

# SUMMIT EDEN OVERLOOK PHASE 1 AND PHASE 2 PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
 AND THE SOUTHEAST QUARTER OF SECTION 5,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST  
 SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 MAY 2018

## 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 SUMMIT EDEN OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT, 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.
- 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 HEREOF.

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:

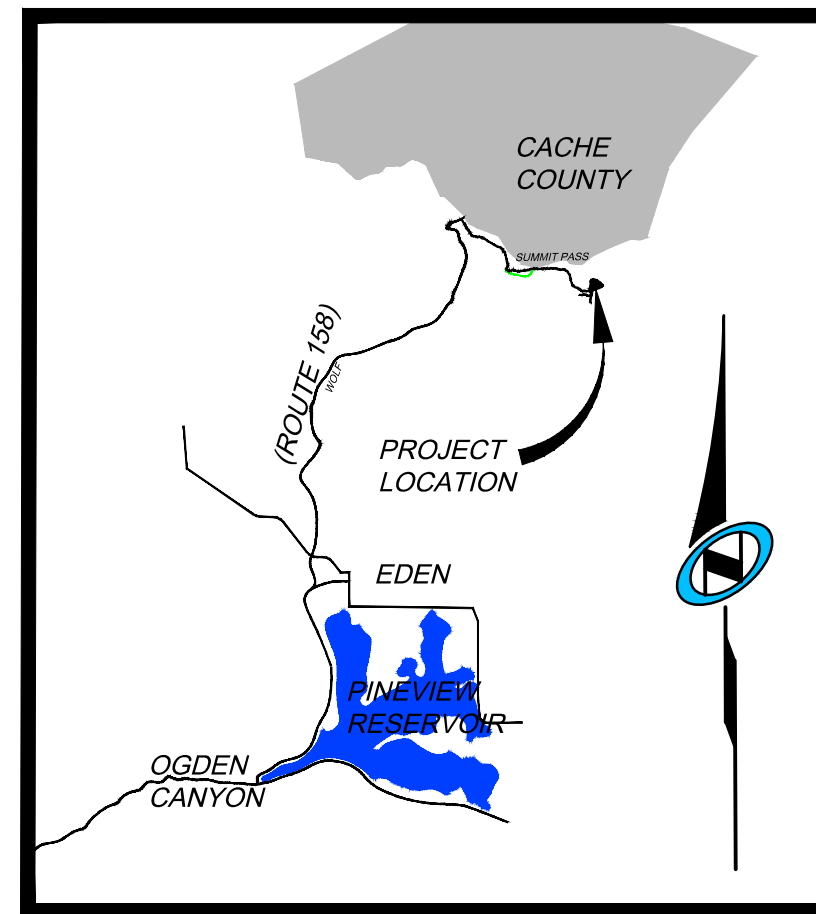
STATE OF UTAH \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_



VICINITY MAP

N.T.S.

## 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 \_\_\_\_\_ } S.S.  
 COUNTY OF \_\_\_\_\_

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 OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREOF 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 NORTHWEST CORNER OF PARCEL D4R OF SUMMIT EDEN PHASE 1D AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AT ENTRY NO. 2776997, BOOK 78, PAGE 78, SAID POINT ALSO BEING SOUTH 407.39 FEET AND EAST 1292.64 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 (S SOUTH 53°43'38" EAST 9312.68 FEET); THENCE N13°15'16"E 355.97 FEET; THENCE N00°00'00"E 240.39 FEET; THENCE N62°10'58"N 16.42 FEET; THENCE N25°03'25"E 78.02 FEET; THENCE N86°05'32"E 21.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 97°17'00" (CHORD BEARING AND DISTANCE OF N44°44'01"E 71.31 FEET) FOR AN ARC DISTANCE OF 80.65 FEET; THENCE S86°37'29"E 86.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 00°32'01" (CHORD BEARING AND DISTANCE OF S86°21'28"E 3.03 FEET) FOR AN ARC DISTANCE OF 3.03 FEET; THENCE N03°54'32"E 58.39 FEET; THENCE S79°56'25"E 171.53 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE S25°52'58"W 10.00 FEET; THENCE S64°07'02"E 100.00 FEET; THENCE N25°52'58"E 10.00 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE S25°52'58"W 10.00 FEET; THENCE S64°07'02"E 50.00 FEET; THENCE S25°52'58"W 67.31 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 04°21'57" (CHORD BEARING AND DISTANCE OF S61°56'14"E 77.98 FEET) FOR AN ARC DISTANCE OF 78.00 FEET; THENCE N30°14'35"E 65.70 FEET; THENCE S59°45'25"E 52.03 FEET; THENCE N32°58'26"E 7.68 FEET; THENCE S52°23'05"E 105.56 FEET; THENCE S37°36'55"W 71.02 FEET; THENCE S52°23'05"E 17.32 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 04°52'17" (CHORD BEARING AND DISTANCE OF S54°49'14"E 82.87 FEET) FOR AN ARC DISTANCE OF 82.89 FEET; THENCE S57°15'22"E 118.38 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°47'29" (CHORD BEARING AND DISTANCE OF S79°39'06"E 22.86 FEET) FOR AN ARC DISTANCE OF 23.45 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF 180°43'04" (CHORD BEARING AND DISTANCE OF S11°41'19"E 95.00 FEET) FOR AN ARC DISTANCE OF 149.82 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°47'29" (CHORD BEARING AND DISTANCE OF S56°16'29"W 22.86 FEET) FOR AN ARC DISTANCE OF 23.45 FEET; THENCE S33°52'44"W 2.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 31°31'45" (CHORD BEARING AND DISTANCE OF S49°38'37"W 35.86 FEET) FOR AN ARC DISTANCE OF 36.32 FEET; THENCE S65°24'29"W 275.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'39" (CHORD BEARING AND DISTANCE OF S68°59'49"W 190.91 FEET) FOR AN ARC DISTANCE OF 191.04 FEET; THENCE S72°35'08"W 161.89 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 28°36'59" (CHORD BEARING AND DISTANCE OF S58°16'38"W 185.35 FEET) FOR AN ARC DISTANCE OF 187.29 FEET; THENCE S43°58'09"W 9.62 FEET; THENCE N46°01'51"W 50.00 FEET; THENCE N43°58'09"E 9.62 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 01°14'14" (CHORD BEARING AND DISTANCE OF N44°35'15"E 9.18 FEET) FOR AN ARC DISTANCE OF 9.18 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, THROUGH A CENTRAL ANGLE OF 31°09'42" (CHORD BEARING AND DISTANCE OF N64°44'56"W 244.42 FEET) FOR AN ARC DISTANCE OF 247.46 FEET TO THE POINT OF BEGINNING

CONTAINING: 578,885 S.F. OR 13.289 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.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.)
- THE NORTHERLY BOUNDARY, EASTERLY BOUNDARY, LOT LINES, AND RIGHT-OF-WAY LINES ARE DETERMINED BY CLIENT, AND SHOWN HEREON. THE SOUTHERLY AND WESTERLY LINES WERE DETERMINED BY THE EXISTING PLATS OF SUMMIT EDEN PHASE 1D AMENDMENT 1, AND SUMMIT EDEN PHASE 1B AMENDMENT 2. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENTS 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

Sheet 1 of 2

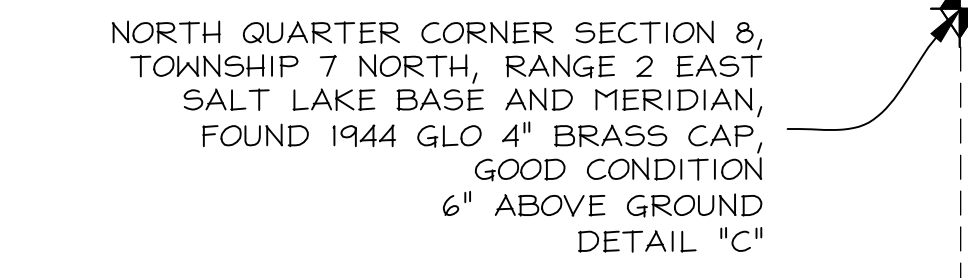
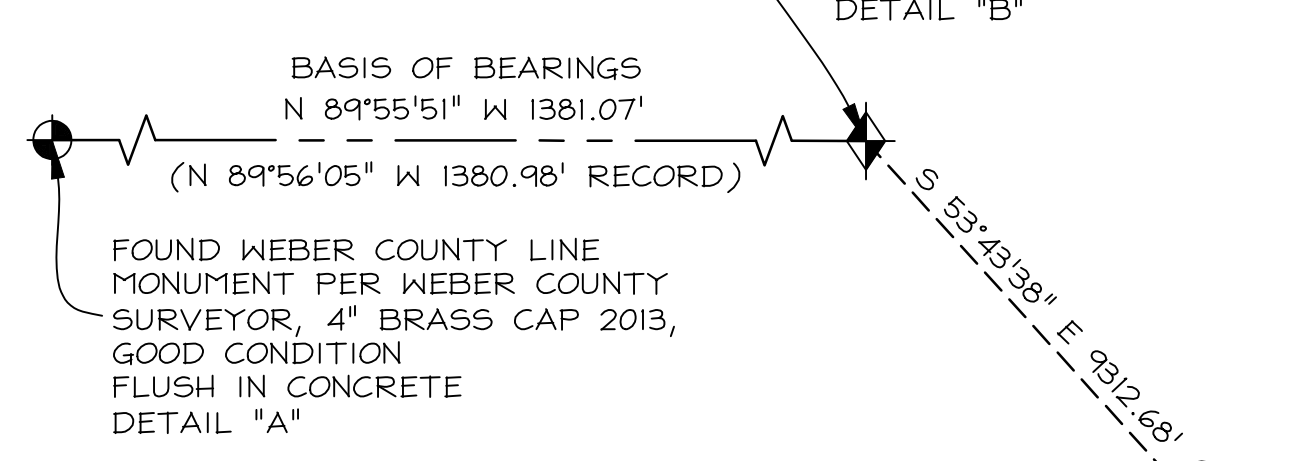
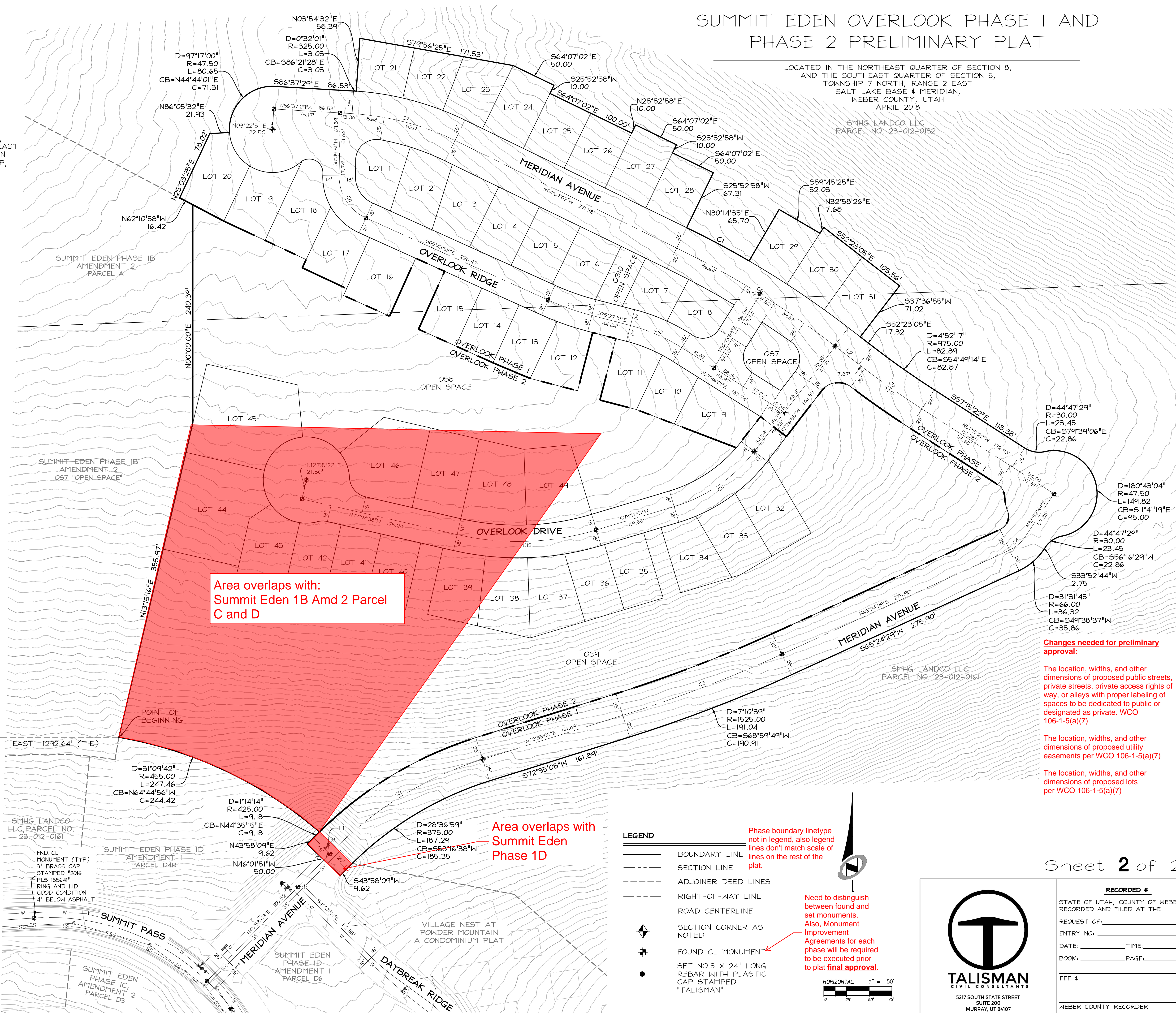
<b>OWNER</b>  SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310	<b>WEBER COUNTY ATTORNEY</b> I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.  _____ SIGNATURE	<b>WEBER COUNTY SURVEYOR</b> 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	<b>WEBER COUNTY ENGINEER</b> 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	<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> 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	<b>WEBER COUNTY COMMISSION ACCEPTANCE</b> 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____.  _____ ATTEST: _____ CHAIRMAN, WEBER COUNTY COMMISSION TITLE: _____
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In several areas there is not enough curve data to draft the right of ways.

# SUMMIT EDEN OVERLOOK PHASE I AND PHASE 2 PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
 AND THE SOUTHEAST QUARTER OF SECTION 5,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST  
 SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 APRIL 2016

SMHG LANDCO LLC  
 PARCEL NO. 23-012-0132



LINE	LENGTH	BEARING
L1	9.62	N43°58'09"E
L2	33.90	N52°23'05"W

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1025.00	78.00	4°21'37"	S61°56'14"E	77.98
C2	400.00	199.78	28°36'59"	N58°16'38"E	197.71
C3	1500.00	187.90	7°10'39"	N68°59'49"E	187.78
C4	41.00	22.56	31°31'45"	N49°38'37"E	22.28
C5	1000.00	85.02	4°52'17"	N54°49'14"W	84.99
C6	1000.00	204.77	11°43'57"	N58°15'04"W	204.41
C7	300.00	117.85	22°30'27"	N75°22'15"W	117.09
C8	50.00	58.08	66°33'26"	S32°27'12"E	54.87
C9	300.00	50.90	9°43'17"	S70°35'34"E	50.84
C10	200.00	61.74	17°41'11"	S66°36'36"E	61.49
C11	175.00	108.94	35°40'06"	S55°26'58"W	107.19
C12	300.00	155.19	29°38'21"	S88°06'11"W	153.47

Area overlaps with:  
 Summit Eden 1B Amd 2 Parcel  
 C and D

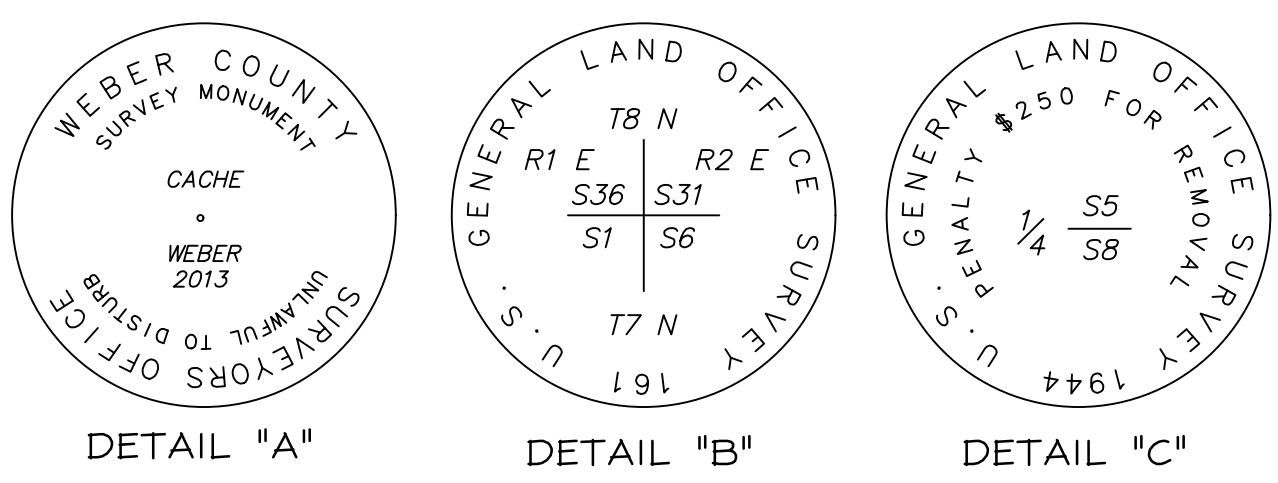
Area overlaps with  
 Summit Eden  
 Phase 1D

Changes needed for preliminary  
 approval:

The location, widths, and other  
 dimensions of proposed public streets,  
 private streets, private access rights of  
 way, or alleys with proper labeling of  
 spaces to be dedicated to public or  
 designated as private. WCO  
 106-1-5(a)(7)

The location, widths, and other  
 dimensions of proposed utility  
 easements per WCO 106-1-5(a)(7)

The location, widths, and other  
 dimensions of proposed lots  
 per WCO 106-1-5(a)(7)

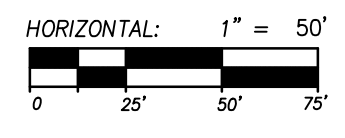


SMHG PHASE I, LLC.  
 3632 N. WOLF CREEK DR.  
 EDEN, UT, 84310

- 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"

Phase boundary linetype  
 not in legend, also legend  
 lines don't match scale of  
 lines on the rest of the  
 plat.

Need to distinguish  
 between found and  
 set monuments.  
 Also, Monument  
 Improvement  
 Agreements for each  
 phase will be required  
 to be executed prior  
 to plat final approval.



**RECORDED #**  
 STATE OF UTAH, COUNTY OF WEBER,  
 RECORDED AND FILED AT THE  
 REQUEST OF:  
 ENTRY NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 WEBER COUNTY RECORDER

**TALISMAN**  
 CIVIL CONSULTANTS  
 5217 SOUTH STATE STREET  
 SUITE 200  
 MURRAY, UT 84107  
 801.743.1300