



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for the final subdivision approval of Overlook at Powder Mountain Subdivision, a three phased, 57-lot development located within the approved Powder Mountain Resort.

Application Type: Administrative

Agenda Date: Tuesday, April 23, 2019

Applicant: SMHG, LLC

Authorized Agent: Rick Everson

File Number: UVO050118

Property Information

Approximate Address: 8465 E Copper Crest

Project Area: 111.797 Acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-012-0167, 23-012-0014, 23-012-0132

Township, Range, Section: T7N, R2E, Sections 5 and 8

Adjacent Land Use

North: Ski Resort/Resort Development	South: Ski Resort/Resort Development
East: Ski Resort/Resort Development	West: Ski Resort/Resort Development

Adjacent Land Use

Report Presenter: **Ronda Kippen**
 rkippen@co.weber.ut.us
 801-399-8768

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Received preliminary approval on December 4, 2018 by the Ogden Valley Planning Commission

Background and Summary

The Planning Division recommends final subdivision approval of Overlook, a three-phased development, with 57 lots (see Exhibit A for the final plats). Overlook will be accessed off an existing stub road known as Meridian Avenue, which will extend through the northwestern end of the subdivision. The street system throughout the subdivision will be private right of ways and these private rights of ways will serve as public utility easements for the required infrastructure for the development. The three-phased development will have lots that range in size from 8,872 square feet to 3,325 square feet and all lots will gain access from the private right of way/street system within the development. The applicant has submitted the required

information as outlined in the Uniform Land Use Code of Weber County (LUC) §106-1-5 for consideration and approval of the proposed subdivision.

As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed against the current final subdivision ordinance and the standards of the DRR-1 zone. The proposed subdivision and lot configuration are in conformance with the current zoning and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B for the ZDA Concept Plan) as well as the applicable subdivision requirements as required in the LUC. The proposed development has also been reviewed by all reviewing agencies. Based on these reviews, the application has met or will conditionally meet all of the requirements for final approval. The following is staff's analysis of the proposed final subdivision.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision, with the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structures which are considered a permitted use in the DRR-1 Zone. The proposed development will create 57 lots with access and frontage along private right of ways identified as Meridian Avenue, Overlook Drive, Overlook Ridge and Cobabe Court. The proposed lots range in size from 8,872 square feet to 3,325 square feet. The lots range in width from 45 feet to 85 feet. Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500-year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC Chapter 108 Title 22. The site specific investigation for the proposed Lots 1 through 57 are in the IGES report Project # 01628-027 dated February 12, 2019. Specific recommendations have been made for the development of the Overlook site and it is being made a condition of approval that IGES staff is onsite to verify compliance with the recommendations and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.

A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. A "Capacity Assessment Letter" has been provided by Powder Mountain Water and Sewer Improvement District. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Review Agencies: The Weber County Surveyor's Office and Weber County Engineering Division have reviewed the proposal and the applicant is addressing the areas of concern. The Weber Fire District have reviewed and approved the proposal.

Additional design standards and requirements: There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does require the creation of a new street system. A temporary turn around easement must be located at the end of all temporary stubbed streets. Staff recommends adding language to be placed on the final plat that will vacate the easements upon recording the future phases. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2018 property taxes have been paid. The 2019 property taxes will be due in full on November 30, 2019.

Staff Recommendation

Staff recommends final subdivision approval of Overlook, a three-phased 57 lot development located within the approved Powder Mountain Resort. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. A cost estimate for the subdivision improvements shall be and an escrow account set up prior to the subdivision being forwarded to the County Commission for final approval.
4. A draft copy of any CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the Planning Commission and County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. The proposed master planned development is in conformance with the approved Zoning Development Master Plan.

Exhibits

- A. Overlook Final Plat Phases 1-3
- B. Zoning Development Agreement Conceptual Map

Location Map

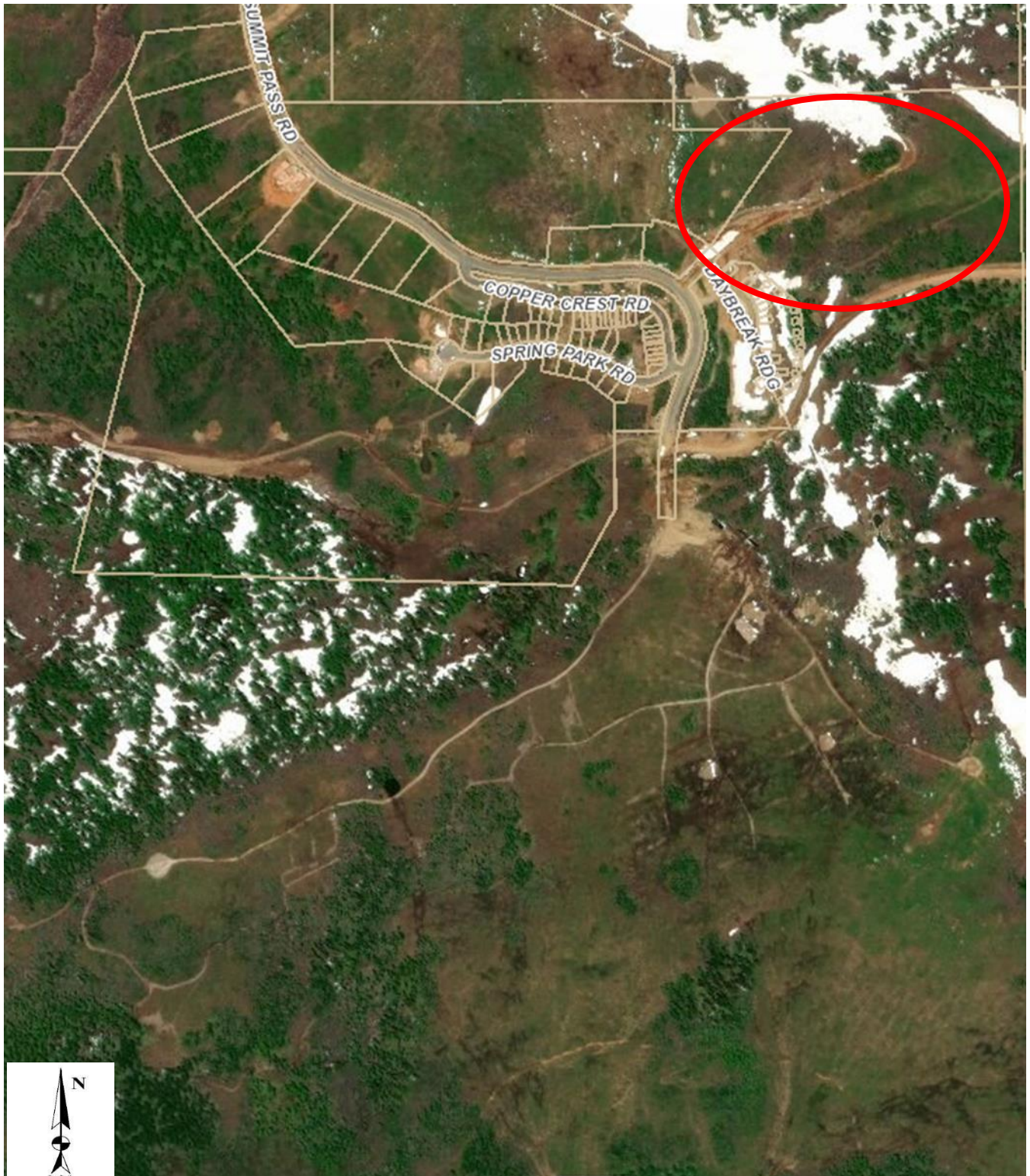


Exhibit A-Overlook Final Plat Phase 1

PLAT NOTES:

1. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.
2. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.
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6. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.
7. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.
8. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.
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10. THIS PLAT IS A REVISION TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH, AND IS SUBJECT TO THE ORIGINAL SUBDIVISION OF OVERLOOK MOUNTAIN PHASE I, WITHIN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN, SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE, STATE OF UTAH.

SWHQ PHASE I, LLC
3632 N. HOLF CREEK DR.
EDEN, UT 84201

OVERLOOK AT POWDER MOUNTAIN PHASE I MEMORANDUM A PORTION OF PARCEL D1 OF SALTFLAT EDEN PHASE IB

LOCATED IN THE UNINCORPORATED TOWN OF POWDER MOUNTAIN,
SOUTHWEST CORNER OF SECTION 16, T43N, R10W, S1, COUNTY OF SALT LAKE,
STATE OF UTAH

LEIN HOLDERS' CONSENT:

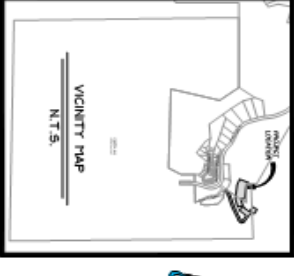
I, the undersigned, being the owner of the land described in the above plat, do hereby consent to the recording of the same and the granting of the same to the persons named therein, and to the effect of the same as therein expressed.

ACKNOWLEDGEMENT:

WE, the undersigned, do hereby acknowledge that we are the owners of the land described in the above plat, and that we have executed the same for the purposes and to the effect therein expressed.

OWNER'S DECLARATION:

I, the undersigned, do hereby declare that I am the owner of the land described in the above plat, and that I have executed the same for the purposes and to the effect therein expressed.



SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a duly licensed professional land surveyor in the State of Utah, and that I have surveyed the land described in the above plat, and that I have executed the same for the purposes and to the effect therein expressed.



LEGAL DESCRIPTION:

A certain portion of Parcel D1, as shown on the plat attached hereto, containing approximately 0.25 acres of land, situated in the Unincorporated Town of Powder Mountain, Southwest Corner of Section 16, T43N, R10W, S1, County of Salt Lake, State of Utah.

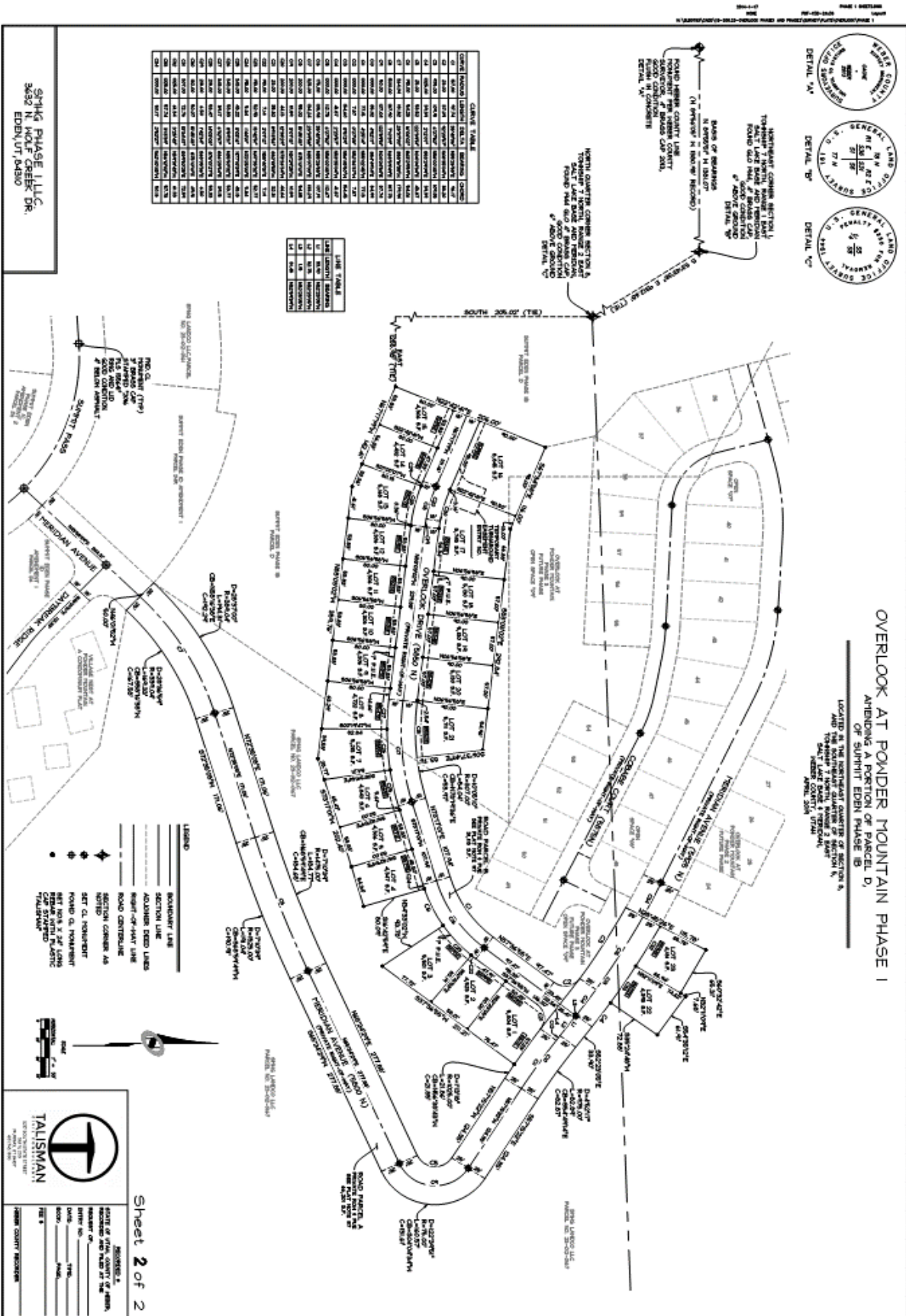
SURVEYOR'S NARRATIVE:

The above plat was prepared by me or under my direct supervision and I am a duly licensed professional land surveyor in the State of Utah.

Sheet 1 of 2



DATE OF SURVEY: 10/15/2024
BY: [Signature]
PROF. LAND SURVEYOR NO. 12345



GENERAL LAND OFFICE
RECORDS SECTION
SOUTH JONAHAN ROAD
SALT LAKE CITY, UT 84143
TEL: (801) 536-6300
FAX: (801) 536-6301

DETAIL 'A'

GENERAL LAND OFFICE
RECORDS SECTION
SOUTH JONAHAN ROAD
SALT LAKE CITY, UT 84143
TEL: (801) 536-6300
FAX: (801) 536-6301

DETAIL 'B'

GENERAL LAND OFFICE
RECORDS SECTION
SOUTH JONAHAN ROAD
SALT LAKE CITY, UT 84143
TEL: (801) 536-6300
FAX: (801) 536-6301

DETAIL 'C'

CLUSTER TABLE

CLUSTER	SECTION	LOT	ACRES
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5744K PHASE I LLC
3432 N. MOULT CREEK DR.
EDEN, UT, 84300

TALISMAN
SURVEYING

Sheet 2 of 2

REVISIONS:

DATE:

BY:

CHECKED:

APPROVED:

SCALE:

Exhibit A-Overlook Final Plat Phase 2

1. THE GRANTEE HAS BEEN ADVISED THAT ANY DEEDS, CONTRACTS, MORTGAGES, ETC., RECORDING ON THE SUBJECT LAND MUST BE FILED WITH THE COUNTY CLERK'S OFFICE AT THE COUNTY CLERK'S OFFICE, 210 W. MAIN STREET, EDEEN, OKLAHOMA 73527, FOR RECORDING.

2. THE GRANTEE HAS BEEN ADVISED THAT ANY DEEDS, CONTRACTS, MORTGAGES, ETC., RECORDING ON THE SUBJECT LAND MUST BE FILED WITH THE COUNTY CLERK'S OFFICE AT THE COUNTY CLERK'S OFFICE, 210 W. MAIN STREET, EDEEN, OKLAHOMA 73527, FOR RECORDING.

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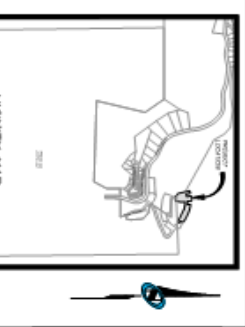
OVERLOOK AT POWDER MOUNTAIN PHASE 2
ADJACENT A PORTION OF PLOT 02
OF SHURT EDEEN PHASE 2

LOCATED IN THE NORTHWEST CORNER OF SECTION 19,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SHERMAN COUNTY, OKLAHOMA
APRIL, 2014

LIEN HOLDER'S CONSENT:
I, _____, a holder and owner
of the following described land, do hereby
release all claims, liens, and interests
in and to the above described land,
to the satisfaction of _____, the
grantor of the above described land.

ACKNOWLEDGEMENT:
I, _____, the grantor,
do hereby acknowledge that I am the
owner of the above described land,
and I hereby acknowledge that I am
granting the above described land
to _____, the grantee.

OWNER'S DEDICATION:
I, _____, the owner,
do hereby dedicate to the public use
of the people of the State of Oklahoma
all rights, claims, and interests in and to
the above described land, to the extent
that such rights, claims, and interests
may be claimed by me or my heirs, assigns,
or assigns in law.



LIEN HOLDER'S CONSENT:
I, _____, a holder and owner
of the following described land, do hereby
release all claims, liens, and interests
in and to the above described land,
to the satisfaction of _____, the
grantor of the above described land.

ACKNOWLEDGEMENT:
I, _____, the grantor,
do hereby acknowledge that I am the
owner of the above described land,
and I hereby acknowledge that I am
granting the above described land
to _____, the grantee.

OWNER'S DEDICATION:
I, _____, the owner,
do hereby dedicate to the public use
of the people of the State of Oklahoma
all rights, claims, and interests in and to
the above described land, to the extent
that such rights, claims, and interests
may be claimed by me or my heirs, assigns,
or assigns in law.

SURVEYOR'S CERTIFICATE:
I, _____, a Licensed Professional Surveyor, do hereby certify that I am the
owner of the above described land, and I hereby certify that I am
granting the above described land to the grantee. I have surveyed
the above described land, and I have found that the boundaries
thereof are as shown on the plat. I have also surveyed the
land adjacent to the above described land, and I have found
that the boundaries thereof are as shown on the plat.

SURVEYOR'S NARRATIVE:
The following is a description of the land shown on this plat:
The land is situated in the Northwest Corner of Section 19,
Township 7 North, Range 2 West, Sherman County, Oklahoma.

LEGAL DESCRIPTION:
The legal description of the land is as follows:
The land is situated in the Northwest Corner of Section 19,
Township 7 North, Range 2 West, Sherman County, Oklahoma.

GENERAL NOTES:
The grantee shall be responsible for obtaining all necessary
permits and approvals for the development of the property.

OWNER: SHHG PHASE I, LLC
3632 N. HOFFER CREEK DR.
EDEEN, UT 84301

AGENT: _____

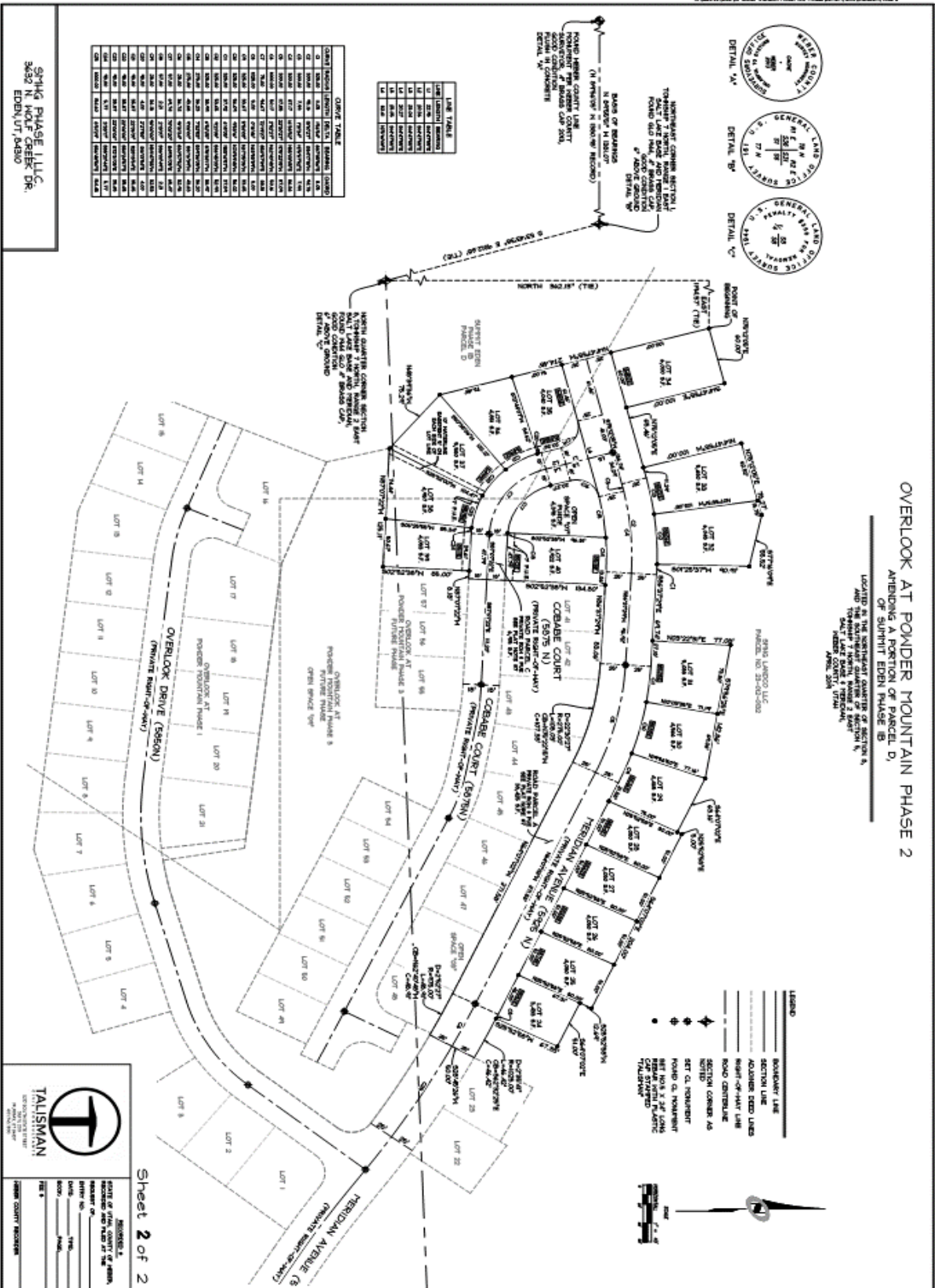
DATE: _____

SHERMAN COUNTY CLERK'S OFFICE
210 W. MAIN STREET
EDEEN, OKLAHOMA 73527

RECORDED IN BOOK _____ PAGE _____

FILED IN _____

Exhibit A-Overlook Final Plat Phase 2



LAND TABLE

LAND TABLE	LOT NUMBER	ACRES	AREA
1	1	0.14	0.14
2	2	0.14	0.14
3	3	0.14	0.14
4	4	0.14	0.14
5	5	0.14	0.14
6	6	0.14	0.14
7	7	0.14	0.14
8	8	0.14	0.14
9	9	0.14	0.14
10	10	0.14	0.14
11	11	0.14	0.14
12	12	0.14	0.14
13	13	0.14	0.14
14	14	0.14	0.14
15	15	0.14	0.14
16	16	0.14	0.14
17	17	0.14	0.14
18	18	0.14	0.14
19	19	0.14	0.14
20	20	0.14	0.14
21	21	0.14	0.14

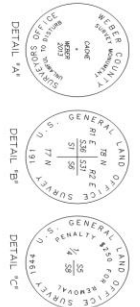
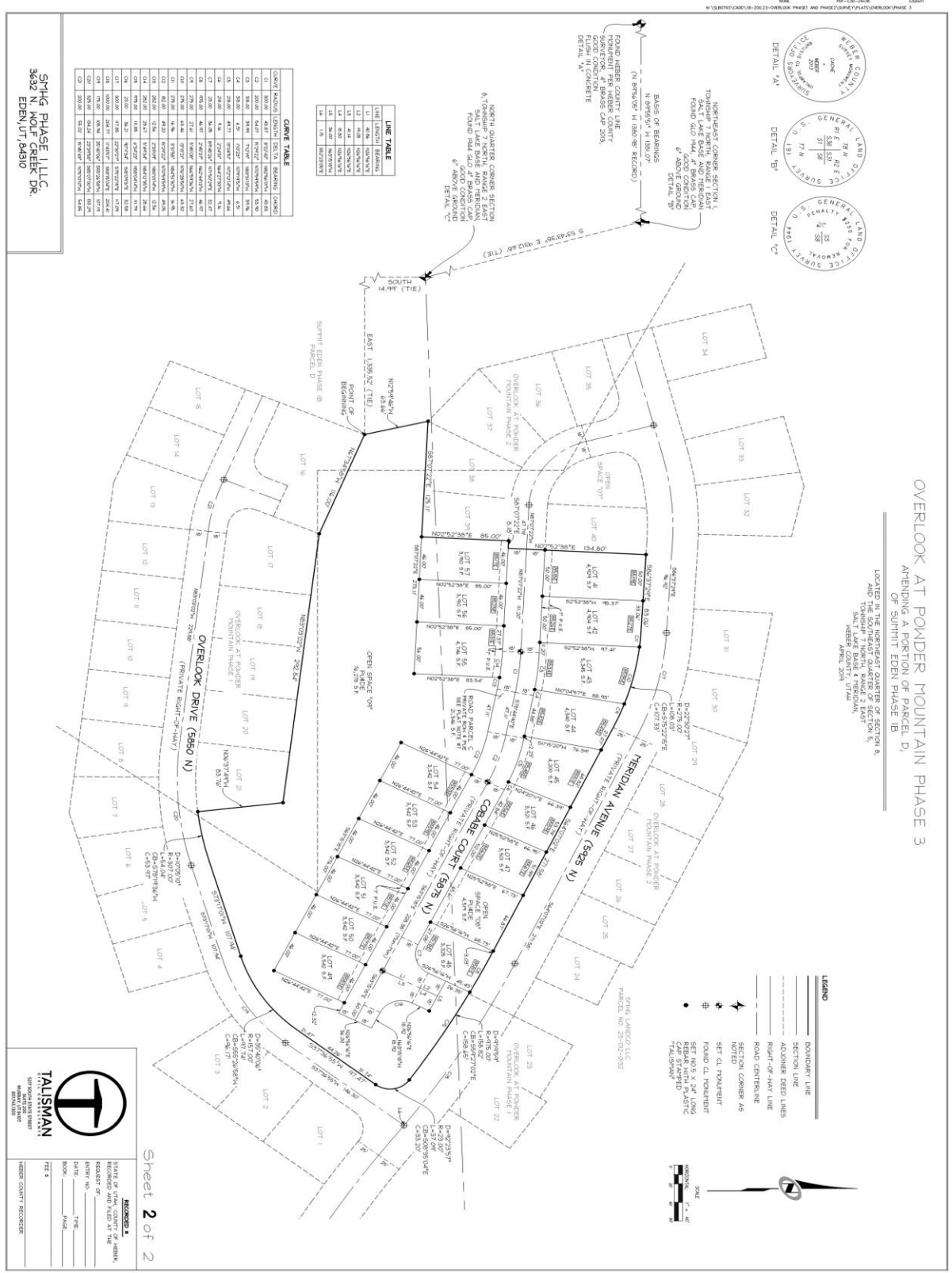
SPRING PHASE LLC
3652 N. WOLF CREEK DR.
EDEN, UT 84501

TALISMAN
LAND MANAGEMENT
3652 N. WOLF CREEK DR.
EDEN, UT 84501

RESERVED 1/4
STATE OF UTAH, COUNTY OF PEARCE
RECORDING AND FILED AT THE
COUNTY CLERK'S OFFICE
DATE _____ TIME _____
BOOK _____ PAGE _____
SHEET 2 OF 2
PARK COUNTY RECORDS

Exhibit A-Overlook Final Plat Phase 3

2014-11-17 1:58 PM 10502535.DWG



CURVE TABLE

CURVE NO.	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
2	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
3	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
4	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
5	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
6	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
7	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
8	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
9	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
10	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
11	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
12	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
13	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
14	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
15	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
16	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
17	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
18	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
19	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
20	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
21	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
22	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
23	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
24	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
25	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
26	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
27	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
28	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
29	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
30	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
31	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
32	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
33	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W
34	200.00	S45°00'00"W	N45°00'00"E	282.84	S45°00'00"W

SMHG PHASE III, LLC
 3632 N. MOULTON CREEK DR.
 EDEN, UT, 84510



Sheet 2 of 2

Overall Master Plan



The Overall Master Plan depicts conceptual development patterns and connectivity within the proposed Rezone boundary. These areas identify the general development massing, open spaces, recreational components and pedestrian and roadway circulation proposed.

Each development area identified is represented in greater detail within the Rezone Application.

- DEVELOPMENT AREAS
- A - Mid-Mountain
 - B - The Ridge
 - C - Earl's Village
 - D - Summit Village
 - E - Gertsen
 - F - The Meadow