINE MONUMENTS IN SPRING LANE. THE EASTERLY LINE WAS SET BY THE WESTERLY LINE OF SUMMIT PASS, WHICH WAS DETERMINED FROM FOUND CENTERLINE MONUMENTS. THE WESTERLY LINE WAS SET BY THE WESTERLY LINE OF PARCEL A AND EASTERLY LINE OF PARCEL 09S, AS RECORDED IN SUMMIT EDEN PHASE IC AMENDMENT 5, WHICH DETERMINED FROM FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK. THE SOUTHERLY LINE IS A PROPOSED LOCATION DETERMINE BY THE LAND OWNER.



Sheet 1 of 2

<p>OWNER</p> <p>SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p>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. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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____.</p> <p>_____ COUNTY SURVEYOR</p>	<p>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. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>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>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 THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p>_____ TITLE:</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF: _____</p> <p>ENTRY NO: _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
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SUMMIT EDEN PHASE 1D, AMENDMENT 2

AMENDING PARCEL D7R OF SUMMIT EDEN PHASE 1D, AMENDMENT 1 AND PARCEL A OF SUMMIT EDEN PHASE 1C, AMENDMENT 5

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
JULY 2017

Please verify that this line is a section line.

BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND

FOUND WEBER COUNTY LINE
MONUMENT PER WEBER COUNTY
SURVEYOR, 4" BRASS CAP 2013,
GOOD CONDITION
FLUSH IN CONCRETE

LINE	LENGTH	DIRECTION
L1	35.63'	N 89°04'16" E
L2	35.00'	S 72°18'15" E
L3	20.00'	N 0°00'00" E
L4	42.09'	N 90°00'00" E
L5	135.79'	N 71°22'55" E
L6	67.72'	N 23°07'00" E
L7	21.30'	S 59°58'41" W
L9	56.10'	S 15°53'00" E
L10	75.60'	N 71°22'55" E
L11	49.33'	N 23°07'00" E
L12	2.96'	N 59°58'41" E
L13	19.49'	N 59°58'00" E
L14	36.79'	N 69°43'36" W
L15	32.14'	S 20°16'24" W

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	13.72'	723.98'	1°05'08"	13.72'	N9° 34' 45"E
C2	108.48'	768.00'	8°05'35"	108.39'	S13° 38' 57"W
C3	120.44'	143.00'	48°15'18"	116.91'	N84° 06' 20"E
C4	8.78'	138.00'	3°38'44"	8.78'	S73° 35' 23"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 "TALISMAN"
- PUBLIC UTILITY EASEMENT ENTRY NO. 2711133
- PUBLIC UTILITY EASEMENT ENTRY NO. 2701092

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.

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.

Symbols not used please delete.

Symbols not used please delete or change.

Symbols not used please delete or change.

Show location on map

PARCEL OS5
SUMMIT EDEN PHASE 1C
AMENDMENT 5

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 ...

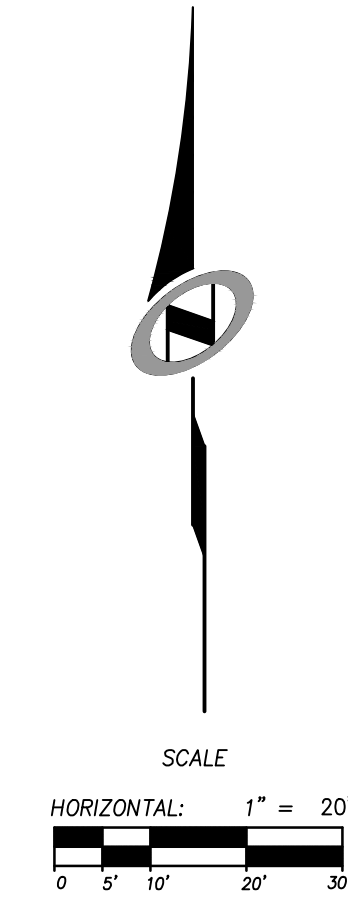
This is a corner of Parcel A and Parcel OS5 of Summit Eden Phase 1C Amendment 5 and now a corner of the adjoining parcel 23-012-0149. Please show as set or found.

Move to other side of line to avoid confusion with boundary calls

D=48°15'18"
R=138.00
L=116.22
CL=112.82
CB=N84°06'20"E

D=30°16'19"
R=57.00
L=30.12
CL=29.77
CB=N75°06'50"E

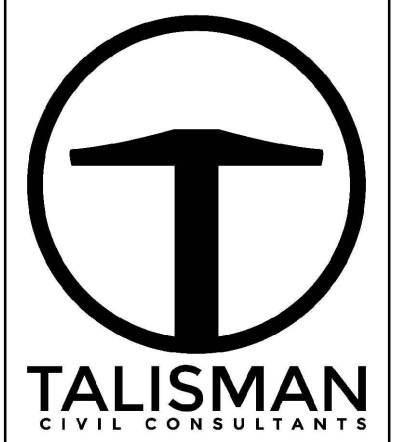
D=11°14'01"
R=733.00
L=143.72
CL=143.49
CB=S14°39'23"W



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.

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

SMHG LANDCO LLC,
PARCEL# 23-012-0149



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