

SUMMIT EDEN PHASE 1C, AMENDMENT 6
AMENDING LOT 44R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2018

PLAT NOTES:

- 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 1C (ENTRY# 2672945), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THIS PLAT VACATES THE DESIGNATED BUILDING ENVELOPES FROM LOT 44, SUMMIT EDEN PHASE 1 C (NOW LOT 143R), AND DEFAULTS TO CURRENT ZONING SETBACKS.

OWNER'S DEDICATION:

1ST AVENUE CAPITAL LLC, AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE 1C AMENDMENT 6.

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

1ST AVENUE CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

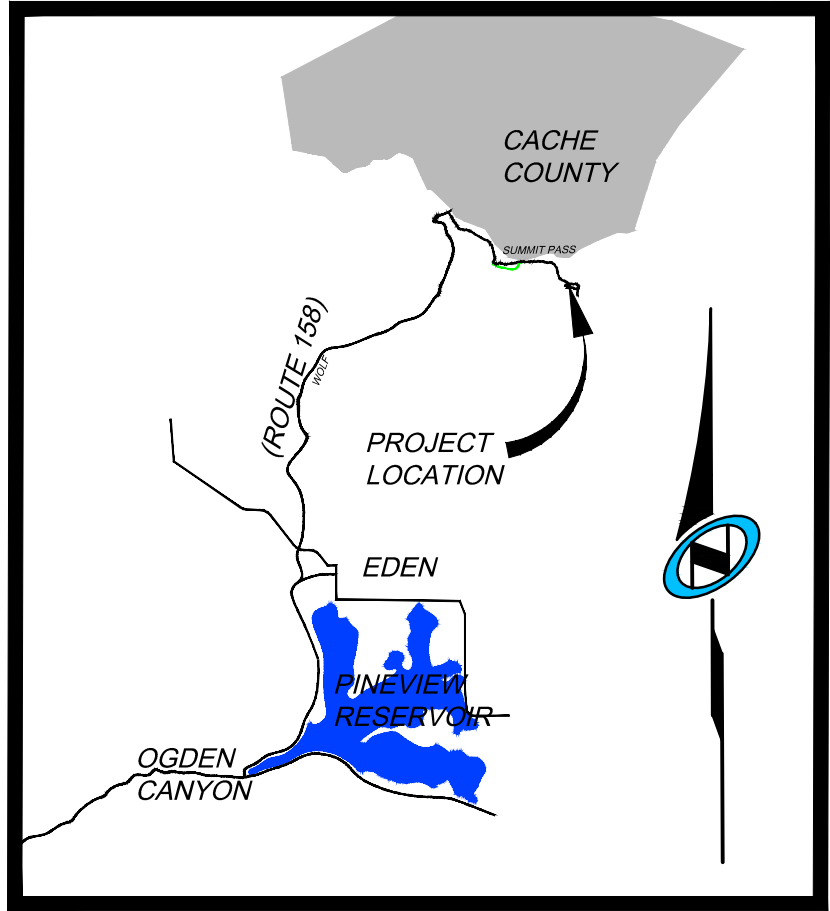
STATE OF UTAH _____
COUNTY OF _____, } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, THE _____ FOR 1ST AVENUE CAPITAL LLC,

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____



VICINITY MAP

N.T.S.

DECLARANT CONSENT

SMHG PHASE 1 LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SUMMIT EDEN PHASE 1C SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 2672945, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SUMMIT EDEN PHASE 1C SUBDIVISION

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

SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: _____
NAME: _____
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, 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 PROFESSIONAL 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, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, SUMMIT EDEN PHASE 1C, AMENDMENT 6, 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.

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

LEGAL DESCRIPTION

ALL OF LOT 44R OF THE SUMMIT EDEN PHASE 1 C SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDERS OFFICE .

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COPPER CREST, A 36 FOOT WIDE PRIVATE RIGHT OF WAY AND PUE, SAID POINT BEING SOUTH 632.12 FEET AND EAST 553.05 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#11, (BASIS-OF-BEARING IS N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11. 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 TWO COURSES AND DISTANCES , 1) SOUTHEASTERLY 77.59 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°48'04" HAVING A CHORD BEARING AND DISTANCE OF SOUTH 57°25'26" EAST 75.36 FEET; 2) THENCE S 81°19'28" E 57.11 FEET; THENCE S 16°46'15" W 128.38'; THENCE N 76°28'35" W 126.69 FEET; THENCE N 69°50'13" W 119.82 FEET; THENCE N 56°28'36" E 183.20 FEET TO THE POINT OF BEGINNING

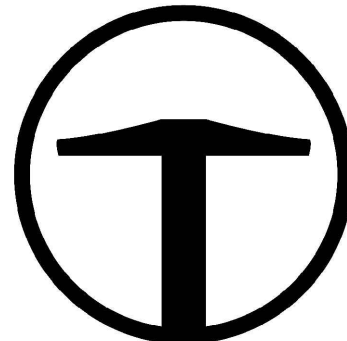
CONTAINING 25,223 S.F. OR 0.579 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 44R OF SUMMIT EDEN PHASE 1C,(NOW KNOWN AS LOT 143R) TO AMEND AND REMOVE THE BUILDING ENVELOPE.

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.#11, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION 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 BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SUMMIT EDEN PHASE 1C, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



TALISMAN
CIVIL CONSULTANTS

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

Sheet 1 of 2

OWNER

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

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 ____.

SIGNATURE

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 ____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

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 ____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

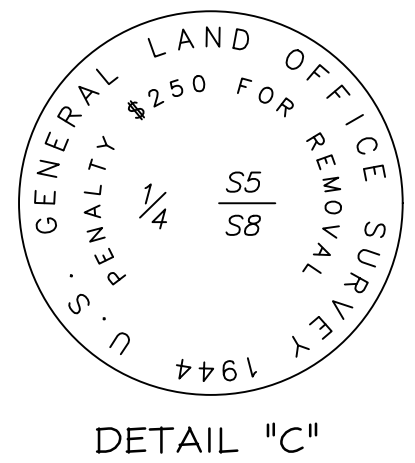
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ____ DAY OF _____, 20 ____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

LOCATED IN THE NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2018



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	5.00'	93.00'	3'04"55"	5.00'	S31° 58' 56"E
C2	15.07'	93.00'	9'16"54"	15.05'	S38° 04' 51"E
C3	21.48'	47.50'	25'54"36"	21.30'	N81° 24' 07"E

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