

EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
MAY 2016

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 126.04 FEET AND S89°34'11"E 381.80 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: (1) N14°34'08"E 11.29 FEET; (2) N17°56'43"E 128.53 FEET; (3) N70°43'57"W 69.24 FEET; (4) N17°56'43"E 87.35 FEET; (5) N06°58'25"E 95.65 FEET; (6) N18°32'05"W 88.52 FEET; (7) N13°34'41"W 26.00 FEET; (8) TO A POINT ON A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS S80°20'46"W), THENCE RUNNING NORTHEASTERLY ALONG SAID CURVE 22.64 FEET THROUGH A CENTRAL ANGLE OF 86°27'51" (CHORD N60°20'46"W 20.55') TO A POINT ON A LINE; (9) N17°38'34"W 8.59 FEET; (10) S72°01'51"W 28.00 FEET; (11) N17°58'09"W 66.23 FEET TO A POINT ON A 66.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS N69°52'23"E), THENCE RUNNING NORTHEASTERLY ALONG SAID CURVE 86.67 FEET THROUGH A CENTRAL ANGLE OF 74°25'38" (CHORD N46°55'45"E 80.71') TO A POINT ON A LINE; THENCE N72°01'51"E 211.70 FEET; THENCE S60°22'18"E 75.49 FEET; THENCE S89°39'30"E 47.12 FEET TO THE WEST LINE OF THE UNITED STATES OF AMERICA PROPERTY; THENCE ALONG SAID PROPERTY, S00°20'30"W 660.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG A 1859.86 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 289.94 FEET THROUGH A CENTRAL ANGLE OF 8°55'55" (CHORD N77°41'02"W 289.64') TO THE POINT OF BEGINNING.

CONTAINING 193,238 SQUARE FEET OR 4.436 ACRES.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: CELTIC BANK, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HERE ON AND EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT, A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (4) SHEETS. SAID CELTIC BANK DOES HEREBY CONSENT TO RECORD THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT; WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 1 - 2ND AMENDMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT PHASE 1 HOA, INC., 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 EDGEWATER BEACH RESORT PHASE 1 HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL 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. 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 LINE, 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. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. NOTES NUMBER 1, 2, AND 7 ARE BY REFERENCE MADE A PART HEREOF AND INCORPORATED HEREIN.

SIGNED THIS ___ DAY OF ___, A.D. 20__.

CELTIC BANK CORPORATION

OWNER

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.



9/18/18

DATE

C. DAVID MCKINNEY PROFESSIONAL LAND SURVEYOR



VICINITY MAP
NO SCALE

NOTES

- ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.
- EDGEWATER BEACH RESORT IS LOCATED WITHIN A NATURAL HAZARDS AREA. SEE "NATURAL HAZARDS DISCLOSURE" DOCUMENT AND AGECE GEOLOGICAL HAZARD REPORT DATED JANUARY 3RD 2018, AND MAY 2ND, 2017 IDENTIFIED AS PROJECT #1170319. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD	CH. DST
C1	24.55'	219.00	6°25'19"	N73°12'40"E	24.53'
C2	113.21'	219.00	29°37'11"	S84°48'35"W	111.96'
C3	41.34'	203.00	11°40'06"	N66°13'14"W	41.27'
C4	52.62'	222.00	13°34'46"	S67°10'35"E	52.49'
C5	22.98'	205.00	6°25'19"	N73°12'40"E	22.97'
C6	26.12'	233.00	6°25'19"	N73°12'40"E	26.10'
C7	63.87'	205.00	17°51'04"	S78°55'32"W	63.61'
C8	41.77'	28.00	85°28'22"	N49°24'44"W	38.00'
C9	179.33'	40.50	253°42'16"	N46°28'19"E	64.81'
C10	120.45'	233.00	29°37'11"	S84°48'35"W	119.11'
C11	44.98'	219.00	11°46'07"	N86°15'52"W	44.90'
C12	68.23'	219.00	17°51'04"	S78°55'32"W	67.96'
C13	44.19'	217.00	11°40'06"	N66°13'14"W	44.12'
C15	49.30'	208.00	13°34'46"	S67°10'35"E	49.18'
C16	49.16'	236.00	11°56'08"	S67°59'53"E	49.07'
C17	26.31'	222.00	6°47'23"	S70°34'16"E	26.29'
C18	26.31'	222.00	6°47'23"	S63°46'53"E	26.29'
C19	31.53'	1859.86	0°58'16"	S81°39'51"E	31.53'
C20	114.36'	1859.86	3°31'23"	S79°25'01"E	114.34'
C21	12.83'	1859.86	0°23'43"	S77°27'28"E	12.83'
C22	114.33'	1851.04	3°32'20"	S75°29'57"E	114.31'
C23	16.89'	1859.86	0°31'13"	S73°28'41"E	16.89'
C24	12.81'	425.00	1°43'36"	N18°24'15"E	12.81'
C25	230.83'	425.00	31°07'08"	N1°58'53"E	228.00'
C26	32.57'	425.00	4°23'28"	N15°46'25"W	32.56'
C31	38.49'	189.00	11°40'06"	N66°13'14"W	38.42'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 2". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

LINE TAG TABLE

LINE #	LENGTH	DIRECTION
L1	15.75	N72°46'38"E
L2	17.04	N79°46'55"E
L3	9.53	N78°25'17"W
L4	9.65	N64°49'44"W
L5	17.40	S72°03'17"E
L6	17.30	S72°03'17"E

LAND USE

TOTAL AREA188,053 S.F. (4.317 ACRES)
COMMON AREA 131,113 S.F. (3.009 ACRES) 70%
ROAD AREA 24,467 S.F. (0.562 ACRES)
OPEN AREA 106,140 S.F. (2.436 ACRES)
LIMITED COMMON AREA 8,060 S.F. (0.185 ACRES) 4%
PRIVATELY OWNED BUILDING 48,880 S.F. (1.122 ACRES) 26%

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'57"E

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED,
_____ AT _____ IN BOOK _____
_____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY

DEVELOPER

JACK FISHER HOMES
BROCK LOOMIS
1148 W LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UTAH 84014
801-335-8500

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20__.

4905 SOUTH 1500 WEST
SUITE 100
RIVERDALE, UT 84405
801-621-1025

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20__.

WEBER COUNTY ENGINEER

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. SIGNED THIS _____ DAY OF _____, 20__.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST
TITLE

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__.

WEBER COUNTY SURVEYOR

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__.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

ENTRY NO. _____
FEE PAID: _____
FILED FOR RECORD AND RECORDED.

AT _____ OF _____
IN BOOK _____ OF
THE OFFICIAL RECORDS,

PAGE _____

RECORDED FOR:

WEBER COUNTY RECORDER

DEPUTY

EDGEWATER BEACH RESORT PHASE 2 - AMENDMENT #1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

EASEMENTS

EASEMENTS SHOWN ON THE TITLE REPORT THAT ENCOMPASS THE PROPERTY OR EXACT LOCATION NOT KNOWN.

PACIFICORP EASEMENTS # 2306106

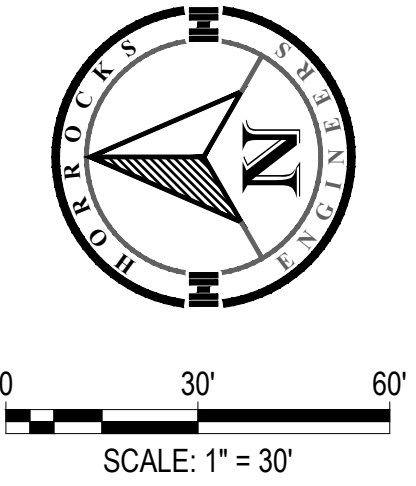
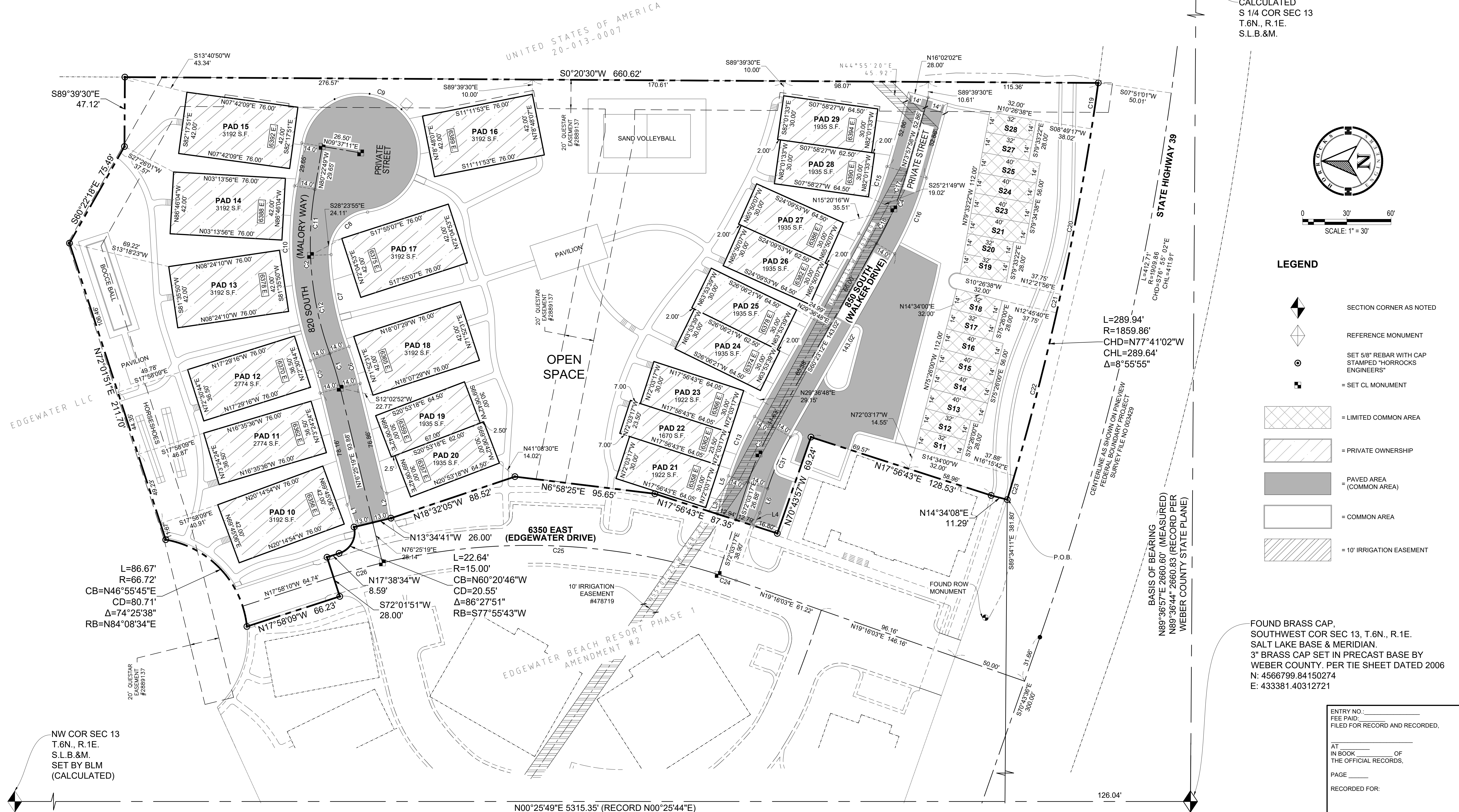
WATER EASEMENT # 918844

TELEPHONE EASEMENT # 9096

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967

CALCULATED
S 1/4 COR SEC 13
T.6N., R.1E.
S.L.B.&M.



- LEGEND**
- SECTION CORNER AS NOTED
 - REFERENCE MONUMENT
 - SET 5/8" REBAR WITH CAP STAMPED "HORROCKS ENGINEERS"
 - SET CL MONUMENT
 - LIMITED COMMON AREA
 - PRIVATE OWNERSHIP
 - PAVED AREA (COMMON AREA)
 - COMMON AREA
 - 10' IRRIGATION EASEMENT

L=289.94'
R=1859.86'
CHD=N77°41'02"W
CHL=289.64'
Δ=8°55'55"

CENTERLINE AS SHOWN ON PNEVIEW
FEDERAL BOUNDARY PROJECT
SURVEY FILE NO 003428

BASIS OF BEARING
N89°36'57"E 2660.60' (MEASURED)
N89°36'44"E 2660.83' (RECORD PER
WEBER COUNTY STATE PLANE)

FOUND BRASS CAP,
SOUTHWEST COR SEC 13, T.6N., R.1E.
SALT LAKE BASE & MERIDIAN.
3" BRASS CAP SET IN PRECAST BASE BY
WEBER COUNTY. PER TIE SHEET DATED 2006
N: 4566799.84150274
E: 433381.40312721

ENTRY NO: _____
 FEE PAID: _____
 FILED FOR RECORD AND RECORDED.
 AT _____ OF
 THE OFFICIAL RECORDS,
 PAGE _____
 RECORDED FOR:

 WEBER COUNTY RECORDER

 DEPUTY

C:\Users\samb\AppData\Local\Temp\AcPublish_9764\EBR PHASE 2 PLAT.amended.dwg - PAGE 2 - 6/26/2019 04:40pm. samb