017-58

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
MARCH 2019

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 HCO 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

NATHAN CHRISTENSEN
No. 10175991
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

SURVET 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 75, 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.L.B.&M., 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 0°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

3. ALL BOUNDARY LINES AND RIGHT-OF-WAY LINES, WERE PLACED USING THE CENTERLINE MONUMENTS IN HEARTHWOOD DRIVE, AND SECTION CORNERS AS SHOWED ON THIS PLAT. THE AMENDED LOT LINES WERE DETERMINED BY CLIENT.

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS EAST 194.86 FEET AND SOUTH 1198.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE NORTH LINE OF SAID SECTION 1), AND RUNNING THENCE S24°59'41"W 61.97 FEET; THENCE N65°00'19"W 22.12 FEET; THENCE S75°36'42"W 13.37 FEET; THENCE N09°15'47"W 33.25 FEET; THENCE N24°59'41"E 42.65 FEET; THENCE S65°00'20"E 50.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION DESCRIBES THE BOUNDS OF THE LIMITED COMMON AREA FOR LOT 16R AND BEING 3086 S.F. AS DESCRIBED. THE FEE AREA FOR LOT 16R IS THE "PAD" AREA AS SHOWN AND BEING 36.00 FEET BY 35.92 FEET AND HAVING AN AREA OF 1,293 SQ. FT.

3086 S.F.
less 1293 S.F.
1793 S.F. NET LIMITED COMMON AREA.

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 SUMMIT EDEN RIDGE NESTS - PRUD, ENTRY# 2672948, BOOK 75, PAGE 43, INCLUDING ALL CURRENTLY RECORDED AMENDMENTS.

2. NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISION OF TITLE 108, CHAPTER 14- HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

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.

IT IS UNDERSTOOD THAT POWDER GALS, LLC WILL HOLD TITLE ONLY TO THE EXTENTS OF LOT 16R (1,293 S.F.) AND SMHG PHASE 1, LLC WILL HOLD TITLE TO THE REMAINING LAND WITH THE BOUNDARY OF THIS PLAT AMENDMENT (1,793 S.F.) WHICH IS LIMITED COMMON AREA APPURTENANT TO LOT 16R.

POWDER GALS, LLC,

BY: _____
NAME: Bryan Merkley
ITS: Member
DATE: 3/21/19

SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SMHG INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
NAME: Dan Bartlett
TITLE: AUTHORIZED SIGNATORY
DATE: _____

ACKNOWLEDGEMENT (POWDER GALS, LLC):

STATE OF UTAH California
COUNTY OF Los Angeles } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March 20 19, BY BRYAN Merkley THE AUTHORIZED SIGNATORY FOR POWDER GALS, LLC.

Timothy Patrick Solomon
NOTARY PUBLIC

TIMOTHY PATRICK SOLOMON
COMM. #2157127
Notary Public - California
Marin County
My Comm. Expires Mar. 19, 2021

MY COMMISSION EXPIRES: 3-19-21

RESIDING IN: Tiburon, CA

ACKNOWLEDGEMENT (SMHG PHASE 1 LLC):

STATE OF UTAH _____
COUNTY OF Weber } S.S.

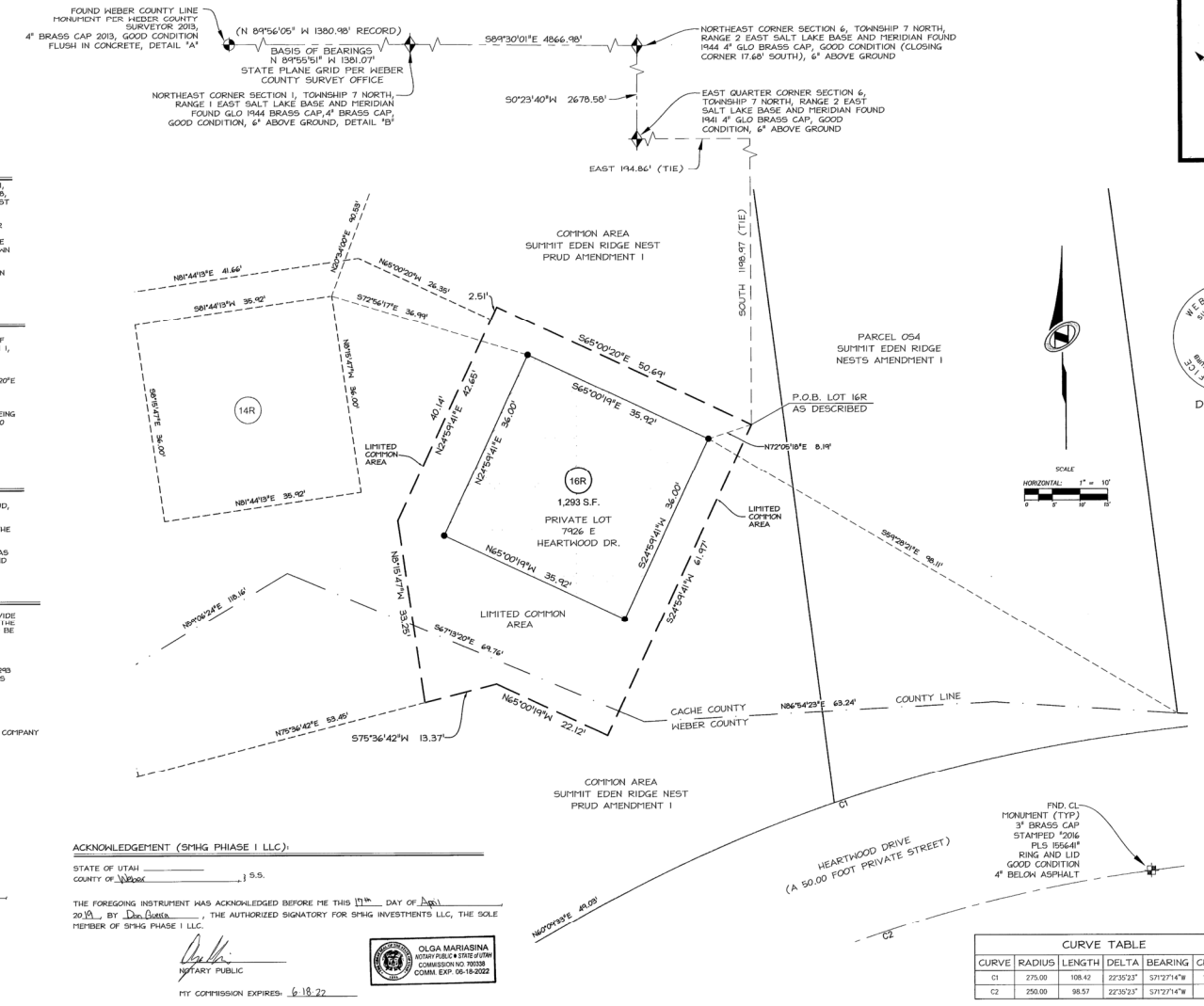
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April 2019, BY Dan Bartlett, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

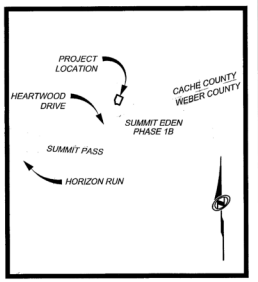
NOTARY PUBLIC

OLGA MARIASINA
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 700338
COMM. EXP. 06-18-2022

MY COMMISSION EXPIRES: 6-18-22

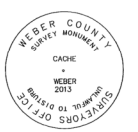
RESIDING IN: Ogden, UT





VICINITY MAP
N.T.S

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



DETAIL "A"

DETAIL "B"

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"

CURVE TABLE

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

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

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____.

SIGNATURE

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 18th DAY OF April, 20 19.
SEE RECORD OF SURVEY # 6223

COUNTY SURVEYOR

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 29 DAY OF APRIL, 20 19.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS 30 DAY OF APRIL 20 19.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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 23 DAY OF [illegible], 20 19.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
TITLE: _____

RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF: SMHG PH1 LLC
ENTRY NO: 2978711
DATE: 07-MAY-19 TIME: 3:33
BOOK: 85 PAGE: 46
FEE $ 30.00

LEANN H KILTS
WEBER COUNTY RECORDER
By: [illegible]

85-46

RIDGE NEST LOT 15R AMENDMENT 3.DWG
Sheet-1
2019-4-18
N:\3807937\CADD\1A-2013-BOUNDREST PLAT 15R AMENDMENT\SURVEY\A.PLATS