

# EDGEWATER BEACH RESORT PHASE 1 AMMENDMENT #2

Owner's dedication certificate  
WCO 106-1-8(c)(1)h.3

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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	276.21	425.00	371°4'12"
C2	89.83	90.00	571°1'04"
C3	190.46	126.00	86°36'33"
C4	65.57	1011.50	3°42'51"
C5	12.81	425.00	1°43'36"
C6	4.68	425.00	0°37'51"
C7	29.93	430.27	3°59'06"
C8	6.80	90.00	4°19'51"
C9	68.42	126.00	31°06'50"
C10	21.50	126.00	9°46'33"
C11	7.07	4.50	90°00'00"
C12	7.85	5.00	90°00'00"
C13	27.09	17.50	88°40'40"
C14	22.54	15.00	86°05'05"
C15	7.80	5.00	89°21'17"
C16	37.48	455.00	4°43'12"
C17	7.80	5.00	89°21'17"
C18	6.81	439.00	0°53'21"
C19	7.80	5.00	89°21'17"
C20	65.59	455.00	81°5'36"
C21	7.80	5.00	89°21'17"
C22	56.44	439.00	7°22'01"
C23	22.57	15.00	86°12'40"
C24	24.66	15.00	94°11'59"
C25	7.85	5.00	90°00'00"
C26	7.85	5.00	90°00'00"
C27	75.85	76.00	57°11'04"
C28	4.71	3.00	90°00'00"
C29	33.65	95.00	20°17'31"
C30	4.79	3.00	91°34'38"
C31	126.13	112.00	64°31'34"
C32	7.69	997.50	0°26'31"
C33	8.05	5.00	92°17'17"
C35	16.03	980.50	0°56'13"
C36	6.83	998.50	0°23'32"
C37	23.74	15.00	90°40'40"
C38	210.01	411.00	29°16'37"
C39	23.54	15.00	89°55'45"
C40	56.71	104.00	31°14'27"
C41	4.63	3.00	88°23'36"
C43	50.72	121.50	23°55'11"
C45	4.69	3.00	89°34'57"
C46	88.78	140.00	36°20'01"
C47	13.30	6.00	126°59'59"
C48	7.07	4.50	90°00'00"
C49	21.45	11.50	106°52'25"
C50	34.57	140.00	14°08'58"
C51	19.72	1025.50	1°06'06"
C52	26.22	17.00	88°22'18"
C53	7.07	4.50	90°00'00"
C54	6.33	4.00	90°37'47"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	2.54	S69°27'56"E
L2	13.96	S20°32'04"W
L3	15.08	S69°27'56"E
L4	1.42	S20°32'04"W
L5	14.04	S69°27'56"E
L6	1.42	N20°32'04"E
L7	14.25	S69°27'56"E
L8	14.08	N20°32'04"E
L9	0.91	S69°27'56"E
L10	13.92	N20°32'04"E
L11	11.62	N69°27'56"W
L12	2.33	S20°32'04"W
L13	5.13	N89°27'56"W
L14	2.33	N20°32'04"E
L15	1.21	N69°27'56"W
L16	31.17	N20°32'04"E
L17	1.96	S69°27'56"E
L18	2.00	N20°32'04"E
L19	4.38	S69°27'56"E
L20	2.33	S20°32'04"W
L21	11.62	S69°27'56"E
L22	13.92	N20°32'04"E
L23	0.91	N69°27'56"W
L24	14.08	N20°32'04"E
L25	14.25	N69°27'56"W
L26	1.42	N20°32'04"E
L27	14.04	N89°27'56"W
L28	1.42	S20°32'04"W
L29	15.08	N69°27'56"W
L30	13.96	S20°32'04"W
L31	2.54	N69°27'56"W
L32	17.13	S20°32'04"W
L33	5.33	N69°27'56"W
L34	24.67	S20°32'04"W
L35	5.33	S69°27'56"E
L36	17.13	S20°32'04"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L37	14.50	N19°16'03"E
L38	13.00	N70°43'57"W
L39	12.50	N70°43'57"W
L40	7.91	S72°03'17"E
L41	10.95	S72°03'17"E
L42	11.03	S76°37'03"E
L43	11.03	S81°20'15"E
L44	11.03	S83°31'02"E
L45	11.03	N88°13'22"E
L46	13.00	S14°12'33"E
L47	13.00	N14°12'33"W
L48	20.97	S75°47'27"W
L49	41.41	S18°36'23"W
L50	14.96	N71°23'37"W
L51	14.95	S88°06'02"W
L52	12.82	N19°16'03"E
L53	18.00	N19°21'08"E
L54	32.30	N19°16'03"E
L55	14.54	N47°03'23"W
L56	14.52	N70°58'34"W
L57	42.19	S18°36'23"W
L58	31.87	S70°43'39"E
L59	2.00	N70°43'36"W
L60	2.04	S19°16'24"W
L61	8.03	N19°16'24"E
L62	13.50	N70°43'57"W
L63	14.00	S70°43'57"E
L64	14.96	S19°16'03"W
L65	4.36	S19°15'57"W
L66	21.68	N70°39'55"W
L67	4.35	N19°25'19"E
L68	19.05	N70°42'16"W
L69	18.10	N19°19'16"E
L70	1.34	N67°20'02"W
L71	21.70	N31°17'22"E
L72	5.49	N70°51'03"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L73	5.44	S71°23'35"E
L74	21.44	N71°4'15"E
L75	4.96	S71°54'58"E
L76	11.74	N19°43'33"E
L77	12.59	N70°44'45"W
L78	16.25	N19°19'02"E
L79	51.29	S70°43'36"E
L80	20.93	S19°18'21"W
L81	5.60	S70°52'42"E
L82	7.16	S19°09'12"W
L83	9.41	S70°36'45"E
L84	74.45	S19°15'38"W
L85	16.75	N70°42'16"W
L86	2.00	S19°16'24"W
L87	1.00	S70°43'36"E
L88	12.40	S19°16'24"W
L89	2.00	S70°43'36"E
L90	12.40	S19°16'24"W
L91	2.00	S70°43'36"E
L92	12.92	S19°16'24"W
L93	2.00	N70°43'36"W
L94	12.40	S19°16'24"W
L95	22.92	N70°43'36"W
L96	12.40	N19°16'24"E
L97	2.00	N70°43'36"W
L98	25.31	N19°16'24"E
L99	2.00	S19°16'24"E
L100	12.40	N19°16'24"E
L101	1.00	S70°43'36"E
L102	2.00	N19°16'24"E
L103	18.92	S70°43'36"E
L104	20.92	N70°43'36"W
L105	24.92	N70°43'36"W
L106	22.92	N70°43'36"W
L107	2.00	N70°43'36"W
L108	2.00	N70°43'36"W
L109	2.00	N70°43'36"W
L110	2.00	N70°43'36"W
L111	1.00	S70°43'36"E
L112	2.00	N19°16'24"E
L113	18.92	S70°43'36"E
L114	20.92	N70°43'36"W
L115	24.92	N70°43'36"W
L116	22.92	N70°43'36"W

DEVELOPER

JACK FISHER HOMES  
DAN ROSS  
1148 W LEGACY CROSSING BLVD., STE 400  
CENTREVILLE, UTAH 84014  
801-335-8500

LAND USE

TOTAL AREA .....161,460 S.F. (3.706 ACRES)  
COMMON AREA ..... 125,240 S.F. (2.875 ACRES) 69%  
ROAD AREA ..... 26,370 S.F. (0.605 ACRES)  
OPEN AREA ..... 98,870 S.F. (2.269 ACRES)  
LIMITED COMMON AREA ..... 4,940 S.F. (0.289 ACRES) 6%  
PRIVATELY OWNED BUILDING ..... 27,360 S.F. (0.62 ACRES) 23%  
PUBLIC STREET DEDICATION ..... 3,920 S.F. (0.0899 ACRES) 2%



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 WITHDRAWAL 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.
- UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS.
- 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.

Fix this language, per  
Surveying review.

PROJECT BENCHMARK

MONUMENT NO. 3-JRH  
ELEVATION=4969.025'  
(MAINTAINED BY WEBER COUNTY SURVEYOR)

BASIS OF BEARINGS

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

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS, AND TO CREATE A SUBDIVISION PLAT. THE NORTH LINE WAS DETERMINED BY THE OWNER TO A FUTURE PHASE LINE. THE EAST LINE WAS DETERMINED BY THE PROPERTY OF THE UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT PARCEL 20-013-0007 ALONG A FENCELINE ON THE COMMON BOUNDARY BETWEEN THE PARCELS. THE SOUTH BOUNDARY IS ALONG THE RIGHT OF WAY FOR HIGHWAY 39 AS LOCATED BY A WEBER COUNTY SURVEY OF PINEVIEW FEDERAL BOUNDARY PROJECT NO. 003429 AND R.O.W. MARKER FOUND ON GROUND. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

**HORROCKS**  
ENGINEERS

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

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING COMMISSION SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HERBY 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

WEBER COUNTY ENGINEER

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 \_\_\_\_\_, A.D. 20\_\_\_\_.

WEBER COUNTY ATTORNEY

MORGAN/WEBER HEALTH DEPT.

I HERBY 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.

MORGAN/WEBER HEALTH DEPARTMENT

WEBER COUNTY COUNCIL

APPROVED BY WEBER COUNTY THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

MAYOR OR DESIGNEE

ATTEST: COUNTY RECORDER

DATE

DATE

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, LICENSE NO. 5251295; 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 OF EDGEWATER BEACH RESORT PHASE 1 - AMMENDMENT #2 IN WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS 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.



C. DAVID MCKINNEY  
PROFESSIONAL LAND SURVEYOR

10/31/17  
DATE

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 N00°25'49"E 240.87 FEET AND S89°34'11"E 8.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 13:  
THENCE N00°09'59"E 361.28 FEET; THENCE S89°34'11"E 103.01 FEET; THENCE N65°29'31"E 139.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET (CHORD BRG S69°52'48"E CHORD DST 58.45 FEET), DELTA 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE S72°01'51"E 103.01 FEET; THENCE S17°38'34"E 8.59 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET (CHORD BRG S60°20'46"E, CHORD DST 20.55 FEET) DELTA 86°27'51"; THENCE S13°34'41"W 26.0 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 87.35 FEET; THENCE S70°43'57"E 69.24 FEET; THENCE S17°56'43"W 128.53 FEET; THENCE S14°34'00"W 21.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1869.86 FEET (CHORD BRG N71°58'42"W, CHORD DST 81.68 FEET) DELTA 02°30'11", AND (2) N70°43'36"W 309.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 165,380 SQUARE FEET OR 3.796 ACRES.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH ) SS  
COUNTY OF WEBER )  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES:  
RESIDING IN WEBER COUNTY, STATE OF UTAH

ACKNOWLEDGMENT

STATE OF UTAH ) SS  
COUNTY OF WEBER )  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ THAT HE SIGNED THE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES:  
RESIDING IN WEBER COUNTY, STATE OF UTAH

EDGEWATER BEACH RESORT  
PHASE 1 - AMMENDMENT #2

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

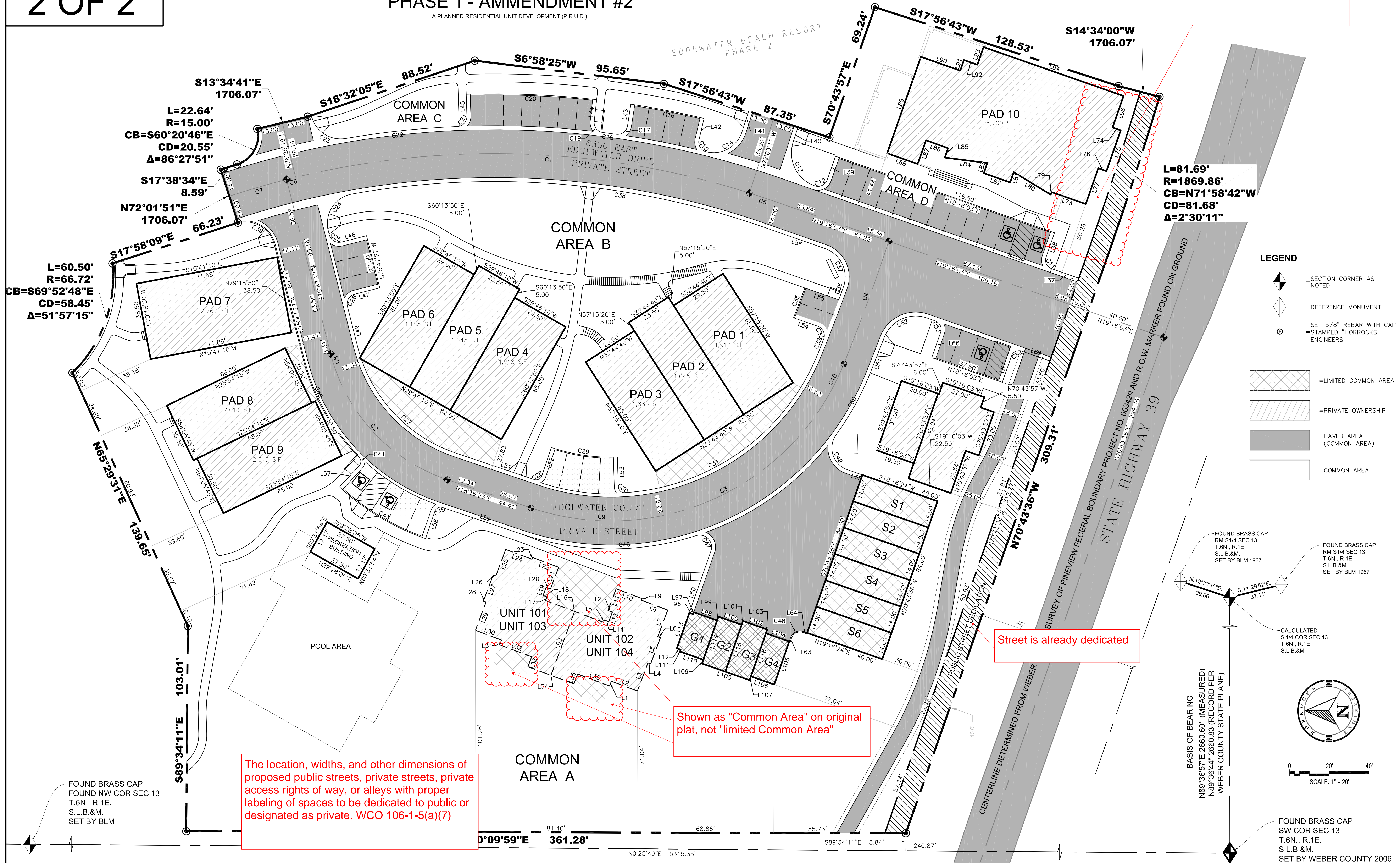
SUBDIVISION PLAT FOR PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH

SURVEYOR'S SEAL 	COUNTY SURVEYOR	COUNTY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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EDGEWATER BEACH RESORT  
PHASE 1 - AMMENDMENT #2

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

Please show the trail (paved common area)  
from the original plat.



L=22.64'  
R=15.00'  
CB=S60°20'46"E  
CD=20.55'  
A=86°27'51"

S17°38'34"E  
8.59'  
N72°01'51"E  
1706.07'  
S17°58'09"E  
66.23'

L=60.50'  
R=66.72'  
CB=S69°52'48"E  
CD=58.45'  
A=51°57'15"

S89°34'11"E  
103.01'  
S13°34'41"E  
1706.07'

FOUND BRASS CAP  
FOUND NW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM

The location, widths, and other dimensions of  
proposed public streets, private streets, private  
access rights of way, or alleys with proper  
labeling of spaces to be dedicated to public or  
designated as private. WCO 106-1-5(a)(7)

Shown as "Common Area" on original  
plat, not "limited Common Area"

Street is already dedicated

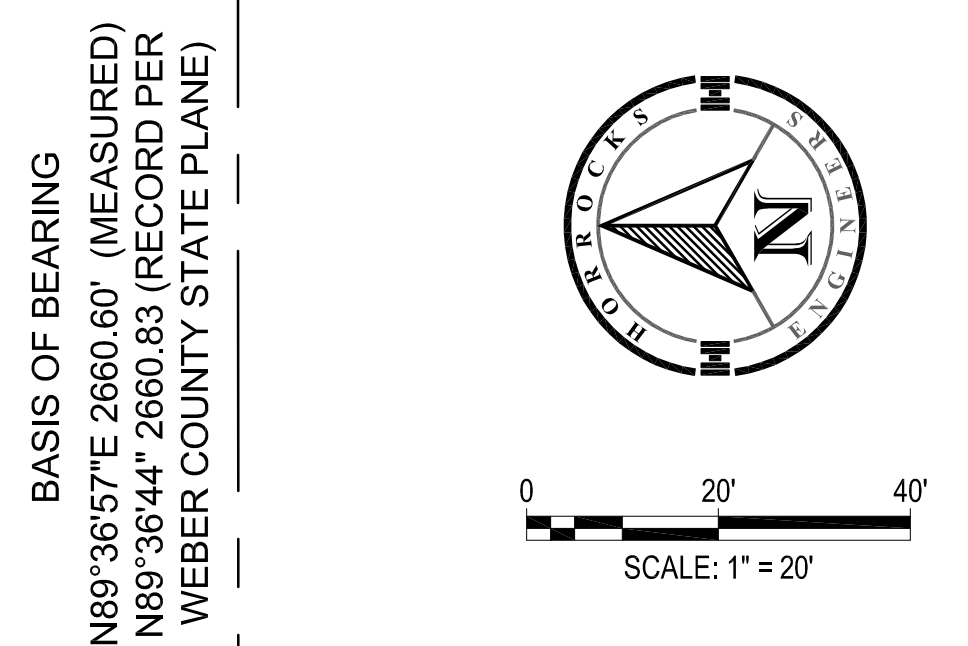
L=81.69'  
R=1869.86'  
CB=N71°58'42"W  
CD=81.68'  
A=2°30'11"

- LEGEND
- SECTION CORNER AS NOTED
  - REFERENCE MONUMENT
  - SET 5/8" REBAR WITH CAP  
=STAMPED "HORROCKS  
ENGINEERS"
  - LIMITED COMMON AREA
  - PRIVATE OWNERSHIP
  - PAVED AREA  
(COMMON AREA)
  - COMMON AREA

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

FOUND BRASS CAP  
RM S14 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

FOUND BRASS CAP  
SW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY WEBER COUNTY 2006



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

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

N 12°33'15"E  
39.06'

S 11°29'52"E  
37.11'

N 70°43'36"W  
299.75'

N 70°43'36"W  
299.75'

N 70°43'36"W  
299.75'

N 70°43'36"W  
299.75'

N 70°43'36"W  
299.75'

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299.75'

N 70°43'36"W  
299.75'