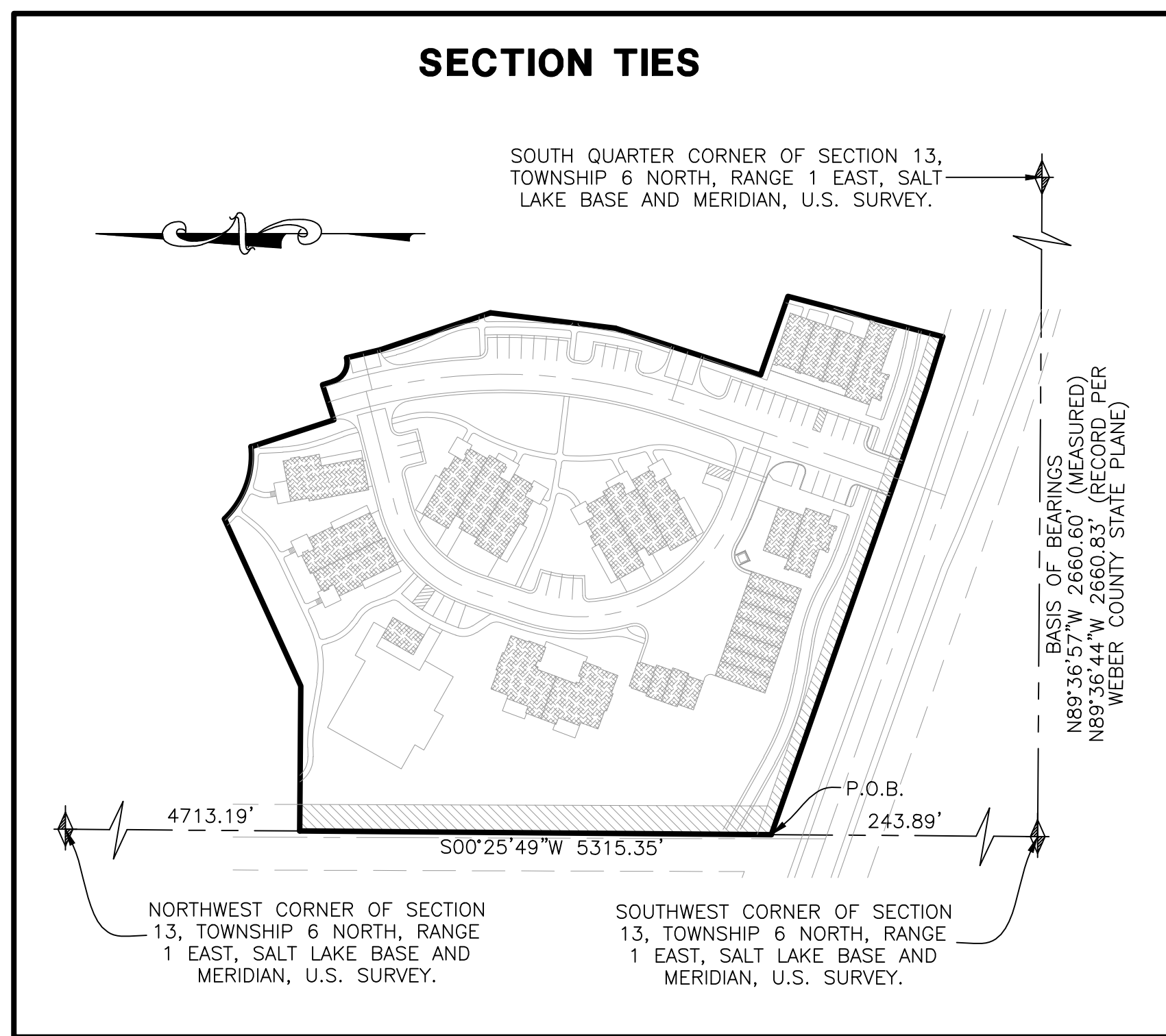


# EDGEWATER BEACH RESORT PHASE 1 - AMENDED

## A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2012



### NOTES

ALL AREA NOT LABELED AS LIMITED COMMON AREA, PRIVATE STREET, OR AS A STRUCTURE ON PLAT IS CONSIDERED AS COMMON AREA AND IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

ALL DRIVEWAYS, PATIOS, DECKS, AND BALCONIES ON EACH UNIT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.

ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

UNITS 101-104 ARE TO BE CONDOMINIUM UNITS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°36'57"W

### NARRATIVE

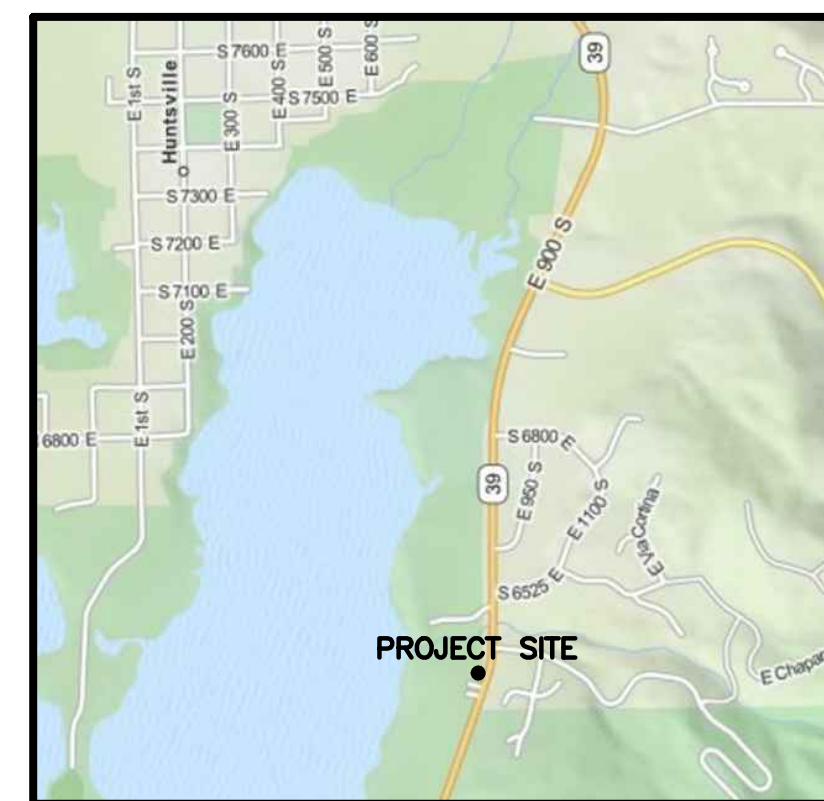
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A SUBDIVISION PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

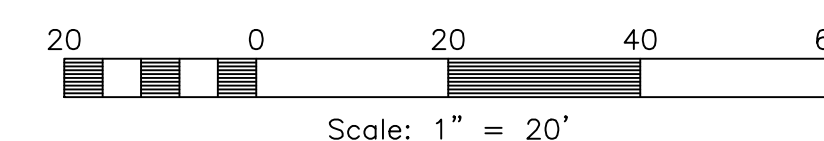
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING S00°25'49"W 243.89 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE N00°25'49"E 358.27 FEET; THENCE S89°34'11"E 110.18 FEET; THENCE N65°29'31"E 139.65 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF S69°52'48"E, AND A CHORD LENGTH OF 58.45 FEET WITH A DELTA ANGLE OF 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE N72°01'51"E 28.00 FEET; THENCE S17°38'34"E 8.59 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S60°20'46"E, AND A CHORD LENGTH OF 20.55 FEET WITH A DELTA ANGLE OF 86°27'51"; THENCE S13°34'41"E 26.00 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 115.86 FEET; THENCE S70°43'57"E 63.32 FEET; THENCE S14°34'00"W 121.64 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N71°58'42"W, AND A CHORD LENGTH OF 81.68 FEET WITH A DELTA ANGLE OF 02°30'11", AND (2) N70°43'36"W 318.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 165,988 SQUARE FEET AND 3.81 ACRES



### LEGEND

- = SECTION CORNER
- = SET CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = STRUCTURE
- = PAVEMENT
- = CONCRETE
- = LIMITED COMMON AREA
- = ROAD DEDICATION



### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	66.72'	60.50'	58.45'	32.51'	S69°52'48"E	51°57'15"
C2	15.00'	22.64'	20.55'	14.10'	S60°20'46"E	86°27'51"
C3	1869.86'	81.69'	81.68'	40.85'	N71°58'42"W	2°30'11"
C4	1859.86'	80.87'	80.86'	40.44'	S71°58'20"E	2°29'28"
C5	425.00'	4.68'	4.68'	2.34'	N13°53'37"W	0°37'51"
C6	425.00'	230.83'	228.00'	118.34'	N01°58'53"E	31°07'08"
C7	425.00'	12.81'	12.81'	6.40'	N18°24'15"E	1°43'36"
C8	425.00'	276.21'	271.37'	143.18'	N00°38'57"E	37°14'12"
C9	1859.86'	66.23'	66.23'	33.12'	S72°11'52"E	2°02'26"
C10	1859.86'	14.54'	14.53'	7.27'	S70°57'02"E	0°26'52"
C11	126.00'	31.51'	31.42'	15.84'	S60°50'21"E	14°19'36"
C12	126.00'	83.96'	82.42'	43.61'	S34°35'11"E	38°10'45"
C13	126.00'	75.00'	73.89'	38.65'	S01°33'17"W	34°06'12"
C14	126.00'	190.46'	172.84'	118.76'	S24°41'53"W	86°36'33"
C15	90.00'	89.83'	86.14'	49.05'	S47°11'55"W	57°11'04"
C16	90.00'	50.59'	49.93'	25.98'	S59°41'12"W	32°12'31"
C17	90.00'	39.23'	38.92'	19.93'	S31°05'40"W	24°58'33"

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°43'57"E	15.04'
L2	S19°16'03"W	6.54'
L3	S19°16'03"W	7.04'
L4	S70°43'57"E	4.50'
L5	N70°43'57"W	4.96'
L6	S70°43'57"E	6.00'
L7	N70°43'57"W	5.50'
L8	S19°16'03"W	7.04'
L9	N19°16'03"E	7.04'
L10	S70°43'57"E	8.04'
L11	S19°16'24"W	14.40'
L12	S19°16'24"W	12.40'
L13	S19°16'24"W	12.92'
L14	S19°16'24"W	12.40'
L15	N19°16'24"E	14.40'
L16	S70°43'36"E	20.92'
L17	N19°16'24"E	25.31'
L18	N19°16'24"E	12.40'
L19	N70°43'36"W	22.92'
L20	N60°31'54"W	17.17'
L21	N60°31'54"W	17.17'
L22	S60°31'54"E	17.17'

**CONDOMINIUM NOTES:**

- UNITS 101-104 WILL BE CONDOMINIUM UNITS
- ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
- EXISTING OFFSITE EASEMENTS WILL BE VACATED AND RE-RECORDED, AS REQUIRED.

#### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

#### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

#### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

#### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 SURVEYOR

#### 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 ATTORNEY

#### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

#### Weber County Recorder

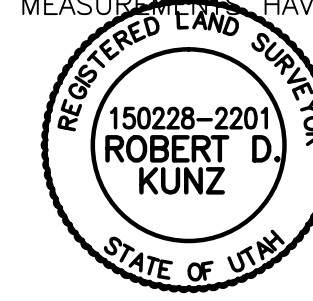
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy: \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 OF **EDGEWATER BEACH RESORT PHASE 1 - AMENDED, A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

150228  
UTAH LICENSE NUMBER      **ROBERT D. KUNZ**



#### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **EDGEWATER BEACH RESORT PHASE 1 - AMENDED, A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)**, AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES 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 OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL UNITS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

#### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ )ss.  
COUNTY OF \_\_\_\_\_ )

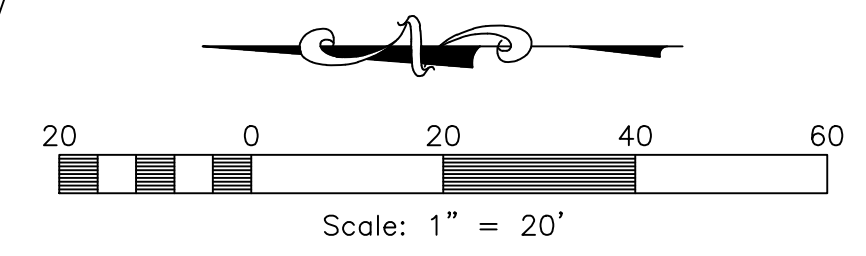
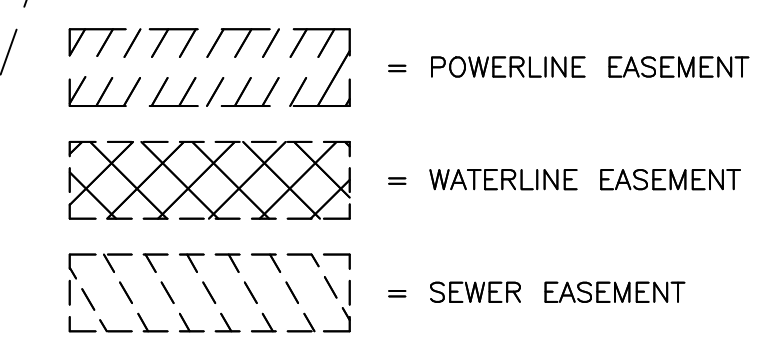
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

#### Project Info.

Surveyor: **R. KUNZ**  
Designer: **N. ANDERSON**  
Begin Date: **07-11-12**  
Name: **EDGEWATER BEACH RSRT. PH 1 AMD. PRUD**  
Number: **5917-15**  
Revision: **1"=20'**  
Scale: **1"=20'**  
Checked: \_\_\_\_\_



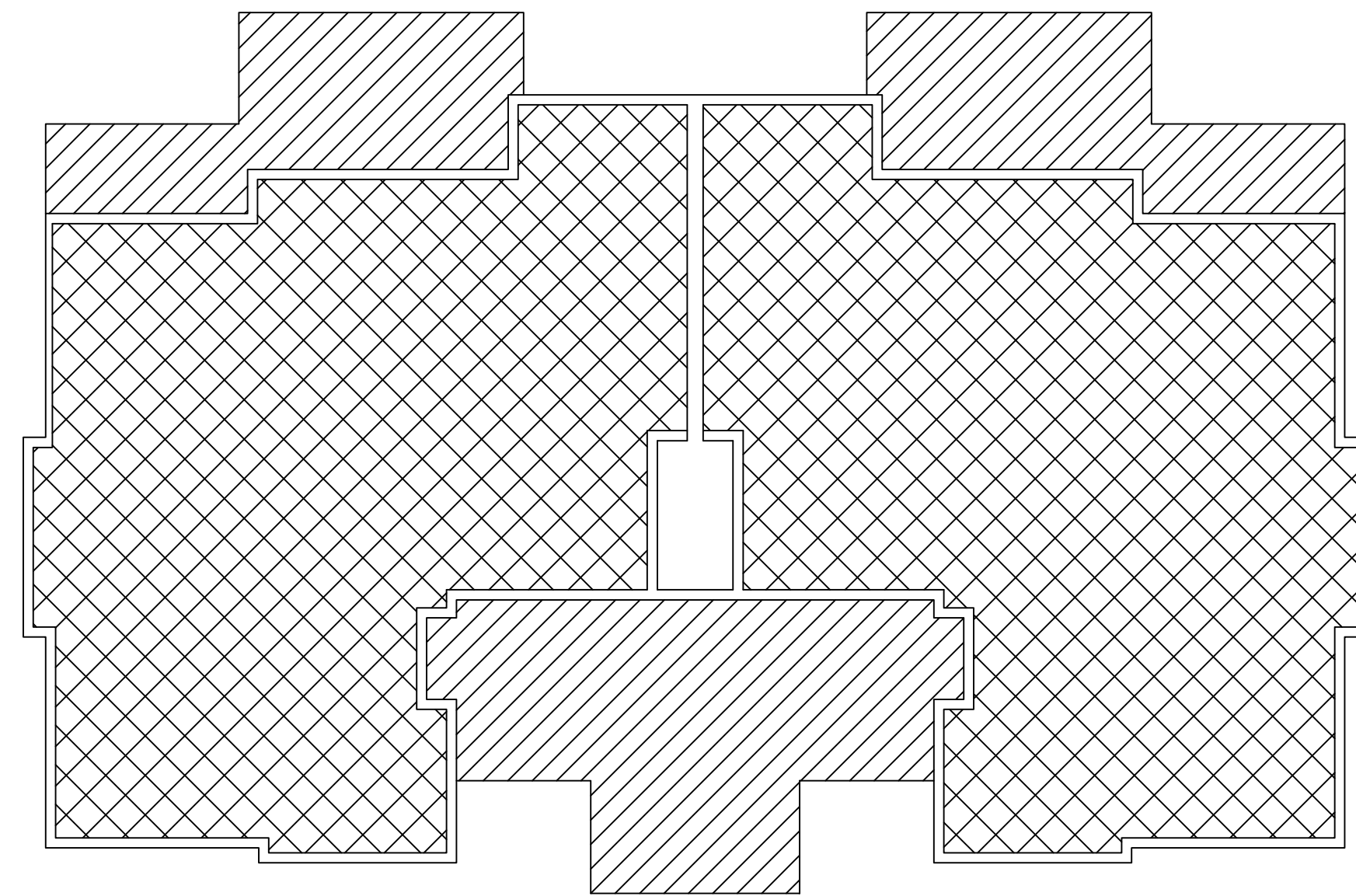


**EDGEWATER BEACH  
RESORT PHASE 1 - AMENDED**  
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)  
PART OF THE SOUTHWEST QUARTER OF SECTION  
13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT  
LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2012

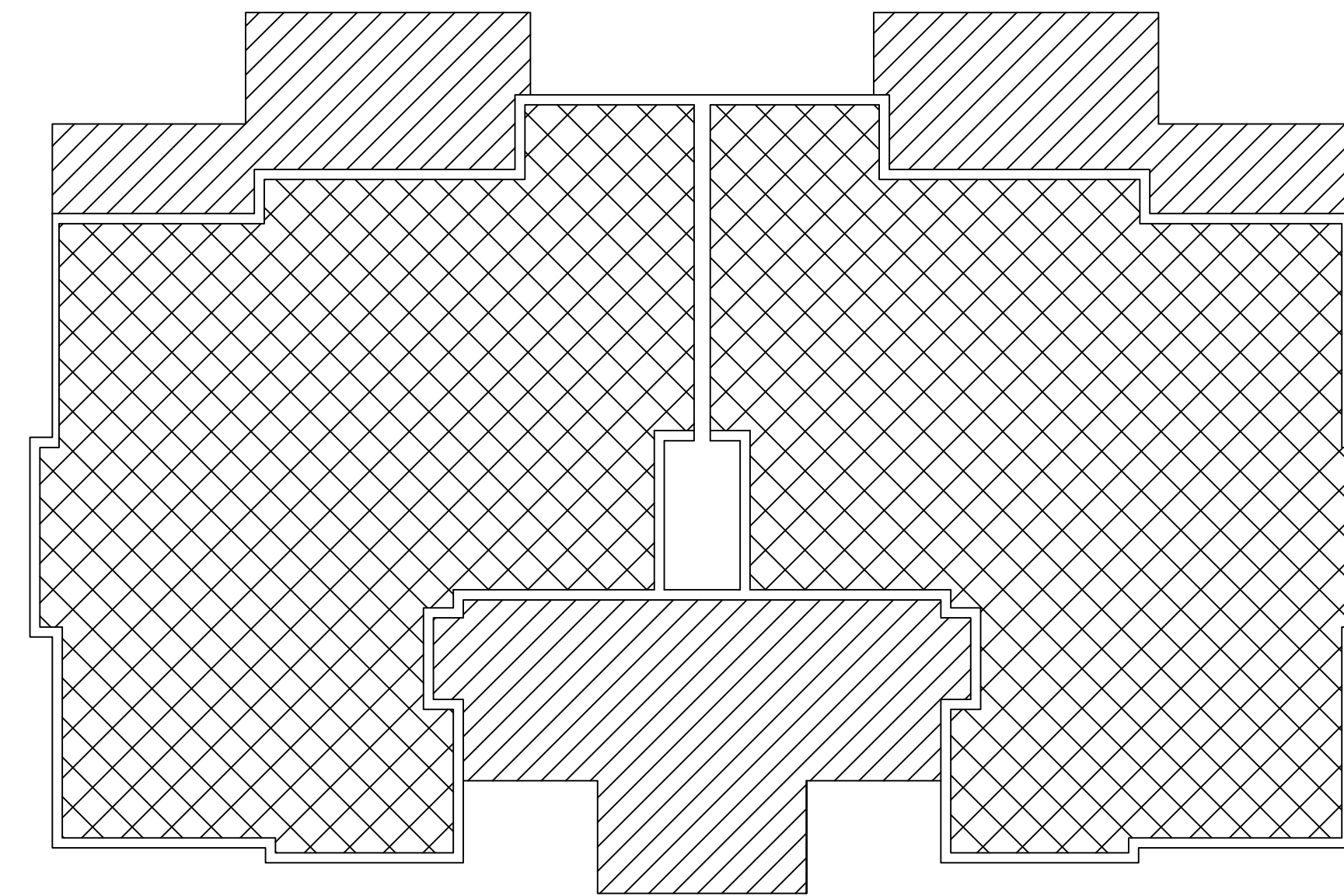
**Reeve & Associates, Inc.**  
920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

**Project Info.**  
Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 07-11-12  
Name: EDGEWATER BEACH  
RSRT. PH 1 AMD. PRUD  
Number: 5917-15  
Revision:  
Scale: 1"=20'  
Checked:

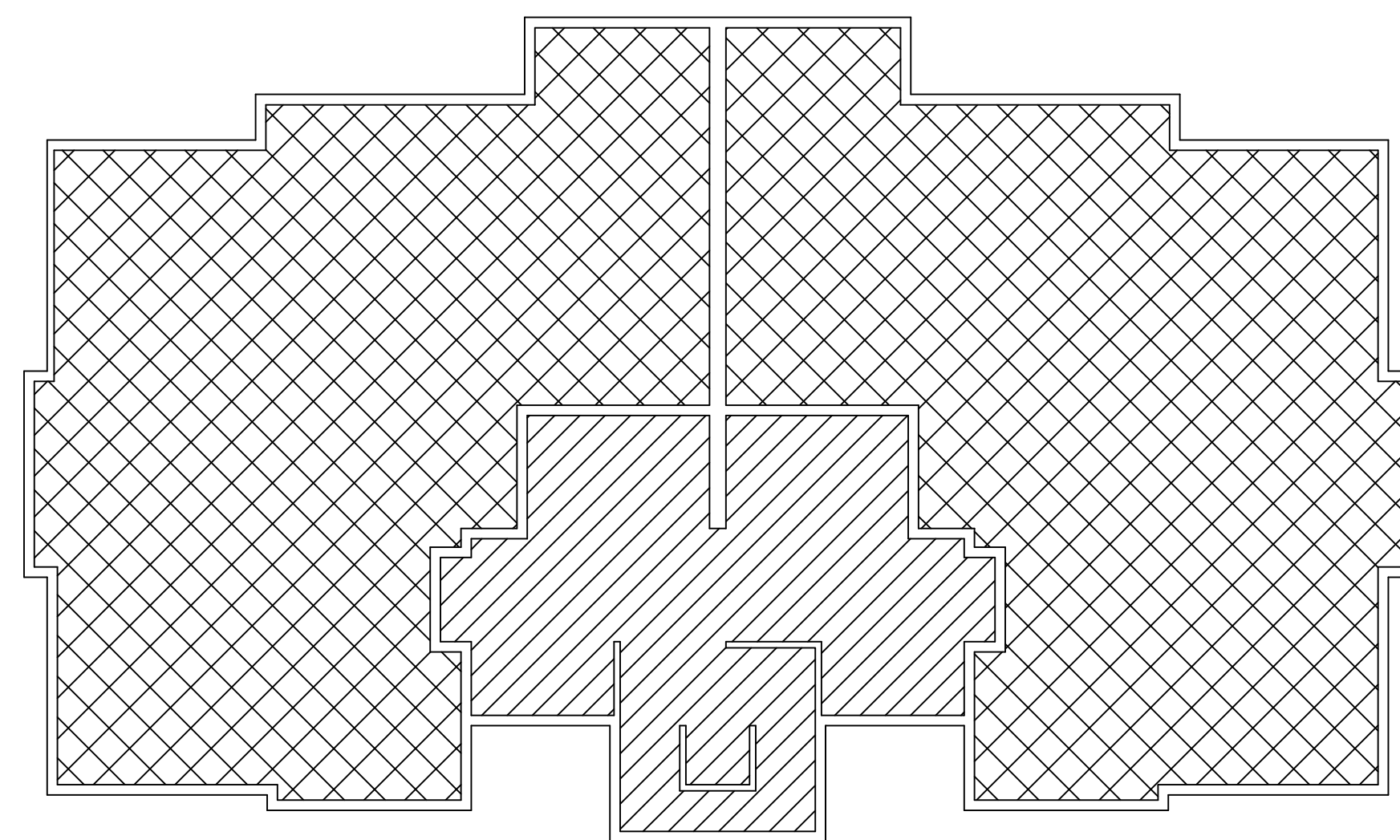
**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_ Deputy.



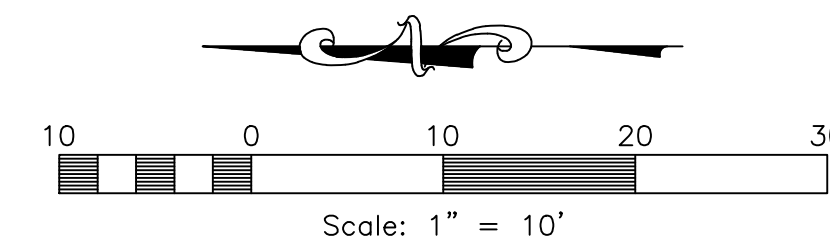
LEVEL 1



LEVEL 2



BASEMENT



**EDGEWATER BEACH  
RESORT PHASE 1 -AMENDED**

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)  
PART OF THE SOUTHWEST QUARTER OF SECTION  
13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT  
LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2012



920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

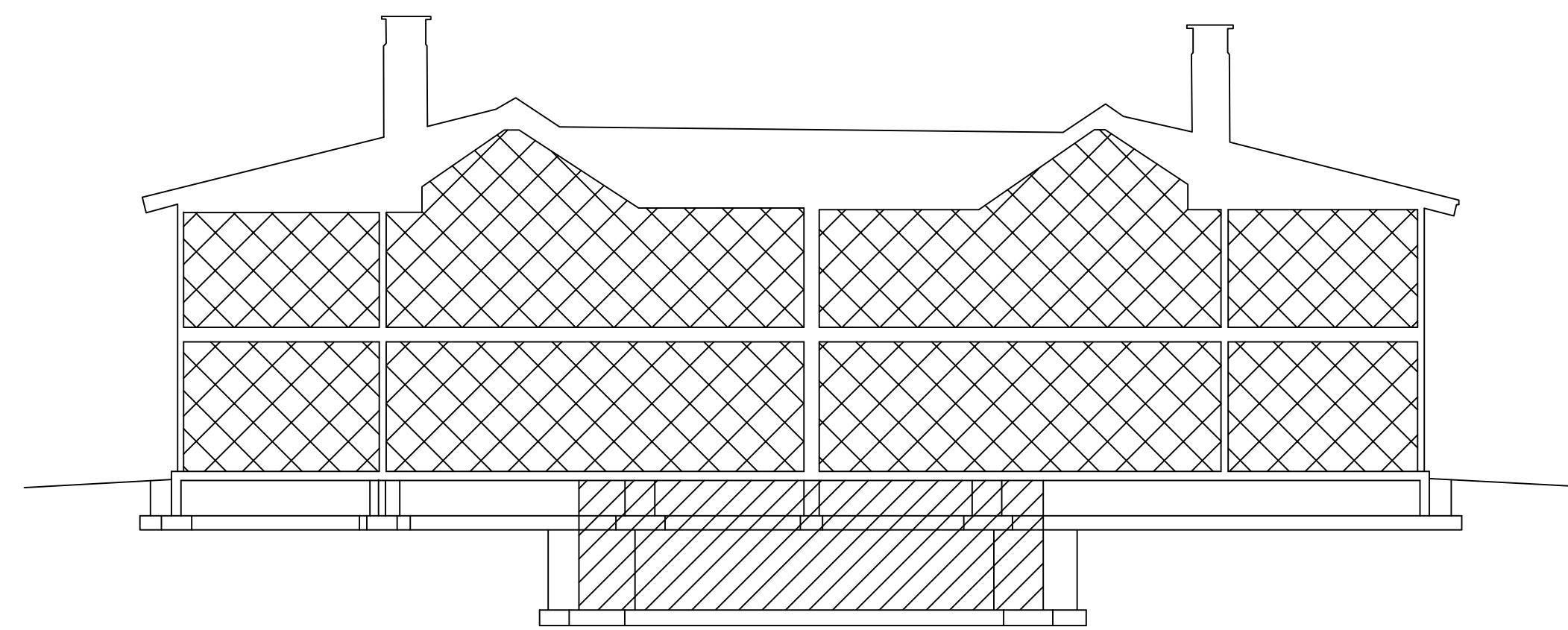
- CONDOMINIUM NOTES:
1. UNITS 101-104 WILL BE CONDOMINIUM UNITS
  2. ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
  3. EXISTING OFFSITE EASEMENTS WILL BE VACATED AND RE-RECORDED, AS REQUIRED.

**Project Info.**

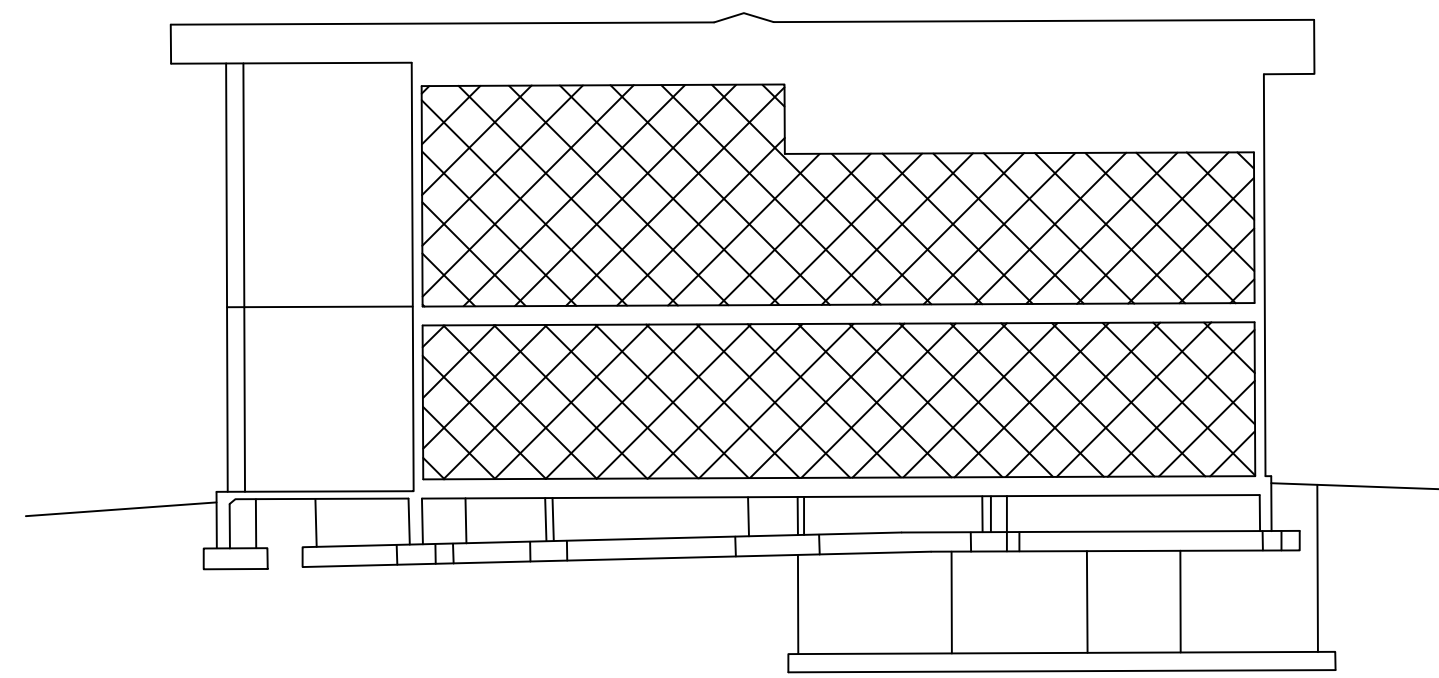
Surveyor: R. KUNZ  
 Designer: N. ANDERSON  
 Begin Date: 07-11-12  
 Name: EDGEWATER BEACH  
RSRT. PH 1 AMD. PRUD  
 Number: 5917-15  
 Revision:  
 Scale: 1"=10'  
 Checked:

**Weber County Recorder**

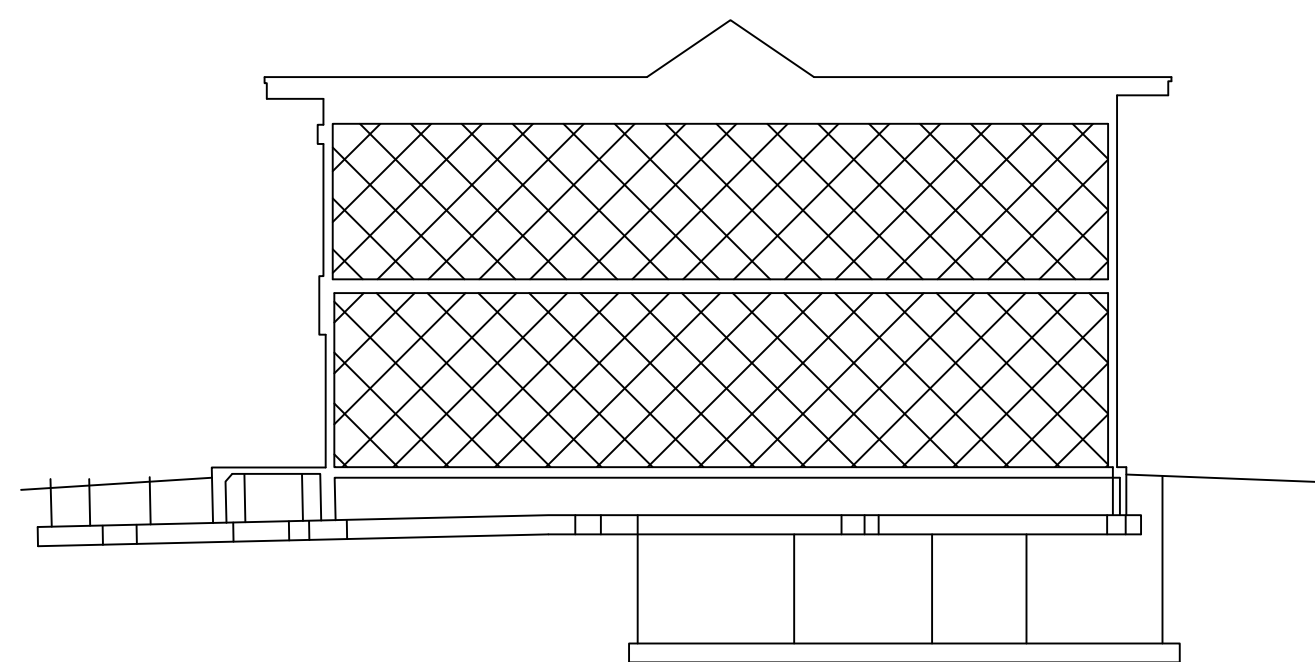
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
 In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.



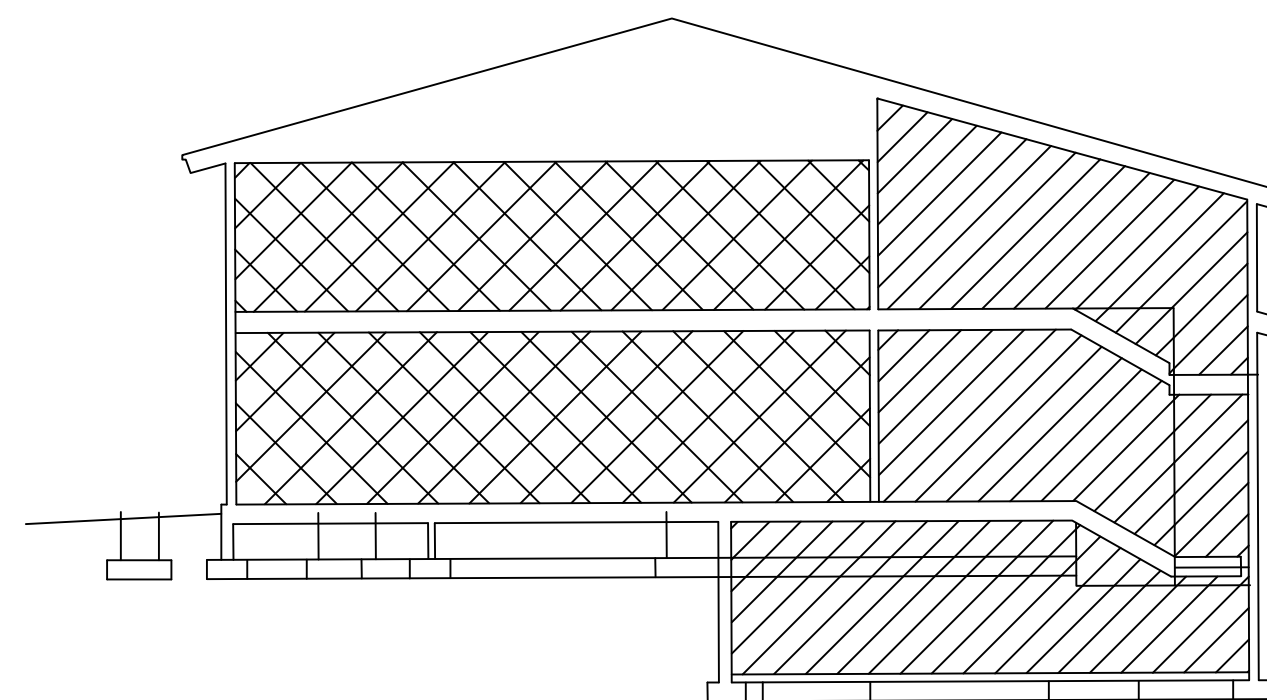
SECTION A-A



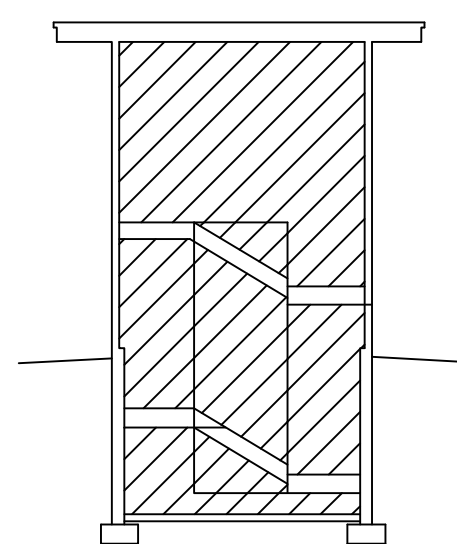
SECTION B-B



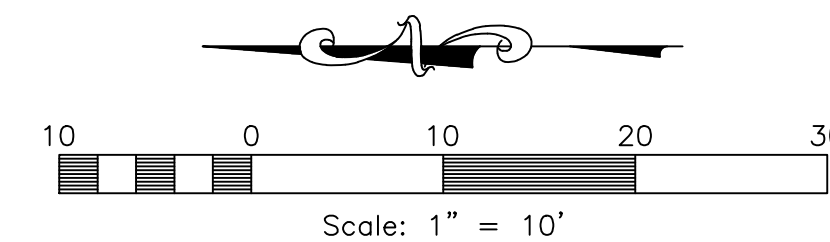
SECTION C-C



SECTION D-D



SECTION D-D (DETAIL)



**EDGEWATER BEACH  
RESORT PHASE 1 -AMENDED**

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)  
PART OF THE SOUTHWEST QUARTER OF SECTION  
13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT  
LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
AUGUST, 2012



920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

- CONDOMINIUM NOTES:
1. UNITS 101-104 WILL BE CONDOMINIUM UNITS
  2. ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
  3. EXISTING OFFSITE EASEMENTS WILL BE VACATED AND RE-RECORDED, AS REQUIRED.

**Project Info.**

Surveyor: R. KUNZ  
 Designer: N. ANDERSON  
 Begin Date: 07-11-12  
 Name: EDGEWATER BEACH  
 RSRT. PH 1 AMD. PRUD  
 Number: 5917-15  
 Revision:  
 Scale: 1"=10'  
 Checked:

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
 In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 \_\_\_\_\_  
 Weber County Recorder  
 \_\_\_\_\_ Deputy.