

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 RIDGE NESTS-PRUD AMENDMENT 3 AT POWDER MOUNTAIN PHASE 1, 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

SURVEY NARRATIVE:

1. THIS SURVEY WAS PERFORMED TO AMEND LOT 15R OF SUMMIT EDEN RIDGE NEST-PRUD AMENDMENT 1, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE, ENTRY NO. 2778788, BOOK 78, PAGES 89-90. THE CHANGES INCLUDE A MINOR SHIFT OF LOT 15R'S BUILDING PAD, NORTH 37'23'37" EAST 3.01 FEET, AND TO ADJUST THE ASSOCIATED LIMITED COMMON AREA AS SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7 N., R.1 E., S.1 B.M.1, AND A FOUND WEBER COUNTY MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE ON THE INTERSECTION OF WEBER/CACHE COUNTY LINE AND THE NORTH LINE OF SECTION 1. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.
3. ALL BOUNDARY LINES AND RIGHT-OF-WAY LINES, HERE PLACED USING THE CENTERLINE MONUMENTS IN HEARTWOOD DRIVE, AND SECTION CORNERS AS SHOWN ON THIS PLAT. THE AMENDED LOT LINES WERE DETERMINED BY CLIENT.

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING EAST 187.07 FEET AND SOUTH 1201.49 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.1B.M.1, (BASIS-OF-BEARING IS N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1B.M.1 AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), THENCE S24°59'41"W 36.00 FEET; THENCE N65°00'19"W 35.92 FEET; THENCE N24°59'41"E 36.00 FEET; THENCE S65°00'19"E 35.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,293 S.F.

PLAT NOTES:

THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN RIDGE NESTS - PRUD, ENTRY# 2672949, BOOK 75, PAGE 43, INCLUDING ALL CURRENTLY RECORDED AMENDMENTS.

OWNER'S DEDICATION:

WE, AS THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A PRIVATE LOT AND LIMITED COMMON AREA 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 RIDGE NESTS PRUD AMENDMENT 3.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 20__.

POWDER GALS LLC, SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.
BY: SMHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: _____ BY: _____
NAME: _____ NAME: _____
ITS: _____ 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 POWDER GALS, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

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: _____

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 3
AMENDING LOT 15R AND ITS ASSOCIATED LIMITED COMMON AREA

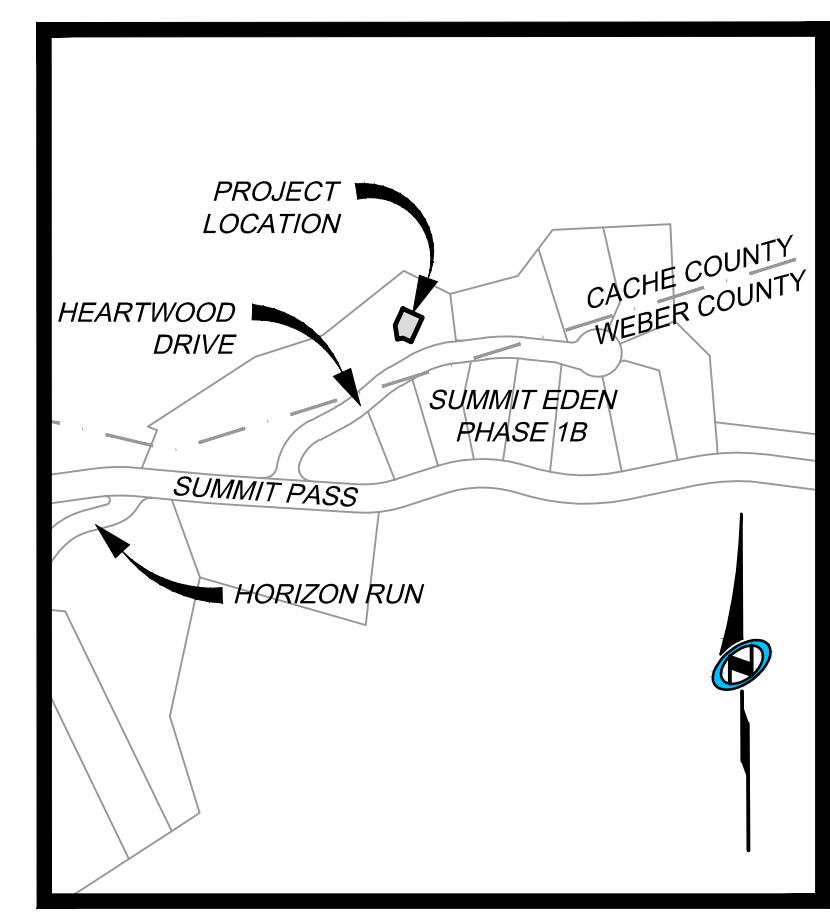
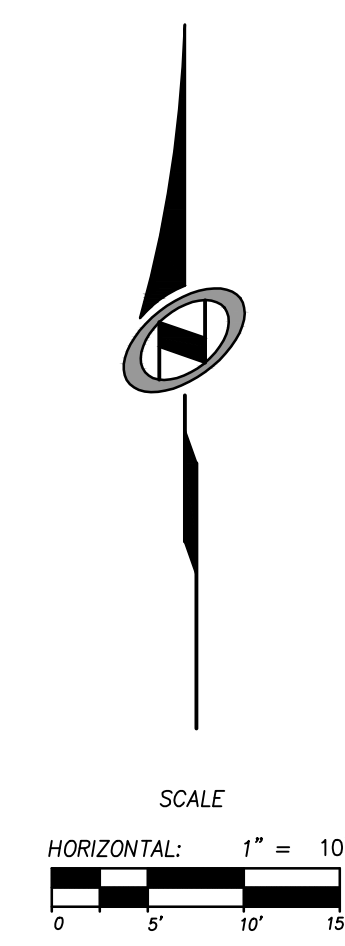
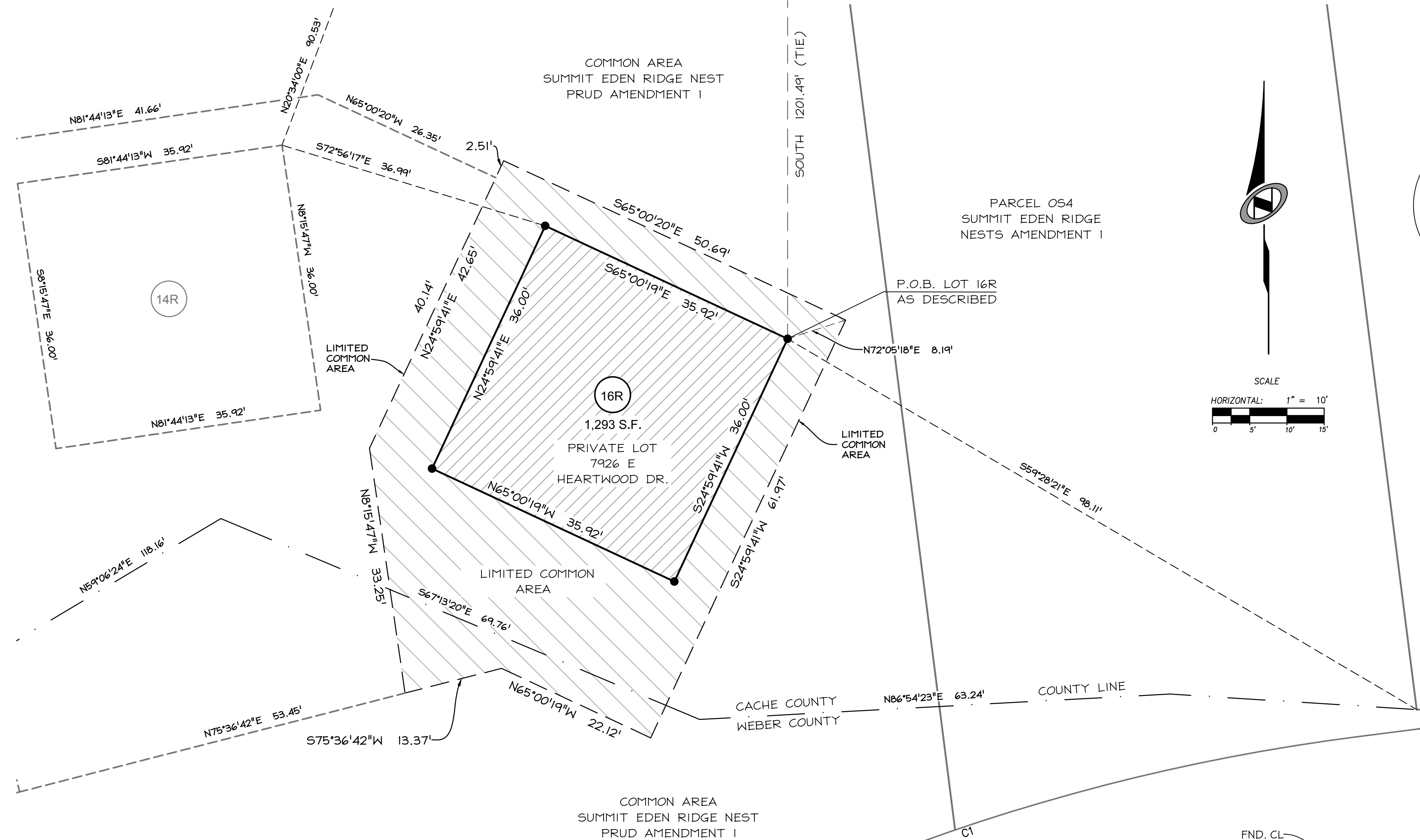
LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2019

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR 2013, 4" BRASS CAP 2013, GOOD CONDITION FLUSH IN CONCRETE, DETAIL "A"
(N 89°56'05" W 1380.98' RECORD)

NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FOUND GLO 1944 BRASS CAP, 4" BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND, DETAIL "B"

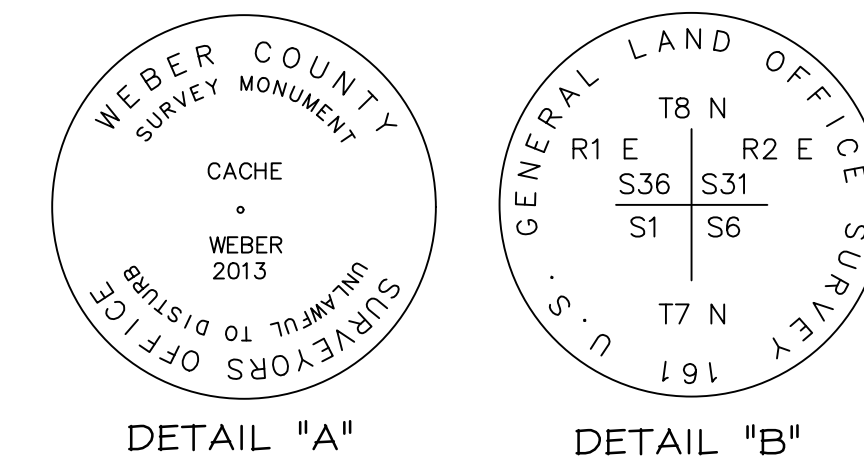
NORTHEAST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1944 4" GLO BRASS CAP, GOOD CONDITION (CLOSING CORNER 17.68' SOUTH), 6" ABOVE GROUND

EAST QUARTER CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1941 4" GLO BRASS CAP, GOOD CONDITION, 6" ABOVE GROUND



VICINITY MAP

N.T.S.
LOT CONFIGURATION ALL LOTS HAVE SAME BUILDING LOT DIMENSIONS
N.T.S.



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJOINER DEED LINES
- - - RIGHT-OF-WAY LINE
- - - ROAD CENTERLINE
- ⊕ STREET MONUMENT
- ◆ SECTION CORNER AS NOTED
- ▨ PRIVATE LOT
- ▨ LIMITED COMMON AREA
- COMMON AREA
- ⊕ PRUD LOT NUMBER
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

NOTE:

THE ABOVE DESCRIPTION DESCRIBES THE BOUNDS OF THE LIMITED COMMON AREA FOR LOT 15R AND BEING 2801 SQ. FT. AS DESCRIBED. THE FEE AREA FOR LOT 15R IS THE "PAD" AREA AS SHOWN AND BEING 36.00 FEET BY 35.92 FEET AND HAVING AN AREA OF 1,293 SQ. FT.
3024 SQ. FT.
less 1293 SQ. FT.
1731 SQ. FT. NET LIMITED COMMON AREA.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00	108.42	22°35'23"	S71°27'14"W	107.72
C2	250.00	98.57	22°35'23"	S71°27'14"W	97.93



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

OWNER
POWDER GALS, LLC
6 BEACH ROAD #593
TIBURN, CA 94920

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__.

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__.

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__.

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__.

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: _____