

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 IC, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN 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

BEGINNING AT A POINT THAT IS SOUTH 01°09'02" N SECTION 2, 4.68-4.2 FEET AND EAST 2,031.16 FEET, FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 1 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), RUNNING THENCE NORTH 83°22'20" EAST 385.15 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SUMMIT PASS THE FOLLOWING TEN (10) COURSES: 1) SOUTHERLY ALONG A 603.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 11°56'38" EAST A DISTANCE OF 99.48 FEET), THROUGH A CENTRAL ANGLE OF 09°27'25", A DISTANCE OF 99.60 FEET, 2) SOUTH 12°40'20" EAST 261.55 FEET, 3) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 29°31'31" EAST A DISTANCE OF 192.64 FEET), THROUGH A CENTRAL ANGLE OF 25°42'21", A DISTANCE OF 194.27 FEET, 4) SOUTH 42°22'41" EAST 79.01 FEET, 5) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 54°25'37" EAST A DISTANCE OF 180.78 FEET), THROUGH A CENTRAL ANGLE OF 24°05'53", A DISTANCE OF 182.11 FEET, 6) SOUTH 66°28'34" EAST 225.96 FEET, 7) SOUTHEASTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 57°28'49" EAST A DISTANCE OF 114.77 FEET), THROUGH A CENTRAL ANGLE OF 17°59'29", A DISTANCE OF 115.24 FEET, 8) SOUTH 48°29'04" EAST 89.38 FEET, 9) SOUTHEASTERLY ALONG A 433.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 66°06'41" EAST A DISTANCE OF 262.24 FEET), THROUGH A CENTRAL ANGLE OF 35°15'14", A DISTANCE OF 266.42 FEET AND 10) SOUTH 83°44'18" EAST 160.84 FEET, THENCE SOUTH 01°26'03" WEST 47.96 FEET, THENCE EASTERLY ALONG A 482.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 83°49'36" EAST A DISTANCE OF 203.87 FEET), THROUGH A CENTRAL ANGLE OF 24°25'07", A DISTANCE OF 205.42 FEET; THENCE NORTH 84°03'51" EAST 138.80 FEET; THENCE EASTERLY ALONG A 143.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 89°51'47" EAST A DISTANCE OF 28.90 FEET), THROUGH A CENTRAL ANGLE OF 11°35'53", A DISTANCE OF 28.95 FEET; THENCE NORTH 05°39'44" EAST 64.51 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 31°41'30" EAST A DISTANCE OF 341.83 FEET), THROUGH A CENTRAL ANGLE OF 10°55'47", A DISTANCE OF 393.62 FEET AND 2) SOUTH 20°16'24" WEST 37.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SPRING PARK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE OF SPRING PARK ROAD THE FOLLOWING THIRTY-THREE (23) COURSES: 1) WESTERLY ALONG A 93.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 86°21'09" WEST A DISTANCE OF 86°35'01" WEST A DISTANCE OF 37.32 FEET), THROUGH A CENTRAL ANGLE OF 23°09'03", A DISTANCE OF 37.58 FEET, 2) SOUTHWESTERLY ALONG A 93.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CHORD BEARS SOUTH 67°29'35" WEST A DISTANCE OF 24.33 FEET), THROUGH A CENTRAL ANGLE OF 15°01'49", A DISTANCE OF 24.40 FEET, 3) SOUTH 54°58'41" WEST 28.58 FEET, 4) SOUTH 59°58'41" WEST 23.81 FEET, 5) WESTERLY ALONG A 102.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 86°21'09" WEST A DISTANCE OF 113.10 FEET), THROUGH A CENTRAL ANGLE OF 67°20'21", A DISTANCE OF 119.88 FEET, 6) NORTH 52°40'58" WEST 59.72 FEET, 7) NORTHWESTERLY ALONG A 268.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 65°16'53" WEST A DISTANCE OF 116.91 FEET), THROUGH A CENTRAL ANGLE OF 25°11'49", A DISTANCE OF 117.86 FEET, 8) NORTH 77°52'47" WEST 144.40 FEET, 9) WESTERLY ALONG A 268.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 89°14'55" WEST A DISTANCE OF 119.40 FEET), THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 120.41 FEET, 10) SOUTH 76°22'37" WEST 117.26 FEET, 11) WESTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 88°58'58" WEST A DISTANCE OF 101.27 FEET), THROUGH A CENTRAL ANGLE OF 25°12'43", A DISTANCE OF 102.09 FEET, 12) NORTH 78°24'40" WEST 7.67 FEET, 13) NORTHWESTERLY ALONG A 18.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 50°04'54" WEST A DISTANCE OF 17.08 FEET), THROUGH A CENTRAL ANGLE OF 56°39'33", A DISTANCE OF 17.80 FEET, 14) SOUTHERLY ALONG A 47.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CHORD BEARS SOUTH 11°35'20" WEST A DISTANCE OF 52.21 FEET), THROUGH A CENTRAL ANGLE OF 29°31'06", A DISTANCE OF 243.17 FEET, 15) EASTERLY ALONG A 18.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS NORTH 73°15'33" EAST A DISTANCE OF 17.08 FEET), THROUGH A CENTRAL ANGLE OF 56°39'33", A DISTANCE OF 17.80 FEET, 16) SOUTH 78°24'40" EAST 7.68 FEET, 17) SOUTHEASTERLY ALONG A 268.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 88°59'01" EAST A DISTANCE OF 117.92 FEET), THROUGH A CENTRAL ANGLE OF 25°12'43", A DISTANCE OF 117.93 FEET, 18) NORTH 76°22'37" EAST 117.26 FEET, 19) EASTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 89°14'55" EAST A DISTANCE OF 103.36 FEET), THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 104.24 FEET, 20) SOUTH 77°52'47" WEST 144.40 FEET, 21) SOUTHEASTERLY ALONG A 232.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 65°16'53" EAST A DISTANCE OF 101.21 FEET), THROUGH A CENTRAL ANGLE OF 25°11'49", A DISTANCE OF 102.03 FEET, 22) SOUTH 52°40'58" EAST 59.72 FEET AND 23) SOUTHEASTERLY ALONG A 138.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 62°13'30" EAST A DISTANCE OF 45.75 FEET), THROUGH A CENTRAL ANGLE OF 19°05'03", A DISTANCE OF 45.97 FEET; THENCE SOUTH 18°13'54" WEST 71.30 FEET; THENCE WEST 41.88 FEET; THENCE SOUTH 41.03 FEET; THENCE SOUTH 29°11'41" WEST 337.79 FEET; THENCE NORTH 88°18'57" WEST 1,941.65 FEET; THENCE NORTH 14°02'38" EAST 1,143.47 FEET; THENCE NORTH 35°56'05" WEST 538.55 FEET; THENCE NORTH 34°42'50" EAST 437.67 FEET; THENCE NORTH 22°00'21" EAST 196.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,127,453 SQUARE FEET OR 71.796 ACRES.

SUMMIT EDEN PHASE IC COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN THE SOUTH 1/2 SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

SUMMIT EDEN PHASE IC

LOCATED IN THE SOUTH 1/2 OF SECTION 5, AND THE NORTH 1/2 OF SECTION 8, T 7N, R 2E, 5LBM.
JANUARY 6, 2014

PLAT NOTES:

- LOTS 36, 37R, 38R, 39R, 40R, 41R, 42R, 43R, 44R, 45R, 46R, 77, 78, 79, AND 80 ("MOUNTAIN HOME LOTS") ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES ("MOUNTAIN HOMES DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT"). LOTS 47R, 48R, 49R, 50R, 51R, 52R, 53, 54, 55, 56, 57A, 63, 64, 65, 66, 67, 68, 69R, 70R, 71R, 72R, 73AL, 74R, 75R, 81, 82, 83, 84R, 85R, AND 86R ("VILLAGE LOTS") ARE SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN VILLAGE ("VILLAGE DECLARATION") EXECUTED BY DECLARANT. LOTS 57B, 58, 59, 60A, 60B, 61A, 61B, 62R, 87, 88, 88A, 89B, 90, 91, 92, 93, 94A, 94B(R), AND 95R ("MAIN STREET LOTS") SHALL BE SUBMITTED TO A SUBDIVISION AND/OR CONDOMINIUM DECLARATION ("MAIN STREET DECLARATION") EXECUTED BY DECLARANT, SIMULTANEOUS WITH THIS PLAT OR AT SOME TIME IN THE FUTURE. THE MOUNTAIN HOME LOTS, VILLAGE LOTS, AND MAIN STREET LOTS ARE ALSO SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION"). THE MOUNTAIN HOMES DECLARATION, VILLAGE DECLARATION, MAIN STREET DECLARATION (COLLECTIVELY, THE "NEIGHBORHOOD DECLARATIONS"), AND MASTER DECLARATION HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AND SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. IT IS ANTICIPATED THAT LOT 76R WILL NOT BE SUBMITTED TO ANY OF THE NEIGHBORHOOD DECLARATIONS, BUT SHALL BE SUBJECT TO THE MASTER DECLARATION, AND MAY IN THE FUTURE BE SUBJECT TO ONE OR MORE SUBDIVISION OR CONDOMINIUM DECLARATIONS. CAPITALIZED TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATIONS AND MASTER DECLARATION.
- PURSUANT TO THE MOUNTAIN HOMES DECLARATION, THE SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("MOUNTAIN HOMES ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING CERTAIN COMMON AREA, IF ANY SUBMITTED TO THE VILLAGE DECLARATION, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE MOUNTAIN HOME LOTS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MOUNTAIN HOMES DECLARATION. PURSUANT TO THE VILLAGE DECLARATION, THE SUMMIT EDEN VILLAGE ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("VILLAGE ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING CERTAIN COMMON AREA, IF ANY SUBMITTED TO THE VILLAGE DECLARATION, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE VILLAGE LOTS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE VILLAGE DECLARATION. PURSUANT TO THE MAIN STREET DECLARATION, THE SUMMIT EDEN MAIN STREET ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("MAIN STREET ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING CERTAIN COMMON AREA, IF ANY SUBMITTED TO THE MAIN STREET DECLARATION, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE MAIN STREET LOTS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MAIN STREET DECLARATION. THE RESPONSIBILITIES AND EASEMENTS OF THE MOUNTAIN HOMES ASSOCIATION, VILLAGE ASSOCIATION, AND MAIN STREET ASSOCIATION (COLLECTIVELY, THE "NEIGHBORHOOD ASSOCIATIONS") MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
- INTENTIONALLY DELETED.
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATIONS, 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.
- 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.
- 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.
- 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 SAID 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.
- THIS PLAT ESTABLISHES COPPER CREST, SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. COPPER CREST IS FOR PRIVATE AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE COMMUNITY ASSOCIATION OR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATIONS AND MASTER DECLARATION. COPPER CREST MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATIONS AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. COPPER CREST IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE COPPER CREST OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR COPPER CREST. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATIONS.
- ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- 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.
- DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THIS PLAT, WITHOUT THE CONSENT OF THE AFFILIATED PARTIES, 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.
- 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 DECLARATIONS. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATIONS, 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.
- 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 DECLARATIONS. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATIONS, 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.

PLAT NOTES (CONT.):

- 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 DECLARATIONS. 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 PLAN FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ROAD PARCEL A 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.
- CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." SUCH OPEN SPACE PARCELS ARE NOT PART OR PORTION OF DESIGNATED AS SUCH BY DECLARANT OR CONVEYED TO A NEIGHBORHOOD ASSOCIATION OR THE COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATIONS 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 AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.
- 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 AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
- DECLARANT HEREBY GRANTS AN ACCESS EASEMENT OVER LOT 41R FOR A PRIVATE DRIVEWAY FOR THE USE AND BENEFIT AND AT THE EXPENSE OF THE OWNER OF LOT 42R AS MAY BE NECESSARY FOR ACCESS TO SUCH LOT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE MOUNTAIN HOMES DECLARATION AND MASTER DECLARATION. UPON CONSTRUCTION OF THE PRIVATE DRIVEWAY, THE LOCATION OF THE ACCESS EASEMENT SHALL BE LIMITED TO THE AS-BUILT LOCATION OF SUCH PRIVATE DRIVEWAY.
- 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.
- 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.
- NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED AS RESTRICTED 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.
- NOTICE TO PURCHASERS OF LOTS 44 THROUGH 53: A CONSIDERABLE AMOUNT OF FILL MATERIAL WAS ADDED TO THESE LOTS DURING CONSTRUCTION OF COPPER CREST. THEREFORE, IN ADDITION TO THE PROVISIONS REQUIRED UNDER THE HILLSIDE REVIEW, HABITABLE DWELLINGS BUILT ON THESE LOTS MUST HAVE A STRUCTURAL DESIGN BY A UTAH LICENSED STRUCTURAL ENGINEER SUBMITTED WITH THE BUILDING PERMIT.
- PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- THE NEIGHBORHOOD DECLARATIONS AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- LOT 62R HAS LIMITED ACCESS AS SHOWN HEREON.
- 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.
- 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.
- DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A 10 FOOT WIDE SLOPE DRAIN EASEMENT, 5 FEET ON EACH SIDE OF THE AS-CONSTRUCTED PIPE ALIGNMENT, IN THE APPROXIMATE LOCATION AS SHOWN HEREON ("SLOPE DRAIN EASEMENT"). THE SLOPE DRAIN EASEMENT IS FOR THE PURPOSE OF PROTECTING THE SLOPE OF THE ROADWAY FROM SURFICIAL FAILURES. THE PORTION OF THE SLOPE DRAIN 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.

ACKNOWLEDGEMENT:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I, LLC.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

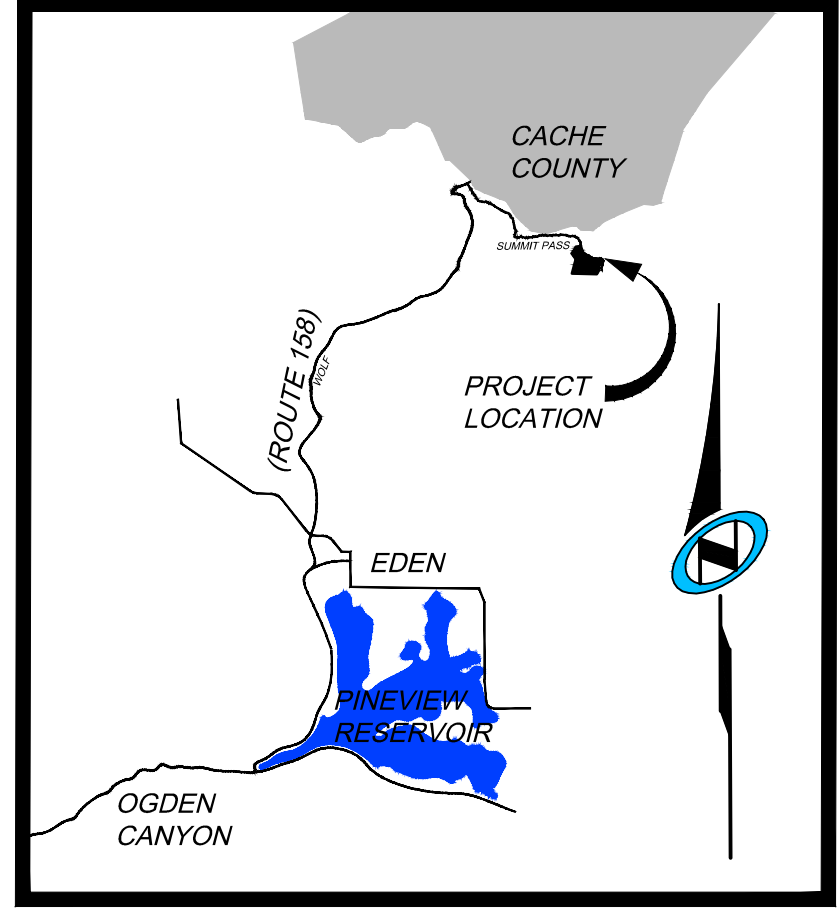
STATE OF UTAH _____ }
COUNTY OF _____ } S.S.

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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN: _____

VICINITY MAP

N.T.S.



SURVEY NARRATIVE:

1-THIS SURVEY SUBDIVIDED THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS, AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT

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. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

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 IC, 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 ERECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 13, 14, 15, 16, 19, AND 28 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

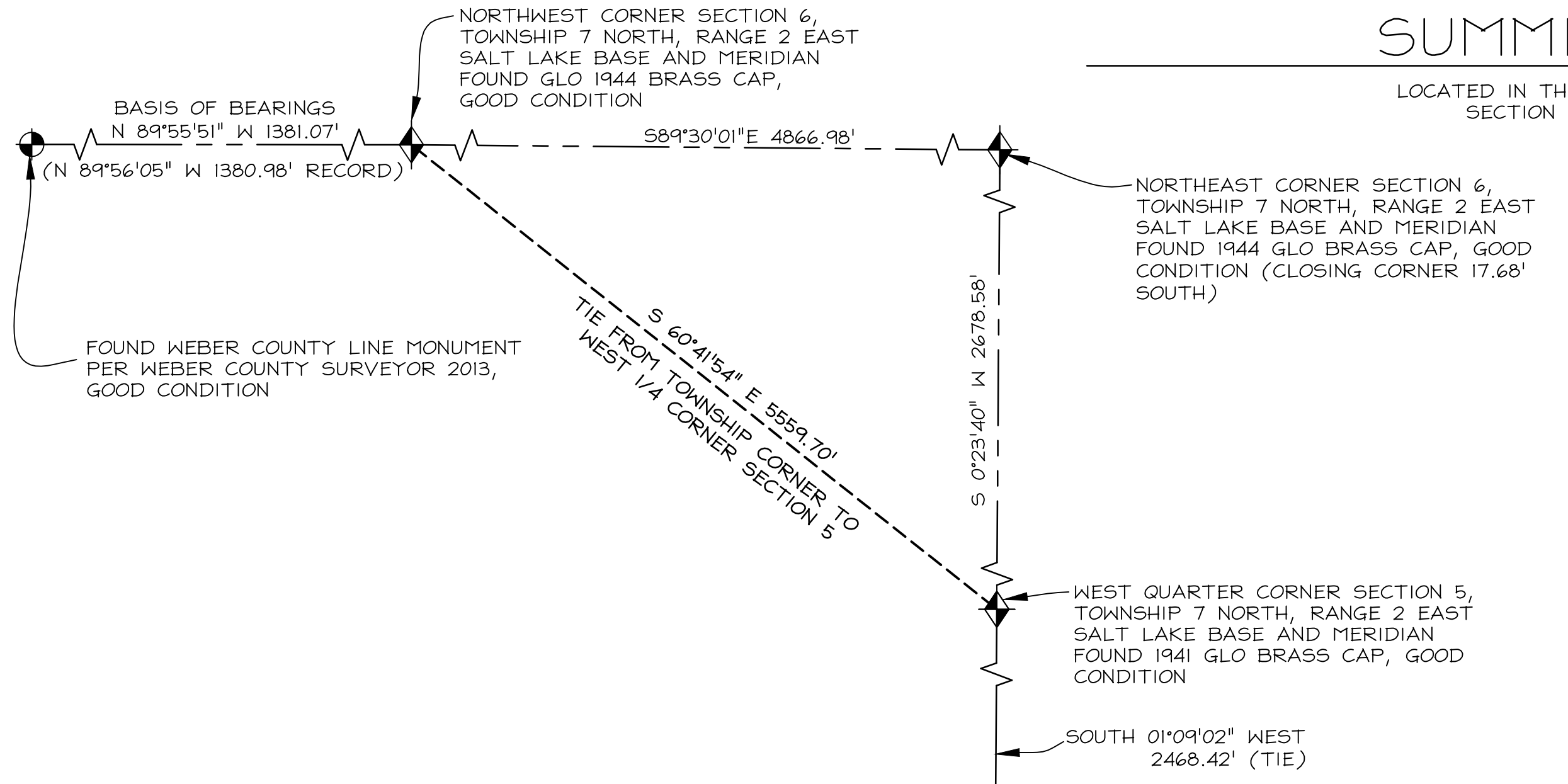
<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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____</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</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>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</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</p> <p>THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>RECORDED #</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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SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T 7N, R 2E, S1E1, WEBER COUNTY, UTAH.
JANUARY 6, 2014

DATE: _____ TIME: _____
DRAWING NAME: _____ SERVICE: _____
SERVER: _____ PLOTTING VIEW: _____
PARCEL: _____ RESPONSE: _____
PROJ. MOR: _____



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	570.42'	10'02'40"	S 11°39'00" E	99.87'
C2	179.46'	400.00'	25'42'21"	S 29°31'31" E	177.96'
C3	168.24'	400.00'	24'05'53"	S 54°25'37" E	167.00'
C4	125.60'	400.00'	17°59'29"	N 57°28'49" W	125.09'
C5	246.12'	400.00'	35°15'14"	S 66°06'41" E	242.25'
C6	131.88'	750.00'	10°04'29"	S 88°46'32" E	131.71'
C7	497.79'	250.00'	114°05'10"	N 36°46'11" W	419.54'
C8	234.46'	700.00'	19°11'27"	S 10°43'38" W	233.37'
C42	99.60'	603.42'	9°27'25"	N 11°56'38" W	99.48'
C43	194.27'	433.00'	25°42'21"	N 29°31'31" W	192.64'
C44	182.11'	433.00'	24°05'53"	N 54°25'37" W	180.78'
C45	115.24'	367.00'	17°59'29"	S 57°28'49" E	114.77'
C46	266.42'	433.00'	35°15'14"	N 66°06'41" W	262.24'
C47	205.42'	482.00'	24°25'07"	N 83°43'36" W	203.87'
C48	28.95'	143.00'	11°35'53"	N 89°51'47" E	28.90'
C49	393.62'	217.00'	103°55'47"	S 31°41'30" E	341.83'
C50	37.58'	93.00'	23°09'03"	S 86°35'01" W	37.32'
C51	24.40'	93.00'	15°01'49"	S 67°29'35" W	24.33'
C52	119.88'	102.00'	67°20'21"	S 86°21'09" E	113.10'
C53	117.86'	268.00'	25°11'49"	N 65°16'53" W	116.91'
C54	120.41'	268.00'	25°44'36"	S 89°14'55" W	119.40'
C55	102.09'	232.00'	25°12'43"	N 88°58'58" E	101.27'
C56	17.80'	18.00'	56°39'33"	S 50°04'54" E	17.08'
C57	243.17'	47.50'	293°19'06"	S 11°35'20" W	52.21'

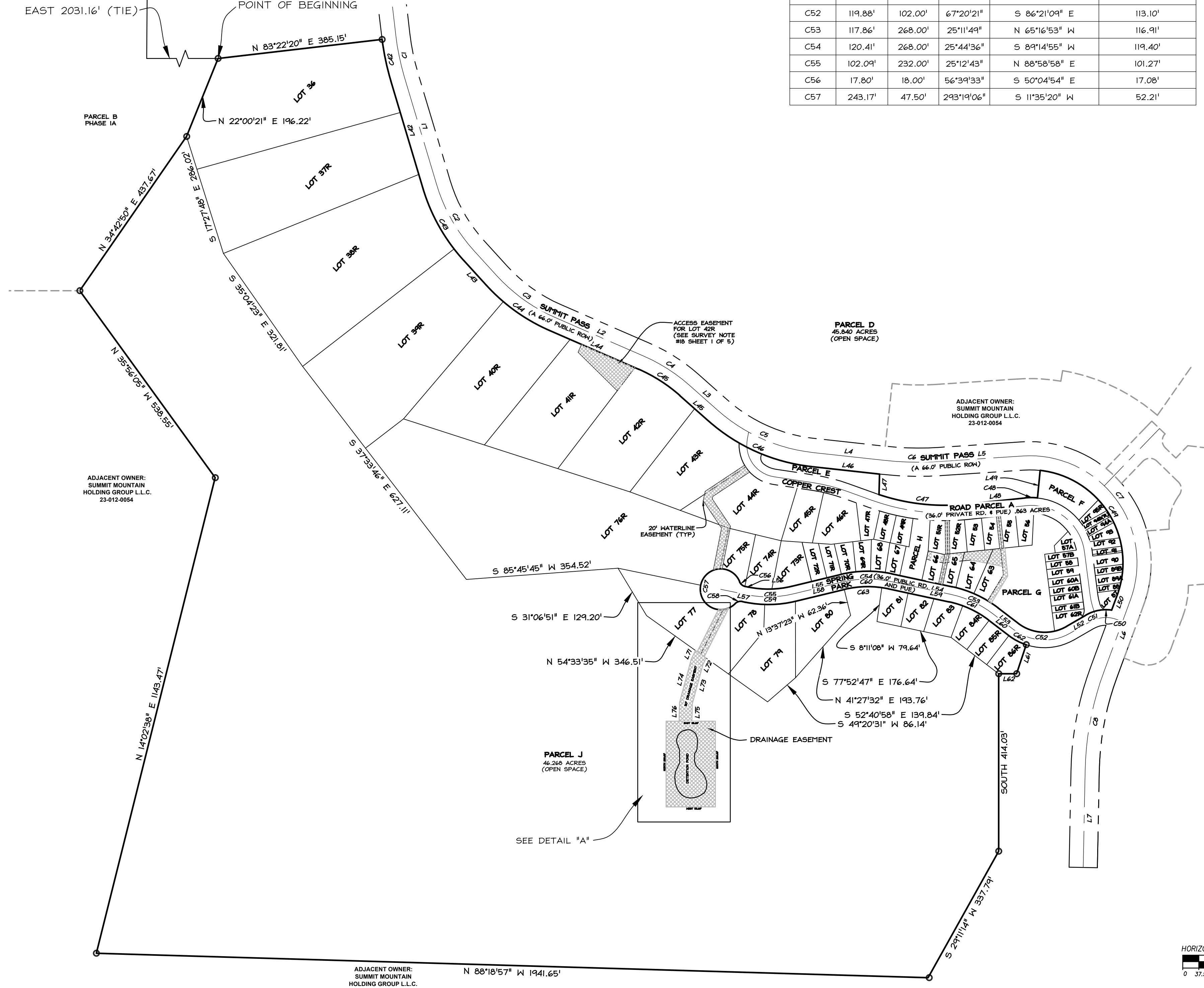
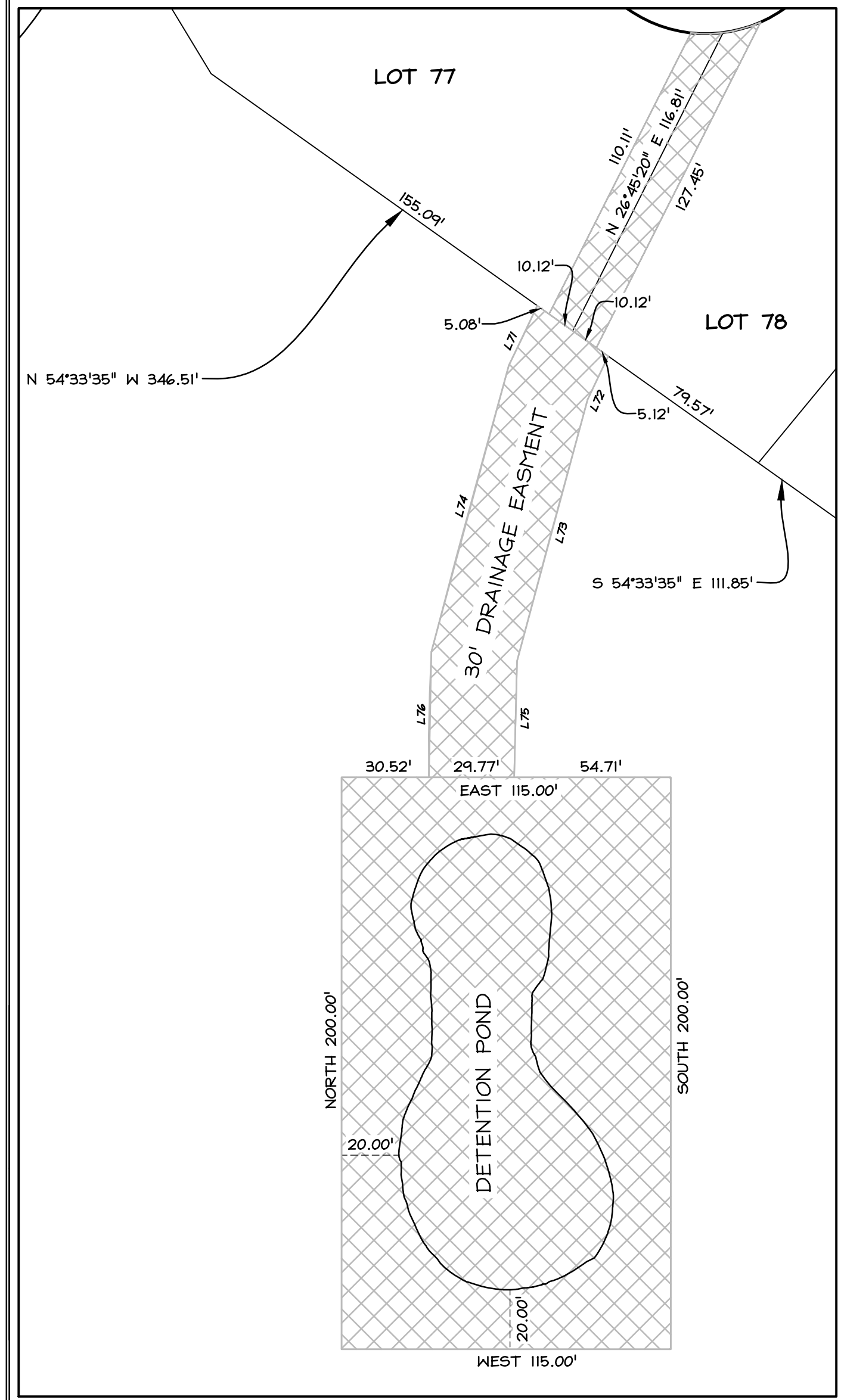
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C58	17.80'	18.00'	56°39'33"	S 73°15'33" W	17.08'
C59	117.93'	268.00'	25°12'47"	N 88°59'01" E	116.98'
C60	104.24'	232.00'	25°44'36"	S 89°14'55" W	103.36'
C61	102.03'	232.00'	25°11'49"	N 65°16'53" W	101.21'
C62	45.97'	138.00'	19°05'03"	S 62°13'30" E	45.75'
C63	88.31'	232.00'	21°48'32"	S 87°16'53" W	87.78'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	261.55'	S 16°40'20" E
L2	225.95'	S 66°28'34" E
L3	89.38'	S 48°29'04" E
L4	166.47'	S 83°44'18" E
L5	193.22'	N 86°11'14" E
L6	180.10'	S 20°16'24" W
L7	226.01'	S 1°07'54" W
L42	261.55'	S 16°40'20" E
L43	79.01'	S 42°22'41" E
L44	225.95'	S 66°28'34" E
L45	89.38'	S 48°29'04" E
L46	160.34'	S 83°44'18" E
L47	47.96'	S 1°26'03" W
L48	138.80'	N 84°03'51" E
L49	64.51'	N 5°39'44" E
L50	37.40'	S 20°16'24" W
L52	52.40'	S 59°58'41" W
L53	59.72'	N 52°40'58" W
L54	144.40'	N 77°52'47" W
L55	117.26'	S 76°22'37" W
L56	7.67'	N 78°24'40" W
L57	7.67'	S 78°24'40" E
L58	117.26'	N 76°22'37" E
L59	144.40'	S 77°52'47" E
L60	59.72'	S 52°40'58" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	71.30'	N 18°13'59" E
L62	41.88'	N 90°00'00" E
L71	23.11'	S 25°31'35" W
L72	16.77'	S 25°26'29" W
L73	94.71'	S 15°07'19" W
L74	103.67'	S 15°07'19" W
L75	40.67'	S 1°23'10" W
L76	43.94'	S 1°07'33" W

DETAIL "A"

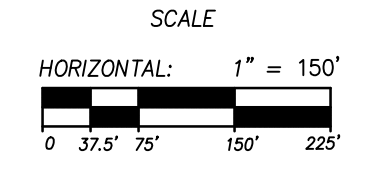
N.T.S.



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
- SET 5/8" X 2' REBAR WITH PLASTIC CAP, STAMPED "NOTLE ASSOC."
- BUILDING ENVELOPE
- EASEMENT

Sheet 2 of 6



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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 PHASE 1C
BOUNDARY AND PARCEL J**

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

ADJACENT OWNER:
SUMMIT MOUNTAIN
HOLDING GROUP L.L.C.
23-012-0054

ADJACENT OWNER:
SUMMIT MOUNTAIN
HOLDING GROUP L.L.C.
23-012-0054

ADJACENT OWNER:
SUMMIT MOUNTAIN
HOLDING GROUP L.L.C.
23-012-0054

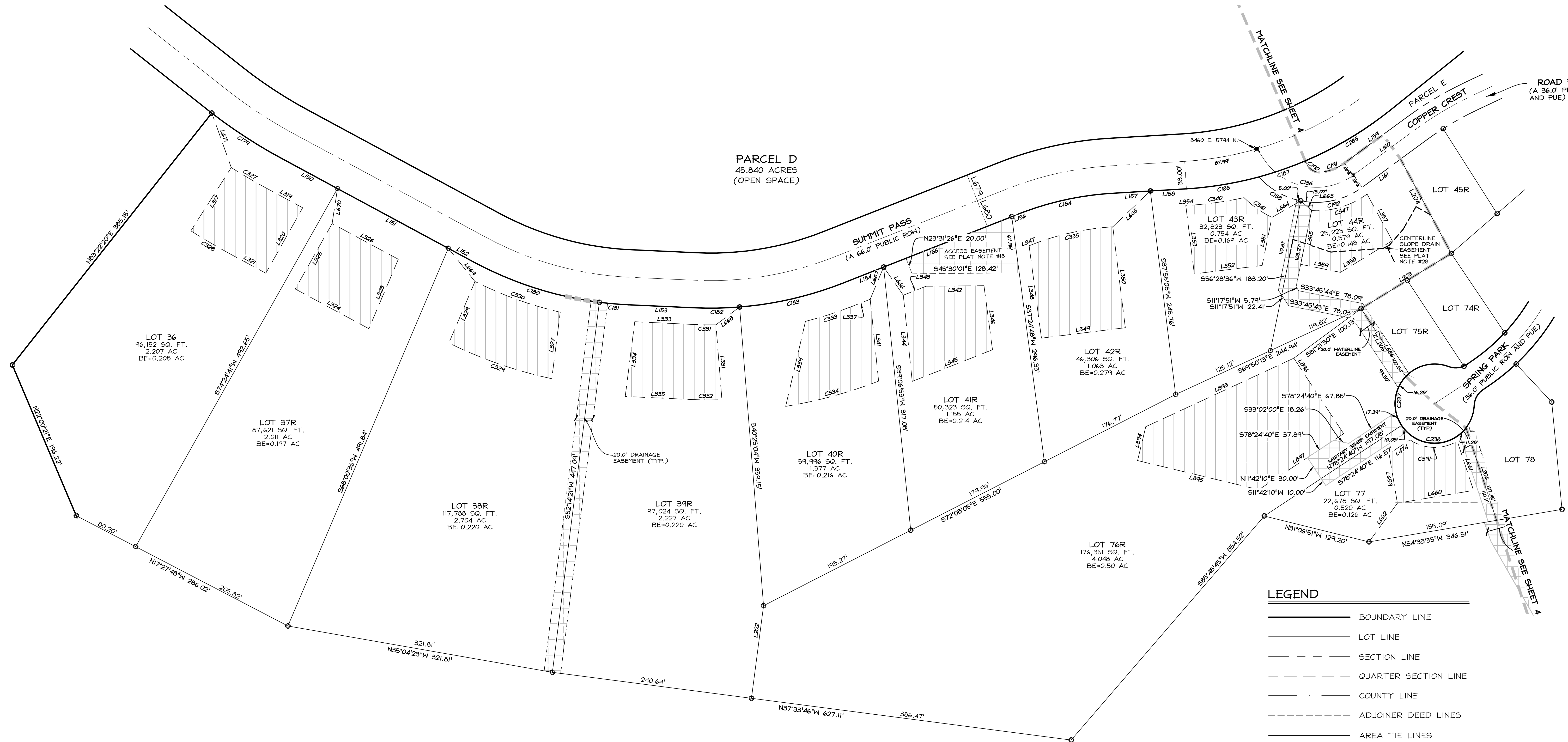
ADJACENT OWNER:
SUMMIT MOUNTAIN
HOLDING GROUP L.L.C.
23-012-0054

XREFS:

SUMMIT EDEN PHASE 1C

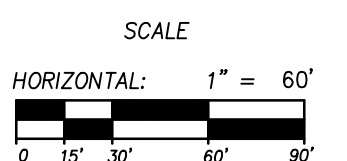
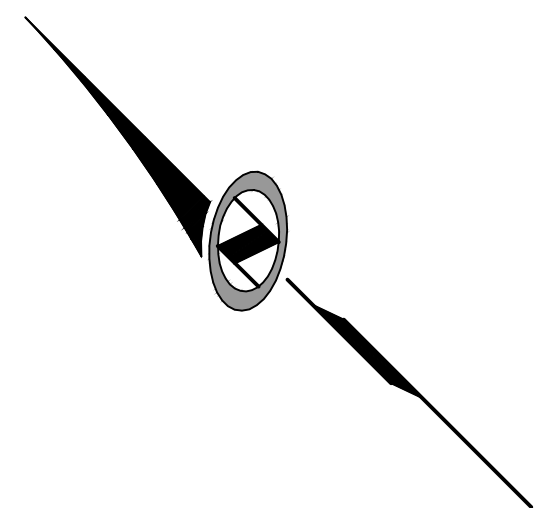
LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T. 7N, R. 2E, S1BM., WEBER COUNTY, UTAH.
JANUARY 6, 2014

DATE: _____ TIME: _____
DRAWING NAME: _____ PLOTTING MEN: _____
SERVER: _____ SERVICE: _____
PARCEL: _____ DESIGNER: _____



ADDRESS TABLE	
LOT #	STREET ADDRESS
36	8335 E. SUMMIT PASS
37R	8343 E. SUMMIT PASS
38R	8349 E. SUMMIT PASS
39R	8365 E. SUMMIT PASS
40R	8395 E. SUMMIT PASS
41R	8409 E. SUMMIT PASS
42R	8431 E. SUMMIT PASS
43R	8449 E. SUMMIT PASS
44R	8465 E. COPPER CREST
76R	8440 E. SPRING PARK
77	8443 E. SPRING PARK

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - AREA TIE LINES
 - SLOPE DRAIN EASEMENT
 - NO ACCESS LINE
 - MATCH LINE
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET MONUMENT
 - SET 5/8" X 2" REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
 - BUILDING ENVELOPE
 - EASEMENT



Sheet **3** of 6

SUMMIT EDEN PHASE 1C
LOTS 36-44R, 76, & 77.

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

RECORDED #

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

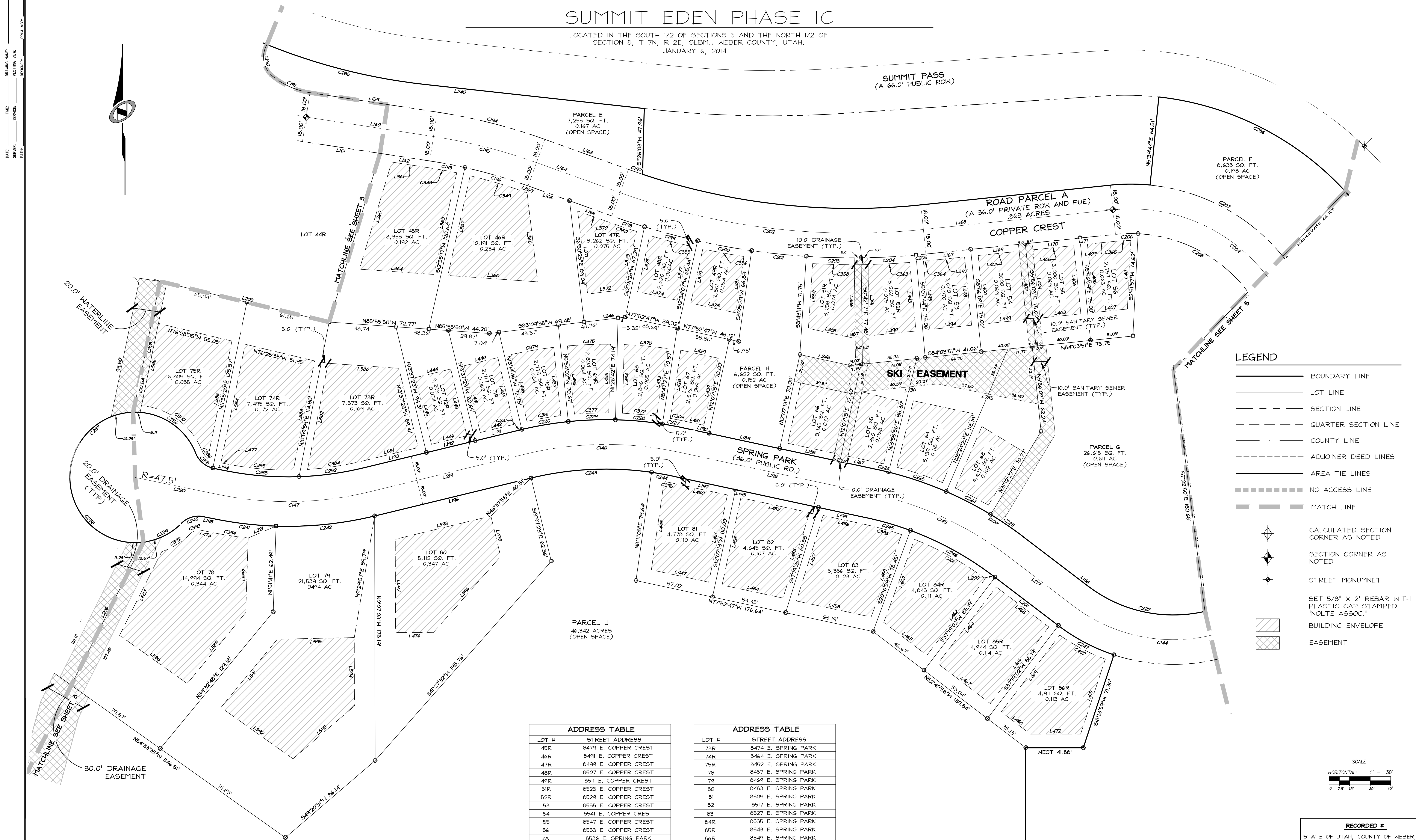
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WEBER COUNTY RECORDER

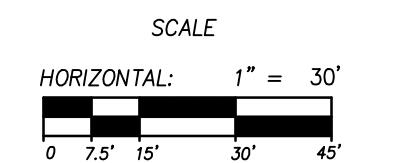
SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T 7N, R 2E, 51B1M, WEBER COUNTY, UTAH.
JANUARY 6, 2014



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- NO ACCESS LINE
- MATCH LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET 5/8" X 2" REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- BUILDING ENVELOPE
- EASEMENT



ADDRESS TABLE	
LOT #	STREET ADDRESS
45R	8479 E. COPPER CREST
46R	8491 E. COPPER CREST
47R	8499 E. COPPER CREST
48R	8507 E. COPPER CREST
49R	8511 E. COPPER CREST
51R	8523 E. COPPER CREST
52R	8529 E. COPPER CREST
53	8535 E. COPPER CREST
54	8541 E. COPPER CREST
55	8547 E. COPPER CREST
56	8553 E. COPPER CREST
63	8536 E. SPRING PARK
64	8532 E. SPRING PARK
65	8528 E. SPRING PARK
66	8520 E. SPRING PARK
67	8508 E. SPRING PARK
68	8502 E. SPRING PARK
69R	8498 E. SPRING PARK
70R	8492 E. SPRING PARK
71R	8488 E. SPRING PARK
72R	8482 E. SPRING PARK

ADDRESS TABLE	
LOT #	STREET ADDRESS
73R	8474 E. SPRING PARK
74R	8464 E. SPRING PARK
75R	8452 E. SPRING PARK
78	8457 E. SPRING PARK
79	8469 E. SPRING PARK
80	8483 E. SPRING PARK
81	8509 E. SPRING PARK
82	8517 E. SPRING PARK
83	8527 E. SPRING PARK
84R	8535 E. SPRING PARK
85R	8543 E. SPRING PARK
86R	8549 E. SPRING PARK

SUMMIT EDEN PHASE 1C
LOTS 45-49, 51-56, 63-75, 78-86, &
PARCELS E-J

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 4 of 6

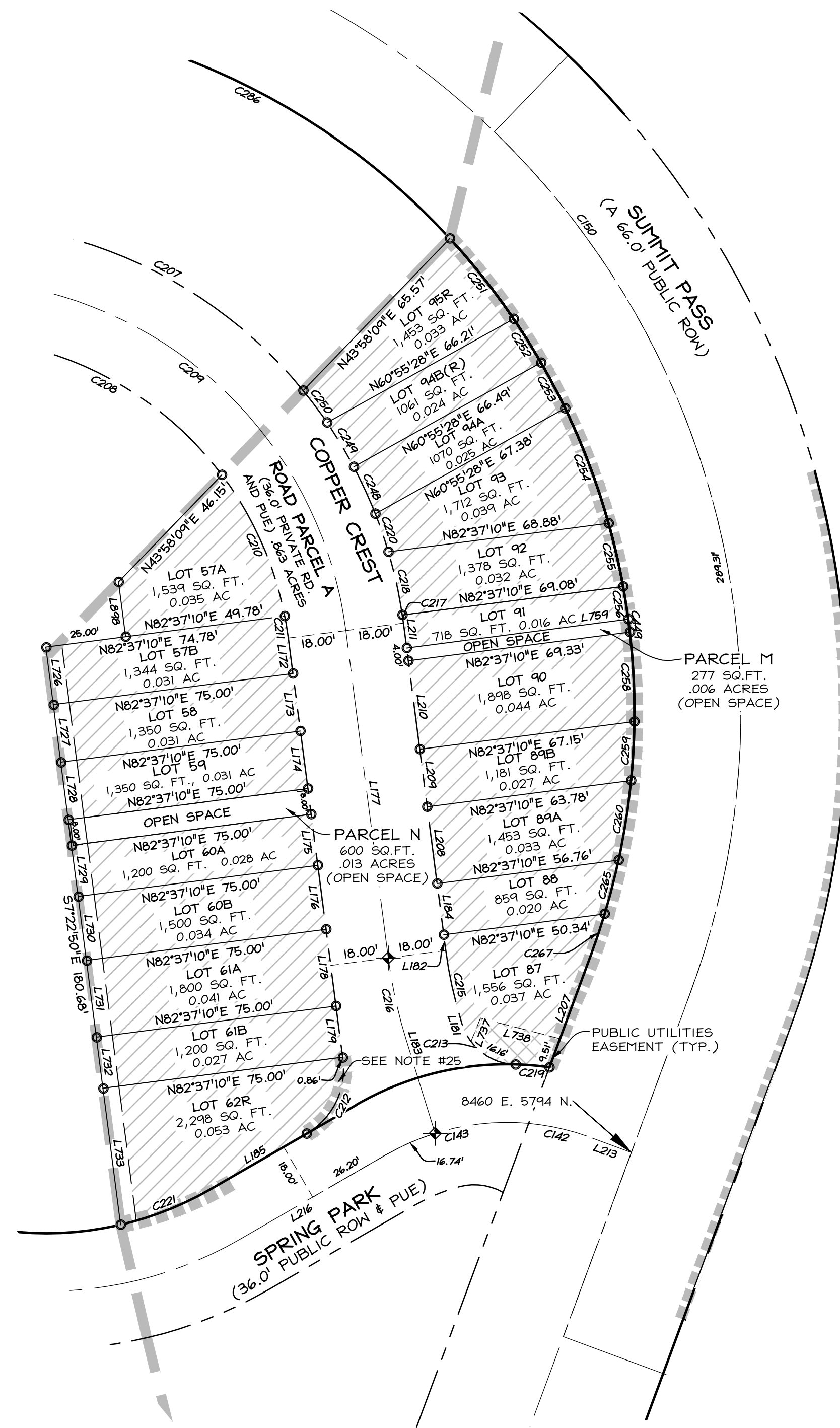
N/V/5
NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
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RECORDED #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE
REQUEST OF: _____
ENTRY NO: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH.
JANUARY 6, 2014

DATE: _____ TIME: _____
DRAWING NAME: _____
SERIES: _____ PLOTTING VIEW: _____
SCALE: _____
PROJ. MOR: _____
RESPONSE: _____

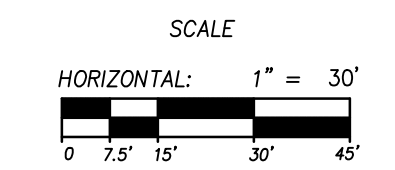


LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- NO ACCESS LINE
- MATCH LINE
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- STREET MONUMENT
- SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- BUILDING ENVELOPE
- EASEMENT

ADDRESS TABLE

LOT #	STREET ADDRESS
57A	5761 N. COPPER CREST
57B	5755 N. COPPER CREST
58	5753 N. COPPER CREST
59	5751 N. COPPER CREST
60A	5747 N. COPPER CREST
60B	5743 N. COPPER CREST
61A	5741 N. COPPER CREST
61B	5737 N. COPPER CREST
62R	5731 N. COPPER CREST
87	5738 N. COPPER CREST
88	5744 N. COPPER CREST
89A	5746 N. COPPER CREST
89B	5750 N. COPPER CREST
90	5752 N. COPPER CREST
91	5756 N. COPPER CREST
92	5758 N. COPPER CREST
93	5760 N. COPPER CREST
94A	5762 N. COPPER CREST
94B	5764 N. COPPER CREST
95R	5766 N. COPPER CREST



SUMMIT EDEN PHASE 1C LOTS 57A-62, 87-95 & PARCEL M & N ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Sheet 5 of 6

N|V|S
NOLTE VERTICALFIVE
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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 PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 AND THE NORTH 1/2 OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH.
JANUARY 6, 2014

DATE: _____ TIME: _____ DRAWING NAME: _____
SERVER: _____ SERVICE: _____ PLOTTING VBR: _____
PAID: _____ ESSENCE: _____

LINE	LENGTH	DIRECTION
L150	76.38'	S 76°40'20" E
L151	150.90'	S 16°40'20" E
L152	34.27'	S 16°40'20" E
L153	79.01'	N 42°22'41" W
L154	52.33'	N 66°28'34" W
L155	165.00'	N 66°28'34" W
L156	8.63'	N 66°28'34" W
L157	46.14'	N 48°29'04" W
L158	43.24'	N 48°29'04" W
L159	93.74'	S 81°19'28" E
L160	93.74'	N 81°19'28" W
L161	57.11'	S 81°19'28" E
L162	36.62'	S 81°19'28" E
L163	64.70'	S 70°13'16" E
L164	64.70'	N 70°13'16" W
L165	32.06'	S 70°13'16" E
L166	32.64'	S 70°13'16" E
L167	32.71'	N 84°03'51" W
L168	138.80'	S 84°03'51" W
L169	40.00'	N 84°03'51" E

LINE	LENGTH	DIRECTION
L170	40.00'	N 84°03'51" E
L171	26.09'	N 84°03'51" E
L172	11.11'	N 7°22'50" W
L173	18.00'	N 7°22'50" W
L174	18.00'	N 7°22'50" W
L175	16.00'	N 7°22'50" W
L176	20.00'	N 7°22'50" W
L177	102.39'	N 7°22'50" W
L178	24.00'	N 7°22'50" W
L179	16.00'	S 7°22'50" E
L180	0.59'	S 17°14'04" E
L182	4.92'	S 7°22'50" E
L183	12.59'	N 17°14'04" W
L184	16.00'	N 7°22'50" W
L185	34.38'	S 59°58'41" W
L186	59.72'	N 26°45'20" E
L187	27.89'	N 77°52'47" W
L188	44.81'	N 77°52'47" W
L189	52.56'	N 77°52'47" W
L190	19.14'	N 77°52'47" W

LINE	LENGTH	DIRECTION
L191	33.20'	S 76°22'37" W
L192	36.54'	S 76°22'37" W
L193	47.52'	S 76°22'37" W
L194	8.30'	N 78°26'05" W
L195	7.67'	S 78°24'40" E
L196	117.26'	N 76°22'37" E
L197	46.57'	S 77°52'47" E
L198	61.71'	S 77°52'47" E
L199	36.12'	S 77°52'47" E
L200	1.68'	S 52°40'58" E
L201	58.04'	S 52°40'58" E
L202	111.93'	S 52°26'14" W
L203	126.69'	N 76°28'35" W
L204	128.38'	N 16°46'15" E
L205	97.33'	N 11°35'20" W
L206	116.81'	N 26°45'20" E
L207	37.40'	N 20°16'24" E
L208	24.00'	N 72°25'0" W
L209	18.00'	N 72°25'0" W
L210	27.70'	N 72°25'0" W

LINE	LENGTH	DIRECTION
L355	65.66'	N 56°28'36" E
L357	63.48'	S 16°46'15" W
L358	72.69'	N 76°28'35" W
L359	48.65'	N 33°31'24" W
L360	81.49'	N 16°46'15" E
L361	27.23'	S 81°19'28" E
L363	75.91'	S 12°35'17" W
L364	54.44'	N 85°55'50" W
L365	65.35'	S 6°50'25" E
L366	65.65'	N 85°55'50" W
L367	74.42'	N 37°24'48" E
L369	1.01'	S 70°13'16" E
L370	24.54'	N 70°13'16" W
L371	60.94'	S 6°50'25" E
L372	26.67'	N 83°09'35" E
L373	43.33'	N 12°07'13" E
L374	29.59'	N 77°52'47" W
L375	41.88'	N 12°07'13" E
L377	40.50'	S 12°34'07" W
L378	33.56'	N 77°52'47" W

LINE	LENGTH	DIRECTION
L329	80.14'	N 68°00'36" E
L331	90.17'	N 40°25'04" E
L333	70.45'	N 22°22'41" W
L334	90.29'	S 52°14'21" W
L335	77.21'	S 42°22'41" E
L337	23.19'	N 66°28'34" W
L339	104.60'	S 58°07'34" W
L341	98.25'	N 39°06'53" E
L342	96.62'	N 45°30'01" W
L343	29.44'	N 66°28'34" W
L344	103.82'	S 39°06'53" E
L345	103.41'	S 66°28'34" W
L346	77.48'	N 37°24'48" E
L347	1.98'	N 66°28'34" W
L348	111.74'	S 37°24'48" W
L349	101.30'	S 52°04'52" E
L350	121.94'	N 37°55'08" E
L352	81.94'	N 52°04'52" W
L353	82.50'	N 37°55'08" E
L354	1.91'	S 48°29'04" E

LINE	LENGTH	DIRECTION
L211	7.78'	N 7°22'50" W
L213	13.00'	S 64°45'32" E
L216	52.40'	N 59°58'41" E
L217	59.72'	S 52°40'58" E
L218	144.40'	S 77°52'47" E
L219	117.26'	N 76°22'37" E
L220	62.39'	S 78°24'40" E
L221	22.05'	S 66°58'15" W
L240	160.34'	N 83°44'18" W
L245	37.44'	S 77°52'47" E
L246	30.21'	N 83°09'35" E
L317	90.00'	N 77°34'14" E
L319	50.61'	S 16°40'20" E
L320	90.02'	S 74°24'41" W
L321	48.91'	N 16°40'20" W
L323	90.39'	N 68°00'36" W
L324	100.24'	N 16°40'20" W
L325	90.02'	N 74°24'41" E
L326	90.16'	N 16°40'20" E
L327	80.34'	S 52°14'21" W

LINE	LENGTH	DIRECTION
L379	40.42'	N 12°34'07" E
L381	41.46'	S 8°08'39" W
L386	52.88'	S 0°42'17" E
L387	2.65'	S 84°03'51" W
L388	32.17'	N 77°52'47" W
L389	47.29'	N 3°43'11" E
L390	34.37'	S 84°03'51" W
L391	51.96'	N 0°42'17" W
L395	50.15'	S 5°07'44" E
L394	30.77'	S 84°03'51" W
L395	50.01'	S 5°07'44" E
L397	27.71'	N 84°03'51" E
L398	50.00'	S 5°56'09" E
L399	30.00'	S 84°03'51" W
L400	50.00'	N 5°56'09" W
L401	30.00'	N 84°03'51" E
L402	50.00'	S 5°56'09" E
L403	30.00'	S 84°03'51" W
L404	50.00'	N 5°56'09" W
L405	30.00'	N 84°03'51" E

LINE	LENGTH	DIRECTION
L406	50.00'	S 5°56'09" E
L407	24.08'	S 84°03'51" W
L408	50.00'	N 5°56'09" W
L409	21.09'	N 84°03'51" E
L411	50.03'	S 2°51'57" W
L428	50.30'	N 8°47'27" E
L429	27.92'	S 77°52'47" E
L430	50.00'	S 12°07'13" W
L431	14.14'	N 77°52'47" W
L433	50.01'	S 8°47'27" W
L434	50.01'	N 1°26'42" E
L435	50.01'	S 1°26'42" W
L436	50.01'	N 5°54'02" W
L437	50.01'	S 5°54'02" E
L438	50.01'	N 13°14'46" W
L439	50.00'	N 13°14'46" W
L440	25.33'	S 76°22'37" W
L441	50.00'	S 13°37'23" E
L442	25.00'	N 76°22'37" E
L443	50.00'	N 13°37'23" W

LINE	LENGTH	DIRECTION
L444	26.54'	S 76°22'37" W
L445	50.00'	S 13°37'23" E
L446	26.54'	N 76°22'37" E
L447	42.68'	N 77°52'47" W
L448	65.08'	N 8°11'08" E
L450	41.57'	S 77°52'47" E
L451	65.00'	S 12°07'13" W
L452	51.24'	N 77°52'47" W
L453	65.00'	S 12°07'13" W
L454	45.32'	S 77°52'47" E
L455	65.27'	N 77°52'47" W
L456	31.55'	N 77°52'47" W
L457	65.27'	S 17°19'26" W
L458	55.64'	S 77°52'47" E
L459	64.01'	N 20°16'39" E
L460	64.46'	N 20°16'39" E
L462	70.16'	S 37°19'02" W
L463	39.51'	N 52°40'58" E
L464	70.19'	N 37°19'02" E
L465	48.04'	S 52°40'58" E

LINE	LENGTH	DIRECTION
L466	70.19'	S 37°19'02" W
L467	48.04'	S 52°40'58" W
L468	26.75'	N 52°40'58" W
L469	70.27'	N 37°19'02" E
L471	57.51'	S 18°13'59" E
L472	36.53'	N 90°00'00" W
L473	7.67'	S 78°24'40" E
L474	30.10'	S 78°24'40" E
L475	30.20'	S 13°37'23" E
L476	27.70'	S 89°52'57" W
L477	3.30'	S 78°24'40" W
L580	51.67'	N 85°55'50" W
L581	42.52'	N 76°22'37" E
L582	78.81'	S 10°59'59" E
L583	80.98'	N 10°59'59" E
L584	88.18'	S 11°35'20" W
L585	87.24'	N 11°35'20" E
L586	61.21'	S 11°35'20" W
L587	68.21'	N 26°45'20" E
L588	60.59'	N 54°33'35" W

LINE	LENGTH	DIRECTION
L589	67.00'	S 39°25'43" W
L590	54.34'	S 1°51'41" W
L591	64.50'	N 39°32'48" E
L592	64.39'	N 54°33'35" W
L593	59.01'	S 49°20'31" W
L594	49.86'	S 0°07'03" E
L595	56.06'	N 88°44'21" E
L596	73.86'	S 41°27'32" W
L597	67.89'	N 0°07'03" W
L598	71.64'	N 76°22'37" E
L659	60.21'	N 35°26'25" E
L660	92.49'	N 54°33'35" W
L661	62.18'	S 26°45'20" E
L662	57.51'	N 81°21'59" E
L663	17.44'	S 2°50'04" E
L664	39.89'	N 74°44'51" W
L665	62.17'	N 88°32'16" W
L666	41.14'	S 10°01'28" W
L667	41.82'	S 67°41'09" W
L668	35.51'	N 81°56'14" W

LINE	LENGTH	DIRECTION
L669	51.04'	S 6°10'33" W
L670	42.46'	S 53°43'28" W
L671	69.38'	S 25°20'45" W
L726	18.00'	S 7°22'50" E
L727	18.00'	S 7°22'50" E
L728	18.00'	S 7°22'50" E
L729	16.00'	N 7°22'50" W
L730	20.00'	N 7°22'50" W
L731	24.00'	N 7°22'50" W
L732	16.00'	N 7°22'50" W
L733	42.68'	N 7°22'50" W
L735	74.82'	S 78°43'54" E
L736	60.62'	N 84°03'51" E
L737	7.77'	S 22°30'22" W
L738	25.46'	S 75°32'18" E
L759	69.35'	S 82°37'10" W
L893	195.57'	N 69°50'13" W
L894	41.73'	S 58°30'00" W
L895	149.34'	S 31°30'00" E
L896	108.41'	N 11°35'20" E

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C142	18.58'	75.00'	141°11'44"	N 77°42'45" W	18.53'
C143	46.09'	75.00'	35°12'42"	S 77°35'02" W	45.37'
C144	141.04'	120.00'	67°20'21"	S 86°21'09" E	133.06'
C145	109.94'	250.00'	25°11'49"	N 65°16'53" W	109.06'
C146	112.33'	250.00'	25°44'36"	S 89°14'55" E	111.38'
C147	110.01'	250.00'	25°12'43"	N 88°58'58" E	109.12'
C150	497.79'	250.00'	114°05'10"	S 36°46'11" E	419.54'
C151	233.86'	700.00'	19°08'30"	S 10°42'09" E	232.77'
C158	17.17'	18.00'	54°38'58"	S 49°04'39" E	16.53'
C179	99.60'	603.42'	9°27'25"	S 11°56'38" E	99.48'
C180	159.37'	433.00'	21°05'19"	S 27°13'00" E	158.47'
C181	34.89'	433.00'	4°37'02"	S 40°04'10" E	34.88'
C182	54.44'	433.00'	7°12'15"	S 45°58'49" E	54.41'
C183	127.67'	433.00'	16°53'38"	S 58°01'46" E	127.21'
C184	115.24'	367.00'	17°59'24"	N 57°28'49" W	114.77'
C185	88.08'	433.00'	11°39'20"	S 54°18'44" E	87.93'
C186	120.43'	75.00'	92°00'14"	N 35°19'21" W	107.90'
C187	58.96'	433.00'	7°48'05"	S 64°02'26" E	58.91'
C188	41.73'	93.00'	36°17'54"	S 15°22'27" E	57.94'
C190	25.68'	18.00'	81°43'50"	S 10°23'05" E	23.55'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C191	29.92'	57.00'	30°04'27"	S 66°17'14" E	29.58'
C192	77.59'	93.00'	47°48'04"	S 57°25'26" E	75.36'
C193	26.00'</				