

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

CURVE DATA DOESNT AGREE WITH CENTERLINE OF ROADS, PLEASE ADJUST ACCORDINGLY

TBC Curve Data

Table with 7 columns: #, Delta, Radius, Length, Tangent, Chord, CH.DST. Contains curve data for lines C1 through C54.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line data for lines L1 through L37.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line data for lines L38 through L105.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists line data for lines L106 through L140.

DEVELOPER

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

LAND USE

TOTAL AREA 161,453 S.F. (3.706 ACRES) COMMON AREA 128,833 S.F. (2.957 ACRES) 80% ROAD AREA 33,970 S.F. (0.779 ACRES) OPEN AREA 94,863 S.F. (2.269 ACRES) LIMITED COMMON AREA 7,100 S.F. (0.106 ACRES) 4% PRIVATELY OWNED BUILDING 25,520 S.F. (0.586 ACRES) 16%



VICINITY MAP 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 CAP STAMPED "HORROCKS ENGINEERING".

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 THROUGHFARES, DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEE 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 GRANTEE, 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 ERRECTED 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 AREAS, 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.

ADDITIONAL PROPERTY OWNERS TO SIGN SEPARATE EXHIBITS TO BE RECORDED WITH THE PLAT

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

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 PROFESSIONAL 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 - 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 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 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 RUNNING SOUTHWESTERLY ALONG SAID CURVE 60.50 FEET THROUGH A CENTRAL ANGLE OF 51°57'16" (CHORD 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; 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°34'08"W 11.29 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) THENCE ALONG 1859.88 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 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.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH) SS COUNTY OF WEBER) 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) 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 - 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

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.

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

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

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 CERIFY 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 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

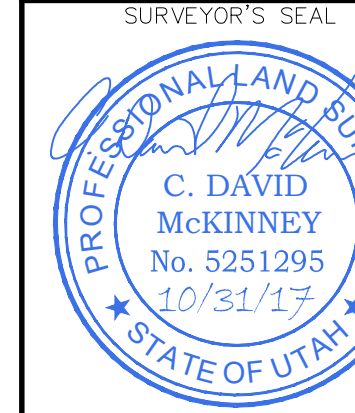
WEBER COUNTY COMMISSIONER'S OFFICE

A SIGNATURE BLOCK FOR BOARD OF COUNTY COMMISSIONER'S CONFORMING TO STATE CODE AND COUNTY ORDINANCE. 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 HERBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ___ DAY OF ___, 20__.

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: TITLE: _____

COUNTY ENGINEER'S SEAL

CLERK-RECORDER SEAL



COUNTY SURVEYOR

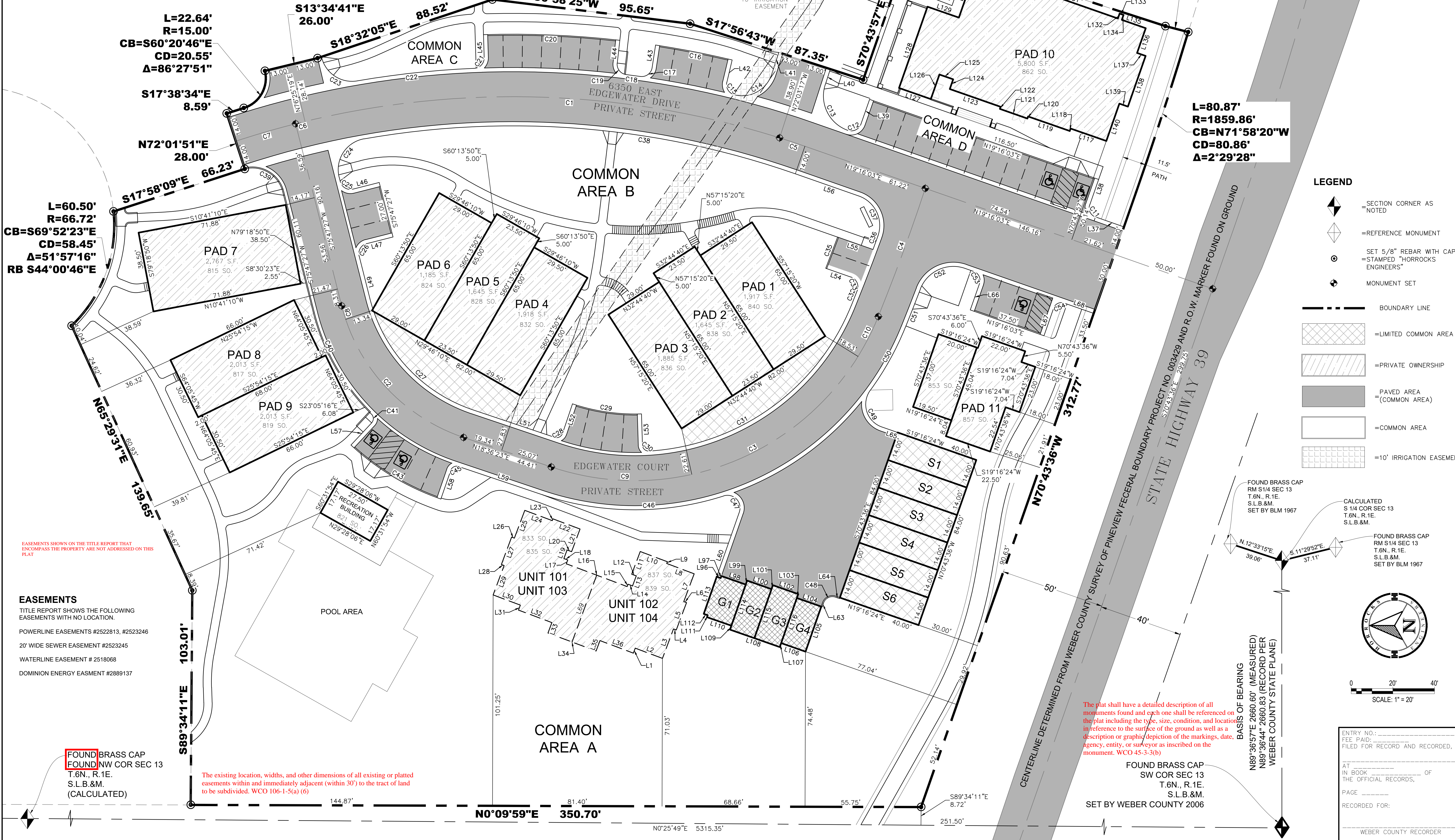


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**EDGEWATER BEACH RESORT
PHASE 1 - AMENDMENT #2**

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

EXISTING EASEMENT? IF SO
PLEASE STATE ENTRY
NUMBER IF CREATING
EASEMENT NEEDS LABELING
INSIDE OF BOUNDARY



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

S17°38'34"E
8.59'

N72°01'51"E
28.00'

L=60.50'
R=66.72'
CB=S69°52'23"E
CD=58.45'
Δ=51°57'16"
RB S44°00'46"E

L=80.87'
R=1859.86'
CB=N71°58'20"W
CD=80.86'
Δ=2°29'28"

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

EASEMENTS SHOWN ON THE TITLE REPORT THAT ENCOMPASS THE PROPERTY ARE NOT ADDRESSED ON THIS PLAN.

EASEMENTS
TITLE REPORT SHOWS THE FOLLOWING EASEMENTS WITH NO LOCATION.
POWERLINE EASEMENTS #2522813, #2523246
20' WIDE SEWER EASEMENT #2523245
WATERLINE EASEMENT # 2518068
DOMINION ENERGY EASMENT #2889137

FOUND BRASS CAP
FOUND NW COR SEC 13
T.6N., R.1E.
S.L.B.&M.
(CALCULATED)

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

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

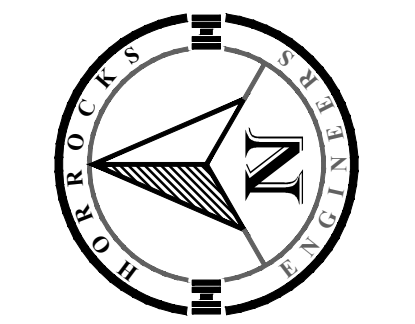
CALCULATED
S 1/4 COR SEC 13
T.6N., R.1E.
S.L.B.&M.

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

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)

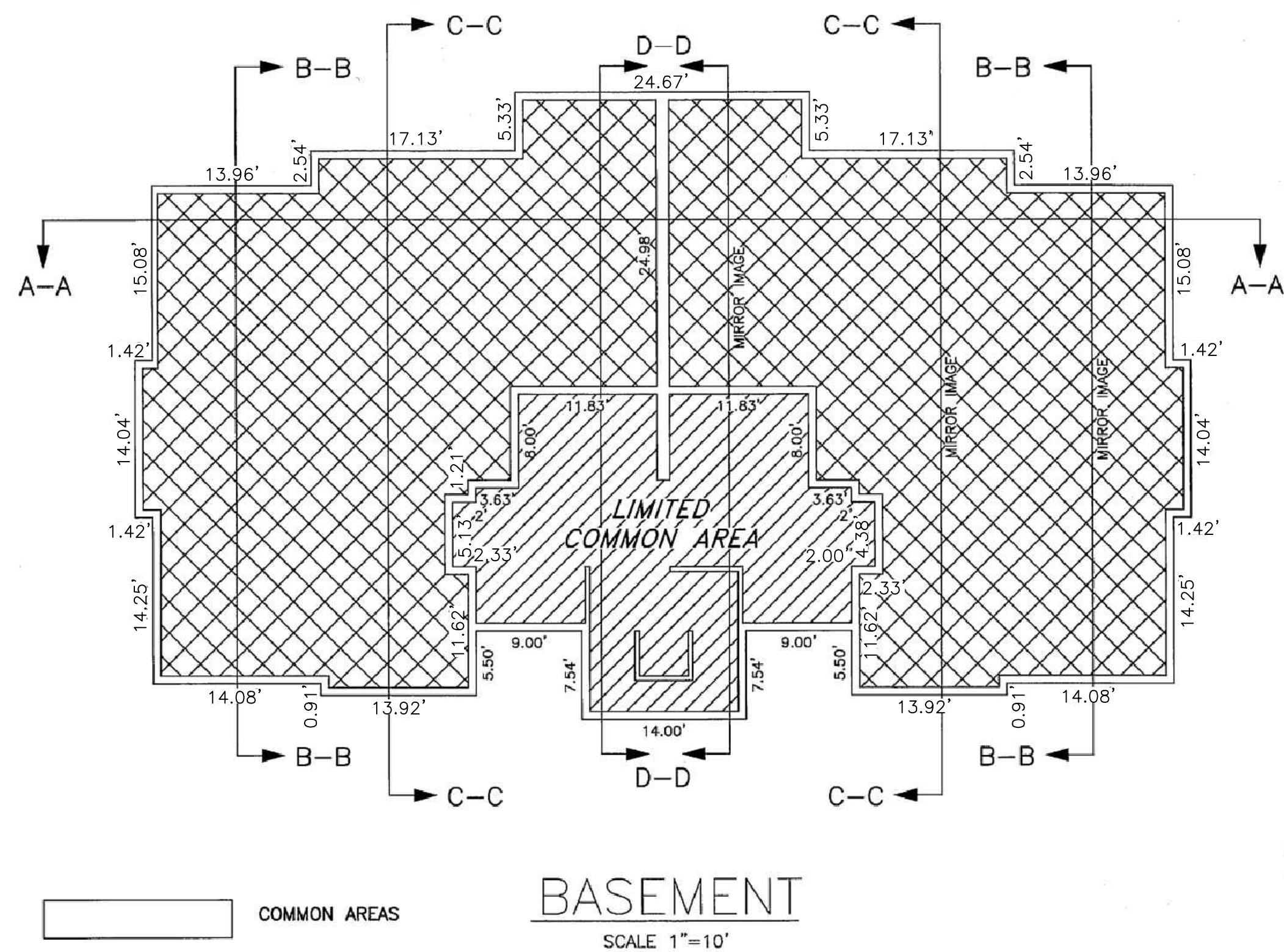
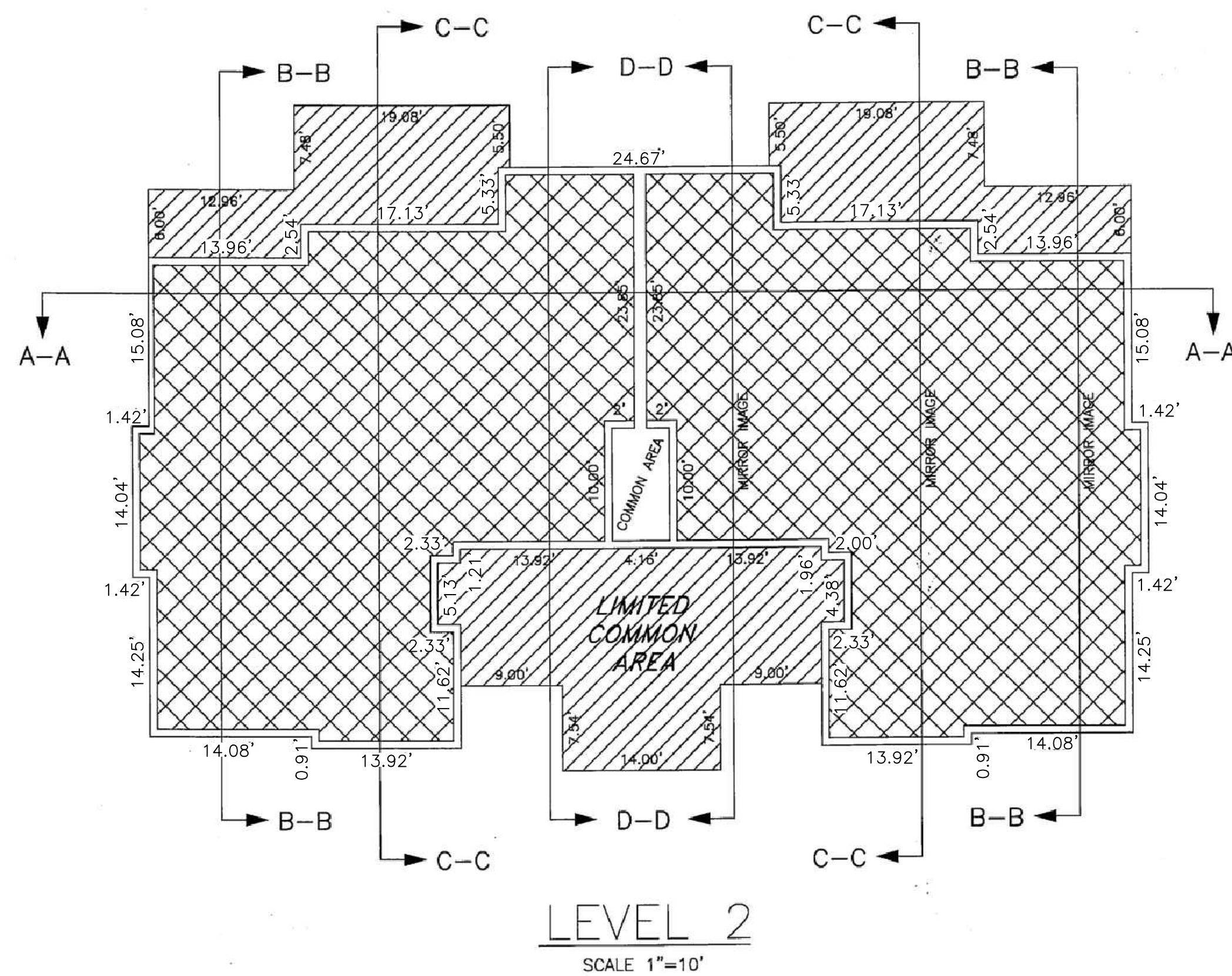
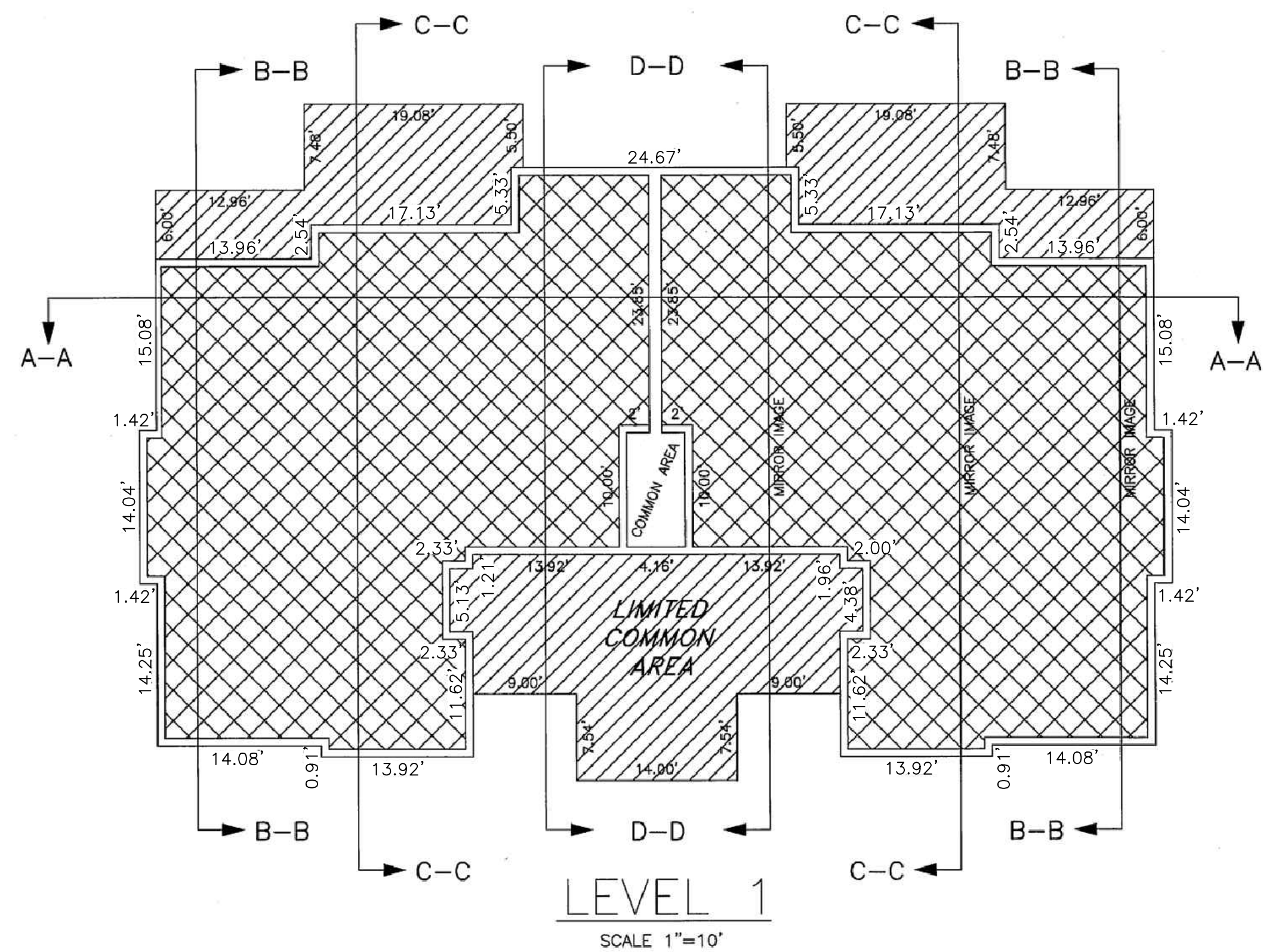
FOUND BRASS CAP
SW COR SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY WEBER COUNTY 2006

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



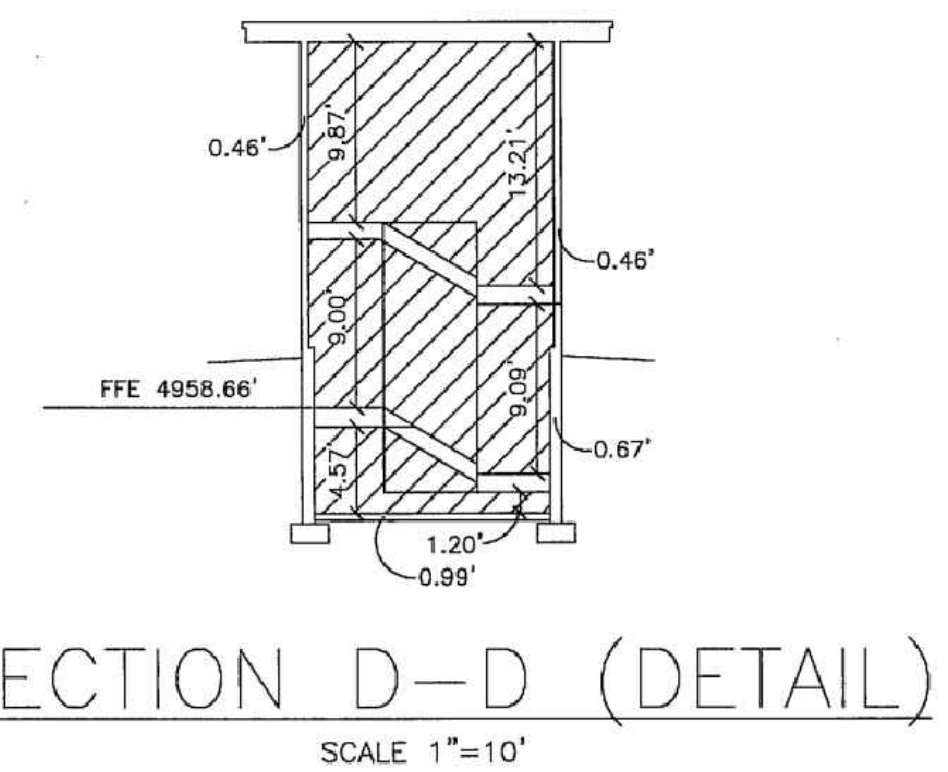
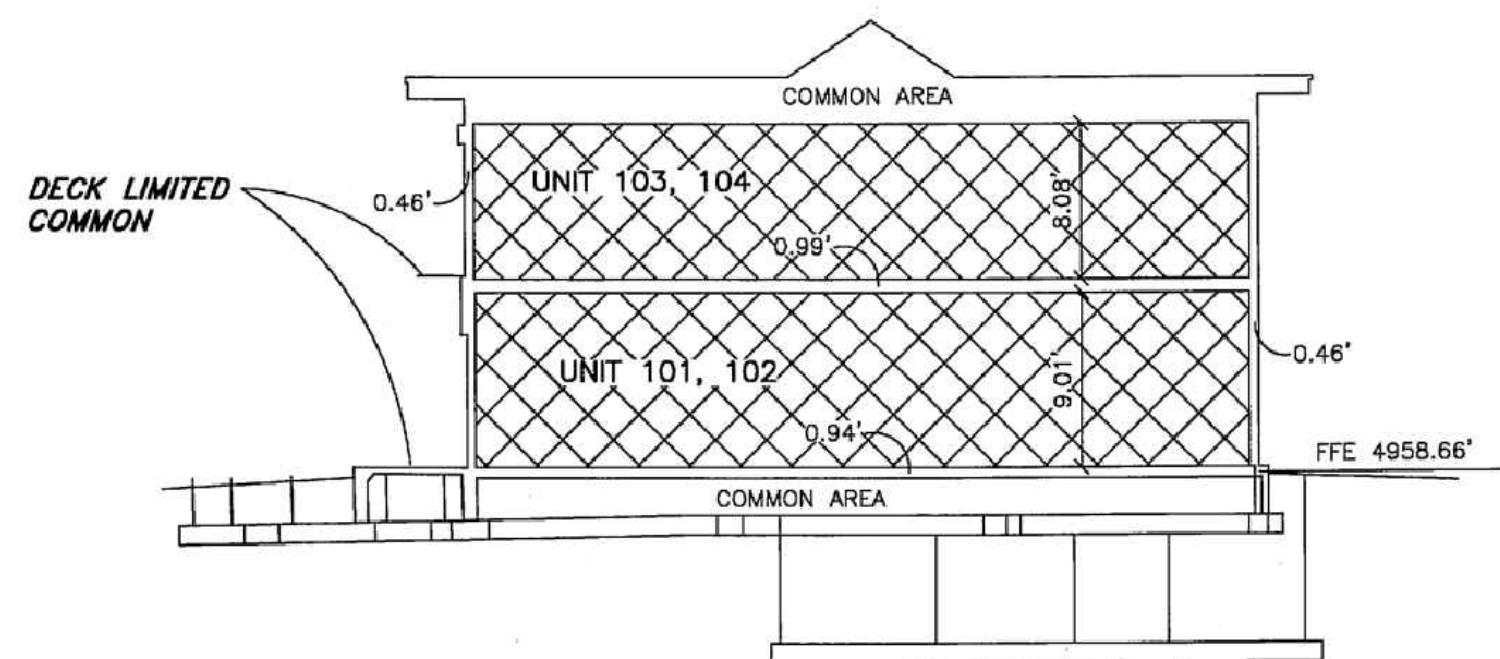
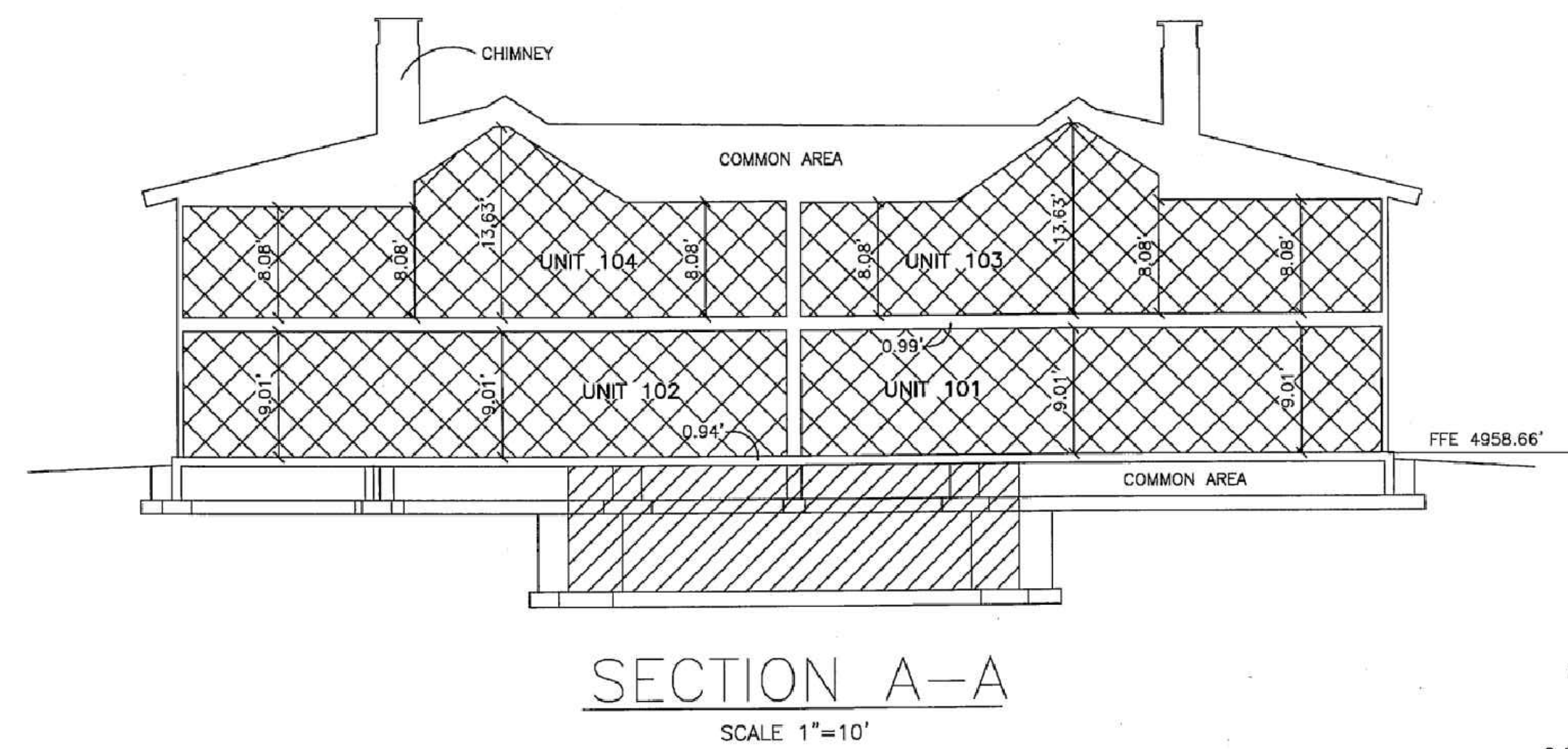
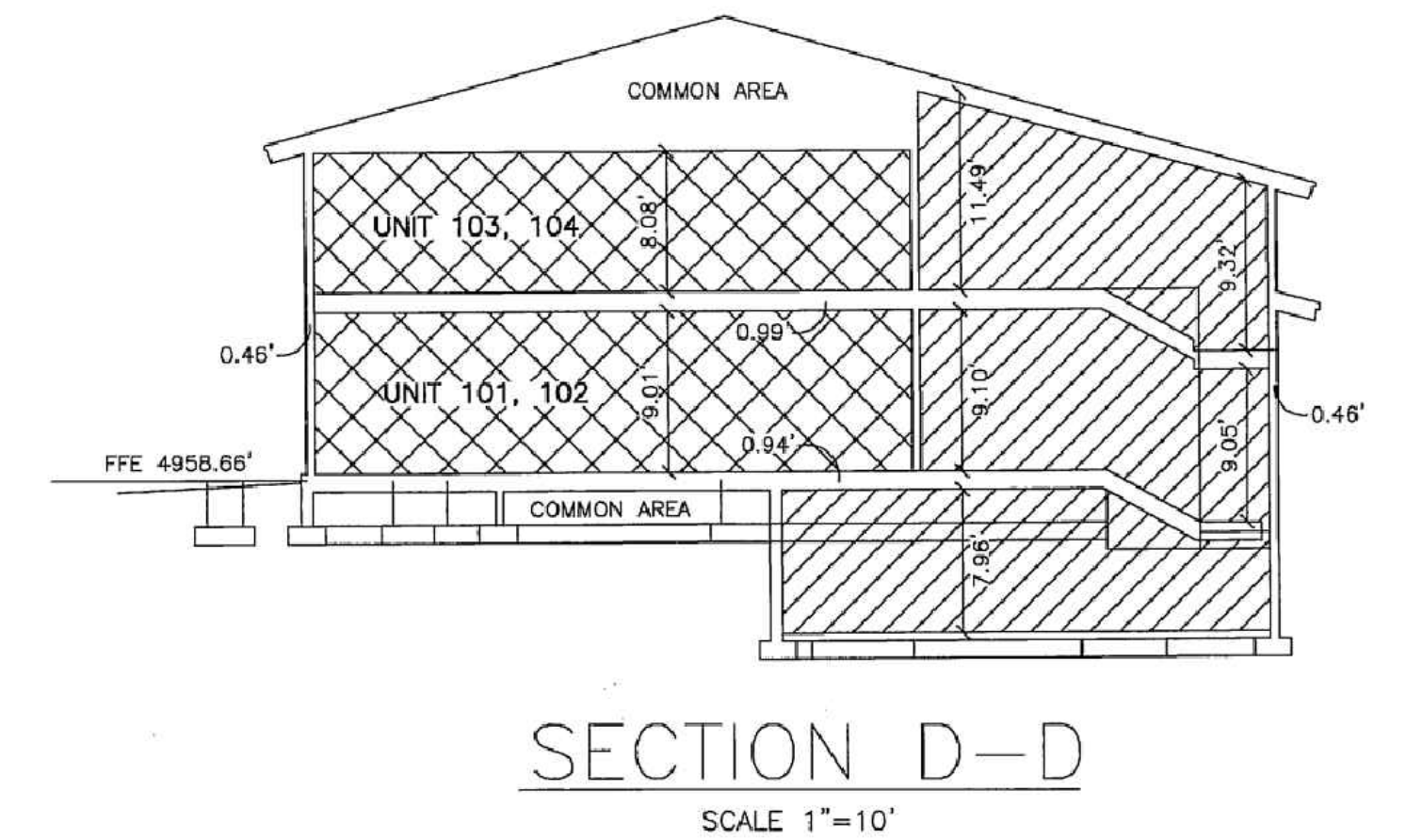
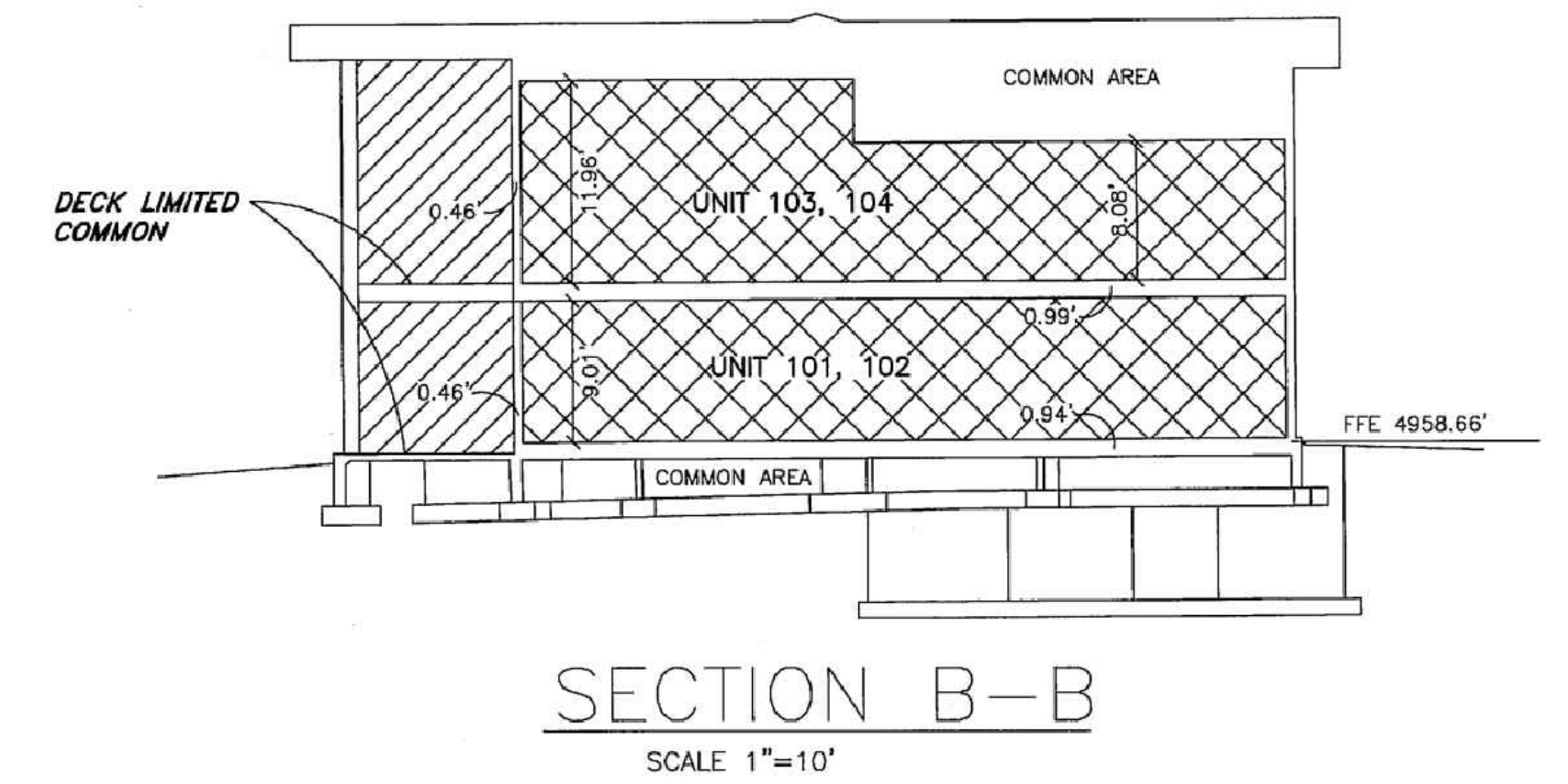
0 20' 40'
SCALE: 1" = 20'

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- COMMON AREAS
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE OWNERSHIP

CONDOMINIUM NOTES:
UNITS 101-104 ARE CONDOMINIUM UNITS
ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREA. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
DIMENSIONS ON BUILDINGS VARY SLIGHTLY. AS-BUILT DIMENSIONS WILL CONTROL.



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IN BOOK _____ OF
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DEPUTY