

RICHARD W. MILLER PROFESSIONAL LAND SURVEYOR UTAH CERTIFICATE NO. 155641

#### LEGAL DESCRIPTION

DEVELOPMENT PARCEL D5R OF SUMMIT EDEN PHASE ID AMENDMENT I, AS RECORDED AND ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DEVELOPMENT PARCEL D5R, SUMMIT EDEN PHASE ID AMENDMENT I, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHEASTERLY BOUNDARY OF SAID SUMMIT EDEN PHASE ID AMENDMENT I, SAID POINT ALSO LIES NORTH 87°49'19" EAST 1,557.97 FEET ALONG THE SECTION LINE AND SOUTH 670.54 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE TOWNSHIP CORNER TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET); THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" 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 NORTH 30°01'02" WEST 89.36 FEET; THENCE NORTHERLY ALONG A 307.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 17°51'53" WEST A DISTANCE OF 129.26 FEET), THROUGH A CENTRAL ANGLE OF 24°18'18", A DISTANCE OF 130.23 FEET; THENCE NORTH 05°42'44" WEST 87.37 FEET; THENCE NORTHWESTERLY ALONG A 118.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 29°46'51" WEST A DISTANCE OF 96.25 FEET), THROUGH A CENTRAL ANGLE OF 48°08'14", A DISTANCE OF 99.14 FEET; THENCE NORTH 53°50'59" WEST 46.43 FEET; THENCE NORTHWESTERLY ALONG A 232.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 49°56'25" WEST A DISTANCE OF 31.63 FEET), THROUGH A CENTRAL ANGLE OF 07°49'07", A DISTANCE OF 31.66 FEET; THENCE NORTH 46°01'51" WEST 36.99 FEET; TO THE POINT OF BEGINNING. CONTAINING: 59.907 SQFT OR 1.375 ARCES

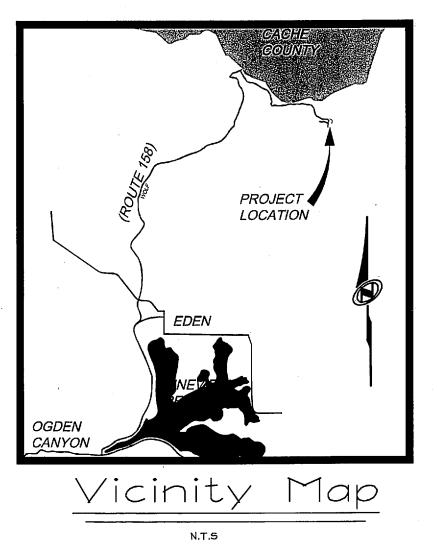
### SURVEY NARRATIVE:

1) THIS SURVEY AND PLAT WERE COMPLETED AT THE REQUEST OF "SMHG PHASE I LLC" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE THIS RESIDENTIAL CONDOMINIUM DEVELOPMENT

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 I 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.

# VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN JANUARY 2016



#### OWNER'S DEDICATION:

SMHG PHASE I LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AND SUBMIT THE SAME TO THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANNOTATED, TITLE 57, CHAPTER 8, AND SET APART AND SUBDIVIDE THE SAME INTO UNITS AND COMMON AREAS AND FACILITIES 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 VILLAGE NESTS AT POWDER MOUNTAIN, A CONDOMINIUM PLAT, AND DOES HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE COMMON AREAS AND FACILITIES AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 1 DAY OF FEBRUARY, 2016.

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

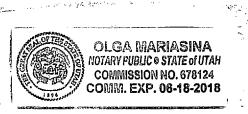


#### ACKNOWLEDGEMENTS:

STATE OF UTAH \_\_\_\_\_\_}

COUNTY OF Weber

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4- DAY OF FEDERALL, 2016 BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC. // //



RESIDING IN: Odn UT 84401

NOTARY PUBLIC MY COMMISSION EXPIRES: 6:18:18

#### PLAT NOTES

1. THIS CONDOMINIUM PLAT ("PLAT") DEPICTS THE VILLAGE NESTS AT POWDER MOUNTAIN, A CONDOMINIUM PROJECT ("PROJECT") CREATED AND GOVERNED BY THAT CERTAIN DECLARATION OF CONDOMINIUM FOR VILLAGE NESTS AT POWDER MOUNTAIN ("CONDOMINIUM DECLARATION") THAT HAS 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. THE PROJECT IS ALSO SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION"). CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION OR CONDOMINIUM DECLARATION. THE CONDOMINIUM DECLARATION AND MASTER DECLARATION SET FORTH THE EASEMENTS, RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROJECT.

2. THE PROJECT IS WITHIN DEVELOPMENT PARCEL D5R OF THE SUMMIT EDEN PHASE ID AMENDMENT I SUBDIVISION PLAT ("SUBDIVISION PLAT") AND SUBJECT TO THE NOTES, TERMS AND CONDITIONS OF SUCH PLAT.

3. ACCESS TO THE PROJECT IS THROUGH AN EASEMENT OVER THE PRIVATE ROAD AS NOTED ON THE SUBDIVISION PLAT. ACCESS TO EACH UNIT IS BY PRIVATE ROADS AND IS NOT WARRANTED BY WEBER COUNTY

5. THE LOCATIONS, DIMENSIONS AND BOUNDARIES OF THE UNITS AND SQUARE FOOTAGE CALCULATIONS ARE BASED SOLELY ON DRAWINGS SUPPLIED BY NOLTE VERTICAL FIVE. THE SQUARE FOOTAGES SHOWN ON THIS PLAT ARE CALCULATED IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND THE CONDOMINIUM DECLARATION. SUCH CALCULATION TYPICALLY DIFFERS SOMEWHAT FROM THE SQUARE FOOTAGE DETERMINED BY THE ARCHITECT OR OTHERS USING DIFFERENT METHODS OF DETERMINING UNIT SIZE. IT IS INTENDED THAT THE SIZE AND BOUNDARIES OF THE UNITS SHALL BE AS CONSTRUCTED.

6. PURSUANT TO THE CONDOMINIUM DECLARATION, THE VILLAGE NESTS AT POWDER MOUNTAIN ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE PROJECT INCLUDING BUT NOT LIMITED TO, THE COMMON AREAS AND FACILITIES, AND THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND PROJECT FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION. SUCH RESPONSIBILITY AND EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").

7. PURSUANT TO THE MASTER DECLARATION, THE COMMUNITY ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY AREAS WITHIN POWDER MOUNTAIN, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION AND CONDOMINIUM DECLARATION.

8. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE DEVELOPMENTAL RIGHTS AS DESCRIBED IN THE CONDOMINIUM DECLARATION, AND DECLARANT SHALL HAVE THE RIGHT TO EXERCISE ANY DEVELOPMENTAL RIGHT PROVIDED FOR IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE PROJECT, ADDING ADDITIONAL RECREATIONAL AND SERVICE FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.

9. THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS "LIMITED COMMON AREAS AND FACILITIES" IS APPURTENANT TO THE RESPECTIVE UNIT IDENTIFIED HEREON AND ARE FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT, SUBJECT TO THE RIGHT OF THE DECLARANT AND ASSOCIATION TO REALLOCATE LIMITED COMMON AREAS AND FACILITIES AS DESCRIBED IN THE CONDOMINIUM DECLARATION

IO. 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

AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL UNITS SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR UNIT WITHIN THE PROJECT SHALL BE MADE OR DONE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL REVIEW

12. ALL OF THE PROPERTY WITHIN THE BOUNDARY DESCRIPTION IS DESIGNATED AS WITHDRAWABLE LAND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AS MORE FULLY SET FORTH IN THE CONDOMINIUM DECLARATION.

13. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS COMMON AREAS AND FACILITIES 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 UNITS, 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 COMMON AREAS AND FACILITIES WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE

14. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF ANY OWNER OR THE ASSOCIATION, AT SUCH TIME AS THE UNITS ARE CONSTRUCTED TO REFLECT THE AS-BUILT LOCATION OF SUCH UNITS. DECLARANT FURTHER RESERVES 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.

15. DECLARANT GIVES NOTICE THAT THE UNITS 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 STUDIÉS HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE UNITS 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 UNIT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

16. ALL UNITS 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 UNITS 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. THE CONDOMINIUM DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF UNITS IN THE PROJECT.

18. IF ANY UNITS ARE REQUIRED, OR REQUESTED BY A PURCHASER, TO BE ADA COMPLIANT THEN ONE OR MORE OF UNITS 1-8 AND 18-20 CAN BE CONSTRUCTED TO MEET SUCH REQUIREMENTS. NO CHANGES WILL NEED TO BE MADE TO THE BOUNDARIES OR AREA OF SUCH UNITS AS SHOWN ON THIS PLAT IN ORDER TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ANY DESIGNS FOR ADA COMPLIANT UNITS WILL BE SUBMITTED TO WEBER COUNTY FOR REVIEW AND APPROVAL PRIOR TO PERMIT.

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.

SEERECORD OF SURVEY #5426

WEBER COUNTY COMMISSION ACCEPTANCE

JUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS

CONDOMINIUM PLAT THEREON ARE HEREBY APPROVED AND

ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS 319 DAY OF FEDYLARY, 20 11.

THIS IS TO CERTIFY THAT THIS CONDOMINIUM PLAT, THE

Sheet 1 of 4

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

5217 SOUTH STATE STREET, SUITE 300 801.743.1300 TEL 801.743.0300 FAX

NOLTE VERTICALFIVE

www.nolte.com

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS CONDOMINUM PLAT WAS

COMMISSION ON THE DAY OF FERRUARY 300 , 2016

CHAIRMAN, MEBER COUNTY COMMISSION
ATTEST: Fatima Jernelius
TITLE: Odnin. assistant CA

WEBER COUNTY RECORDER

SMHG PHASE I, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS CONDOMINIUM PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

WEBER COUNTY ATTORNEY

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 EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS 300 DAY OF FE BYLLY, 20 16

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS

SIGNED THIS\_

WEBER COUNTY ENGINEER

HEREBY CERTIFY THAT THE REQUIRED PUBLIC

MPROVEMENT STANDARDS AND DRAWINGS FOR THIS

AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS

SUFFICIENT FOR THE INSTALLATION OF THESE

CONDOMINIUM PLAT CONFORM WITH COUNTY STANDARDS

# VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JANUARY 2016

ADJACENT OWNER: SMHG LANDCO LLC, PARCEL 23-012-0130

UTILITY, ACCESS AND GRADING EASEMENT.

WATER AND SEWER EASEMENT. ENTRY No. <u>2672955</u>

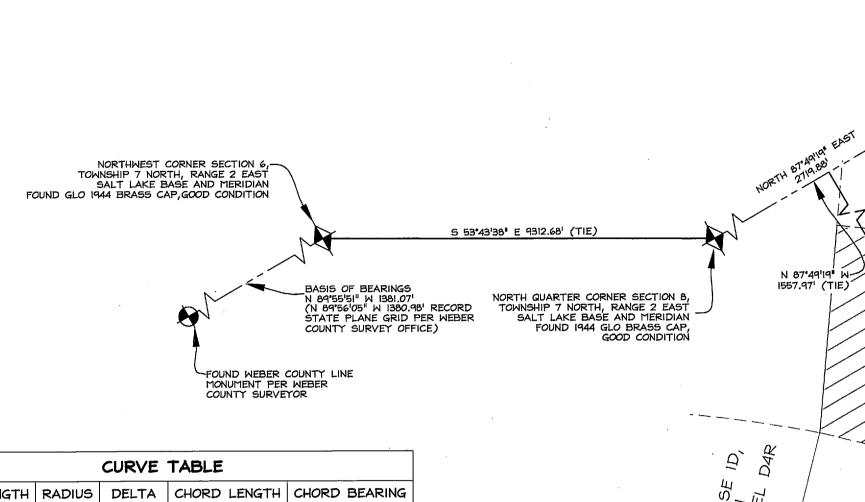
-COMMON AREA ---

SUMMIT EDEN VILLAGE NESTS CONDOMINIUMS 5741 N.

ADJACENT OWNER: SMHG LANDCO LLC, PARCEL 23-012-0130

ENTRY No. 2774940

ADA NOTE: IF ANY UNITS ARE REQUIRED, OR REQUESTED BY A PURCHASER, TO BE ADA COMPLIANT THEN ONE OR MORE OF UNITS 1-8 AND 18-20 CAN BE CONSTRUCTED TO MEET SUCH REQUIREMENTS. NO CHANGES WILL NEED TO BE MADE TO THE BOUNDARIES OR AREA OF SUCH UNITS AS SHOWN ON THIS PLAT IN ORDER TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ANY DESIGNS FOR ADA COMPLIANT UNITS WILL BE SUBMITTED TO WEBER COUNTY FOR REVIEW AND APPROVAL PRIOR TO PERMIT



			CURVE	TABLE	
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.66'	232.00	7°49'07"	31.631	549° 56′ 25″E
C2	34.121	250.00¹	7°49'07"	34.09'	549° 56′ 25″E
СЗ	99.141	118.001	48°08'14"	96.251	529° 46′ 51″E
C4	84.021	100.001	48°08'14"	81.57'	N29° 46′ 51″W
C5	130.231	307.00	24°18¹18"	129.26'	517° 51' 53"E
C6	137.86	325.001	24°18'18"	136.83	517° 51' 53"E

			UNI <sup>.</sup>	T TABLE	
UNIT #	ACRES	SQFT	BLDG TYPE	ASSIGNED GARAGE	ADDRESS
1	0.027	1191.001	VNI	Gl	5741 N. DAYBREAK RIDGE, UNIT #1
2	0.027	1191.001	VNI	G2	5741 N. DAYBREAK RIDGE, UNIT #2
3	0.027	1191.001	VNI	G3	5741 N. DAYBREAK RIDGE, UNIT #3
4	0.027	1191.001	VNI	G4	5741 N. DAYBREAK RIDGE, UNIT #4
5	0.027	1191.001	VNI	G5	5741 N. DAYBREAK RIDGE, UNIT #5
6	0.027	1191,001	· VNI	G6	5741 N. DAYBREAK RIDGE, UNIT #6
7	0.027	1191.001	VNI	G7	5741 N. DAYBREAK RIDGE, UNIT #7
8	0.027	1191.001	VNI	G8	5741 N. DAYBREAK RIDGE, UNIT #8
9	0.017	729.001	VN2	G9	5741 N. DAYBREAK RIDGE, UNIT #9
10	0.017	729.00'	VN2	GIO	5741 N. DAYBREAK RIDGE, UNIT #10
11	0.017	729.001	VN2	GII	5741 N. DAYBREAK RIDGE, UNIT #11
12	0.017	729.00'	VN2	GI2	5741 N. DAYBREAK RIDGE, UNIT #12
13	0.017	729.00'	VN2	GI3	5741 N. DAYBREAK RIDGE, UNIT #13
14	0.017	729.00'	VN2	GI4	5741 N. DAYBREAK RIDGE, UNIT #14
15	0.017	729.001	VN2	GI5	5741 N. DAYBREAK RIDGE, UNIT #15
16	0.017	729.001	VN2	GI6	5741 N. DAYBREAK RIDGE, UNIT #16
17	0.017	729.001	VN2	G17	5741 N. DAYBREAK RIDGE, UNIT #17
18	0.017	729.00'	VN2	GIB	5741 N. DAYBREAK RIDGE, UNIT #18
19	0.017	729.001	VN2	GI9	5741 N. DAYBREAK RIDGE, UNIT #19
20	0.017	729.00'	VN2	G20	5741 N. DAYBREAK RIDGE, UNIT #20

	LINE	ΓABLE .			LINE	<b>TABLE</b>
LINE	LENGTH	DIRECTION		LINE	LENGTH	DIRECTION
LI	20.051	N 55°01'48" W		L21	24.00'	5 5°42'44" E
L2	7.881	N 14°25'30" W		L22	21.00'	5 5°42'44" E
L3	1.94'	5 75°34'30" W		L23	24.001	S 5°42'44" E
L4	24.44'	N 14°25'30" W		L24	45.86'	5 20°52'58" E
L5	33.91'	N 42°34'39" W		L25	25.12 <sup>1</sup>	S 19°17'03" W
L6	50.18 <sup>1</sup>	N 87°03'06" E		L26	24.00'	5 24°05'24" E
L7	24.001	N 75°38'57" E		L27	15.10 <sup>1</sup>	N 79°24'45" E
L8	24.001	5 14°21'03" E		L28	24.00'	5 65°54'36" W
L9	38.51	S 78°49'42" E		L29	31.11	S 54°13'41" W
Lio	24.001	S 14°25'30" E		L30	5.66'	N 69°14'19" W
LII	24.001	S 75°34'30" W		L31	24.001	S 65°45'41" W
LI2	33.49'	S 63°56'54" E		L32	30.02'	N 83°29'04" W
LI3	24.00'	5 14°25'30" E		L33	12.16'	5 40°20'02" E
LI4	33.181	S 81°11'56" E		L34	24.44'	S 29°53'33" E
L15	24.001	5 14°25'30" E		L35	1.94'	S 60°06'27" W
L16	62.44'	N 67°45'00" W		L36	7.87'	S 29°53'33" E
LI7	24.621	S 71°27'12" E		L37	28.29'	5 60°06'27" W
L18	24.00'	N 84°26'II" E		L38	37.851	N 28°32'35" W
LI9	6.861	N 41°55'15" E		L39	7.87'	S 24°39'40" E
L20	24.001	S 5*33'49" E		L40	1.941	S 65°20'20" W
			-			

LINE	LENGTH	DIRECTION
L41	24.44'	5 24°39'40" E
L42	24.00'	N 24°14'19" W
L43	36.24	N 85°42'07" W
L44	4.151	5 23*56'11" E
L45	2.251	5 66°03'49" W
L46	20.171	5 23*56'11" E
L47	13.431	S 4°25'18" W
L48	28.29'	5 84°24'45" W
L49	35.55'	5 60°43'08" W
L50	24.00¹	N 77°15'28" E
L51	44.89'	S 61°54'42" W
L52	49.731	N 79°29'01" W
L53	24.00'	5 84°17'16" W
L54	27.45 <sup>1</sup>	5 81°50'38" W
L55	28.29'	5 84°24'45" W
L56	20.261	N 13°06'46" E
L57	28.87'	5 21°22'10" E
L58	19.77'	5 31°29'03" E
L59	4.15'	S 5*24'36" E
L60	2.25	S 84°35'24" W

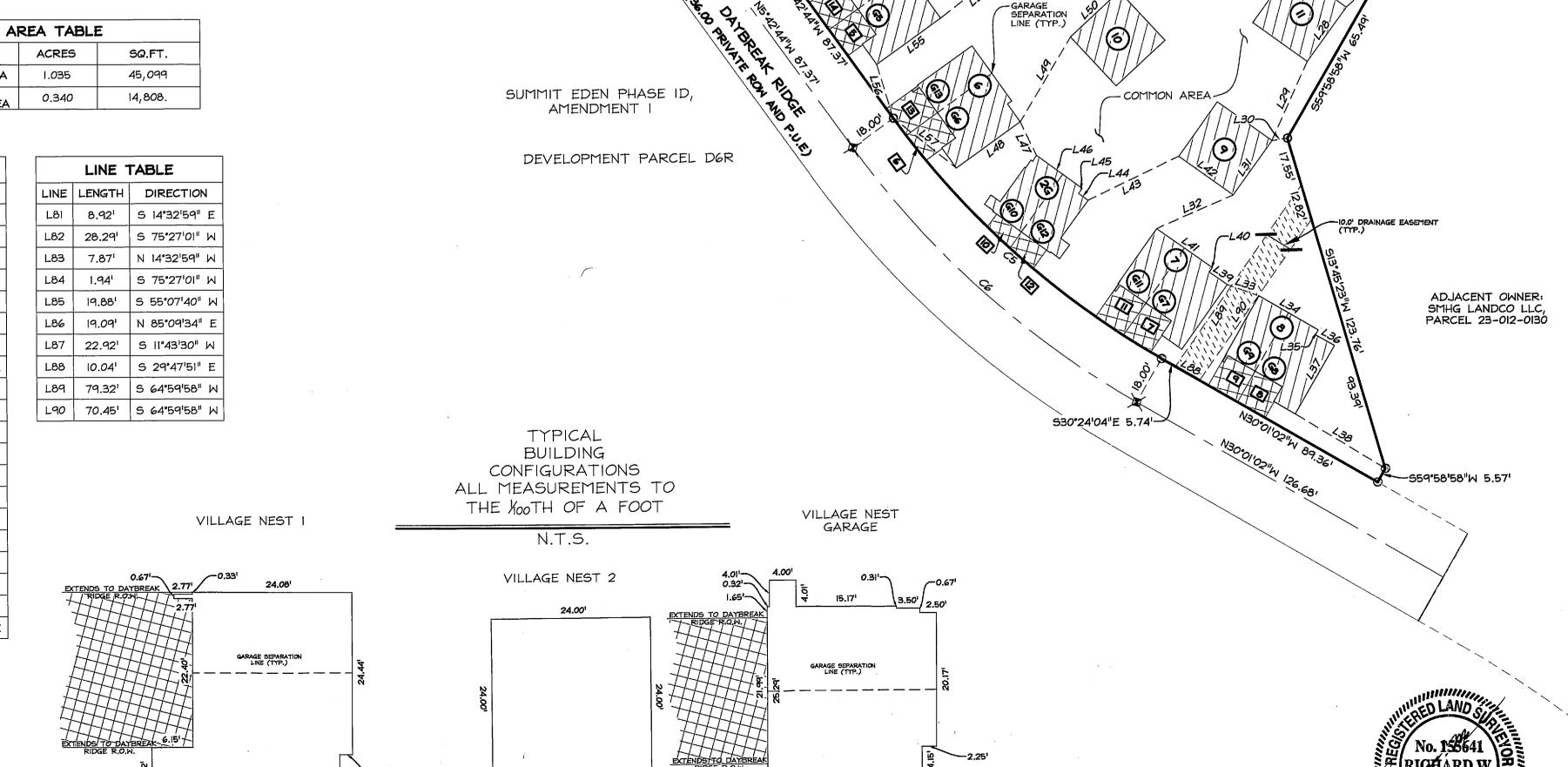
	LINE	<b>TABLE</b>
LINE	LENGTH	DIRECTION
L6i	20.171	S 5°24'36" E
L62	12.54'	N 20"11'13" E
L63	20.97'	S 73°58'25" W
L64	24.00'	N 84°17'16" E
L65	34.15¹	5 21°59'28" W
L66	24.19 <sup>1</sup>	N 57°56'52" W
L67	24.44'	N 14°25'30" W
L68	1.94'	S 75°34'30" W
L69	7.881	N 14°25'30" W
L70	33.96'	5 56*32'21" W
L7I	24.00'	N 75°34'30" E
L72	22.871	N 47°41'47" W
L73	24.44'	N 14°32'59" W
L74	22.031	N 75°14'23" W
L75	1.941	S 75°27'01" W
L76	7.881	N 14°32'59" W
L77	28.29'	S 75°27'01" W
L78	8.92'	S 14°32'59" E
L79	16.301	N 70°12'50" E
L80	17.17'	N 28'09'54" E

LIMITED MMON AREA	0.340
LE	
IRECTION	LIZE
5°24'36" E	L81
20°11'13" E	L82
73°58'25" W	L83
84°17'16" E	L84
21°59'28" W	L85
57°56'52" W	L86
14°25'30" W	L87
75°34'30" W	L88
14°25'30" W	L89
56°32'21" W	L90
75°34'30" E	
47°41'47" W	
14°32'59" W	
75°14'23" W	
75°27'01" W	
14°32'59" W	
75°27'01" W	
14°32'59" E	E
70°12'50" E	7
28°09'54" E	
	7
	#

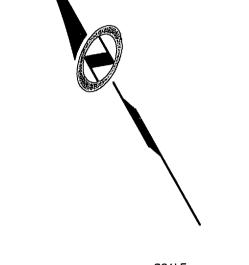
COMMON AREA

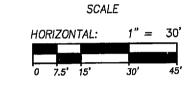
—SOUTHEAST CORNER SECTION
5, TOWNSHIP 7 NORTH,
RANGE 2 EAST
SALT LAKE BASE AND
MERIDIAN (CALCULATED)

POINT OF BEGINNING N46°01'51"W 64.33"

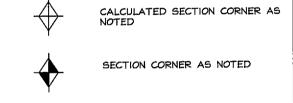


ALL CORNERS ARE 90° ANGLES





LEGEND:	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	QUARTER SECTION LIN
	ADJOINER DEED LINE

















NOLTE VERTICALFIVE 5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107 801.743.1300 TEL 801.743.0300 FAX RECORDED #

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: 2111000

SMHG PHASE 1, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310

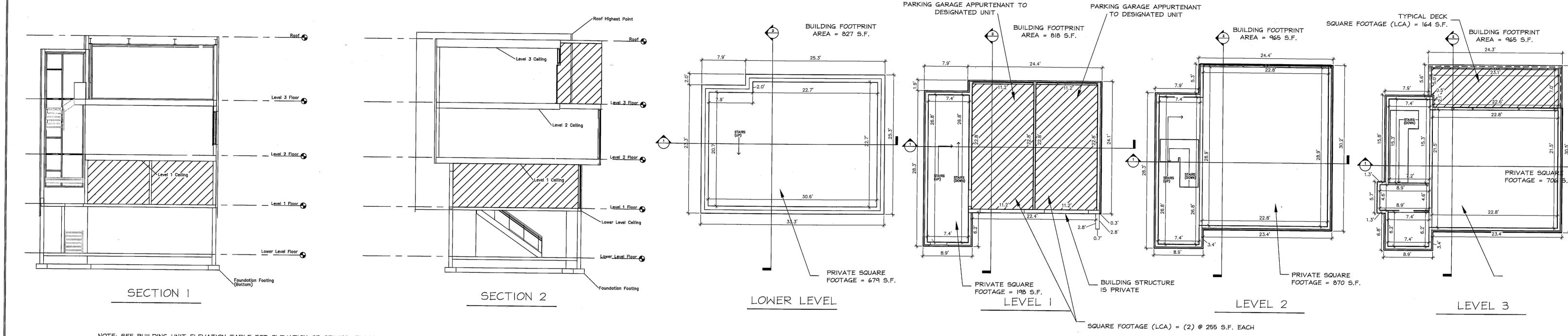
78-8L

# VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN JANUARY 2016

> VILLAGE NEST 1 (VNI) UNITS 1,2,3,4,5,6,7,\$ 8

> > N.T.S. JANUARY 2014



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

### BUILDING UNIT ELEVATION TABLE

BUILDING	Foundation	Louis Louis	Lower Level	11	Lovel 1	1					
UNIT #	Footing (Bottom)		1	Level	Level 1	Level 2	Level 2	Level 3	Level 3		Roof Highest
1			Ceiling	Floor	Ceiling	Floor	Ceiling	Floor	Ceiling	Roof	Point
	8628.67	8631.50	8640.00	8640,50	8648.44	8649.50	8658.45	8659.50	8669.50	8671.00	8672.17
2	8625.17	8628.00	8636.50	8637.00	8644.94	8646.00	8654.95	8656.00	8666.00	8667.50	8668.67
3	8619.18	8622.01	8630.51	8631.01	8638.95	8640.01	8648.96	8650.01	8660.01	8661.51	8662.68
<del></del>	8617.92	8620.75	8629.25	8629.75	8637.69	8638,75	8647.70	8648.75	8658.75	8660.25	
	8616.47	8619.30	8627.80	8628.30	8636.24	8637.30	8646.25	8647.30	8657.30	8658.80	8661.42
6	8616.17	8619.00	8627.5	8628.00	8635,94	8637.00	8645.95	8647.00	8657.00		8659.97
7	8619.15	8621.98	8630.48	8630.98	8638.92	8639.98	8648.93	8649.98	8659.98	8658.50	8659.67
8	8623.37	8626.20	8634.70	8635.20	8643.14	8644.20	8653.15	8654.20	8664 20	8661.48	8662.65

### AREA DESIGNATION TABLE

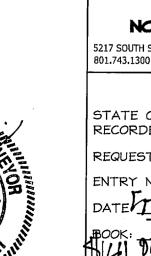
PRIVATE SQUARE FOOTAGE	2453 S.F.
LIMITED COMMON SQUARE FOOTAGE	674 S.F.

LEGEND

LIMITED COMMON AREA AND FACILITIES (LCA)

PRIVATE OWNERSHIP

Sheet 3 of 4



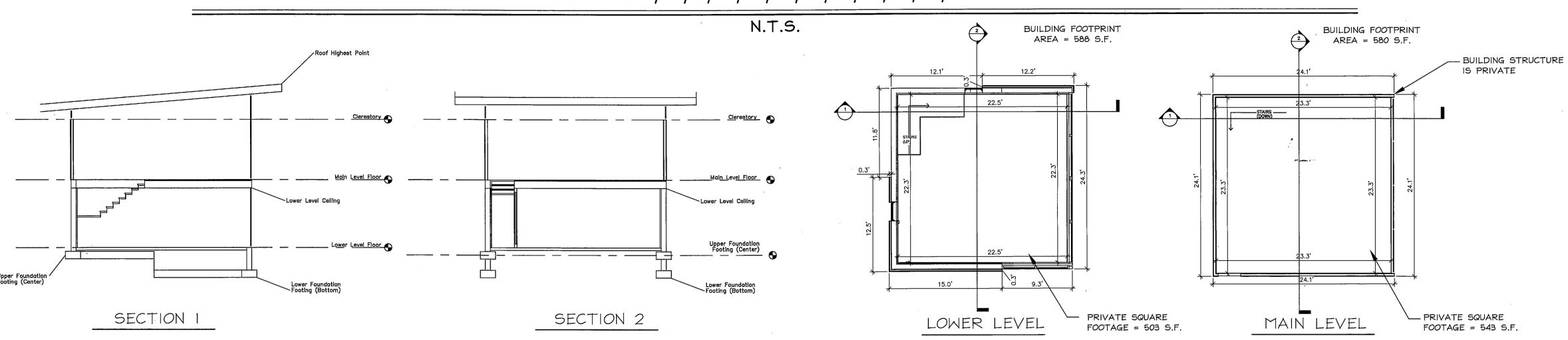
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 841 801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.CO STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: 5MHG
ENTRY NO: 211160

SMHG PHASE 1, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310

# VILLAGE NESTS AT POWDER MOUNTAIN A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2016

## VILLAGE NEST 2 (VN2) UNITS 9,10,11,12,13,14,15,16,17,18,19,\$20



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOORS, FOUNDATION, AND ROOF ELEVATIONS.

#### BUILDING UNIT ELEVATION TABLE

		***	-		\ <del>+</del> +		
BUILDING	Lower Foundation	Upper Foundation	Lower Level	Lower Level	Main Level		Roof Highes
UNIT #	Footing (Bottom)	1	Floor	Ceiling	Floor	Cierestory	Point
9	8603.00	8607.00	8608.00	8615.89	8617.00	8625.00	8629.67
10	8603.00	8607.00	8608.00	8615.89	8617.00	8625.00	8629.67
11	8691.00	8595.00	8596.00	8603.89	8605.00	8613.00	8617.67
12	8590.00	8594.00	8595.00	8602.89	8604.00	8612.00	8616.67
13	8603.00	8607.00	8605.00	8612.89	8617.00	8625.00	8629.67
14	8593.00	8597.00	8598.00	8608.89	8607.00	8615.00	8619.67
15	8594.00	8598.00	8599.00	8606.89	8608.00	8616.00	8620.67
16	8608.20	8612.20	8613.20	8621.09	8622.20	8630.20	8634.87
17	8600.00	8604.00	8605.00	8612.89	8614.00	8622.00	8626.67
18	8608.00	8612.00	8613.00	8620.89	8622.00	8630.00	8634.67
19	8619.50	8623.50	8624.50	8632.39	8633.50	8641.50	8646.17

### AREA DESIGNATION TABLE

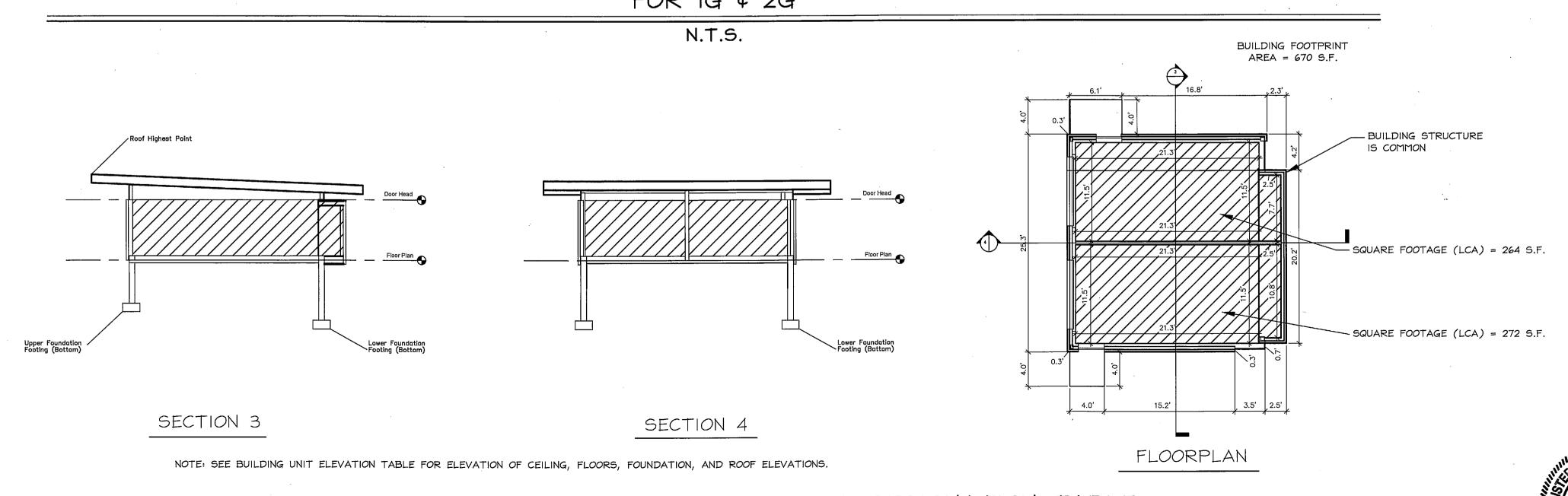
PRIVATE SQUARE FOOTAGE	1046 S.F.
LIMITIED COMMON SQUARE FOOTAGE	0 S.F.

### LEGEND

LIMITED COMMON AREA AND FACILITIES (LCA)

PRIVATE OWNERSHIP

## VILLAGE NEST GARAGES (VNG) FOR IG \$ 2G



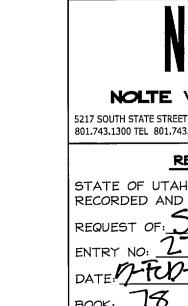
SMHG PHASE 1, LLC. 3632 N. WOLF CREEK DR. EDEN, UT, 84310

## BUILDING ELEVATION TABLE

| Lower Foundation | Upper Foundation | Roof Highest | Footing (Bottom) | Footing (Bottom) | Floor Plan | Door Head | Point | Footing | Roof Highest | Point |

### AREA DESIGNATION TABLE

PRIVATE SQUARE FOOTAGE	0 S.F.
LIMITIED COMMON SQUARE FOOTAGE	536 S.F.



REQUEST OF: SM + 15]
ENTRY NO: 271700C

DATE: 1- FW-10-11ME: 10

BOOK: 78 PAGE: 8

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