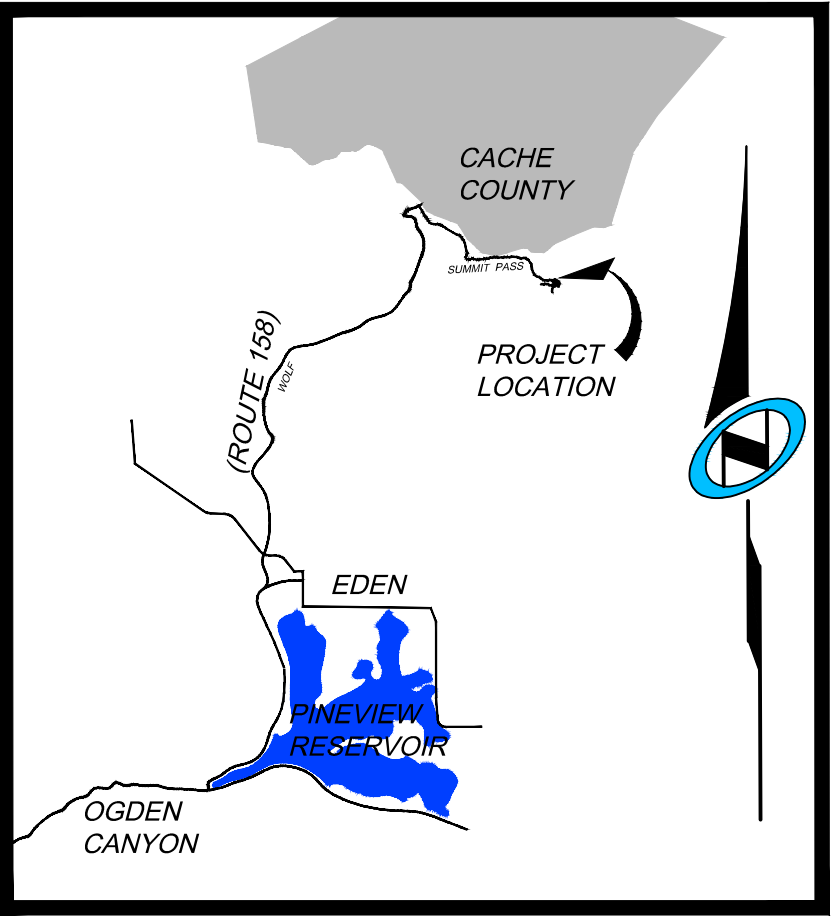


SUMMIT EDEN PHASE 1D

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
DECEMBER 19, 2013



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, 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 IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN PHASE 1D, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS INCLUDING 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.



RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS, SAID POINT BEING SOUTH 3,424.35 FEET AND EAST 4,053.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS 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 THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.); BEGINNING AND RUNNING NORTH 43°58'09" EAST 153.63 FEET; THENCE SOUTH 46°01'51" EAST 50.00 FEET; THENCE SOUTHERLY ALONG A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°01'52" EAST A DISTANCE OF 32.53 FEET); THROUGH A CENTRAL ANGLE OF 90°00'01", A DISTANCE OF 36.13 FEET; THENCE SOUTH 46°01'51" EAST 27.34 FEET; THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.24 FEET; THENCE SOUTH 53°50'58" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 163.75 FEET; THENCE SOUTH 59°58'58" WEST 65.49 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 59°58'58" WEST 5.57 FEET; THENCE SOUTH 30°01'02" EAST 37.31 FEET; THENCE SOUTH 59°58'58" WEST 36.00 FEET; THENCE NORTH 30°01'02" WEST 126.68 FEET; THENCE NORTHWESTERLY ALONG A 343.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 21°30'10" WEST A DISTANCE OF 101.57 FEET); THROUGH A CENTRAL ANGLE OF 170°14'53", A DISTANCE OF 101.44 FEET; THENCE SOUTH 85°44'00" WEST 87.02 FEET; THENCE SOUTHERLY ALONG A 218.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 10°22'29" WEST A DISTANCE OF 74.77 FEET); THROUGH A CENTRAL ANGLE OF 19°44'57", A DISTANCE OF 75.14 FEET; THENCE SOUTH 20°14'58" WEST 79.14 FEET; THENCE SOUTHWESTERLY ALONG A 58.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 65°14'58" WEST A DISTANCE OF 82.73 FEET); THROUGH A CENTRAL ANGLE OF 175.76 FEET; THENCE NORTH 85°44'00" EAST 52.01 FEET; THENCE NORTHERLY ALONG A 118.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 15°18'44" EAST A DISTANCE OF 78.73 FEET); THROUGH A CENTRAL ANGLE OF 38°58'23", A DISTANCE OF 80.26 FEET; THENCE NORTH 34°47'56" EAST 6.10 FEET; THENCE NORTHERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 05°36'59" WEST A DISTANCE OF 29.82 FEET); THROUGH A CENTRAL ANGLE OF 80°49'44", A DISTANCE OF 32.45 FEET; THENCE NORTH 46°01'51" WEST 5.45 FEET; THENCE NORTH 46°01'51" WEST 64.33 FEET; THENCE NORTHERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°58'09" WEST A DISTANCE OF 32.53 FEET); THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 36.13 FEET; THENCE SOUTH 43°58'09" WEST 71.63 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE NORTHWESTERLY ALONG A 283.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 46°01'51" WEST A DISTANCE OF 50.00 FEET); THROUGH A CENTRAL ANGLE OF 10°08'10", ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 136,825 SQUARE FEET OR 3.141 ACRES.

SURVEY NARRATIVE:

1-THE SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLINT 2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" EAST BETWEEN THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 0°00'01" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN VILLAGE ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
- 2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN VILLAGE ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
- 3. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE NEIGHBORHOOD DECLARATION, WEBER COUNTY ORDINANCES, AND UTAH LAW, FOR PURPOSES OF PROPER CONFIGURATIONS OF ALL LOTS AS PERMITTED BY THE NEIGHBORHOOD DECLARATION. ALL OWNERS OF LOTS IN THE NEIGHBORHOOD AGREE THAT ANY SUCH LOT BOUNDARY LINE ADJUSTMENTS SHALL BE ACCOMPLISHED BY RECORDATION OF A DEED BY THE OWNERS OF THE AFFECTED LOTS, ADJUSTING LOT BOUNDARY LINES, AND THAT, UNLESS REQUIRED BY WEBER COUNTY, NO AMENDMENT TO THIS PLAT SHALL BE NECESSARY TO ACCOMPLISH A BOUNDARY LINE ADJUSTMENT; UPON ANY SUCH ADJUSTMENT, ALL AFFECTED OWNERS SHALL EXECUTE A DEED UPON REQUEST OF DECLARANT AS PROVIDED BY THE NEIGHBORHOOD DECLARATION AS WELL AS ANY AMENDMENT TO THIS PLAT REQUIRED BY WEBER COUNTY.
- 4. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
- 5. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT.
- 6. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS OF THE COMMON AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
- 7. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- 8. THIS PLAT ESTABLISHES MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE, SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE ARE PRIVATE ROADS, TO BE OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR MERIDIAN AVENUE, DAYBREAK RIDGE, AND ROLLING DRIVE. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION.
- 9. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY THE APPLICABLE LOCAL WATER AND SEWER SPECIAL SERVICE DISTRICT.
- 10. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
- 11. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SAID AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY, TO CORRECT MISTAKES, REMOVE/CLARIFY AMBIGUITIES OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
- 12. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED, ADDED TO, DELETED OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

PLAT NOTES (CONT):

- 13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI EASEMENT"). DECLARANT MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.
- 14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD, WHETHER OR NOT SHOWN HEREON ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CUTTING SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR. LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- 15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT OF OVER, UNDER AND ACROSS ROAD PARCELS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
- 16. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." HOWEVER, NOTWITHSTANDING SUCH DESIGNATION, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE DESIGNATED OPEN SPACE COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.
- 17. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- 18. DEVELOPMENT PARCEL D IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS, AND IS VESTED WITH TWENTY (20) EQUIVALENT RESIDENTIAL UNITS OF DENSITY.
- 19. ALL LOTS AS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE ROCKY MOUNTAINS, INCLUDING WITHOUT LIMITATION, BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SQUIRRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA. SUCH ANIMALS ROAM FREELY AND MAY ENTER THE LOTS AND OTHER PRIVATELY OWNED PROPERTIES, SCAVENGING, EATING AND DAMAGING PLANTS, FLOWERS, SHRUBS AND TREES, AND CREATING POTENTIAL HAZARDS, NUISANCES AND DAMAGE TO PERSONS AND PROPERTY. EACH OWNER SHALL ASSUME ALL SUCH RISKS AND CONDITIONS FOR ANY SUCH DAMAGE.
- 20. 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 PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.
- 21. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- 22. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- 23. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- 24. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION. SEVERE WEATHER CONDITIONS MAY MAKE THE STATE HIGHWAY, AS WELL AS OTHER ROADS WITHIN THE COMMUNITY, IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
- 25. THIS PLAT DOES NOT AMEND ANY WEBER COUNTY ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND WEBER COUNTY ORDINANCES, THE WEBER COUNTY ORDINANCES SHALL CONTROL.

OWNER'S DEDICATION:

SMHG PHASE I, LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS 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 PHASE 1D, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY, DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES 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 OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN VILLAGE ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 12, 13, 14, 15, AND 18 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

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

SMHG PHASE I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: SMHG INVESTMENTS L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY:
NAME: ELLIOTT BISNOW
TITLE: MANAGER

BY:
NAME: GREGORY VINCENT MAURO
TITLE: MANAGER

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY GREGORY VINCENT MAURO, MANAGER OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN: _____

Sheet 1 of 2

SUMMIT EDEN PHASE 1D
COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN SECTION 8 TOWNSHIP 7 NORTH,
RANGE 2 EAST SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

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 FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ____ DAY OF _____, 20____.

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 ____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLICWAYS 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____.

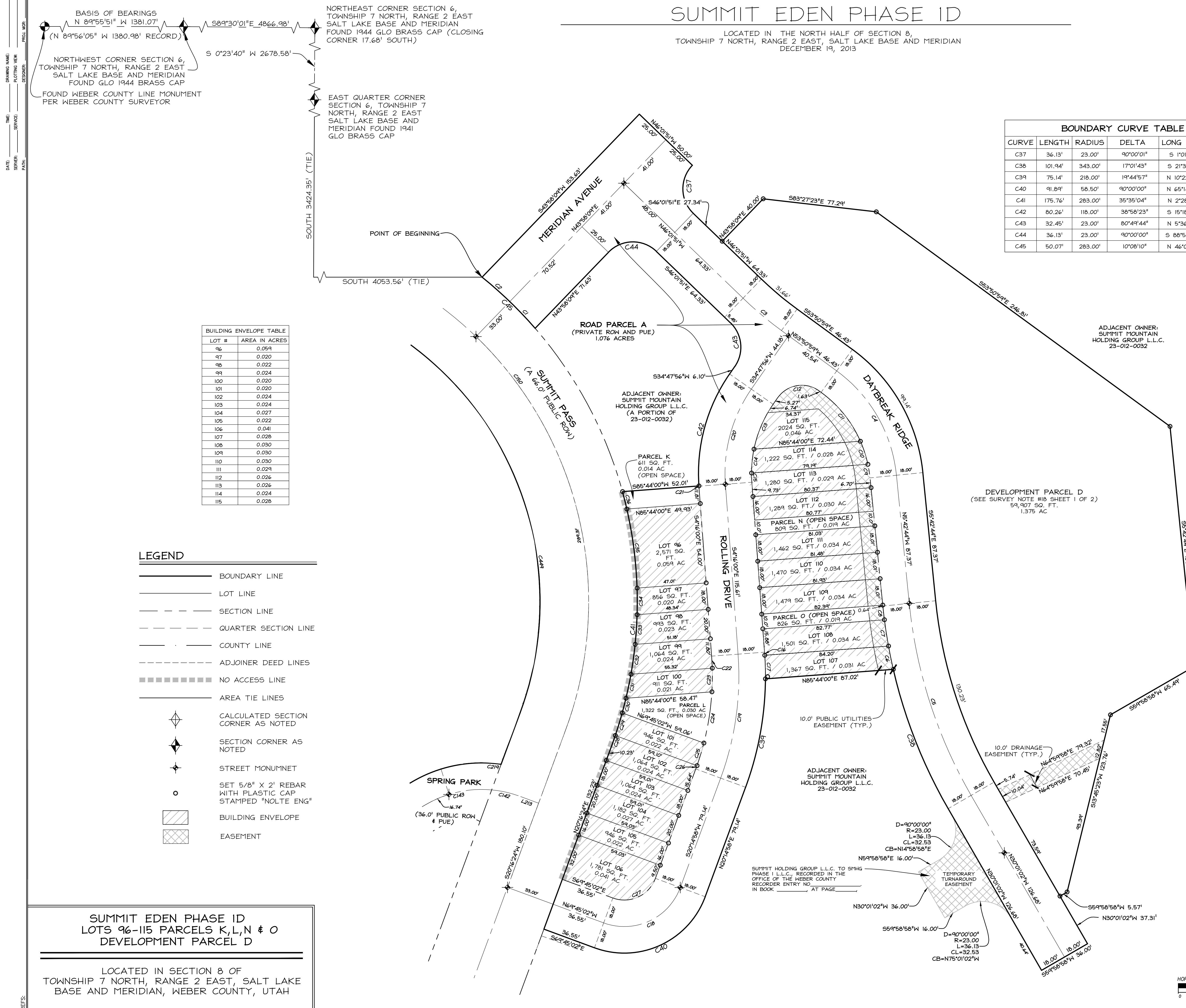
CHAIRMAN, WEBER COUNTY COMMISSION

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF: _____
ENTRY NO: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

NIV15
NOLTE VERTICALFIVE
517 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

SUMMIT EDEN PHASE 1D

LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
DECEMBER 19, 2013



CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C37	36.13'	23.00'	90°00'01"	S 1°01'52" E	32.53'
C38	101.94'	343.00'	17°01'43"	S 21°30'10" E	101.57'
C39	75.14'	218.00'	19°44'57"	N 10°22'29" E	74.77'
C40	91.89'	58.50'	90°00'00"	N 65°14'58" E	82.73'
C41	175.76'	283.00'	35°35'04"	N 2°28'52" E	172.95'
C42	80.26'	118.00'	38°58'23"	S 15°18'44" W	78.73'
C43	32.45'	23.00'	80°49'44"	N 5°36'59" W	29.82'
C44	36.13'	23.00'	90°00'00"	S 88°58'09" W	32.53'
C45	50.07'	283.00'	10°08'10"	N 46°01'51" W	50.00'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	25.03'	283.00'	5°04'05"	S 43°29'49" E	25.02'
C2	25.03'	283.00'	5°04'05"	S 48°33'54" E	25.02'
C3	34.12'	250.00'	7°49'07"	S 49°56'25" E	34.09'
C4	84.02'	100.00'	48°08'14"	N 29°46'51" W	81.57'
C5	137.86'	325.00'	24°18'18"	S 17°51'53" E	136.83'
C6	16.13'	343.00'	2°41'43"	S 11°38'27" E	16.13'
C7	18.06'	343.00'	3°00'59"	S 8°47'06" E	18.06'
C8	9.37'	343.00'	1°33'52"	S 6°29'40" E	9.36'
C9	9.34'	82.00'	6°31'24"	N 8°58'26" W	9.33'
C10	16.50'	82.00'	11°31'41"	N 17°59'59" W	16.47'
C11	43.06'	82.00'	30°05'09"	N 38°48'24" W	42.57'
C12	31.89'	20.00'	91°21'05"	S 80°28'29" W	28.62'
C13	33.35'	82.00'	23°18'12"	S 23°08'50" W	33.12'
C14	16.28'	82.00'	11°22'24"	S 5°48'32" W	16.25'
C15	6.28'	82.00'	4°23'20"	S 2°04'20" E	6.28'
C16	2.12'	218.00'	0°33'22"	S 3°59'19" E	2.12'
C17	16.02'	218.00'	4°12'38"	N 1°36'19" W	16.02'
C18	63.62'	40.50'	90°00'00"	S 65°14'58" W	57.28'
C19	85.58'	200.00'	24°30'58"	S 75°9'29" W	84.93'
C20	68.18'	100.00'	39°03'56"	S 15°15'58" W	66.87'

LOT #	AREA IN ACRES
96	0.059
97	0.020
98	0.022
99	0.024
100	0.020
101	0.020
102	0.024
103	0.024
104	0.027
105	0.022
106	0.041
107	0.028
108	0.030
109	0.030
110	0.030
111	0.029
112	0.026
113	0.026
114	0.024
115	0.028

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - COUNTY LINE
 - - - ADJOINER DEED LINES
 - ▒ NO ACCESS LINE
 - AREA TIE LINES
 - ◆ CALCULATED SECTION CORNER AS NOTED
 - ◆ SECTION CORNER AS NOTED
 - ◆ STREET MONUMENT
 - SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"
 - ▨ BUILDING ENVELOPE
 - ▩ EASEMENT

SUMMIT EDEN PHASE 1D
LOTS 96-115 PARCELS K, L, N & O
DEVELOPMENT PARCEL D

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 2 of 2

NIVIS
NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF: _____
ENTRY NO: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

