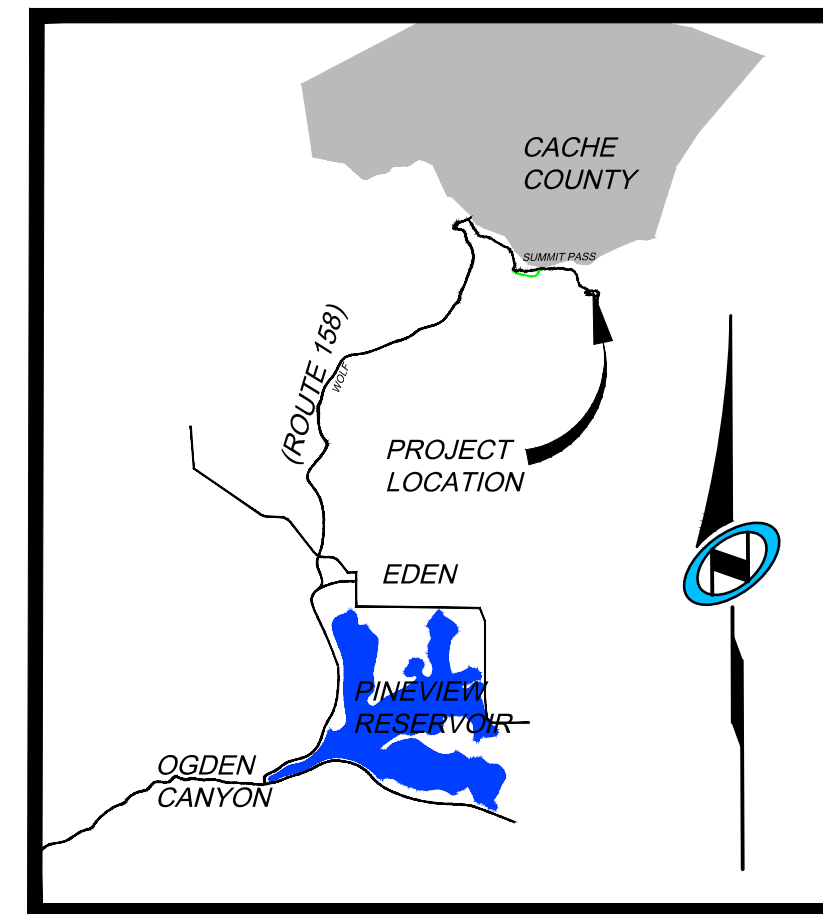


# SUMMIT EDEN PHASE 1C AMENDMENT 7 AMENDING PARCEL D8 OF SUMMIT EDEN PHASE 1 C AMENDMENT 3

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

### PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN PHASE 1C, ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY# 2776997, BOOK75, PAGE 35-40, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THE LOTS CREATED BY THIS PLAT ARE ALL SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN (FORMERLY KNOWN AS SUMMIT EDEN) AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION.
3. THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR VILLAGES AT POWDER MOUNTAIN AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION.
4. SUMMIT EDEN PHASE 1C AMENDMENT 7 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES" DATED JANUARY 20, 2017, PROJECT #01628-020. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.



VICINITY MAP  
N.T.S.

### OWNER'S DEDICATION:

SMHG PHASE 1 LLC ("DECLARANT"), 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 7, AND DOES HEREBY:

- **OPEN SPACE.** GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE OPEN SPACE PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE OPEN SPACE PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION.
- **PUBLIC UTILITY AND DRAINAGE EASEMENTS.** GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, 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.

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: \_\_\_\_\_

### LIEN HOLDER'S CONSENT:

PEAK STREET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNEE AND CURRENT HOLDER/BENEFICIARY OF A SECURITY INTEREST AGAINST SOME OR ALL OF THE PROPERTY DESCRIBED IN THIS SUBDIVISION PLAT, WHICH INTEREST IS EVIDENCED BY THAT CERTAIN DEED OF TRUST RECORDED JUNE 24, 2014, AS ENTRY NO. 2691512 IN THE OFFICE OF THE WEBER COUNTY RECORDER, DOES HEREBY CONSENT TO THE RECORDING OF AND SUBORDINATE ITS INTEREST TO THIS SUBDIVISION PLAT. PEAK STREET MANAGEMENT, LLC, HEREBY REPRESENTS THAT IT IS THE PRESENT OWNER OF THE LIEN/INTEREST DESCRIBED HEREIN.

\_\_\_\_\_  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } S.S.

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_, THE \_\_\_\_\_, AND DULY AUTHORIZED  
AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE 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 7, 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 PARCEL D8, SUMMIT EDEN PHASE 1C AMENDMENT 3, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL D8, SUMMIT EDEN PHASE 1C AMENDMENT 3 SUBDIVISION, ENTRY NO. 2816242, BOOK 79, PAGE 89-90, SAID POINT BEING SOUTH 602.04' FEET AND EAST 590.66 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) EASTERLY ALONG A 433.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°50'23" EAST A DISTANCE OF 119.00 FEET), THROUGH A CENTRAL ANGLE OF 15°47'49", A DISTANCE OF 119.38 FEET, 2) SOUTH 83°44'18" EAST 166.47 FEET, 3) EASTERLY ALONG A 783.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°46'32" EAST A DISTANCE OF 137.50 FEET), THROUGH A CENTRAL ANGLE OF 10°04'29", A DISTANCE OF 137.68 FEET, 4) NORTH 86°11'14" EAST 193.22 FEET, 5) EASTERLY ALONG A 217.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 88°44'05" EAST A DISTANCE OF 38.42 FEET), THROUGH A CENTRAL ANGLE OF 10°09'23", A DISTANCE OF 38.47 FEET, TO THE NORTHEAST CORNER OF PARCEL D8 OF ABOVE SAID SUMMIT EDEN PHASE 1C, AMENDMENT 3 SUBDIVISION, THENCE SOUTH 5°39'44" WEST 64.51 FEET ALONG SAID LOT LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD THE FOLLOWING EIGHT (8) COURSES: 1) WESTERLY ALONG A 143 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 89°51'47" WEST A DISTANCE OF 28.90 FEET), THROUGH A CENTRAL ANGLE OF 11°35'53", A DISTANCE OF 28.95 FEET, 2) SOUTH 84°03'51" WEST 138.80 FEET, 3) EASTERLY ALONG A 482.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 83°04'43" WEST A DISTANCE OF 214.51 FEET), THROUGH A CENTRAL ANGLE OF 25°42'53", A DISTANCE OF 216.32 FEET, 4) NORTH 70°13'16" WEST 64.70 FEET, 5) WESTERLY ALONG A 418.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 75°46'22" WEST A DISTANCE OF 80.88 FEET), THROUGH A CENTRAL ANGLE OF 11°06'12", A DISTANCE OF 81.00 FEET, 6) NORTH 81°19'28" WEST 93.74 FEET, 7) WESTERLY ALONG A 57.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 66°17'14" WEST A DISTANCE OF 29.58 FEET), THROUGH A CENTRAL ANGLE OF 30°04'27", A DISTANCE OF 29.92 FEET, 8) WESTERLY ALONG A 18.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CHORD BEARS NORTH 10°23'05" EAST A DISTANCE OF 23.55 FEET), THROUGH A CENTRAL ANGLE OF 81°43'50", A DISTANCE OF 25.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31,469 SQUARE FEET OR 0.72 ACRES

### SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL D8, SUMMIT EDEN PHASE 1C AMENDMENT 3, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS IN BOOK 79 AT PAGE 89-90, TO BE NOW CALLED SUMMIT EDEN PHASE 1C AMENDMENT 7.

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.M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID 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, AND SUMMIT EDEN PHASE 1C, AMENDMENT 3. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



RECORDED #

STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE

REQUEST OF: \_\_\_\_\_  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER

<p><b>OWNER</b></p> <p>SMHG PHASE 1, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>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____.</p> <p>_____ SIGNATURE</p>	<p><b>WEBER COUNTY SURVEYOR</b></p> <p>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____.</p> <p>_____ COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>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____.</p> <p>_____ SIGNATURE</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>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____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ _____ TITLE:</p>
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# SUMMIT EDEN PHASE 1C AMENDMENT 7 AMENDING PARCEL D8 OF SUMMIT EDEN PHASE 1 C AMENDMENT 3

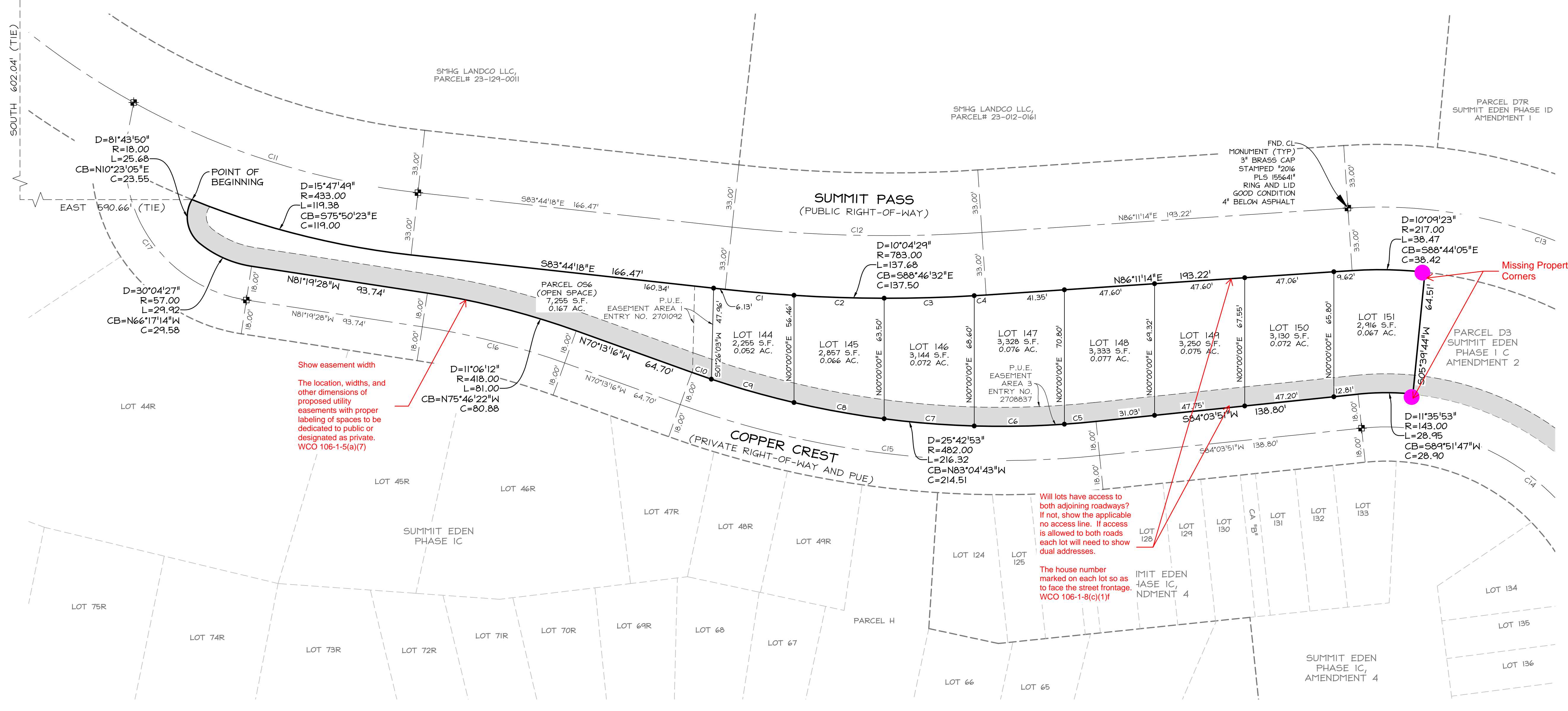
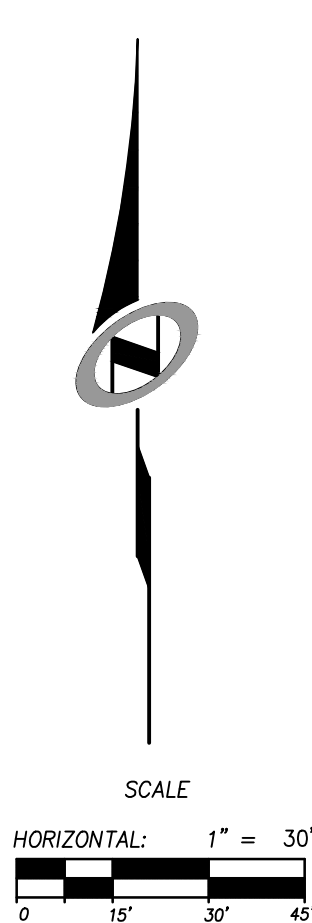
LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH  
APRIL 2018

NORTHEAST CORNER SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO 1944, 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "B"

BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD)

FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"

NORTH QUARTER CORNER SECTION 8,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
FOUND 1944 GLO 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "C"



Show easement width  
The location, widths, and  
other dimensions of  
proposed utility  
easements with proper  
labeling of spaces to be  
dedicated to public or  
designated as private.  
WCO 106-1-5(a)(7)

Will lots have access to  
both adjoining roadways?  
If not, show the applicable  
no access line. If access  
is allowed to both roads  
each lot will need to show  
dual addresses.

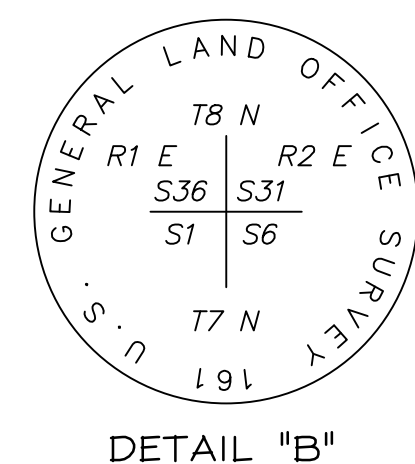
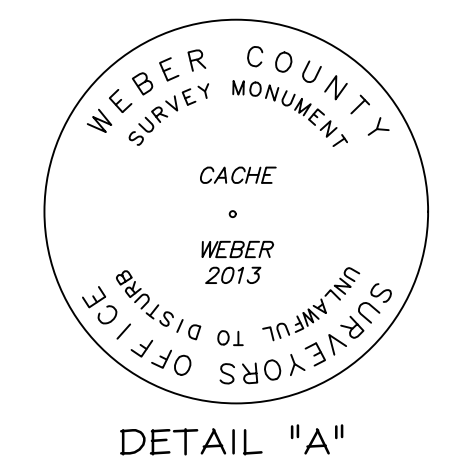
The house number  
marked on each lot so as  
to face the street frontage.  
WCO 106-1-8(c)(1)

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	783.00	36.39	2°39'45"	N85°04'10"W	36.38
C2	783.00	47.53	3°28'40"	N88°08'23"W	47.52
C3	783.00	47.52	3°28'38"	S88°22'58"W	47.51
C4	783.00	6.25	0°27'26"	S86°24'56"W	6.25
C5	482.00	16.69	1°59'03"	N85°03'22"E	16.69
C6	482.00	47.52	5°38'56"	N88°52'22"E	47.50
C7	482.00	47.66	5°39'56"	S85°28'12"E	47.64
C8	482.00	48.28	5°44'21"	S79°46'03"E	48.26
C9	482.00	45.26	5°22'50"	S74°12'28"E	45.25
C10	482.00	10.90	1°17'46"	S70°52'09"E	10.90
C11	400.00	158.12	22°38'58"	S72°24'49"E	157.10
C12	750.00	131.88	10°04'29"	S88°46'32"E	131.71
C13	250.00	208.49	47°46'55"	N69°55'19"W	202.50
C14	125.00	193.20	88°33'19"	N51°39'30"W	174.53
C15	500.00	224.40	25°42'53"	S83°04'43"E	222.52
C16	400.00	77.52	11°06'12"	N75°46'22"W	77.39
C17	75.00	120.43	92°00'14"	N35°19'21"W	107.90

- LEGEND**
- BOUNDARY LINE
  - - - SECTION LINE
  - - - ADJOINER DEED LINES
  - - - RIGHT-OF-WAY LINE
  - - - ROAD CENTERLINE
  - ◆ SECTION CORNER AS NOTED
  - ◆ FOUND CL MONUMENT
  - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

LOT #	STREET ADDRESS
144	COPPER CREST
145	COPPER CREST
146	COPPER CREST
147	COPPER CREST
148	COPPER CREST
149	COPPER CREST
150	COPPER CREST
151	COPPER CREST
056	COPPER CREST

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



**TALISMAN**  
CIVIL CONSULTANTS

5217 SOUTH STATE STREET  
SUITE 300  
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