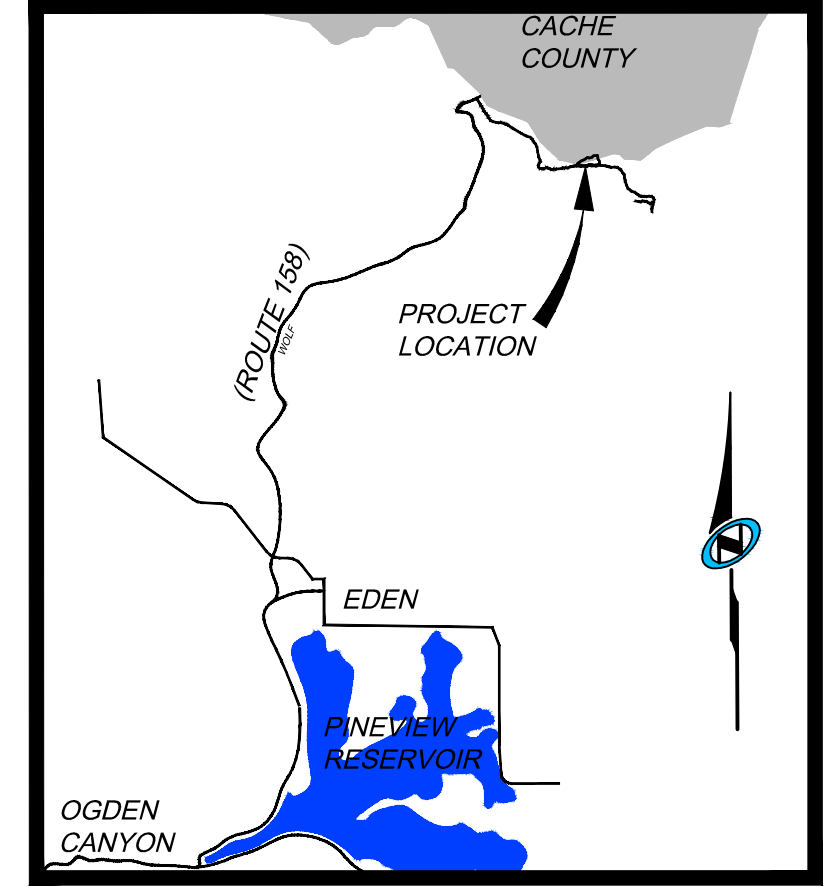


# SUMMIT EDEN RIDGE NESTS - PRUD

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
JANUARY 13, 2014



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 UTAH CODE SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN RIDGE NESTS-PRUD 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  
UTAH CERTIFICATE NO. 155641

## LEGAL DESCRIPTION

DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION, AS RECORDED WITH THE WEBER COUNTY RECORDER.

## SURVEY NARRATIVE:

- 1) THIS SURVEY AND SUBSEQUENT DEVELOPMENT PARCEL WERE COMPLETED AT THE REQUEST OF THE "SMHG PHASE I, L.L.C." FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS.
- 2) THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE.

## 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 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, AND DOES HEREBY:

- **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 9, 13, AND 14 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 \_\_\_\_\_, 2014.

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

## PLAT NOTES:

1. THIS PRUD PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN RIDGE NESTS ("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. CAPITALIZED 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 RIDGE NESTS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL LOTS AND PARCELS 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"). DECLARANT SHALL CONVEY PARCELS A AND B TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION.
3. THE PROJECT IS WITHIN DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE IB SUBDIVISION PLAT ("SUBDIVISION PLAT") AND SUBJECT TO THE NOTES, TERMS AND CONDITIONS OF SUCH PLAT.
4. ACCESS TO THE PROJECT IS THROUGH AN EASEMENT OVER THE PRIVATE ROAD AS NOTED ON THE SUBDIVISION PLAT.
5. INTENTIONALLY DELETED.
6. 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.
7. 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 IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
8. 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 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.
9. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS 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.
10. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
11. 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 IN THE MASTER DECLARATION.
12. 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 SUCH 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.
13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL COMMON AREA 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.
14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ACROSS THE AREA DESIGNATED HEREOF AS A SKI EASEMENT 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.
15. 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, DRIVENWAY, 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.
16. 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.
17. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS PRUD, THE NEIGHBORHOOD ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
18. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
19. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION, WEBER COUNTY PUBLIC ROADS, AS WELL AS PRIVATE ROADS. SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
20. 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.

## ACKNOWLEDGEMENTS:

STATE OF UTAH \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

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

STATE OF UTAH \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY GREGORY VINCENT MAURO, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

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

**NIV5**

**NOLTE VERTICALFIVE**

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

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STATE OF UTAH, COUNTY OF CACHE,  
RECORDED AND FILED AT THE

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

\_\_\_\_\_

CACHE COUNTY RECORDER

Sheet 1 of 2

## SUMMIT EDEN PHASE IB COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN THE SOUTH 1/2 OF SECTION 6,  
SOUTHWEST 1/4 OF SECTION 5 AND NORTH 1/2 OF SECTION 8 OF  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND  
MERIDIAN, WEBER COUNTY, UTAH  
3632 N. WOLF CREEK DRIVE  
EDEN, UT 84310

### 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 AND/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 PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS, IN ACCORDANCE WITH AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND CACHE COUNTY, ENTRY #263768), RECORDED 28 MAY 2013, 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

### WEBER RECORDED #

STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

\_\_\_\_\_

WEBER COUNTY RECORDER

# SUMMIT EDEN RIDGE NESTS - PRUD

A PART OF SUMMIT EDEN PHASE 1B SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JANUARY 13, 2014

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR 2013, GOOD CONDITION

(N 89°56'05" W 1380.98' RECORD)  
BASIS OF BEARINGS  
N 89°55'51" W 1381.07'

NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FOUND GLO 1944 BRASS CAP, GOOD CONDITION

S89°30'01"E 4866.98'

S 0°23'40" W 2678.58'  
SOUTH 1090.71' (TIE)

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

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

WEST 150.96' (TIE)

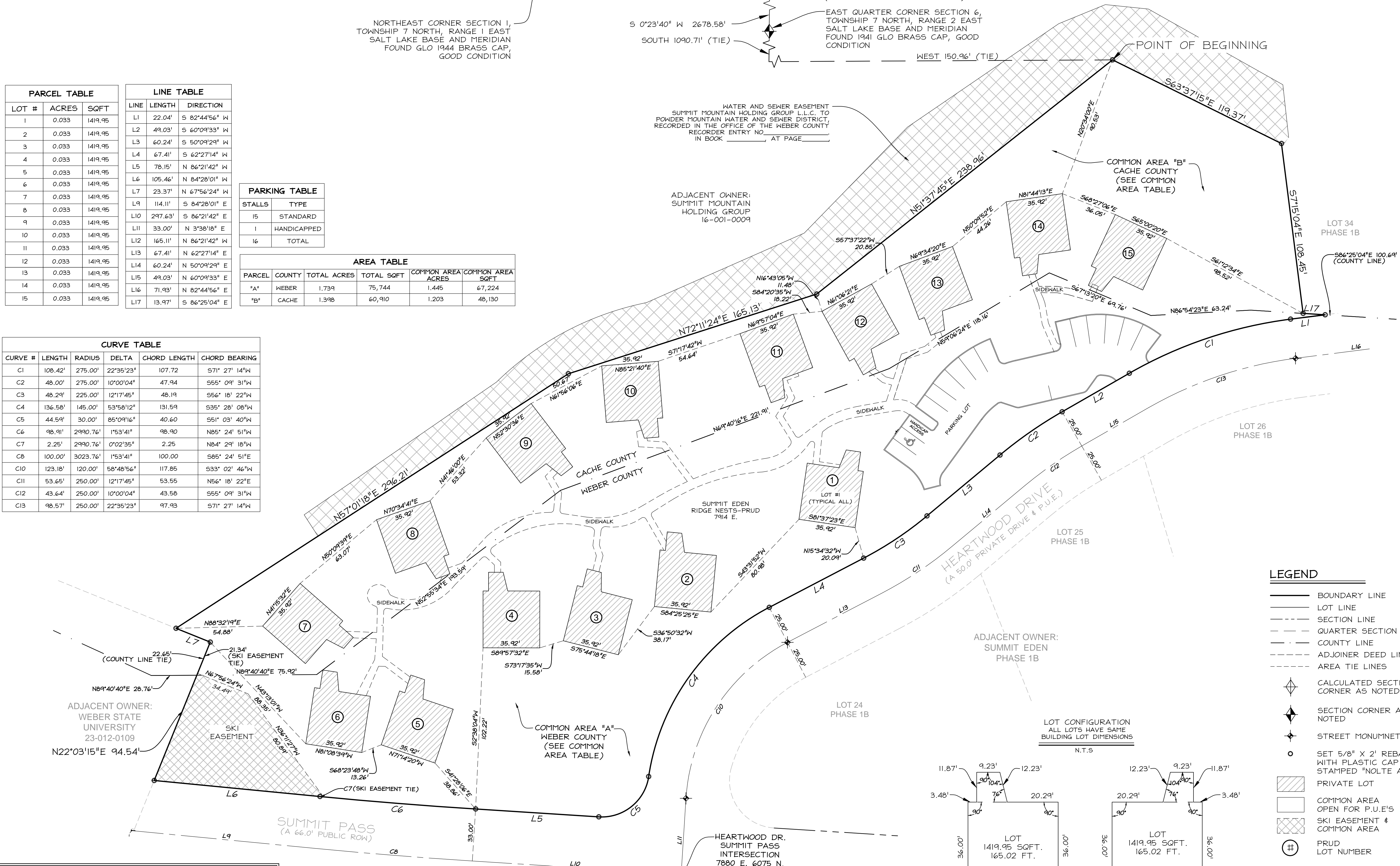
POINT OF BEGINNING

PARCEL TABLE			LINE TABLE	
LOT #	ACRES	SQFT	LINE	DIRECTION
1	0.033	1419.95	L1	22.04' S 82°44'56" W
2	0.033	1419.95	L2	49.03' S 60°09'33" W
3	0.033	1419.95	L3	60.24' S 50°09'29" W
4	0.033	1419.95	L4	67.41' S 62°27'14" W
5	0.033	1419.95	L5	78.15' N 86°21'42" W
6	0.033	1419.95	L6	105.46' N 84°28'01" W
7	0.033	1419.95	L7	23.37' N 67°56'24" W
8	0.033	1419.95	L8	114.11' S 84°28'01" E
9	0.033	1419.95	L9	297.63' S 86°21'42" E
10	0.033	1419.95	L10	33.00' N 3°38'18" E
11	0.033	1419.95	L11	165.11' N 86°21'42" E
12	0.033	1419.95	L12	67.41' N 62°27'14" E
13	0.033	1419.95	L13	60.24' N 50°09'29" E
14	0.033	1419.95	L14	49.03' N 60°09'33" E
15	0.033	1419.95	L15	71.93' N 82°44'56" E
16	0.033	1419.95	L16	13.97' S 86°25'04" E

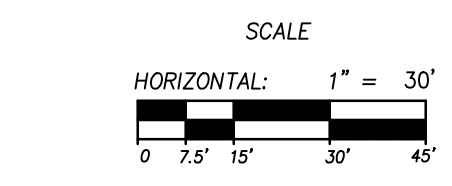
PARKING TABLE	
STALLS	TYPE
15	STANDARD
1	HANDICAPPED
16	TOTAL

AREA TABLE					
PARCEL	COUNTY	TOTAL ACRES	TOTAL SQFT	COMMON AREA ACRES	COMMON AREA SQFT
*A*	WEBER	1.739	75,744	1.445	67,224
*B*	CACHE	1.398	60,910	1.203	48,130

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	108.42'	275.00'	22°35'23"	107.72	S71° 27' 14"W
C2	48.00'	275.00'	10°00'04"	47.94	S95° 04' 31"W
C3	48.29'	225.00'	12°17'45"	48.19	S56° 18' 22"W
C4	136.58'	145.00'	53°58'12"	131.59	S35° 28' 08"W
C5	44.59'	30.00'	85°09'16"	40.60	S51° 03' 40"W
C6	98.91'	2990.76'	1°53'41"	98.90	N85° 24' 51"W
C7	2.25'	2990.76'	0°02'35"	2.25	N84° 29' 18"W
C8	100.00'	3023.76'	1°53'41"	100.00	S85° 24' 51"E
C9	123.18'	120.00'	58°48'56"	117.85	S33° 02' 46"W
C10	53.65'	250.00'	12°17'45"	53.55	N56° 18' 22"E
C11	43.64'	250.00'	10°00'04"	43.58	S55° 04' 31"W
C12	98.57'	250.00'	22°35'23"	97.93	S71° 27' 14"W

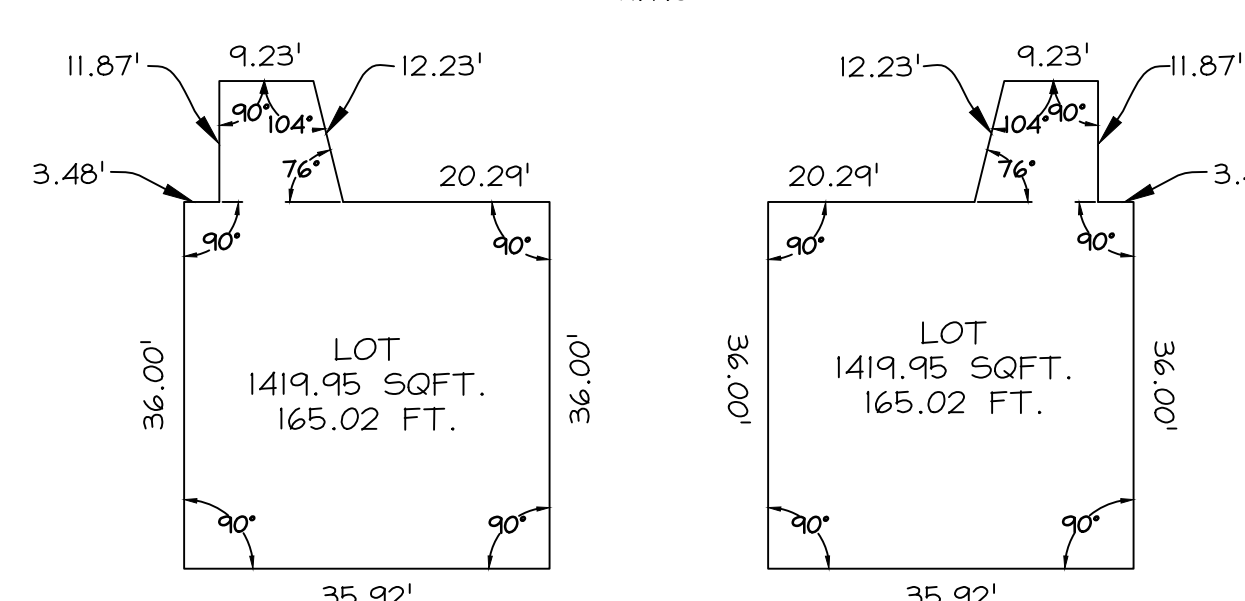


- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - COUNTY LINE
  - ADJOINER DEED LINES
  - AREA TIE LINES
  - CALCULATED SECTION CORNER AS NOTED
  - SECTION CORNER AS NOTED
  - STREET MONUMENT
  - SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
  - PRIVATE LOT
  - COMMON AREA OPEN FOR P.U.E.'S
  - SKI EASEMENT & COMMON AREA
  - PRUD LOT NUMBER



**SUMMIT EDEN RIDGE NESTS - PRUD PLAT**

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, 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

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FEE \$ \_\_\_\_\_  
CACHE COUNTY RECORDER

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