# PLAT NOTES:

### OWNER'S DEDICATION:

SMHG PHASE I 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 BOBCAT RIDGE, 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 ERECTED WITHIN SUCH EASEMENTS.
- PRIVATE STREETS, ACCESS, RIGHT-OF-WAYS. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES 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 OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AND ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN MOUNTAIN HOMES ASSOCIATIONS, INC. A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOT DEPICTED HEREON.

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

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SMHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

TITLE: AUTHORIZED SIGNATORY

#### ACKNOWLEDGEMENT:

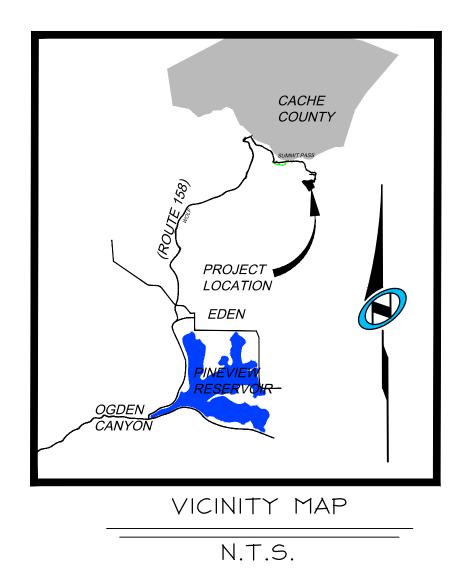
STATE OF UTAH \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF\_\_\_\_\_ \_\_\_\_\_, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

	_
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	
RESIDING IN:	

## BOBCAT RIDGE PRELIMINARY PLAT

LOCATED IN ALL OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH JUNE 2018



#### 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	O BEFORE ME THIS	DAY OF,	20,
BY	, THE	, AND DU	LY AUTHORIZED
ACENT OF AIND FOR DEAK	CTDEET MANACEMENT IIC		

#### 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, BOBCAT RIDGE, 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

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE SUMMIT PASS ROAD EXTENSION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2672934, BOOK 75, PAGE 13-27, SAID POINT ALSO BEING SOUTH 1565.51 FEET AND EAST 1307.63 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'5" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET); THENCE S88°52'06"E 66.00 FEET ALONG THE SOUTHERN EXTENSION OF SAID SUMMIT PASS; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, THROUGH A CENTRAL ANGLE OF 30°01'44" (CHORD BARING AND DISTANCE OF S16°06'54"W 172.54 FEET) FOR AN ARC DISTANCE OF 174.53 FEET; THENCE S31°07'46"W 306.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 217.00 FEET, THROUGH A CENTRAL ANGLE OF 27°53'19" (CHORD BEARING AND DISTANCE OF SI7°11'07"W 104.58 FEET) FOR AN ARC DISTANCE OF 105.62 FEET; THENCE S03°14'27"W 8.24; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 82°49'09" (CHORD BEARING AND DISTANCE OF \$38°10'07"E 30.43 FEET) FOR AN ARC DISTANCE OF 33.25 FEET; THENCE SIO°25'18"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 39°44'54" (CHORD BEARING AND DISTANCE OF S80°32'51"W 254.97 FEET) FOR AN ARC DISTANCE OF 260.15 FEET; THENCE S60°40'24"W 99.86 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING AND DISTANCE OF S15°40'24"W 32.53 FEET) FOR AN ARC DISTANCE OF 36.13 FEET; THENCE S29°19'36"E 112.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 24°20'18" (CHORD BEARING AND DISTANCE OF S41°29'45"E 73.78 FEET) FOR AN ARC DISTANCE OF 74.34 FEET; THENCE S53°39'54"E 20.82 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 84°13'48" (CHORD BEARING AND DISTANCE OF S11°33'00"E 301.78 FEET) FOR AN ARC DISTANCE OF 330.77 FEET; THENCE S59°26'07"E 170.95 FEET; THENCE SOUTH 217.27 FEET; THENCE S89°34'42"W 271.39 FEET; THENCE S00°25'18"E 138.90 FEET; THENCE S89°34'42"W 175.16 FEET; THENCE S51°43'36"W 122.23 FEET; THENCE S15°10'53"E 92.42 FEET; THENCE S74°49'07"W 170.73 FEET; THENCE S15°10'53"E 128.06'; THENCE S60°20'29"W 126.75 FEET; THENCE N29°39'31"W 789.46 FEET; THENCE S60°20'29"W 4.14 FEET; THENCE N29°39'31"W 50.00 FEET; THENCE N18°07'45"W 161.92 FEET; THENCE S83°17'15"W 138.50 FEET; THENCE N18°38'19"W 152.53 FEET; THENCE N49°25'44"W 271.02 FEET; THENCE N35°28'06"W 412.22 FEET; THENCE N54°31'54"E 273.90 FEET; THENCE S82°09'52"E 601.27 FEET; THENCE N80°18'02"E 333.04 FEET; THENCE N68°59'44"E 159.99 FEET; THENCE N61°16'57"E 155.80 FEET TO A POINT ON THE SOUTH LINE OF PARCEL J, SUMMIT EDEN PHASE IC; THENCE S31°58'05"E 76.88 FEET; THENCE ALONG A NON-TANGENT SURVEY TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 145°22'24" (CHORD BEARING AND DISTANCE OF S57°48'04"E 238.67 FEET) FOR AN ARC DISTANCE OF 317.16 FEET; THENCE S14°53'08"W 59.12 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 36°46'31" (CHORD BEARING AND DISTANCE OF S03°30'07"E 47.32 FEET) FOR AN ARC DISTANCE OF 48.14 FEET; THENCE S21°53'23"E II.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 23.00, THROUGH A CENTRAL ANGLE 83°50'58" (CHORD BEARING AND DISTANCE OF S63°48'52"E 30.74 FEET) FOR AN ARC DISTANCE OF 33.66 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 11°47'57" (CHORD BEARING AND DISTANCE OF N80°09'38"E 87.37 FEET) FOR AN ARC DISTANCE OF 87.52 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS 23.00 FEET, THROUGH A CENTRAL ANGLE OF 82°49'09" (CHORD BEARING AND DISTANCE OF N44°39'02"E 30.43 FEET) FOR AN ARC DIST6ANCE OF 33.25 FEET; THENCE NO3°14'27"E 8.24 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 283.00, THROUGH A CENTRAL ANGLE OF 27°53'19" (CHORD BEARING AND DISTANCE OF NI7°11'07"E 136.39 FEET) FOR AN ARC DISTANCE OF 137.75 FEET; THENCE N31°07'46"E 306.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET, THROUGH A CENTRAL ANGLE OF 30°02'II" (CHORD BEARING AND DISTANCE OF NI6°06'41"E 138.37 FEET) FOR AN ARC DISTANCE OF 139.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,780,530.5266 S.F. OR 40.875 ACRES

#### SURVEYOR'S NARRATIVE:

I. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.

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 I, T.7N., R.IE., S.L.B.&M., 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. ALL BOUNDARY LINES, LOT LINES, AND RIGHT-OF-WAY LINES ARE DETERMINED BY CLIENT, AND SHOWN HEREON.



# Sheet 1 of 2

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

OWNER

WEBER COUNTY ATTORNEY
HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND
N 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 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 | 20 \_\_\_\_\_. 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

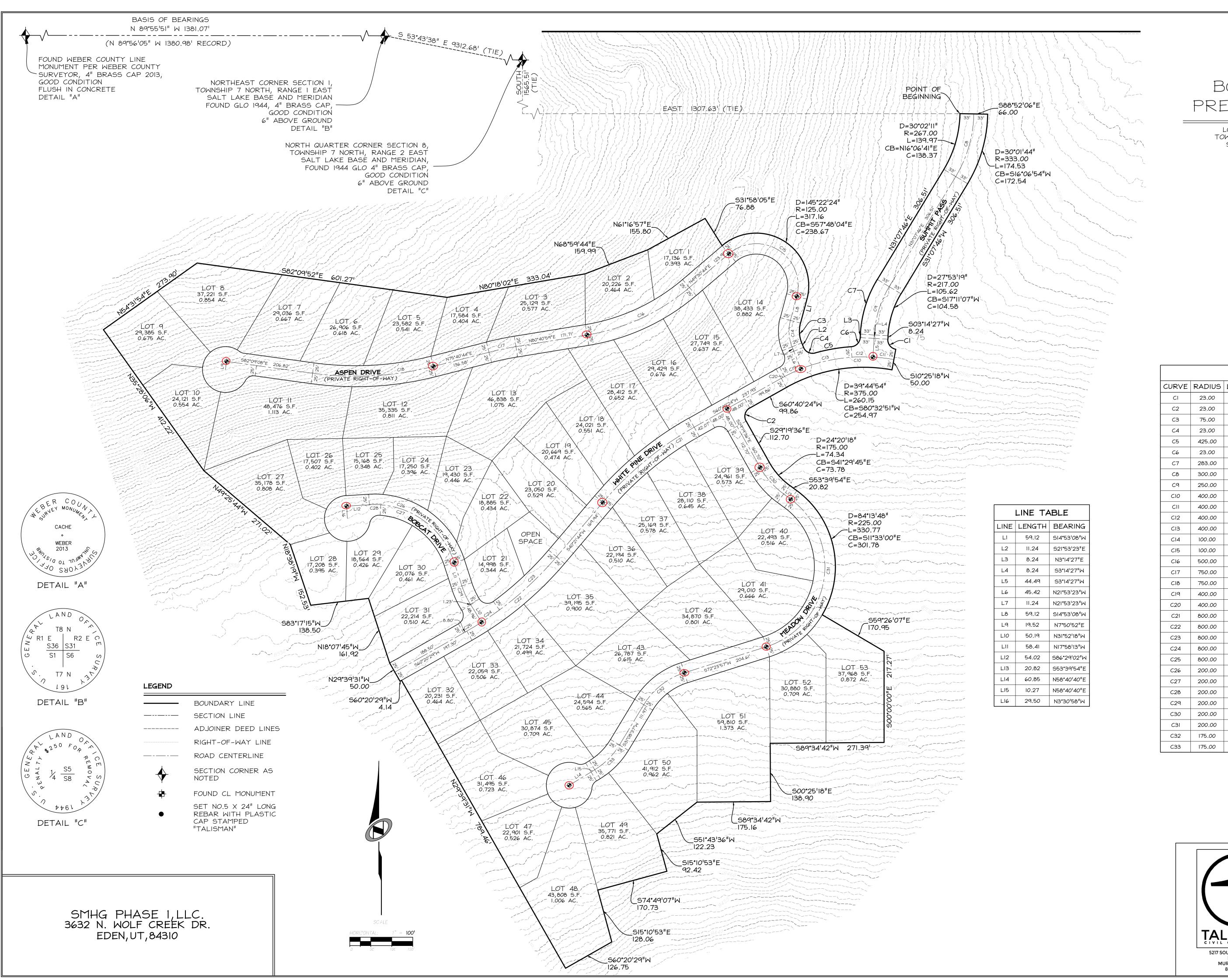
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

ATTEST:\_

TITLE:

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 \_\_\_\_\_\_ , 20\_\_\_\_ , 20\_\_\_\_ . CHAIRMAN, WEBER COUNTY COMMISSION

801.743.1300 RECORDED # STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:\_\_\_\_ ENTRY NO: \_\_\_\_\_ BOOK: \_\_\_\_\_\_PAGE:\_ WEBER COUNTY RECORDER



# BOBCAT RIDGE PRELIMINARY PLAT

LOCATED IN ALL OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASÉ ¢ MERIDIAN, WEBER COUNTY, UTAH JUNE 2018

CURVE  C1  C2  C3  C4  C5  C6  C7  C8  C9	CURVE TABLE					
C2 C3 C4 C5 C6 C7	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C3 C4 C5 C6 C7 C8	23.00	33.25	82°49'09"	S38°10'07"E	30.43	
C4 C5 C6 C7 C8	23.00	36.13	90°00'00"	SI5°40'24"W	32.53	
C5 C6 C7 C8	75.00	48.14	36°46'31"	503°30'07"E	47.32	
C6 C7 C8	23.00	33.66	83°50'58"	S63°48'52"E	30.74	
C7 C8	425.00	87.52	11°47'57"	N80°09'38"E	87.37	
C8	23.00	33.25	82°49'09"	N44°39'02"E	30.43	
	283.00	137.75	27°53'19"	N17°11'07"E	136.39	
C9	300.00	157.27	30°02'11"	N16°06'41"E	155.48	
	250.00	121.69	27°53'19"	N17°11'07"E	120.49	
C10	400.00	277.50	39°44'54"	580°32'51"W	271.96	
CII	400.00	50.13	7°10'51"	N83°10'07"W	50.10	
CI2	400.00	50.13	7°10'51"	589°39'02"W	50.10	
CI3	400.00	125.31	17°56'59"	S77°05'07"W	124.80	
C14	100.00	64.18	36°46'31"	503°30'07"E	63.09	
CI5	100.00	253.72	145°22'24"	S57°48'04"E	190.94	
CI6	500.00	272.02	31°10'15"	N65°05'51"E	268.67	
C17	750.00	65.50	5°00'14"	N78°10'52"E	65.48	
C18	750.00	290.19	22°10'08"	N86°45'48"E	288.38	
C19	400.00	42.94	6°09'02"	S65°02'06"W	42.92	
C20	400.00	8.98	1°17'11"	561°18'59"W	8.98	
C21	800.00	283.60	20°18'41"	S50°31'04"W	282.12	
C22	800.00	278.96	19°58'45"	S50°21'06"W	277.55	
C23	800.00	186.13	13°19'50"	547°01'38"W	185.71	
C24	800.00	51.77	3°42'29"	S55°32'48"W	51.76	
C25	800.00	41.06	2°56′27″	S58°52'15"W	41.06	
C26	200.00	263.71	75°32'45"	N55°44'35"W	245.01	
C27	000.00					
C28	200.00	236.16	67°39'20"	N51°47'53"W	222.68	
C29	200.00	236.16 27.54	67°39'20" 7°53'25"	N51°47'53"W N89°34'15"W	222.68 27.52	
C30						
C31	200.00	27.54	7°53'25"	N89°34'15"W	27.52	
C32	200.00	27.54 48.53	7°53'25" 13°54' <i>0</i> 5"	N89°34'15"W N24°55'15"W	27.52 48.41	
C33	200.00 200.00 200.00	27.54 48.53 84.96	7°53'25"  3°54'05"  24°20' 8"	N89°34'15"W N24°55'15"W S41°29'45"E	27.52 48.41 84.32	

Sheet 2 of 2



RECORDED #
TATE OF UTAH, COUNTY OF WEBER, ECORDED AND FILED AT THE
EQUEST OF:
NTRY NO:

FEE \$ SUITE 200 MURRAY, UT 84107

WEBER COUNTY RECORDER