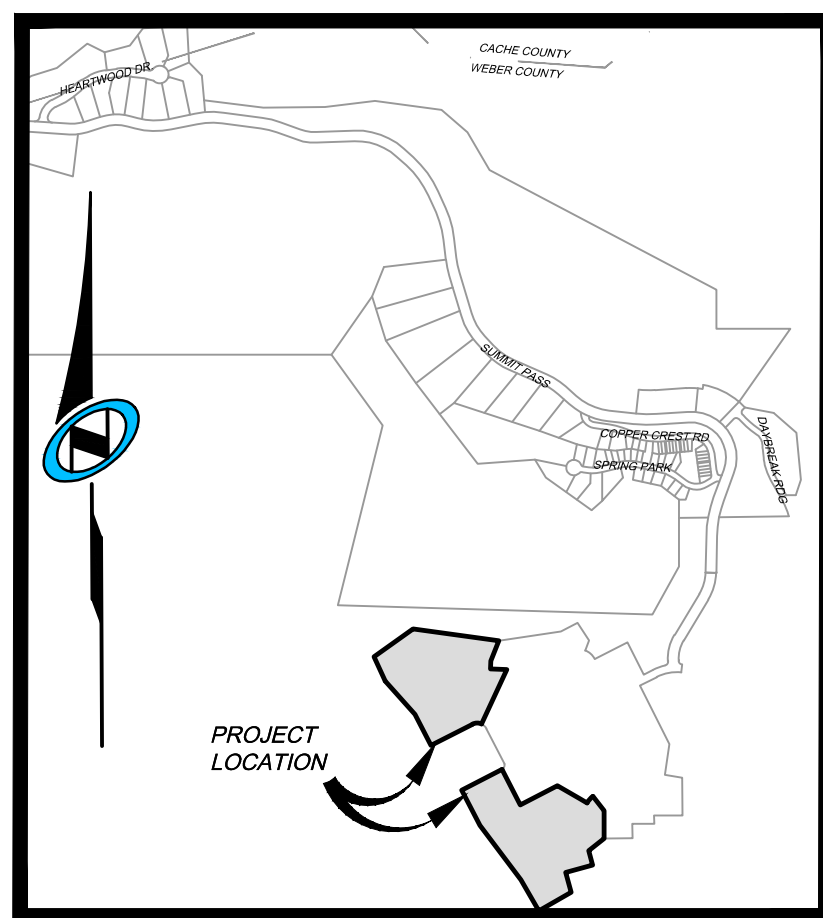


2014-1-16 NONE
SHEET DWG
SHEET 2
2014-1-16 NONE
PF-C30-2408
N:\SR0703\COAD\10-2012-APR\ESTATE LOTS - BOBCAT RIDGE SURVEY\PLAT\FINAL PHASE 2

BOBCAT RIDGE AT POWDER
MOUNTAIN, PHASE 2

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



VICINITY MAP
N.T.S.

OWNER'S DEDICATION:

SMHG PHASE II LLC (DEDECLARANT*), 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 PHASE 2, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY: DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEEES 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 OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (NEIGHBORHOOD ASSOCIATION*), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS: GRANT AND DEDICATE 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.
- PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES X, X, X AND X OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

Fill in the blanks

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
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 I LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

PLAT NOTES:

- THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES (NEIGHBORHOOD DECLARATION*) EXECUTED BY SMHG PHASE I, LLC (DEDECLARANT*) AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN (MASTER DECLARATION*) THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE SET FORTH IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (NEIGHBORHOOD ASSOCIATION*) IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (COMMUNITY ASSOCIATION*).
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
- THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- THIS PLAT ESTABLISHES ASPEN DRIVE, MEADOW DRIVE, WHITE PINE DRIVE, AND BOBCAT DRIVE (SHOWN HERON AS ROAD PARCEL A, B, C, AND D) AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCELS OF REAL PROPERTY AND AS PUBLIC UTILITY EASEMENTS. THESE PARCELS ARE PRIVATE ROADS OPERATED, MAINTAINED AND REPAIRED BY THE NEIGHBORHOOD ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT SHALL CONVEY ROAD PARCEL A, B, C, AND D TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE MASTER DECLARATION. THESE PRIVATE ROADS MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. THE PRIVATE ROADS ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE THE PRIVATE ROADS OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION.
- ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD (SLOPE EASEMENT*) AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
- CERTAIN PARCELS MAY BE DESIGNATED HERON AS OPEN SPACE.* SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.
- DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA (SKI RESORT*) IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY.
- NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER (R) AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
- PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS, AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.

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 AT POWDER MOUNTAIN PHASE 2, 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 WITHH.

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

LEGAL DESCRIPTION NORTH PARCEL

BEGINNING AT A POINT, SAID POINT BEING EAST 31.51 FEET AND SOUTH 1986.88 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°55'51" 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 932.68 FEET); THENCE S21°51'04"W 133.74 FEET; THENCE S01°46'37"W 50.00 FEET; THENCE S88°13'23"E 99.62 FEET; THENCE S24°43'44"W 370.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 51°43'50" (CHORD BEARING AND DISTANCE OF S88°42'44"W 55.84 FEET) FOR AN ARC DISTANCE OF 57.78 FEET; THENCE S62°50'49"W 288.01 FEET; THENCE N27°09'11"W 215.93 FEET; THENCE N41°39'19"W 275.80 FEET; THENCE N25°04'25"W 164.74 FEET; THENCE N54°31'54"E 296.47 FEET; THENCE S82°09'52"E 534.14 FEET TO THE POINT OF BEGINNING.

CONTAINS: 363,671 S.F. OR 8.349 ACRES

LEGAL DESCRIPTION SOUTH PARCEL

BEGINNING AT A POINT, SAID POINT BEING EAST 611.39 FEET AND SOUTH 2946.88 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°55'51" 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 932.68 FEET); THENCE S38°13'43"E 112.94 FEET; THENCE S00°00'00"W 170.59 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 FEET; THENCE S60°20'29"W 231.22 FEET; THENCE N29°39'31"W 220.84 FEET; THENCE N37°02'43"W 420.51 FEET; THENCE N27°09'11"W 245.70 FEET; THENCE N62°50'49"E 278.64 FEET; THENCE S27°09'11"E 245.70 FEET; THENCE N62°50'49"E 258.28 FEET; THENCE S60°18'41"E 161.75 FEET; THENCE S58°51'23"E 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 20°37'40" (CHORD BEARING AND DISTANCE OF N41°27'27"E 53.71 FEET) FOR AN ARC DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 400,415 S.F. OR 9.192 ACRES

SURVEYOR'S NARRATIVE:

- 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.
- 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.1.B.M.#1, 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 0°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- ALL BOUNDARY LINES, LOT LINES, AND RIGHT-OF-WAY LINES ARE DETERMINED BY CLIENT, AND SHOWN HEREON.



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
TITLE: _____

Sheet 1 of 2

OWNER

SMHG PHASE I, 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 THIS _____ 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: _____

BOBCAT RIDGE AT POWDER MOUNTAIN, PHASE 2

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

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"

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"

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"

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|--------|--------|-----------|-------------|--------|
| C1 | 600.00 | 181.10 | 171°7'39" | S83°07'47"W | 180.42 |
| C2 | 89.00 | 80.42 | 51°46'23" | S88°44'01"W | 77.71 |
| C3 | 175.00 | 84.10 | 27°32'03" | N44°54'39"E | 83.29 |
| C4 | 200.00 | 71.85 | 20°34'59" | N41°26'07"E | 71.46 |
| C5 | 200.00 | 24.26 | 6°57'04" | N55°12'08"E | 24.25 |
| C6 | 23.00 | 20.77 | 51°43'51" | S32°48'44"W | 20.07 |
| C7 | 54.50 | 64.56 | 67°52'19" | N40°52'58"E | 60.85 |
| C8 | 54.50 | 32.55 | 34°13'20" | S88°04'12"E | 32.07 |
| C9 | 54.50 | 46.36 | 48°44'16" | S46°35'24"E | 44.97 |
| C10 | 54.50 | 45.08 | 47°23'21" | S01°28'25"W | 43.80 |
| C11 | 54.50 | 81.08 | 85°14'27" | S67°47'18"W | 73.81 |
| C12 | 23.00 | 20.77 | 51°43'52" | N84°32'36"E | 20.07 |
| C13 | 150.00 | 12.81 | 4°53'28" | N56°13'56"E | 12.80 |
| C14 | 150.00 | 59.28 | 22°38'34" | N42°27'55"E | 58.89 |
| C15 | 625.00 | 71.61 | 6°33'52" | S88°29'41"W | 71.57 |
| C16 | 625.00 | 117.04 | 10°43'48" | S79°50'52"W | 116.87 |
| C17 | 23.00 | 20.77 | 51°43'51" | S79°39'06"E | 20.07 |
| C18 | 54.50 | 5.12 | 5°22'41" | N56°28'31"W | 5.11 |
| C19 | 54.50 | 68.43 | 71°56'21" | S84°51'57"W | 64.02 |
| C20 | 54.50 | 41.33 | 43°27'03" | S27°10'16"W | 40.35 |
| C21 | 54.50 | 78.49 | 82°30'56" | S35°48'44"E | 71.88 |
| C22 | 54.50 | 76.27 | 80°10'41" | N62°50'27"E | 70.19 |
| C23 | 23.00 | 20.77 | 51°43'48" | S48°37'00"W | 20.07 |
| C24 | 575.00 | 120.90 | 12°02'51" | S80°30'23"W | 120.68 |
| C25 | 575.00 | 52.65 | 5°14'48" | S89°09'13"W | 52.64 |
| C26 | 114.00 | 91.61 | 46°02'34" | N88°22'39"W | 89.16 |
| C27 | 114.00 | 11.45 | 5°45'15" | S65°43'27"W | 11.44 |
| C28 | 54.50 | 20.48 | 21°31'44" | S16°12'36"W | 20.36 |
| C29 | 54.50 | 20.48 | 21°31'44" | S05°19'08"E | 20.36 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 71.12 | S58°40'40"W |
| L2 | 10.27 | S58°40'40"W |
| L3 | 60.85 | S58°40'40"W |
| L4 | 88.57 | N74°28'58"E |
| L5 | 27.72 | S74°28'58"W |
| L6 | 60.85 | S74°28'58"W |
| L7 | 278.69 | S62°50'49"W |
| L8 | 24.78 | N84°33'16"W |
| L9 | 20.00 | N5°26'44"E |
| L10 | 20.00 | N5°26'44"E |
| L11 | 24.78 | N84°33'16"W |

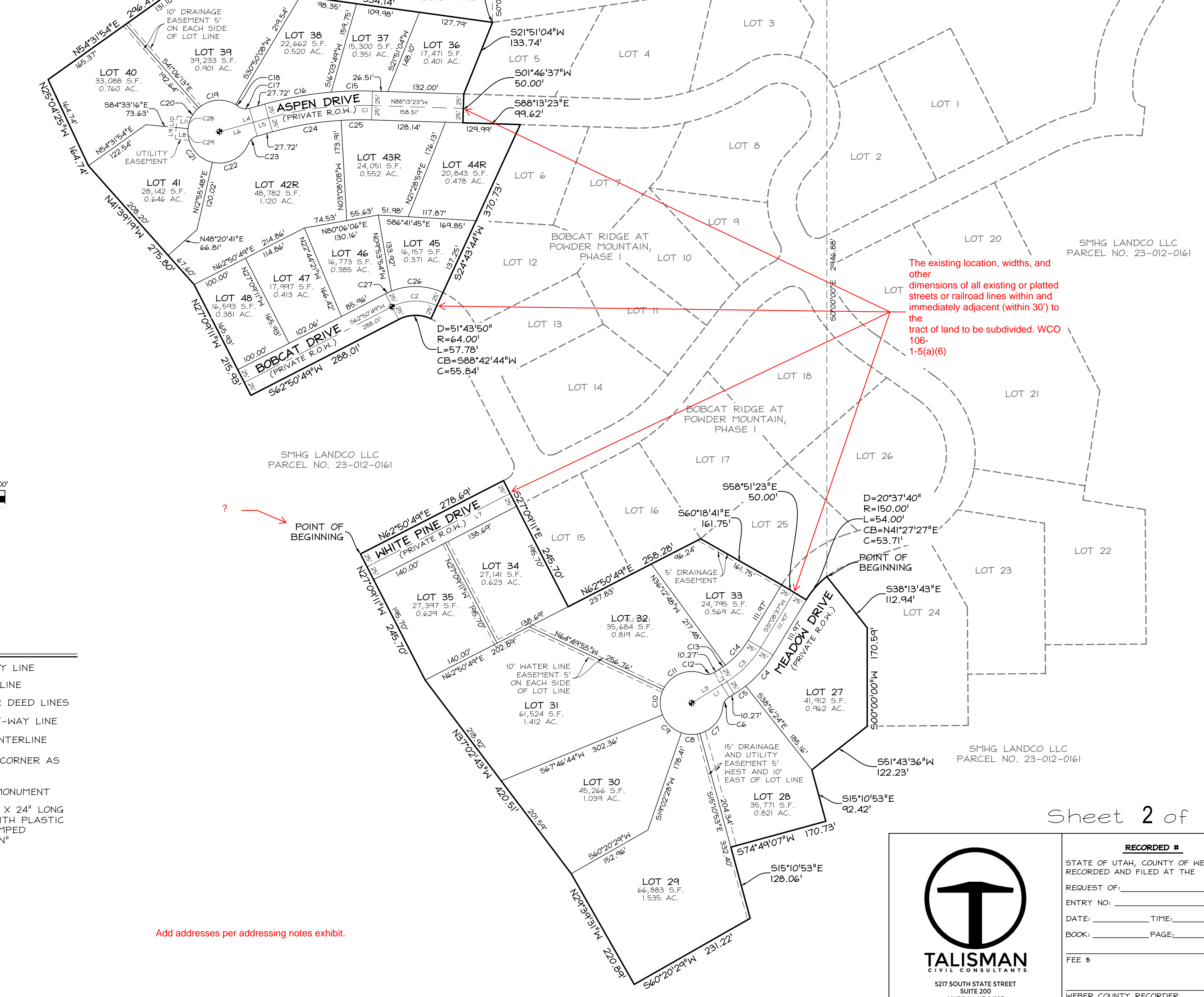
| SYMBOL | DESCRIPTION |
|---------|---|
| — | BOUNDARY LINE |
| - - - - | SECTION LINE |
| - - - - | ADJOINER DEED LINES |
| - - - - | RIGHT-OF-WAY LINE |
| - - - - | ROAD CENTERLINE |
| ◆ | SECTION CORNER AS NOTED |
| ⊕ | SET CL MONUMENT |
| ● | SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN" |

Show location on the map

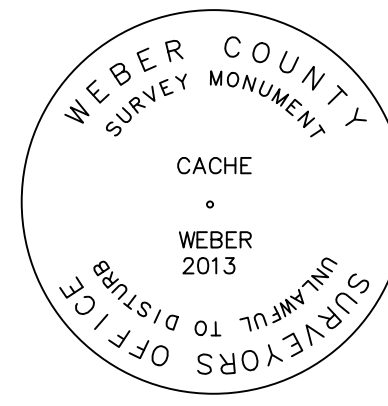
All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

Add addresses per addressing notes exhibit.

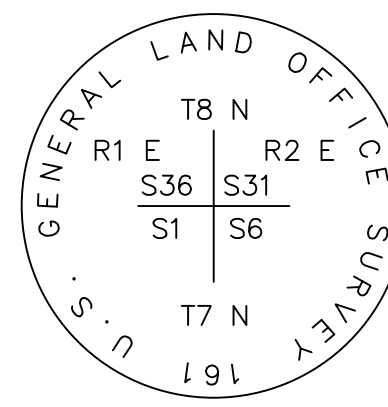
SMHG LANDCO LLC
PARCEL NO. 23-012-0161



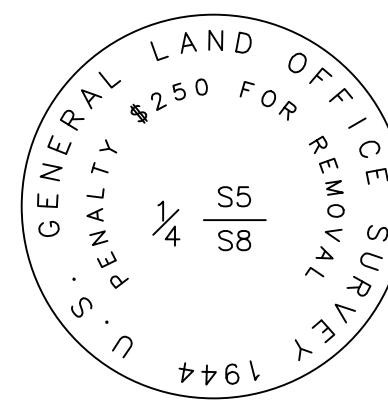
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)



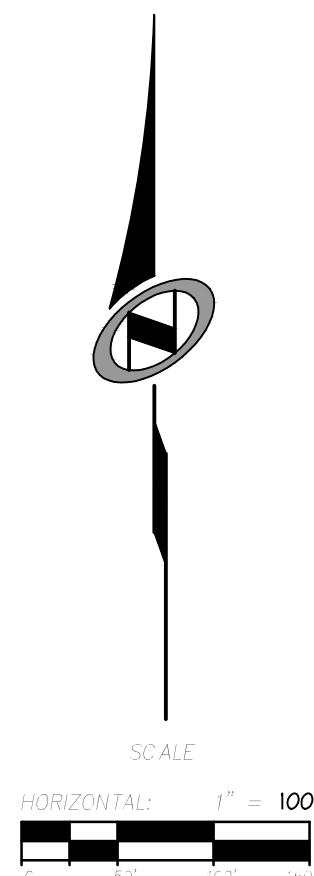
DETAIL "A"



DETAIL "B"



DETAIL "C"



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

Sheet 2 of 2



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