

# HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D., AMENDMENT 2 AMENDING LOT 125 AND COMMON AREA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 MAY 2019

### PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, ENTRY NO. 2826293, BOOK 80, PAGE 14-15, INCLUDING ALL CURRENTLY RECORDED AMENDMENTS.

### OWNER'S DEDICATION:

SMHG VILLAGE DEVELOPMENT LLC, "DECLARANT" AS THE OWNER OF THE HEREIN DESCRIBED TRACTS OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND COMMON AREA PARCELS AS SHOWN HEREON, TO BE KNOWN HEREAFTER AS HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D. AMENDMENT 2, AND DOES HEREBY GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE COMMON AREA PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE COMMON AREA 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. DECLARANT DOES ALSO HEREBY GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED AS COMMON AREA PARCELS HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS NECESSARY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. DECLARANT ALSO HEREBY CONVEYS AND ESTABLISHES THE OTHER EASEMENTS, COVENANTS AND RESTRICTIONS AS SHOWN ON THIS PLAT OR STATED IN THE PLAT NOTES, TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN OR STATED HEREON.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SMHG VILLAGE DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY.

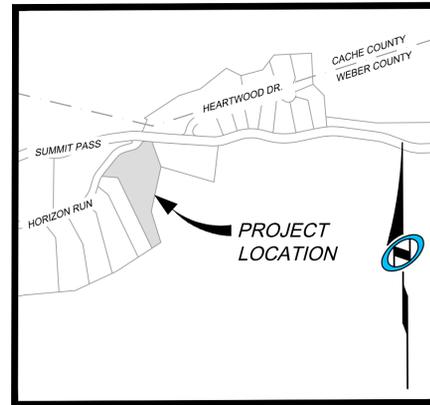
BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

### 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 VILLAGE DEVELOPMENT LLC.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 RESIDING IN: \_\_\_\_\_



VICINITY MAP  
N.T.S.

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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, AND THAT THIS PLAT, HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D. AMENDMENT 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 WITH.

\_\_\_\_\_  
 NATHAN CHRISTENSEN  
 PROFESSIONAL LAND SURVEYOR  
 UTAH CERTIFICATE NO. 10175991

### LEGAL DESCRIPTION

AREA 1

BEGINNING AT A POINT BEING S 01°09'01" W 1,734.74 FEET AND WEST 423.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B.#1. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1. AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE S 75°00'13" W 71.75 FEET; THENCE N 14°59'47" W 34.25 FEET; THENCE N 75°00'13" E 60.63 FEET; THENCE N 14°59'35" W 26.13 FEET; THENCE N 75°00'13" E 9.25 FEET; THENCE S 14°59'47" E 26.13 FEET; THENCE N 75°00'13" E 1.87 FEET THENCE S 14°59'47" E 34.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,699.15 SQ.FT.

AREA 2

ALL OF LOT 125 OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1, PLUS ITS ASSOCIATED LIMITED COMMON AREA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT BEING S 01°09'01" W 1868.81 FEET AND WEST 345.32 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.7N., R.2E., S.L.B.#1. (BASIS-OF-BEARING BEING N 89°55'51" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1. AND THE SET WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE S 14°59'47" E 47.75 FEET; S 75°00'13" W 32.25 FEET; THENCE N 14°59'47" W 47.75 FEET; THENCE N 75°00'13" E 1.88 FEET; THENCE N 14°59'47" W 38.13 FEET; THENCE N 75°00'13" E 9.25 FEET; THENCE S 14°59'47" E 38.13 FEET; THENCE THENCE N 75°00'13" E 21.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,892.59 SQ.FT.

### SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO MOVE AND RECONFIGURE LOT 125, HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1, AND ITS ASSOCIATED LIMITED COMMON AREA. LOT 125 IS NOW RENUMBERED AS LOT 225. THE AREA WHERE LOT 125 AND ITS LIMITED COMMON AREA WAS PREVIOUSLY LOCATED HAS BECOME COMMON AREA.
- 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.#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 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN P.R.U.D., AND LOT 125 OF HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, ENTRY NO. 2826293, BOOK 80, PAGE 14-15. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, AND HORIZON RUN, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



Sheet 1 of 2

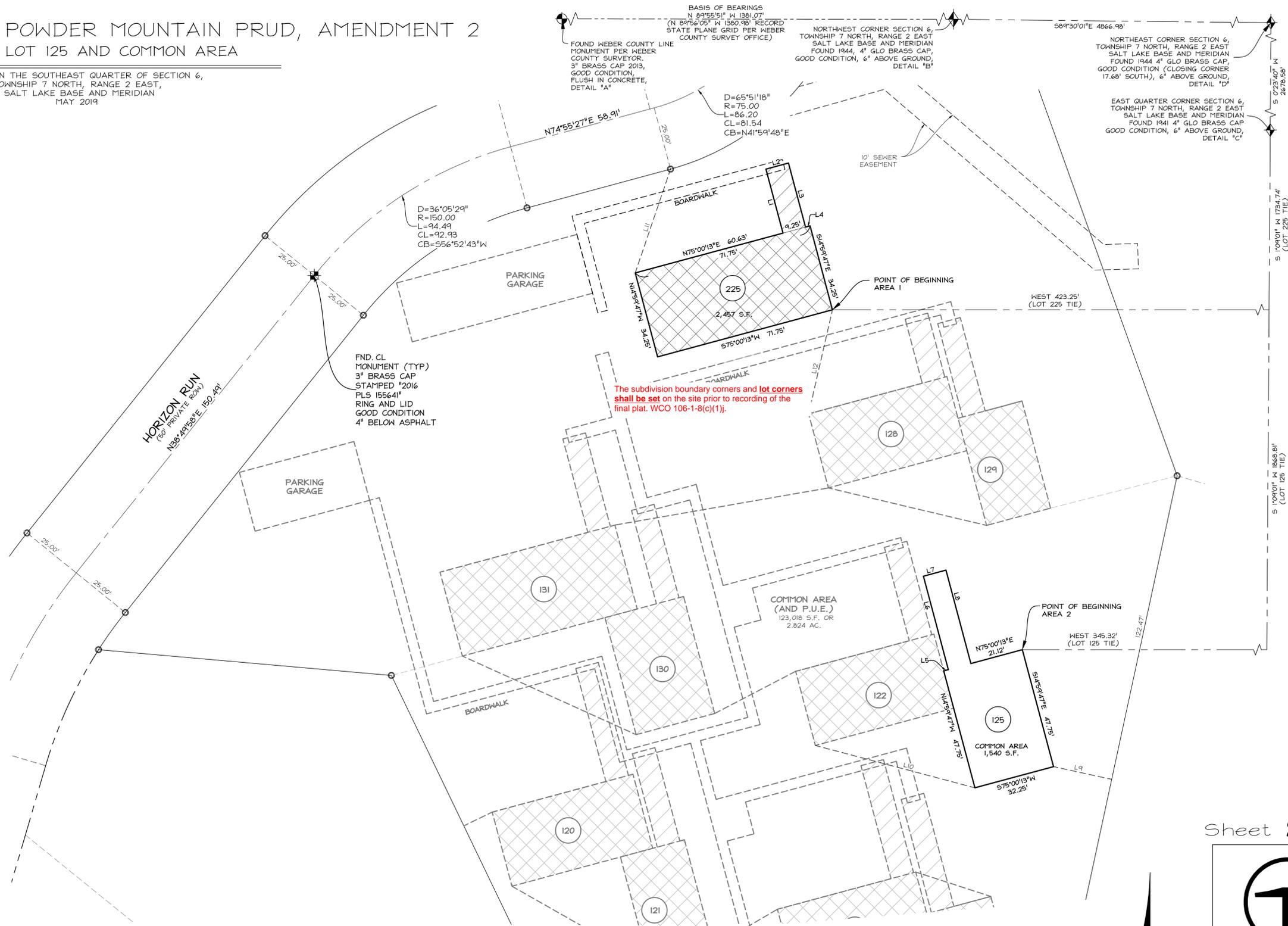
<p style="text-align: center;"><b>OWNER</b></p> <p>SMHG VILLAGE DEVELOPMENT LLC                  3632 N. WOLF CREEK DR.                  EDEN, UT 84310</p>	<p style="text-align: center;"><b>WEBER COUNTY ATTORNEY</b></p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS 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____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center;"><b>WEBER COUNTY SURVEYOR</b></p> <p>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____.</p> <p style="text-align: center;">_____ COUNTY SURVEYOR</p>	<p style="text-align: center;"><b>WEBER COUNTY ENGINEER</b></p> <p>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____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center;"><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.</p> <p style="text-align: center;">_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center;"><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>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____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p style="text-align: center;">_____ TITLE:</p>	<p style="text-align: center;"><b>RECORDED #</b></p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF: _____</p> <p>ENTRY NO: _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
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# HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 2 AMENDING LOT 125 AND COMMON AREA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
MAY 2019

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	26.13'	N 14°59'47" W
L2	9.25'	N 75°00'13" E
L3	26.13'	S 14°59'47" E
L4	1.87'	N 75°00'13" E
L5	1.88'	N 75°00'13" E
L6	38.13'	N 14°59'47" W
L7	9.25'	N 75°00'13" E
L8	38.13'	S 14°59'47" E
L9	23.61'	S 77°46'25" E
L10	65.40'	S 75°11'50" E
L11	43.28'	S 18°53'10" W
L12	42.11'	S 12°58'21" W

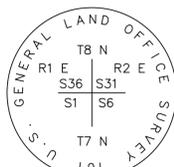
ADDRESS TABLE	
UNIT	ADDRESS
225	HORIZON RUN



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)(1).



DETAIL "A"



DETAIL "B"



DETAIL "C"



DETAIL "D"

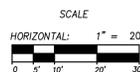
### LEGEND

- BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - ADJOINER DEED LINES
- ◆ SECTION CORNER AS NOTED
- STREET MONUMENT
- SET REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- ▨ PRIVATE LOT
- ▩ LIMITED COMMON AREA
- COMMON AREA
- ① PRUD LOT NUMBER

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

THIS REQUIREMENT CAN BE SATISFIED BY ADDING REBAR DIMENSIONS TO LEGEND 5/8" X 24"

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



Sheet 2 of 2



**TALISMAN**  
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
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