1 OF 3

EDGEWATER BEACH RESORT PHASE 1 AMENDMENT #2

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 MERIDIÁN, U.S. SURVEY WEBER COUNTY, UT MAY 2016

TBC Curve Data							
#	Delta	Radius	Length	Tangent	Chord	CH.DST	
C1	37°14'12"	425.00'	276.21	143.18'	N0°38'57"E	271.37'	
C2	57°11'04"	90.00'	89.83'	49.05	S47°11'55"W	86.14'	
С3	86°36'33"	126.00'	190.46	118.76'	S24°41'53"E	172.84	
C4	3°42'51"	1011.50	65.57	32.80'	S69°51'35"E	65.56	
C5	1°43'36"	425.00'	12.81	6.40'	N18°24'15"E	12.81	
C6	0°37'51"	425.00'	4.68'	2.34'	N13°53'37"W	4.68'	
C7	3°59'06"	430.27	29.93'	14.97	N16°13'01"W	29.92	
C8	4°19'51"	90.00'	6.80'	3.40'	S73°37'32"W	6.80'	
С9	31°06'50"	126.00'	68.42'	35.08'	S3°02'59"W	67.59	
C10	9°46'33"	126.00'	21.50'	10.78	S63°06'53"E	21.47	
C11	90°00'00"	4.50'	7.07'	4.50'	S64°16'03"W	6.36	
C12	90°00'00"	5.00'	7.85'	5.00'	S25°43'57"E	7.07	
C13	88°40'40"	17.50'	27.09	17.10'	S63°36'23"W	24.46	
C14	86°05'05"	15.00'	22.54	14.01	S29°00'45"E	20.48	
C15	89°21'17"	5.00'	7.80'	4.94'	S58°42'18"W	7.03'	
C16	4°43'12"	455.00'	37.48	18.75	N11°01'21"E	37.47	
C17	89°21'17"	5.00'	7.80'	4.94'	S36°39'37"E	7.03'	
C18	0°53'21"	439.00'	6.81	3.41'	N7°34'21"E	6.81	
C19	89°21'17"	5.00'	7.80'	4.94'	S51°48'20"W	7.03'	
C20	8°15'36"	455.00'	65.59	32.85	N2°21'10"E	65.54	
C21	89°21'17"	5.00'	7.80'	4.94'	S47°05'59"E	7.03'	
C22	7°22'01"	439.00'	56.44	28.26	N6°06'21"W	56.41	
C23	86°12'40"	15.00'	22.57'	14.04	N33°18'59"E	20.50'	
C24	94°11′59"	15.00'	24.66	16.14	N57°06'33"W	21.98	
C25	90°00'00"	5.00'	7.85	5.00'	S30°47'27"W	7.07	
C26	90°00'00"	5.00	7.85	5.00'	N59°12'33"W	7.07	
C27	57°11'04"	76.00	75.85	41.42	S47°11'55"W	72.74	
C28	90°00'00"	3.00'	4.71'	3.00'	S26°23'37"E	4.24'	
C29	20°17'31"	95.00'	33.65'	17.00	S8°18'02"W	33.47	
C30	91°34'38"	3.00'	4.79	3.08'	S42°18'43"W	4.30'	
C31	64°31'34"	112.00	126.13	70.70	S35°44'22"E	119.57	
C32	0°26'31"	997.50'	7.69	3.85'	S68°13'25"E	7.69	
C33	92°17'17"	5.00'	8.05	5.20'	N65°24'41"E	7.21	
C35	0°56'13"	980.50	16.03	8.02	S69°10'33"E	16.03'	
C36	0°23'32"	998.50	6.83	3.42	S69°51'33"E	6.83	
C37	90°40'40"	15.00'	23.74	15.18'	N64°36'23"E	21.34	
C37 C38	29°16'37"	411.00	210.01	107.35	N4°37'45"E	207.73	
C38 C39	89°55'45"	15.00	23.54	14.98	N30°49'35"E	21.20'	
C40	31°14'27"	104.00	56.71	29.08'	S60°10'14"W	56.01	
C40	88°23'36"	3.00	4.63'	29.00	S88°44'49"W	4.18	
C41	23°55'11"	121.50	50.72	25.74	S30°59'02"W	50.36	
C45	89°34'57"	3.00	4.69	2.98	N26°11'05"W	4.23	
C46	36°20'01"	140.00	88.78	45.94	S0°26'23"W	87.30	
C46 C47	126°59'59"	6.00	13.30'	12.03	N45°46'21"E	10.74	
C47	90°00'00"	4.50	7.07	4.50'	N45 46 21 E N25°43'36"W	6.36	
C49							
	106°52'25"	11.50'	21.45'	15.51'	\$72°42'37"W	18.47'	
C50	14°08'58"	140.00'	34.57'	17.38'	S60°55'40"E	34.49'	
C51	1°06'06"	1025.50'	19.72'	9.86'	N68°33'12"W	19.72'	
C52	88°22'18"	17.00'	26.22'	16.52'	N24°55'06"W	23.70'	
C53	90°00'00"	4.50'	7.07	4.50'	N64°16'03"E	6.36'	

LINE TABLE			LINE TABLE		
E #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTI
.1	2.54	S69°27'56"E	L38	19.50	N70°43'57
2	13.96	S20°32'04"W	L39	12.50	N70°43'57
3	15.08	S69°27'56"E	L40	7.91	S72°03'17
4	1.42	S20°32'04"W	L41	10.95	S72°03'17
5	14.04	S69°27'56"E	L42	11.03	S76°37'03
6	1.42	N20°32'04"E	L43	11.03	S81°20'15
7	14.25	S69°27'56"E	L44	11.03	S83°31'02
8	14.08	N20°32'04"E	L45	11.03	N88°13'22
9	0.91	S69°27'56"E	L46	13.00	S14°12'33
10	13.92	N20°32'04"E	L47	13.00	N14°12'33
11	11.62	N69°27'56"W	L49	20.97	S75°47'27
12	2.33	S20°32'04"W	L51	41.41	S18°36'23
13	5.13	N69°27'56"W	L52	14.96	N71°23'37
14	2.33	N20°32'04"E	L53	14.95	S88°06'02
15	1.21	N69°27'56"W	L54	12.82	N19°16'03
16	31.17	N20°32'04"E	L55	18.00	N19°21'08
17	1.96	S69°27'56"E	L56	32.30	N19°16'03
18	2.00	N20°32'04"E	L57	14.54	N47°03'23
19	4.38	S69°27'56"E	L58	14.52	N70°58'34
20	2.33	S20°32'04"W	L59	42.19	S18°36'23
21	11.62	S69°27'56"E	L60	31.87	S70°43'39
22	13.92	N20°32'04"E	L63	2.00	N70°43'36
23	0.91	N69°27'56"W	L64	2.04	S19°16'24
24	14.08	N20°32'04"E	L65	8.03	N19°16'24
25	14.25	N69°27'56"W	L66	13.50	N70°43'57
26	1.42	N20°32'04"E	L67	14.00	S70°43'5
27	14.04	N69°27'56"W	L68	14.96	S19°16'03
28	1.42	S20°32'04"W	L96	2.00	S19°16'24
29	15.08	N69°27'56"W	L97	1.00	S70°43'36
30	13.96	S20°32'04"W	L98	12.40	S19°16'24
31	2.54	N69°27'56"W	L99	2.00	S70°43'36
32	17.13	S20°32'04"W	L100	12.40	S19°16'24
33	5.33	N69°27'56"W	L101	2.00	S70°43'36
34	24.67	S20°32'04"W	L102	12.92	S19°16'24
35	5.33	S69°27'56"E	L103	2.00	N70°43'36
36	17.13	S20°32'04"W	L104	12.40	S19°16'24
37	14.50	N19°16'03"E	L105	22.92	N70°43'36

		L	BLE	
TION		LINE #	LENGTH	DIRECTION
57"W		L106	12.40	N19°16'24"E
57"W		L107	2.00	N70°43'36"W
'17"E		L108	25.31	N19°16'24"E
'17"E		L109	2.00	S70°43'36"E
'03"E		L110	12.40	N19°16'24"E
'15"E		L111	1.00	S70°43'36"E
02"E		L112	2.00	N19°16'24"E
22"E		L113	18.92	S70°43'36"E
33"E		L114	20.92	N70°43'36"W
33"W		L115	24.92	N70°43'36"W
27"W		L116	22.92	N70°43'36"W
23"W		L117	18.16	N19°16'03"E
37"W		L118	1.26	N70°43'57"W
02"W		L119	21.18	N19°16'03"E
03"E		L120	1.05	N70°43'57"W
08"E		L121	13.99	N19°16'03"E
03"E		L122	1.05	S70°43'57"E
23"W		L123	25.85	N19°16'03"E
34"W		L124	4.95	S70°43'57"E
23"W		L125	6.98	N19°16'03"E
'39"E		L126	12.50	N70°43'57"W
36"W		L127	16.18	N19°16'03"E
24"W		L128	41.36	S70°43'57"E
24"E		L129	15.97	S19°13'48"W
57"W		L130	24.80	S70°43'57"E
'57"E		L131	72.20	S19°16'03"W
03"W		L132	2.50	S70°43'57"E
24"W		L133	2.00	S19°16'03"W
'36"E		L134	2.50	N70°43'57"W
24"W		L135	12.16	S19°16'03"W
'36"E		L136	12.59	N70°43'57"W
24"W		L137	4.34	S19°16'03"W
'36"E		L138	25.77	N70°43'57"W
24"W		L139	4.34	N19°16'03"E
36"W		L140	19.00	N70°43'57"W
	ı '		·	<u>-</u>

ACKNOWLEDGMENT

ON THIS THE _____DAY OF____, 20___, PERSONALLY APPEARED BEFORE ME,

DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO

__ SIGNED IT FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN

1. 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.

2.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.

3.CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY. 4. THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.

5.ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE. 6.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.

7.UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS 8.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. 7.SEE "NATURAL HAZARDS DISCLOSURE" DOCUMENT AND AGEC GEOLOGICAL HAZARD REPORT DATED JANUARY 3RD 2018,

STATE OF UTAH

COUNTY OF WEBER

NOTARY PUBLIC

AND MAY 2ND, 2017 IDENTIFIED AS PROJECT #1170319.

WEBER COUNTY SURVEYOR

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 WEBEF

COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED

LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE

RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED

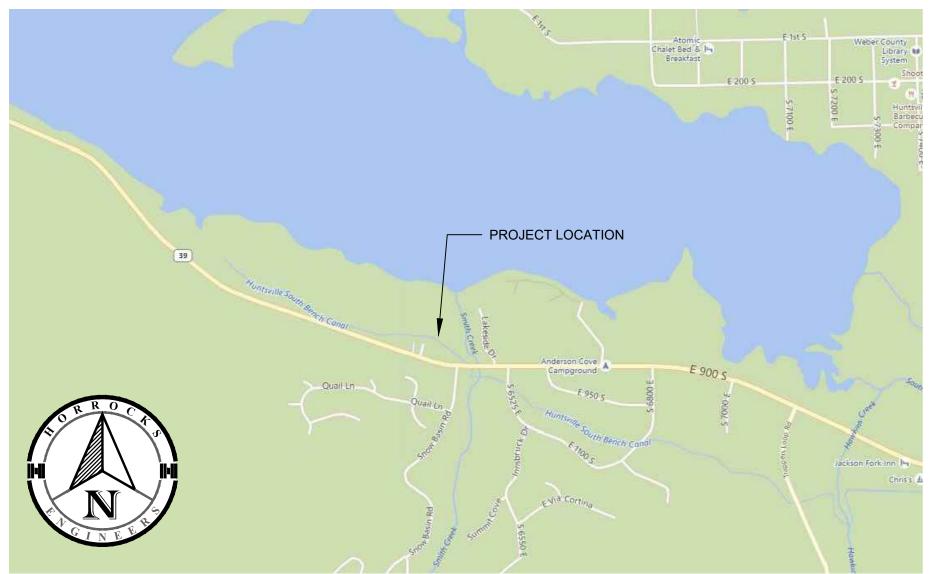
SIGNED THIS_____DAY OF_____, 20___.

DEVELOPER

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

LAND USE

......161,453 S.F. (3.706 ACRES) COMMON AREA 128,833 S.F. (2.957 ACRES) 80% PRIVATELY OWNED BUILDING 25,520 S.F. (0.586 ACRES) 16%



NO SCALE

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 CAF STAMPED "HORROCKS ENGINEERING".

STATE OF UTAH) SS COUNTY OF WEBER)

SURVEYOR'S CERTIFICATE

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.

CORPORATE ACKNOWLEDGMENT

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND

AND THAT THIS PLAT OF EDGEWATER BEACH RESORT PHASE 1 - AMENDMENT #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

McKINNE

C. DAVID MCKINNEY

PROFESSIONAL LAND SURVEYOR

A LINE AND (2) N70°43'36"W 312.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 161,460 SQUARE FEET OR 3.706 ACRES.

AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE

S69°52'23"E 58.45') TO A POINT ON A LINE: THENCE S17°58'09"E 66.23 FEET: THENCE N72°01'51"E 28.00 FEET: THENCE S17°38'34"E 8.59 FEET TO A POINT ON A 15.0 FOOT RADIUS CURVE TO THE LEFT; THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 22.64 FEET THROUGH A CENTRAL ANGLE OF 86°27'51" (CHORD S60°20'46"E 20.55') TO A POINT ON A LINE; THENCE S13°34'41"E 26.0 FEET; THENCE S18°32'05"E 88.52 FEET

HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE ALONG 1859.86 FOOT RADIUS CURVE TO THE RIGHT; THENCE RUNNING SOUTHWESTERLY ALONG

SAID CURVE 80.87 FEET THROUGH A CENTRAL ANGLE OF 02°29'28" (CHORD N71°58'20"W 80.86') TO A POINT ON

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39. SAID POINT BEING N00°25'49"E 251.50 FEET AND S89°34'11"E 8.72 FEET FROM FROM THE SOUTHWEST CORNER OF SECTION 13: THENCE N00°09'59"E 350.70 FEET; THENCE S89°34'11"E 103.01 FEET; THENCE N65°29'31"E 139.65 FEET TO A POINT ON A 66.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARING S44°00'46"E); THENCE

PROFESSIONAL ENGINEERS AND PROFFESIONAL 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

CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASURMENTS HAVE BEEN COMPLIED

SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22,

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

ACKNOWLEDGMENT

STATE OF UTAH 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.

RESIDING IN WEBER COUNTY. STATE OF UTAH

MY COMMISSION EXPIRES:

10/31/17

DATE

EDGEWATER BEACH RESORT PHASE 1- AMENDMENT #2

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

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

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 COUNTY ENGINEER'S SEAL CLERK-RECORDER SEAL INCORPORATED HEREIN. additional property owners t SIGN SEPARATE EXHIBITS TO BE SIGNED THIS ____DAY OF_____, A.D. 20___. RECORDED WITH THE PLAT JEFFREY W. SHUGARS AND KRISTINA SHUGARS, AS JOINT TENANTS JAMES T. ROBERTS AND KATHERINE B. ROBERTS, AS JOINT TENANTS CELTIC BANK CORPORATION DAVID LEE TOWERS, A MARRIED MAN WEBER COUNTY COMMISSIONER'S OFFICE SURVEYOR'S SEAL COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISION APPROVAL

PROJECT BENCHMARK

MONUMENT NO. 3-JRH

ELEVATION=4969.025'

(MAINTAINED BY WEBER COUNTY SURVEYOR)

BASIS OF BEARINGS

SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6

U.S. SURVEY. SHOWN HEREON AS N89°36'57'E.

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION

LINE BETWEEN THE SOUTH QUARTER CORNER AND THE

NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY WEBER COUNTY PLANNING

COMMISSION SIGNED THIS _____DAY OF____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER HERBY CERIFY THAT THE REQUIRED PUBLIC

THEREWITH.

WEBER COUNTY SURVEYOR

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

THE UNDERSIGNED NOTARY PUBLIC, _____

RESIDING IN WEBER COUNTY, STATE OF UTAH

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.

MY COMMISSION EXPIRES:

THAT HE SIGNED THE OWNER'S

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.

MORGAN/WEBER HEALTH DEPARTMENT

SIGNATURE BLOCK FOR BOARD OF COUNTY COMMISSIONER'S CONFORMING TO STATE ODE AND COUNTY ORDINANCE.

HAIRMAN, WEBER COUNTY COMMISSION

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: CELTIC BANK, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED

DEVELOPMENT (PRUD) LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON

RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (4) SHEETS. SAID CELTIC BANK DOES HEREBY CONSENT

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

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 GRANTEES AND ASSIGNS, A RIGHT--OF--WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN

OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID

PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID

OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.CRANT AND CONVEY TO EDGEWATER BEACH RESORT

RESORT PHASE1 HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND

RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND

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

EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER

WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED

TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND

PHASE1 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

DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO

DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE

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

SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED

TO RECORD THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM

HERE ON AND EDGEWATER BEACH RESORTPHASE1 - 1ST AMENDMENT, A PLANNED RESIDENTIAL UNIT

AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 1 - 2ND AMENDMENT, AND DO HEREBY:

BEHALF OF SAID CORPORATION AND HAVE CAUSED,; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED

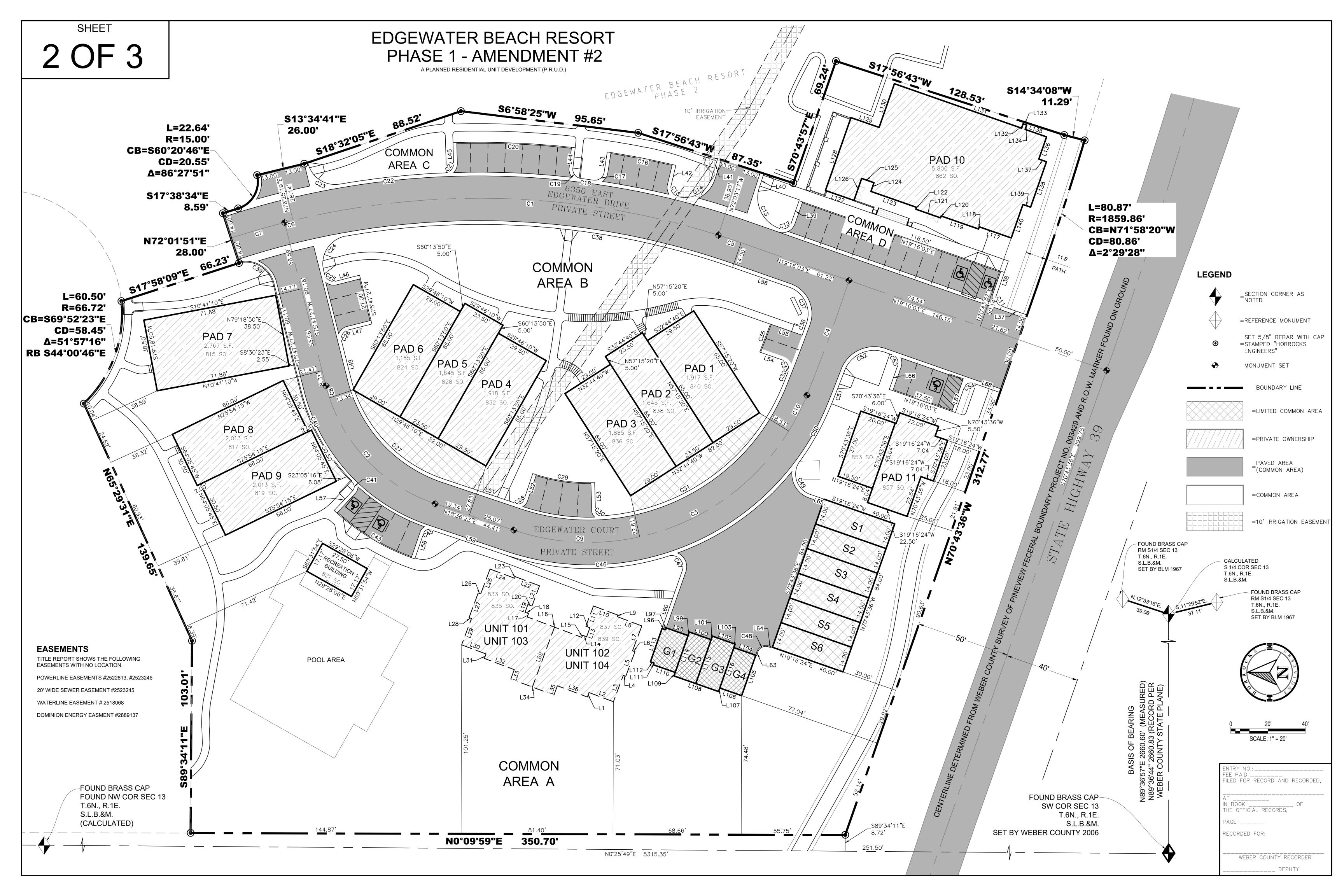
WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THE DEDICATION OF STREETS AND THER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED MITH THIS SUBDIVISION, THEREON ARE HERBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS __ DAY OF _____, 20__.

C. DÁVID McKINNEY No. 5251295

FILED FOR RECORD AND RECORDED N BOOK _____ THE OFFICIAL RECORDS, PAGE _____ RECORDED FOR:

WEBER COUNTY RECORDER ___ DEPUTY

HORROCKS



3 OF 3

