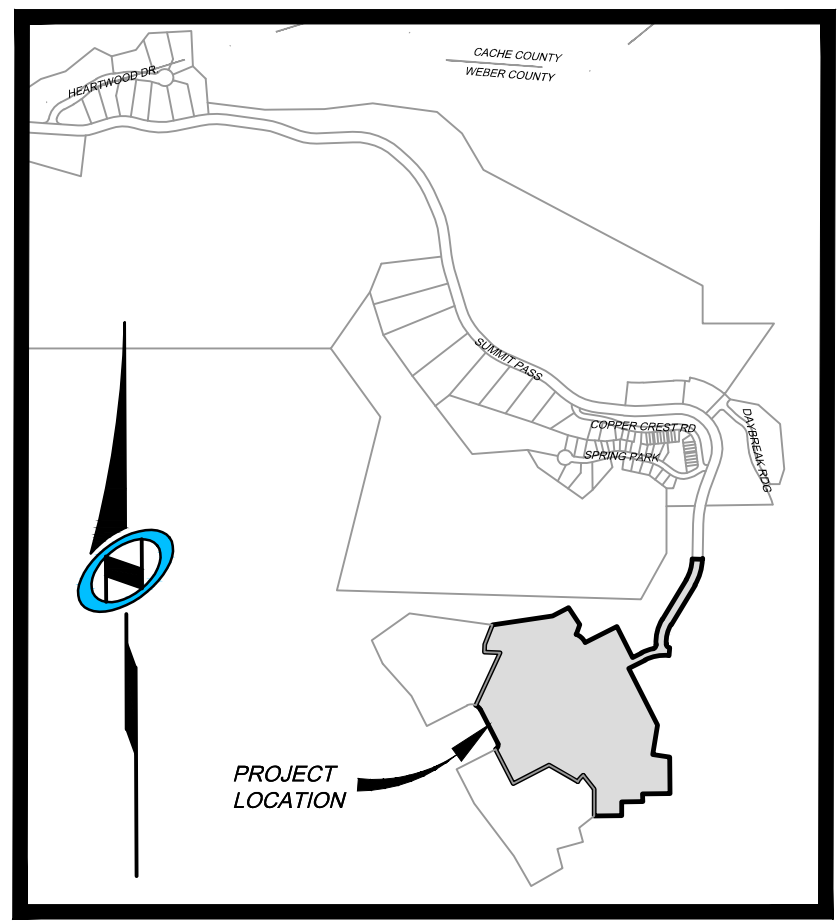


BOBCAT RIDGE AT POWDER MOUNTAIN, PHASE I

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.

- PLAT NOTES: 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES... 2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION... 3. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION... 4. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES... 5. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND... 6. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS... 7. THIS PLAT ESTABLISHES ASPEN DRIVE, MEADOW DRIVE, WHITE PINE DRIVE, AND BOBCAT DRIVE... 8. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT... 9. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON... 10. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT... 11. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD... 12. 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... 13. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE"... 14. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA... 15. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA... 16. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER LOTS 21 AND 22... 17. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF... 18. NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS... 19. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED... 20. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS... 21. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION...

No restricted lots shown on plat. Remove the note if it does not apply to the plat.

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: _____

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... 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°55'51" 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 15 SOUTH 53°43'38" EAST 4312.68 FEET); THENCE 588°52'06"E 66.00 FEET ALONG THE SOUTHERN EXTENSION OF SAID SUMMIT PASS; THENCE 501°07'54"W 0.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 24°59'52" (CHORD BEARING AND DISTANCE OF S14°07'50"W 172.36 FEET) FOR AN ARC DISTANCE OF 174.95 FEET; THENCE S31°07'46"W 295.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 217.00 FEET, THROUGH A CENTRAL ANGLE OF 34°42'25" (CHORD BEARING AND DISTANCE OF S13°46'34"W 129.45 FEET) FOR AN ARC DISTANCE OF 131.45 FEET; THENCE S03°34'39"E 0.09 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 80°44'23" (CHORD BEARING AND DISTANCE OF S43°56'50"E 29.80 FEET) FOR AN ARC DISTANCE OF 32.41 FEET; THENCE S05°40'58"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 32°30'53" (CHORD BEARING AND DISTANCE OF S79°25'32"W 153.97 FEET) FOR AN ARC DISTANCE OF 156.06 FEET; THENCE S63°10'06"W 117.41 FEET; THENCE S26°49'54"E 404.82 FEET; THENCE S08°46'21"W 191.29 FEET; THENCE S81°13'39"E 109.27 FEET; THENCE S00°25'18"E 233.08 FEET; THENCE S89°34'42"W 175.00 FEET; THENCE S00°25'18"E 50.00 FEET; THENCE S89°34'42"W 134.67 FEET; THENCE S00°25'18"E 88.90 FEET; THENCE S89°34'42"W 175.16 FEET; THENCE N83°13'43"W 112.94 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 20°37'40" (CHORD BEARING AND DISTANCE OF S41°27'27"W 53.71 FEET) FOR AN ARC DISTANCE OF 54.00 FEET; THENCE N58°51'23"W 50.00 FEET; THENCE N6°18'41"W 161.75 FEET; THENCE S62°50'49"W 258.28 FEET; THENCE N27°09"11"W 245.70 FEET; THENCE N62°50'49"E 6.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING AND DISTANCE OF N17°50'49"E 32.53 FEET) FOR AN ARC DISTANCE OF 36.13 FEET; THENCE N27°09"11"W 244.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 38°16'07" (CHORD BEARING AND DISTANCE OF N46°17'16"W 41.96 FEET) FOR AN ARC DISTANCE OF 42.75 FEET; THENCE N24°43'44"E 370.73 FEET; THENCE N88°19'23"W 99.62 FEET; THENCE N01°42'37"E 50.00 FEET; THENCE N2°51'04"E 139.74 FEET; THENCE N81°35'57"E 387.51 FEET; THENCE N62°15'56"E 116.40 FEET; THENCE S32°53'48"E 129.94 FEET; THENCE S20°07'41"W 67.50 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 43°02'25" (CHORD BEARING AND DISTANCE OF S48°21'07"E 77.03 FEET) FOR AN ARC DISTANCE OF 78.88 FEET; THENCE N63°10'06"E 227.56 FEET; THENCE S26°49'54"E 223.11 FEET; THENCE N63°10'06"E 64.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 13°59'39" (CHORD BEARING AND DISTANCE OF N70°09'55"E 79.18 FEET) FOR AN ARC DISTANCE OF 79.38 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 80°44'23" (CHORD BEARING AND DISTANCE OF N36°47'33"E 29.80 FEET) FOR AN ARC DISTANCE OF 32.41 FEET; THENCE N03°34'39"W 0.09 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 283.00 FEET, THROUGH A CENTRAL ANGLE OF 34°42'25" (CHORD BEARING AND DISTANCE OF N13°46'34"E 168.82 FEET) FOR AN ARC DISTANCE OF 171.43 FEET; THENCE N31°07'46"E 295.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET, THROUGH A CENTRAL ANGLE OF 24°59'52" (CHORD BEARING AND DISTANCE OF N16°07'50"E 138.20 FEET) FOR AN ARC DISTANCE OF 139.79 FEET; THENCE N01°07'54"E 0.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,091,267 S.F. OR 25.052 ACRES

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

SURVEYOR'S NARRATIVE:

- 1. 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 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... 3. ALL BOUNDARY LINES, LOT LINES, AND RIGHT-OF-WAY LINES ARE DETERMINED BY CLIENT, AND SHOWN HEREON.

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parcel, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

Table with columns for OWNER, WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY ENGINEER, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER COUNTY COMMISSION ACCEPTANCE, and WEBER COUNTY RECORDER. Includes signatures, titles, and dates.



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

REQUEST OF: _____ ENTRY NO: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE \$ _____

WEBER COUNTY RECORDER

BOBCAT RIDGE AT POWDER MOUNTAIN, PHASE 1

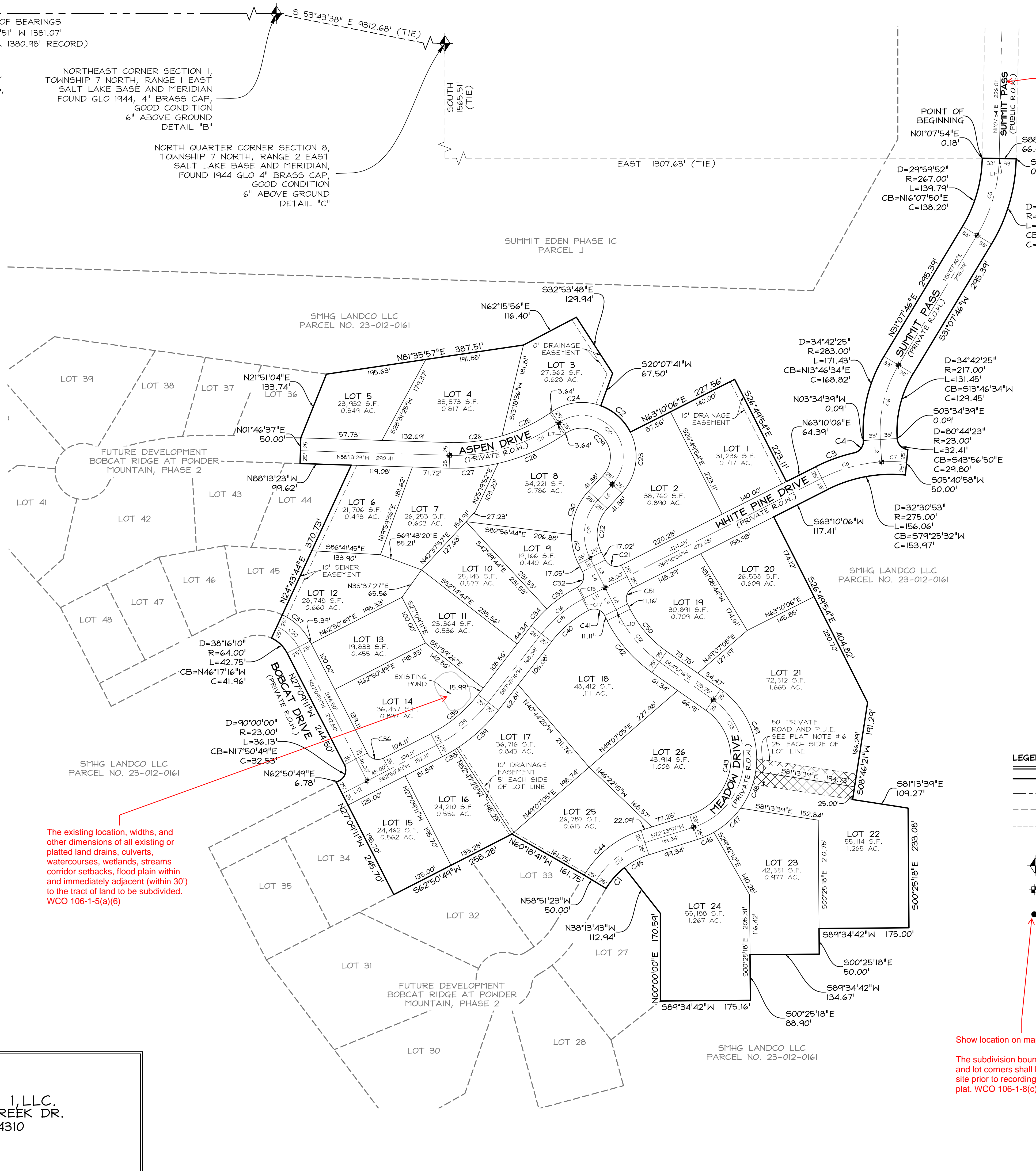
LOCATED IN ALL OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AUGUST 2018

Show width of existing Summit Pass
 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)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00	54.00	20°37'40"	S41°27'27"W	53.71
C2	105.00	78.88	43°02'25"	N48°21'07"W	77.03
C3	325.00	79.38	13°59'39"	S70°09'55"W	79.18
C4	23.00	32.41	80°44'23"	N36°47'33"E	29.80
C5	300.00	157.07	29°59'52"	N16°07'50"E	155.28
C6	250.00	151.44	34°42'25"	S13°46'34"W	149.13
C7	300.00	48.49	9°15'37"	N88°56'50"W	48.43
C8	300.00	121.76	23°15'16"	S74°47'43"W	120.93
C9	100.00	121.30	69°30'02"	S07°55'07"W	114.00
C10	80.00	233.51	167°14'33"	N40°57'09"W	159.01
C11	350.00	222.05	36°21'02"	S73°36'06"W	218.35
C12	250.00	122.27	28°01'21"	S40°50'35"E	121.06
C13	140.00	310.94	127°15'13"	N08°46'21"E	250.86
C14	175.00	126.01	41°15'20"	S51°46'17"W	123.30
C15	250.00	3.67	0°50'25"	N62°44'53"E	3.67
C16	250.00	107.22	24°34'25"	N50°02'28"E	106.40
C17	250.00	5.41	1°14'23"	N62°32'54"E	5.41
C18	250.00	105.48	24°10'27"	N49°50'29"E	104.70
C19	300.00	131.38	25°05'33"	N50°18'02"E	130.34
C20	89.00	59.38	38°13'37"	N46°15'54"W	58.28
C21	23.00	36.13	90°00'00"	S71°49'54"E	32.53
C22	75.00	90.98	69°30'02"	S07°55'07"W	85.50
C23	105.00	127.37	69°30'02"	N07°55'07"E	119.70
C24	105.00	100.25	54°42'06"	S82°46'38"W	96.48
C25	325.00	103.97	18°19'44"	N64°35'27"E	103.53
C26	325.00	102.22	18°01'18"	N82°45'58"E	101.80
C27	375.00	95.93	14°39'25"	N84°26'55"E	95.67
C28	375.00	141.99	21°41'38"	N66°16'24"E	141.14
C29	55.00	160.54	167°14'33"	N40°57'09"W	109.32
C30	125.00	92.95	42°36'18"	S21°21'58"W	90.82
C31	125.00	58.68	26°53'44"	S13°23'03"E	58.14
C32	23.00	35.79	89°09'35"	N17°44'53"E	32.29
C33	275.00	72.75	15°09'25"	S54°44'58"W	72.54
C34	275.00	45.20	9°25'00"	S42°27'46"W	45.15
C35	275.00	120.44	25°05'33"	N50°18'02"E	119.48
C36	23.00	36.13	90°00'00"	S72°09'11"E	32.53
C37	114.00	76.01	38°12'11"	N46°15'16"W	74.61
C38	325.00	31.97	5°38'12"	N60°01'43"E	31.96
C39	325.00	110.36	19°27'21"	N47°28'56"E	109.83
C40	225.00	94.93	24°10'27"	S49°50'29"W	94.23
C41	23.00	36.63	91°14'23"	N72°27'06"W	32.88
C42	275.00	134.50	28°01'21"	S40°50'35"E	133.16
C43	115.00	255.41	127°15'13"	N08°46'21"E	206.06
C44	200.00	144.01	41°15'20"	S51°46'17"W	140.92
C45	150.00	54.00	20°37'40"	S62°05'07"W	53.71
C46	165.00	34.85	12°06'07"	N66°20'54"E	34.79
C47	165.00	70.52	24°29'21"	N48°03'10"E	69.99
C48	165.00	77.86	27°02'08"	N22°17'25"E	77.14
C49	165.00	183.23	63°37'36"	N23°02'27"W	173.96
C50	225.00	110.04	28°01'21"	S40°50'35"E	108.95
C51	23.00	36.13	90°00'00"	S18°10'06"W	32.53

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.18	N1°07'54"E
L2	43.56	N3°34'39"W
L3	65.02	S26°49'54"E
L4	47.97	N26°49'54"W
L5	17.05	N26°49'54"W
L6	41.38	S42°40'08"W
L7	3.64	S55°29'35"W
L8	59.16	S26°49'54"E
L9	48.00	S26°49'54"E
L10	11.16	S26°49'54"E
L11	43.63	S63°10'06"W
L12	54.78	S62°50'49"W

- LEGEND**
- 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"

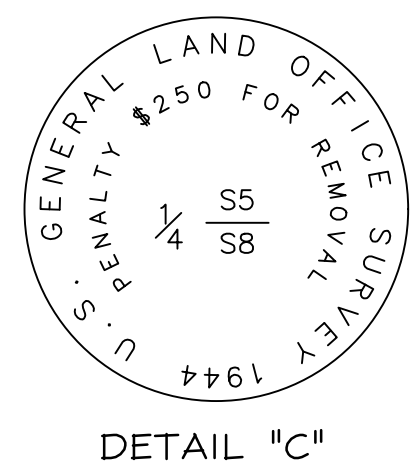
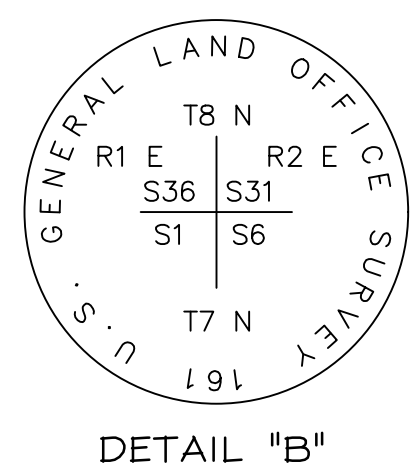
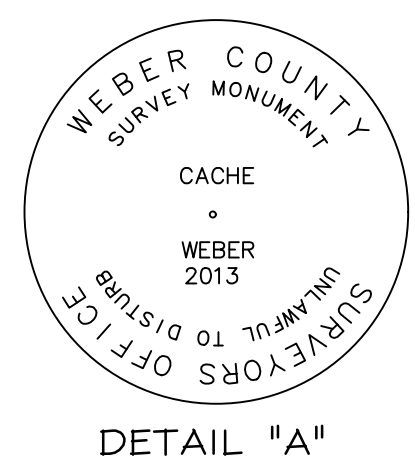
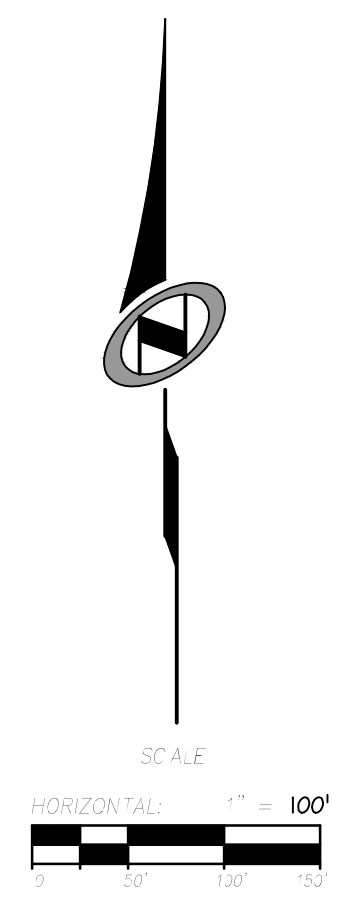


BASIS OF BEARINGS
 N 89°55'51" W 1381.07'
 (N 89°56'05" W 1380.98' RECORD)

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 1944 GLO 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"



The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Show location on map
 The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1j).

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



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