NORTH 为 SECTION 7 AND NORTHWEST 为 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM., WEBER COUNTY, UTAH. JANUARY 13, 2013

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 IA, 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, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE



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

#### LEGAL DESCRIPTION:

BEGINNING AT A POINT THAT IS SOUTH 01°09'02" WEST 2,468.42 FEET AND EAST 2,031.16 FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS BEING NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF . SECTION I, TOWNSHIP 7 NORTH, RANGE I 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 SOUTH 22°00'21" WEST 196.22 FEET; THENCE SOUTH 34°42'50" WEST 437.67 FEET; THENCE WEST 2,083.16 FEET; THENCE SOUTH 1,436.09 FEET; THENCE SOUTH 66°02'10" WEST 565.69 FEET; THENCE SOUTH 83°57'59" WEST 1,323.75 FEET; THENCE SOUTH 86°23'26" WEST 870.31 FEET; THENCE SOUTH 68°56'15" WEST 919.23 FEET; THENCE NORTH 1°29'36" EAST 623.17 FEET; THENCE NORTH 68°02'54" WEST 644.85 FEET; THENCE NORTH 41°58'40" EAST 239.39 FEET; THENCE NORTH 34°29'44" EAST 1032.96 FEET; THENCE NORTH 71°25'04" EAST 1249.80 FEET; THENCE NORTH 75°22'38" EAST 308.19 FEET; THENCE NORTH 83°23'28" EAST 80.94 FEET; THENCE NORTH 35°08'55" EAST 260.32 FEET; THENCE NORTH 54°51'05" WEST 43.67 FEET; THENCE NORTH 15°09'45" EAST 501.68 FEET TO THE SOUTHERLY LINE OF ROAD PARCEL D, ALSO KNOWN AS HORIZON RUN; THENCE ALONG SOUTHERLY LINE OF ROAD PARCEL D THE FOLLOWING FOUR (4) COURSES: I) SOUTHWESTERLY ALONG A 475.00 FOOT RADIUS TANGENT CURVE TO THE LEFT( CHORD BEARS SOUTH 86°37'24" WEST 37.86 FEET), THROUGH A CENTRAL ANGLE OF 4°34'05", A DISTANCE OF 37.87 FEET, 2) THENCE SOUTH 84°20'22" WEST 63.25 FEET, 3) NORTHWESTERLY ALONG A 225.00 FOOT TANGENT CURVE TO THE RIGHT, (CHORD BEAR NORTH 77°02'22" WEST 143.69 FEET), THROUGH A CENTRAL ANGLE OF 37°14'33", A DISTANCE OF 146.25 FEET, 4) NORTH 58° 25'06" WEST 9.28 FEET; THENCE SOUTH 31°34'54" WEST 265.07 FEET; THENCE NORTH 67°30'09" WEST 257.38 FEET; THENCE SOUTH 22°29'51" WEST 295.08 FEET; THENCE NORTH 67°44'01" WEST 359.08 FEET; THENCE NORTH 22°15'59" EAST 389.31 FEET; THENCE NORTH 38°29'38" EAST 196.43 FEET TO THE SOUTHERLY LINE OF ROAD PARCEL D, ALSO KNOWN AS HORIZON RUN; THENCE ALONG SAID SOUTHERLY LINE OF ROAD PARCEL D THE FOLLOWING TWO (2) COURSES: 1) NORTHWESTERLY ALONG A 125.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 1º14'03" WEST 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114º16'09", A DISTANCE OF 249.30 FEET, 2) THENCE NORTHWESTERLY ALONG A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 25°09'14" EAST 20.45 FEET), THROUGH A CENTRAL ANGLE OF 61°29'35", A DISTANCE OF 21.47 FEET TO THE SOUTHERLY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHERLY LINE OF SUMMIT PASS THE FOLLOWING FORTY-THREE (43) COURSES: 1) SOUTHEASTERLY ALONG A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 32°33'32" EAST A DISTANCE OF 193.17 FEET), THROUGH A CENTRAL ANGLE OF 53°55'50", A DISTANCE OF 200.49 FEET, 2) SOUTH 59°31'27" EAST 20.00 FEET; 3) EASTERLY ALONG A 215.83 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75'11'36" EAST 116.58 FEET), THROUGH A CENTRAL ANGLE OF 31'20'18", A DISTANCE OF 118.05 FEET, 4) NORTH 89°08'14" EAST 27.32 FEET, 5) EASTERLY ALONG A 483.21 FOOT RADIUS TANGENT CURVE TO THE LEFT,(CHORD BEARS NORTH 82°46'27" EAST A DISTANCE OF 107.11 FEET), THROUGH A CENTRAL ANGLE OF 12°43'35", A DISTANCE OF 107.33 FEET, 6) NORTH 76°24'39" EAST 166.99 FEET, 7) EASTERLY ALONG A 147.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 80°40'01" EAST A DISTANCE OF 114.51 FEET), THROUGH A CENTRAL ANGLE OF 45°50'39", A DISTANCE OF 117.62 FEET, 8) SOUTH 57°44'42" EAST 14.03 FEET, 9) EASTERLY ALONG A 383.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 78°01'21" EAST A DISTANCE OF 265.47 FEET), THROUGH A CENTRAL ANGLE OF 40°33'19", A DISTANCE OF 271.10 FEET, 10) NORTH 81°42'00" EAST 53.97 FEET, 11) EASTERLY ALONG A 418.71 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°04'31" EAST A DISTANCE OF 92.99 FEET), THROUGH A CENTRAL ANGLE OF 12°45′03″, A DISTANCE OF 93.18 FEET, 12) SOUTH 85°32′57″ EAST 56.26 FEET, 13) EASTERLY ALONG A 733.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 81°41'37" EAST A DISTANCE OF 323.72 FEET), THROUGH A CENTRAL ANGLE OF 25°30'52", A DISTANCE OF 326.41 FEET, 14) NORTH 68°56'11" EAST 94.64 FEET, 15) EASTERLY ALONG A 167.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 85°01'33" EAST A DISTANCE OF 92.56 FEET), THROUGH A CENTRAL ANGLE OF 32°10'44", A DISTANCE OF 93.79 FEET, 16) SOUTH 78°53'05" EAST 41.36 FEET, 17) EASTERLY ALONG A 283.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 86°13'07" EAST A DISTANCE OF 145.50 FEET), THROUGH A CENTRAL ANGLE OF 29°47'36", A DISTANCE OF 147.16 FEET, 18) NORTH 71°19'19" EAST 174.07 FEET, 19) EASTERLY ALONG A 967.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 76°42'19" EAST A DISTANCE OF 181.44 FEET), THROUGH A CENTRAL ANGLE OF 10°45'58", A DISTANCE OF 181.70 FEET, 20) NORTH 82°05'18" EAST 101.93 FEET, 21) EASTERLY ALONG A 393.15 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°48'39" EAST A DISTANCE OF 92.04 FEET), THROUGH A CENTRAL ANGLE OF 13°26'42", A DISTANCE OF 92.26 FEET, 22) SOUTH 84°28'01" EAST 114.11 FEET, 23) EASTERLY ALONG A 3,056.76 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 85°24'51" EAST A DISTANCE OF 101.09 FEET), THROUGH A CENTRAL ANGLE OF 01°53'41", A DISTANCE OF 101.09 FEET, 24) SOUTH 86°21'42" EAST 297.63 FEET, 25) EASTERLY ALONG A 300.82 FOOT RADIUS TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 82°56'30" EAST A DISTANCE OF 111.67 FEET), THROUGH A CENTRAL ANGLE OF 21°23'37", A DISTANCE OF 112.32 FEET, 26) NORTH 72°14'41" EAST 103.92 FEET, 27) EASTERLY ALONG A 267.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 88°38'49" EAST A DISTANCE OF 150.79 FEET), THROUGH A CENTRAL ANGLE OF 32°48'14", A DISTANCE OF 152.87 FEET, 28) SOUTH 74°57'04" EAST 46.14 FEET, 29) EASTERLY ALONG A 483.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 88°17'33" EAST A DISTANCE OF 222.90 FEET), THROUGH A CENTRAL ANGLE OF 26°40'57", A DISTANCE OF 224.93 FEET, 30) NORTH 78°21'59" EAST 163.17 FEET, 31) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 87°57'27" EAST A DISTANCE OF 155.62 FEET), THROUGH A CENTRAL ANGLE OF 19°10'57", A DISTANCE OF 156.35 FEET, 32) SOUTH 82°27'04" EAST 241.01 FEET, 33) EASTERLY ALONG A 467.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT,(CHORD BEARS SOUTH 76°12'08" EAST A DISTANCE OF 101.66 FEET), THROUGH A CENTRAL ANGLE OF 12°29'53", A DISTANCE OF 101.87 FEET, 34) SOUTH 69°57'12" EAST 128.40 FEET, 35) EASTERLY ALONG A 333.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 81°03'41" EAST A DISTANCE OF 128.31 FEET), THROUGH A CENTRAL ANGLE OF 22°12'58", A DISTANCE OF 129.12 FEET, 36) NORTH 87°49'50" EAST 231.14 FEET, 37) EASTERLY ALONG A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 70°02'50" EAST A DISTANCE OF 276.41 FEET), THROUGH A CENTRAL ANGLE OF 44°14'39", A DISTANCE OF 283.40 FEET, 38) SOUTH 47°55'31" EAST 81.02 FEET; 39) SOUTHEASTERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 36°08'41" EAST A DISTANCE OF 231.52 FEET), THROUGH A CENTRAL ANGLE OF 23°33'40", A DISTANCE OF 233.16 FEET, 40) SOUTH 24°21'51" EAST 113.52 FEET, 41) SOUTHERLY ALONG A 567.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 15°29'46" EAST A DISTANCE OF 174.82 FEET), THROUGH A CENTRAL ANGLE OF 17°44'11", A DISTANCE OF 175.52 FEET, 42) SOUTH 06°37'40" EAST 118.34 FEET, 43) SOUTHERLY ALONG A 603.42 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 06°55'18" EAST A DISTANCE OF 6.19 FEET), THROUGH A CENTRAL ANGLE OF 00°35'15", A DISTANCE OF 6.19 FEET; THENCE SOUTH 83°22'20" WEST 385.15

#### PLAT NOTES:

THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN MOUNTAIN HOMES ("NEIGHBORHOOD DECLARATION") EXECUTED BY SMHG PHASE I, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUMMIT EDEN ("MASTER DECLARATION") THAT HAVE BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.

2. PURSUANT TO THE NEIGHBORHOOD DECLARATION, THE SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA, IF ANY, 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").

#### 3. INTENTIONALLY DELETED.

4. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING, WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.

5. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.

6. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS 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 AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS WHICH INTERFERES WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.

8. THIS PLAT ESTABLISHES HORIZON RUN, SHOWN HEREON AS "ROAD PARCEL D," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. HORIZON RUN IS A PRIVATE ROAD OPERATED, MAINTAINED AND REPAIRED BY THE NEIGHBORHOOD ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT SHALL CONVEY ROAD PARCEL A TO THE NEIGHBORHOOD ASSOCIATION IN ACCORDANCE WITH THE MASTER DECLARATION. HORIZON RUN MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. HORIZON RUN IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE HORIZON RUN OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR HORIZON RUN. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION.

9. ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

10. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.

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.

12. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). THE EXACT LOCATION OF THE TRAILS MAY BE DESIGNATED, ADDED TO, DELETED, OR MODIFIED BY DECLARANT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS TO THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS AN EASEMENT FOR USE AND ENJOYMENT OF THE TRAIL EASEMENT, IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

13. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS, EXCLUDING THE BUILDING ENVELOPES, FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI EASEMENT"). DECLARANT MAY DESIGNATE, DEFINE, LOCATE, RELOCATE, AND MODIFY THE EXACT LOCATION OF THE SKI EASEMENT WITHOUT AN AMENDMENT TO THIS PLAT AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI EASEMENT IN THE AS-CONSTRUCTED LOCATIONS, AS MAY BE MODIFIED OR RELOCATED FROM TIME TO TIME, IN ACCORDANCE WITH ANY RULES AND REGULATIONS ADOPTED BY DECLARANT.

14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR. LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.

#### PLAT NOTES (CONT.

15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS HORIZON RUN FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.

16. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR 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 DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE AMOUNT OF DESIGNATED OPEN SPACE FOR THE ENTIRE COMMUNITY COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.

17. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROLS BY THE OPERATOR OF THE SKI RESORT AND SUCH CONTROL PROCEDURES MAY INVOLVE THE USE OF EXPLOSIVE CHARGES AND MAY TRIGGER AVALANCHES AS WELL AS OCCASIONAL ROAD, DRIVEWAY, AND SKI TRAIL CLOSURES. DECLARANT MAKES NO REPRESENTATION WITH RESPECT TO THE OPERATIONS OF THE SKI RESORT OR THE POTENTIAL RISKS OR HAZARDS ASSOCIATED WITH AVALANCHES OR AVALANCHE CONTROL. EACH OWNER OF A LOT SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS ON A LOT.

18. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTS A TWENTY FOOT (201) WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY SHOWN HEREON ("PRIVATE DRIVEWAY EASEMENT") FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 7A AND 7B. AS MAY BE NECESSARY FOR ACCESS TO SUCH LOTS, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. USE OF THE PRIVATE DRIVEWAY EASEMENT, INCLUDING THE TYPES OF VEHICLES THAT MAY BE USED OR OPERATED THEREON, MAY BE LIMITED AS SET FORTH IN THE NEIGHBORHOOD DECLARATION. THE PRIVATE DRIVEWAY EASEMENT MAY BE RELOCATED BY DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION AND IN ACCORDANCE WITH WEBER COUNTY ORDINANCES. THE PRIVATE DRIVEWAY EASEMENT IS NOT A PUBLIC ROAD OR RIGHT OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE THE PRIVATE DRIVEWAY EASEMENT OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR THE PRIVATE DRIVEWAY EASEMENT. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD DECLARATION. THE PRIVATE DRIVEWAY EASEMENT IS ALSO HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT THE OWNERS OF LOTS 7A AND 7B ARE PROHIBITED FROM USING SAID PRIVATE DRIVEWAY EASEMENT FOR ACCESS UNTIL THE REMAINDER OF THE PRIVATE DRIVEWAY EASEMENT IS RECORDED ACROSS THE ADJACENT LAND. NO OWNER MAY CONSTRUCT OR INSTALL PERMANENT IMPROVEMENTS WITHIN THE PRIVATE DRIVEWAY EASEMENT, EXCEPT THAT DECLARANT, THE NEIGHBORHOOD ASSOCIATION, OR THE COMMUNITY ASSOCIATION MAY CONSTRUCT AND MAINTAIN THE PRIVATE DRIVEWAY.

19. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER LOTS IIR AND 12R, AS WELL AS ROAD PARCEL D FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF A SKI LIFT ("SKI LIFT EASEMENT"), AS MAY BE FURTHER SET FORTH IN A SEPARATE EASEMENT AGREEMENT RECORDED AGAINST SUCH PROPERTY. DECLARANT HEREBY GRANTS AN EASEMENT IN FAVOR OF THE NEIGHBORHOOD ASSOCIATION, COMMUNITY ASSOCIATION, AND THEIR MEMBERS FOR USE AND ENJOYMENT OF THE SKI LIFT EASEMENT IN ACCORDANCE THE NEIGHBORHOOD DECLARATION AND COMMUNITY DECLARATION.

20. 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.

21. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

22. NOTICE TO PURCHASERS OF RESTRICTED (R) LOTS: LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF SECTION 108-14 OF THE WEBER COUNTY LAND USE CODE. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE.

23. PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.

24. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT. 25. 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

26. 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.

#### SURVEY NARRATIVE:

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

2-BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION I, TOWNSHIP 7 NORTH, RANGE I 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. 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 IA, AND DOES HEREBY:

• PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY SUMMIT EDEN MOUNTAIN HOMES ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("NEIGHBORHOOD ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED

• 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 12, 13, 14, 15, 18, AND 19 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: TITLE:	ELLIOTT BISNOW MANAGER
BY: NAME: TITLE:	GREGORY VINCENT MAURO MANAGER

#### ACKNOWLEDGEMENT:

STATE OF	UTAH	}
COUNTY OF		) S.

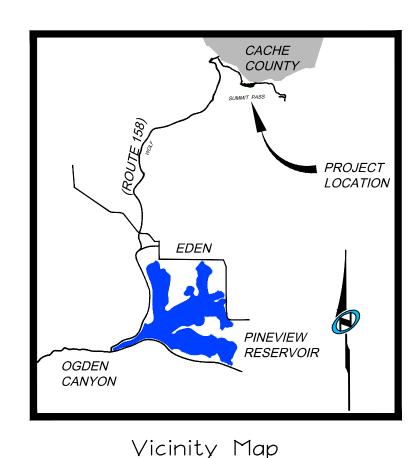
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_ DAY OF 2014 BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
RESIDING AT:

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 L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
RESIDING AT:



NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107

801./43.1300 TEL 801./43.0300 FAX	WWW.NOLIE.CC
RECORDED #	,
STATE OF UTAH, COUNTY O	•

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

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

CONTAINING 12,597,496 SQUARE FEET OR 289.20 ACRES

FEET TO THE POINT OF BEGINNING.

LOCATED IN SOUTHWEST 1/2 SECTION 5, SOUTH 1/3 SECTION 6, NORTH ½ SECTION 7 AND NORTHWEST ¼ SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

WEBER COUNTY ATTORNEY
HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AN
N MY OPINION THEY CONFORM WITH THE COUNTY
ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

SIGNED THIS

SIGNATURE

\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_\_.

COUNTY SURVEYOR

WEBER COUNTY SURVEYOR 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 EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WEBER COUNTY ENGINEER 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

THE DAY OF\_\_\_

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, WEBER COUNTY COMMISSION

N.T.S.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND

WEBER COUNTY COMMISSION ACCEPTANCE

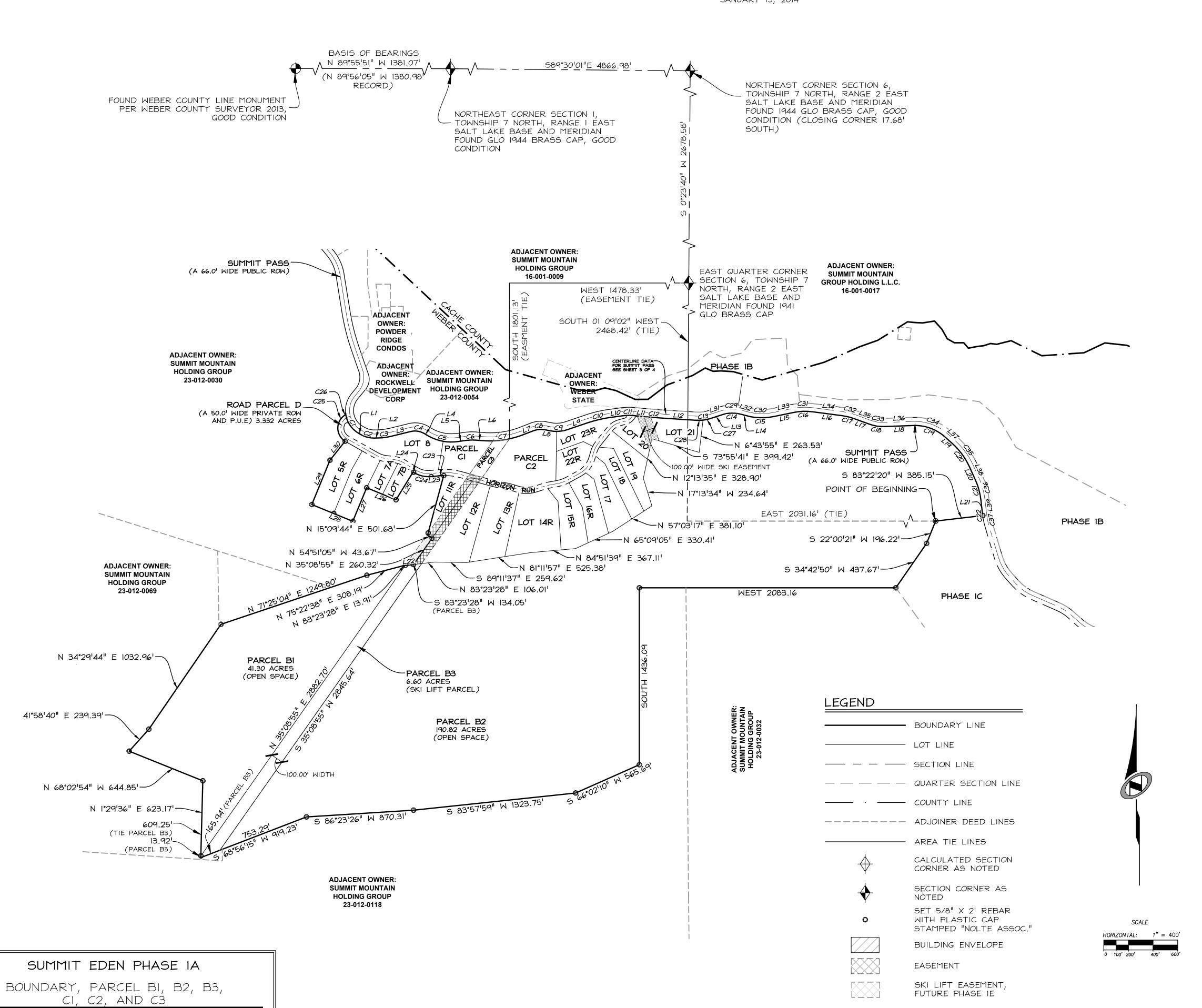
ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY

FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS

# SUMMIT EDEN PHASE IA

LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6, NORTH 1/2 SECTION 7 AND NORTHWEST 1/4 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM., WEBER COUNTY, UTAH.

JANUARY 13, 2014



LOCATED IN SOUTHWEST ¼ SECTION 5, SOUTH ½ SECTION 6, NORTH ½ SECTION 7 AND NORTHWEST ¼ SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
Cl	200.49'	213.001	53°55'50"	5 32°33'32" E	193.17'
C2	118.051	215.831	31°20'19"	S 75°11'36" E	116.58'
СЗ	107.331	483.21'	12°43'35"	N 82°46'27" E	107.11'
C4	117.621	147.001	45°50'39"	S 80°40'01" E	114.51'
C5	271.10 <sup>1</sup>	383.00'	40°33'19"	S 78°01'21" E	265.47'
C6	93.181	418.71	12°45'03"	N 88°04'31" E	92.99'
C7	326.41	733. <i>00</i> 1	25°30'52"	N 81°41'37" E	323.72
C8	93.79'	167.001	32°10'44"	N 85°01'33" E	92.56'
C9	147.161	283. <i>00</i> 1	29°47'36"	N 86°13'07" E	145.50¹
C10	181.70¹	967.00'	10°45'58"	N 76°42'19" E	181.44'
CII	92.261	393.151	13°26'42"	N 88°48'39" E	92.04'
Cl2	101.091	3056.761	1°53'41"	S 85°24'51" E	101.09'
CI3	112.32 <sup>1</sup>	300.821	21°23'37"	N 82°56'30" E	111.67'
C14	152.87'	267.00'	32°48'14"	N 88°38'49" E	150.791
CI5	224.93'	483. <i>00</i> 1	26°40'57"	S 88°17'33" E	222.90'
C16	156.351	467.00'	19°10'57"	N 87°57'27" E	155.62 <sup>1</sup>
C17	101.871	467.00'	12°29'53"	S 76°12'08" E	101.66'
C18	129.121	333.00'	22°12'58"	S 81°03'41" E	128.31
C19	283.40'	367.00'	44°14'39"	S 70°02'50" E	276.41'
C20	233.161	567.00'	23°33'40"	S 36°08'41" E	231.521

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C21	175.52'	567.00'	17°44'11"	S 15°29'46" E	174.821
C22	6.19'	603.42'	0°35'15"	S 6°55'18" E	6.19'
C23	37.87'	475.00'	4°34'05"	S 86°37'24" W	37.861
C24	146.25'	225.00'	37°14'33"	N 77°02'22" W	143.69'
C25	249.30'	125.001	114°16'09"	S 1°14'03" E	209.99'
C26	21.47'	20.00'	61°29'35"	N 25°09'14" E	20.451
C27	59.48'	300.82'	11°19'41"	N 77°54'32" E	59.38'
C28	52.84'	300.82'	10°03'51"	N 88°36'18" E	52.77'
C29	171.76 <sup>1</sup>	300.00'	32°48'14"	N 88°38'49" E	169.421
C30	209.56'	450.00'	26°40'57"	S 88°17'33" E	207.67'
C31	167.40'	500.00'	19°10'57"	N 87°57'27" E	166.621
C32	109.07'	500.00'	12°29'53"	S 76°12'08" E	108.851
C33	116.321	300.00'	22°12'58"	S 81°03'41" E	115.60'
C34	308.881	400.00'	44°14'39"	S 70°02'50" E	301.26'
C35	246.73'	600.00'	23°33'40"	S 36°08'41" E	245.00'
C36	185.74'	600.00'	17°44'11"	S 15°29'46" E	184.991
C37	100.001	570.42'	10°02'40"	S 11°39'00" E	99.87'

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	20.00'	S 59°31'27" E	L24	9.28'	N 58°25'06" W
L2	27.32'	N 89°08'14" E	L25	265.07'	S 31°34'54" W
L3	166.99'	N 76°24'39" E	L26	257.381	N 67°30'09" W
L4	14.031	S 57°44'42" E	L27	295.081	S 22°29'51" W
<u>L</u> 5	53.97'	N 81°42'00" E	L28	359.081	N 67°44'01" W
L6	56.26'	S 85°32'57" E	L29	389.31'	N 22°15'59" E
L7	94.64'	N 68°56'II" E	L30	196.431	N 38°29'38" E
L8	41.36'	S 78°53'05" E	L3I	103.921	N 72°14'41" E
L9	174.07'	N 71°19'19" E	L32	46.14'	S 74°57'04" E
LIO	101.931	N 82°05'18" E	L33	163.17 <sup>1</sup>	N 78°21'59" E
LII	114.11'	S 84°28'01" E	L34	241.01'	S 82°27'04" E
LI2	297.63'	S 86°21'42" E	L35	128.401	S 69°57'12" E
L13	103.921	N 72°14'41" E	L36	231.14 <sup>1</sup>	N 87°49'50" E
LI4	46.14'	S 74°57'04" E	L37	81.021	S 47°55'31" E
<u>15</u>	163.17 <sup>1</sup>	N 78°21'59" E	L38	113.52 <sup>1</sup>	S 24°21'51" E
L16	241.01	S 82°27'04" E	L39	118.34 <sup>1</sup>	S 6°37'40" E
LI7	128.40¹	S 69°57'12" E			
L18	231.14 <sup>1</sup>	N 87°49'50" E			
L19	81.021	S 47°55'31" E			
L20	113.52 <sup>1</sup>	S 24°21'51" E			
L21	118.34 <sup>1</sup>	S 6°37'40" E			
L22	80.94'	N 83°23'28" E			
L23	63.25	S 84°20'22" W			

## Sheet 2 of 4

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

NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300
801.743.1300 TEL 801.743.0300 FAX

MURRAY, UT 84107
WWW.NOLTE.COM

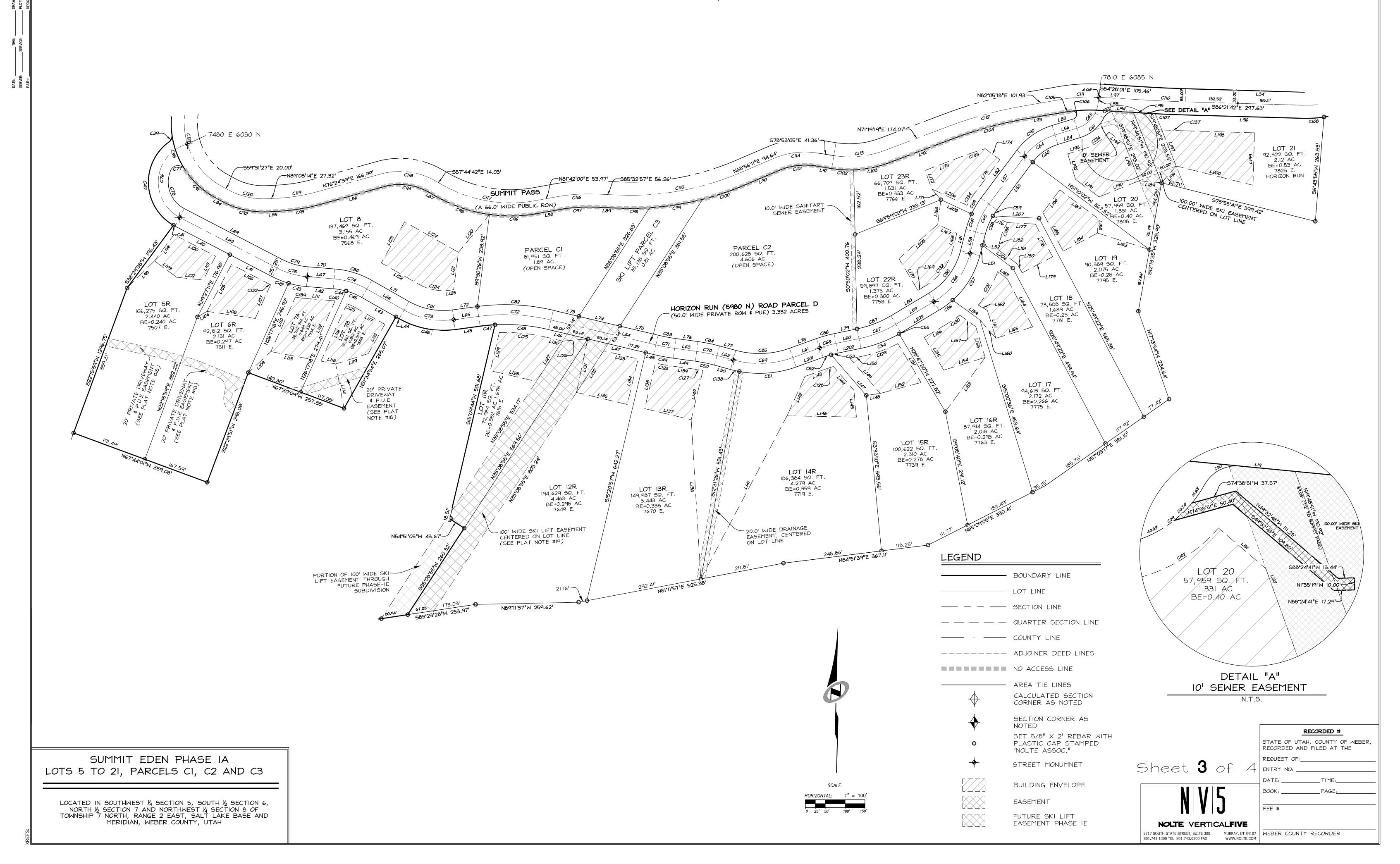
### SUMMIT EDEN PHASE IA

LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6,

NORTH 1/2 SECTION 7 AND NORTHWEST 1/4 SECTION 8 OF

TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM., WEBER COUNTY, UTAH.

JANUARY 13, 2014



### SUMMIT EDEN PHASE IA

LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6, NORTH 1/2 SECTION 7 AND NORTHWEST 1/4 SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLBM., WEBER COUNTY, UTAH. JANUARY 13, 2014

	LINE 7	
		ABLE
LINE	LENGTH	DIRECTION
L40	155.25 <sup>1</sup>	N 60°32'49" W
L41	121.35'	N 60°32'49" W
L42	67.47'	N 83°22'38" W
L43	98.53'	N 58°25'06" W
L44	9.28'	N 58°25'06" W
L45	63.25'	S 84°20'22" W
L46	101.201	5 74°39'03" E
L47	150.00'	N 74°39'03" W
L48	20.39'	N 74°39'03" W
L49	55.85'	N 80°11'40" W
L50	42.25'	N 72°43'07" W
L51	27.04'	S 16°22'50" W
L52	28.48'	S 16°22'50" W
L53	150.491	S 38°49'58" W
L54	58.91'	S 74°55'27" W
L55	15.56 <sup>1</sup>	N 9°04'09" E
L56	58.91'	N 74°55'27" E
L57	150.491	N 38°49'58" E
L58	55.51	N 16°22'50" E
L59	111.34 <sup>1</sup>	N 61°12'40" E

	LINE 7	TABLE .
LINE	LENGTH	DIRECTION
_60	58.94'	N 80°21'55" E
L61	72.15 <sup>1</sup>	N 72°14'25" E
L62	42.25'	S 72°43'07" E
L63	55.85'	S 80°11'40" E
L64	271.59'	S 74°39'03" E
L65	63.25'	N 84°20'22" E
L66	107.81	S 58°25'06" E
L67	67.47'	S 83°22'38" E
L68	276.60'	S 60°32'49" E
L69	276.60'	S 60°32'49" E
L70	67.47'	S 83°22'38" E
L71	107.81	S 58°25'06" E
L72	63.25'	N 84°20'22" E
L73	66.06'	S 74°39'03" E
L74	106.281	S 74°39'03" E
L75	99.25'	5 74°39'03" E
L76	55.85'	S 80°11'40" E
L77	42.25'	S 72°43'07" E
L78	72.I5 <sup>1</sup>	N 72°14'25" E
L79	58.94'	N 80°21'55" E

LINE TABLE						
LINE	LENGTH	DIRECTION				
L100	118.011	N 60°32'49" W				
LIOI	67.73'	N 29°27'II" E				
L102	67.36'	S 82°03'30" E				
L103	69.18'	S 51°30'22" E				
L104	28.00'	N 61°50'38" E				
L105	133.331	N 29°27'II" E				
L106	106.351	S 60°32'49" E				
L107	93.35'	N 26°17'18" E				
L108	122.91	S 79°37'30" E				
L109	77.67'	N 49°00'31" E				
LIIO	150.541	N 26°17'18" E				
LIII	67.47'	N 83°22'38" W				
LII2	160.131	S 26°17'18" W				
LII3	97.70'	N 77°12'17" W				
LII4	113.86	S 8°33'18" E				
L115	37.81'	N 77°12'17" W				
L116	158.65 <sup>1</sup>	N 26°17'18" E				
LII7	83.53'	S 58°25'06" E				
LII8	84.98'	S 31°34'54" W				
L119	85.93'	N 74°23'32" E				

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH			
C38	93.50'	213.001	25°09'02"	S 18°10'32" E	92.75'			
C39	21.47'	20.00'	61°29'38"	N 25°09'12" E	20.45'			
C40	249.30'	125.001	114°16'09"	S 1°14'03" E	209.99'			
C41	4.75'	125.001	2°10'41"	S 59°27'29" E	4.75'			
C42	43.66'	225.00'	11°07'00"	S 66°06'19" E	43.59'			
C43	46.00'	225.00'	11°42'49"	S 77°31'14" E	45.92'			
C44	32.94'	175.00'	10°47'01"	N 77°59'08" W	32.89'			
C45	43.30'	175.00'	14°10'31"	N 65°30'22" W	43.19'			
C46	146.251	225.00'	37°14'33"	S 77°02'22" E	143.69'			
C47	37.87'	475.00'	4°34'05"	S 86°37'24" W	37.86'			
C48	136.31	475.00'	16°26'31"	N 82°52'18" W	135.84'			
C49	50.80'	525.00'	5°32'37"	S 77°25'21" E	50.78'			
C50	48.93'	375.00'	7°28'33"	N 76°27'23" W	48.89'			
C51	145.351	275.00'	30°17'02"	N 87°22'55" E	143.67'			
C52	21.01'	275.00'	4°22'35"	S 74°25'42" W	21.00'			
C53	17.99'	275.00'	3°44'55"	S 78°29'28" W	17.99'			
C54	103.071	325.00'	18°10'14"	N 71°16'48" E	102.64			
C55	5.58'	325.00'	0°59'01"	N 61°42'10" E	5.58'			
C56	43.08'	225.00'	10°58'17"	N 55°43'31" E	43.02'			
C57	132.961	225.00'	33°51'32"	N 33°18'36" E	131.04'			

	CURVE TABLE							CUR\	/E TAB	BLE		
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH	CUR	/E	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C58	50.51'	175.00'	16°32'13"	S 24°38'56" W	50.33'	C78	<b>,</b>	112.61	75.00'	86°01'38"	S 17°32'00" E	102.331
C59	18.07'	175.00'	5°54'56"	S 35°52'30" W	18.06'	C7'	1	69.73'	175.00'	22°49'50"	S 71°57'44" E	69.27'
C60	78.74'	125.001	36°05'29"	S 56°52'43" W	77.44'	C80	)	98.01'	225.00'	24°57'32"	N 70°53'52" W	97.24'
C61	79.90'	100.001	45°46'38"	N 52°02'08" E	77.79'	C8		113.751	175.001	37°14'33"	5 77°02'22" E	111.76'
C62	34.76'	30.00'	66°23'10"	S 62°20'24" W	32.85'	C8:	2	192.51'	525.00'	21°00'36"	N 85°09'21" W	191.44'
C63	86.20'	75.00'	65°51'18"	N 41°59'48" E	81.54'	C8:	3	45.96'	475.00'	5°32'37"	S 77°25'21" E	45.94'
C64	94.49'	150.00'	36°05'29"	S 56°52'43" W	92.93'	C8.	ļ	55.45'	425.00'	7°28'33"	N 76°27'23" W	55.41'
C65	78.37'	200.00'	22°27'08"	S 27°36'24" W	77.87'	C8!	<b>,</b>	137.61	225.00'	35°02'29"	N 89°45'39" E	135.47'
C66	156.49'	200.00'	44°49'50"	N 38°47'45" E	152.531	C80	,	46.09'	325.00'	8°07'31"	S 76°18'10" W	46.05'
C67	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'	C8 <sup>-</sup>	,	91.93'	275.00'	19°09'16"	N 70°47'17" E	91.51'
C68	42.54'	300.001	8°07'31"	S 76°18'10" W	42.51	C88	>	136.93	175.00'	44°49'50"	N 38°47'45" E	133.461
C69	152.90'	250.00'	35°02'29"	N 89°45'39" E	150.521	C8°	1	46.781	225.00'	11°54'43"	S 32°52'37" W	46.69'
C70	52.19'	400.00'	7°28'33"	N 76°27'23" W	52.15'	C90		110.231	175.00'	36°05'29"	S 56°52'43" W	108.421
C71	48.38'	500.00'	5°32'37"	S 77°25'21" E	48.36'	C9		106.97'	213.00 <sup>1</sup>	28°46'24"	S 45°08'15" E	105.851
C72	183.351	500.00'	21°00'36"	N 85°09'21" W	182.321	C9:	2	118. <i>0</i> 51	215.83 <sup>1</sup>	31°20'18"	S 75°11'37" E	116.581
C73	130.001	200.00'	37°14'33"	S 77°02'22" E	127.721	C9:	3	107.33	483.21'	12°43'35"	N 82°46'27" E	107.11'
C74	87.12'	200.00'	24°57'32"	N 70°53'52" W	86.44'	C9.	1	117.621	147.001	45°50'39"	N 80°40'01" W	114.51'
C75	79.69'	200.00'	22°49'50"	S 71°57'44" E	79.17'	C9!	· _	148.69'	383.00'	22°14'36"	S 68°52'00" E	147.761
C76	238.95'	100.001	136°54'26"	S 7°54'24" W	186.021	C96	,	122.41	383.00'	18°18'42"	S 89°08'39" E	121.891
C77	43.22'	20.00'	123°49'05"	5 87°23'21" W	35.29'	C9 <sup>-</sup>	,	93.181	418.71	12°45'03"	S 88°04'31" W	92.99'

	LINE -	TABLE
LINE	LENGTH	DIRECTION
L120	123.261	S 41°20'01" W
L121	95.01'	N 9°30'26" E
Ll22	108.481	S 58°25'06" E
LI23	119.26'	S 31°34'54" W
L124	155.961	N 58°25'06" W
LI25	9.46'	N 84°20'22" E
LI26	63.57'	S 87°00'42" W
L127	121.39'	N 35°08'55" E
LI28	118.821	S 74°50'15" E
L129	98.65'	S 15°09'45" W
L130	40.86'	N 74°39'03" W
LI3I	137.91	S 13°53'28" W
LI32	125.27	S 35°08'55" W
LI33	89.06'	N 74°39'03" W
LI34	117.86'	N 15°20'57" E
LI35	131.49'	5 74°39'03" E
LI36	401.951	N 1°27'41" W
LI37	120.571	5 74°39'03" E
L138	117.95'	S 15°20'57" W
LI39	55.85'	N 80°11'40" W

LINE TABLE

LINE LENGTH DIRECTION L200 | 199.42' | N 73°55'41" W L201 72.15' S 72°14'25" W L202 58.94' S 80°21'55" W | L203 | 111.34' | S 61°12'40" W L204 95.84' S 51°07'59" E L205 | 130.03 | N 50°41'54" E | L206 | 97.93' | N 63°04'45" W L207 | 116.50' | N 84°59'22" | W

L208 85.23' N 63°04'45" W

	LINE -	TABLE
INE	LENGTH	DIRECTION
_140	127.251	N 15°20'57" E
LI4I	464.68'	N 29°51'26" E
L142	108.961	N 26°25'08" E
L143	59.64'	N 72°14'25" E
L144	78.72'	S 38°53'29" E
L145	68.29'	S 3°33'10" E
L146	174.961	N 86°59'43" W
L147	135.53 <sup>1</sup>	S 38°53'29" E
L148	35.61'	N 83°42'34" E
L149	115.66'	S 38°53'29" E
L150	31.66'	S 80°21'55" W
LI5I	114.07'	N 28°47'20" W
L152	106.291	N 77°05'26" E
L153	169.351	N 38°17'30" E
L154	109.121	S 74°59'24" W
L155	95.83'	N 28°47'20" W
L156	66.91'	N 61°12'40" E
L157	50.12 <sup>1</sup>	S 51°52'53" E
L158	80.88'	S 15°00'36" E
L159	84.79'	N 51°52'53" W

LINE TABLE						
LINE	LENGTH	DIRECTION				
L180	24.81'	N 25°49'22" W				
L181	62.13 <sup>1</sup>	N 51°07'59" W				
LI82	28.80'	N 16°22'50" E				
LI83	137.35 <sup>1</sup>	N 70°19'44" W				
L184	97.91'	N 64°10'38" E				
L185	110.021	S 25°49'22" E				
L186	71.47'	5 38°49'58" W				
L187	117.12 <sup>1</sup>	N 51°10'02" W				
L188	38.62'	N 0°00'00" E				
L189	56.14'	N 82°45'26" W				
L190	109.501	5 70°11'09" W				
L191	73.77'	N 51°10'02" W				
L192	67.11'	N 15°04'33" W				
L193	42.11'	N 74°55'27" E				
L194	51.74 <sup>1</sup>	S 49°21'57" E				
L195	97.86'	S 19°48'51" E				
L196	56.14'	N 43°07'44" E				
L197	97.80'	N 19°48'51" W				
L198	176.37'	S 86°21'42" E				
L199	132.121	S 3°38'18" W				

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		CUR	/E TAB	ELE .	
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C98	79.74'	733. <i>00</i> '	6°13'57"	S 88°39'56" E	79.70'
C99	135.21	733. <i>00</i> '	10°34'08"	N 82°56'01" E	135.021
C100	111.46'	733. <i>00</i> '	8°42'44"	N 73°17'33" E	111.351
C101	93.79'	167.001	32°10'44"	S 85°01'33" W	92.56'
C102	55.57'	283. <i>00</i> '	11°15'02"	S 84°30'36" E	55.48'
C103	91.59'	283.00'	18°32'34"	N 80°35'36" E	91.191
C104	181.70'	967.00'	10°45'58"	5 76°42'19" W	181.44'
C105	22.75'	393.15'	3°18'56"	S 83°44'45" W	22.75'
C106	29.59'	10.00'	169°31'14"	N 9°50'10" W	19.92'
C107	101.09'	3056.76'	1°53'41"	S 85°24'51" E	101.091
C108	52.85'	300.821	10°03'55"	N 88°36'20" E	52.78'
C109	100.001	267.82'	21°23'37"	N 82°56'30" E	99.42'
C110	100.001	3023.76	1°53'41"	S 85°24'51" E	100.001
CIII	100.001	426.15 <sup>1</sup>	13°26'42"	S 88°48'39" W	99.77'
CII2	187.90'	1000.00'	10°45'58"	5 76°42'19" W	187.63
CII3	130.001	250.00'	29°47'36"	N 86°13'07" E	128.54
C114	112.33 <sup>1</sup>	200.00'	32°10'44"	S 85°01'33" W	110.861
CII5	311.72'	700.00'	25°30'52"	N 81°41'37" E	309.151
CII6	100.531	451.71'	12°45'03"	5 88°04'31" W	100.321
C117	247.74'	350.00'	40°33'19"	S 78°01'21" E	242.60'

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH			
CII8	144.021	180.001	45°50'39"	N 80°40'01" W	140.21			
CII9	100.001	450.21'	12°43'35"	N 82°46'27" E	99.79'			
C120	100.001	182.831	31°20'19"	S 75°11'36" E	98.761			
C121	310.731	180.001	98°54'34"	S 10°04'10" E	273.56 <sup>1</sup>			
C122	4.66'	245.00 <sup>1</sup>	1°05'21"	S 61°05′29″ E	4.66'			
C123	25.43'	145.001	10°02'54"	N 63°26'34" W	25.40'			
C124	81.25'	125.001	37°14'33"	N 77°02'22" W	79.831			
C125	120.81	455.00 <sup>1</sup>	15°12'45"	N 82°15'25" W	120.451			
C126	43.12 <sup>1</sup>	545. <i>00</i> '	4°31'59"	N 77°55'40" W	43.11'			
C127	21.99'	355.00'	3°32'57"	N 78°25'12" W	21.99'			
C128	16.41	245.00'	3°50'19"	N 74°09'34" E	16.41			
C129	94.74'	345. <i>00</i> 1	15°44'04"	S 72°29'53" W	94.45'			
C130	38.82 <sup>1</sup>	265.00'	8°23'34"	N 57°00'53" E	38.78'			
CI3I	98.17'	280.00'	20°05'21"	N 32°05'20" E	97.67'			
C132	121.281	155. <i>00</i> 1	44°49'50"	S 38°47'45" W	118.21 <sup>1</sup>			
C133	64.60'	917.00'	4°02'11"	N 73°20'25" E	64.59 <sup>1</sup>			
C134	35.93'	245.001	8°24'07"	S 34°37'55" W	35.90'			
C135	43.21'	135.001	18°20'22"	N 25°33'01" E	43. <i>0</i> 3 <sup>1</sup>			
C136	77.80'	130.001	34°17'24"	N 57°46'45" E	76.65'			
C137	57.29'	3096.76'	1°03'36"	S 85°49'54" E	57.29'			

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH			
C138	22.831	275.00 <sup>1</sup>	4°45'27"	S 75°05'50" E	22.831			
C139	25.80'	255.00'	5°47'46"	S 80°28'46" E	25.781			
C140	7.14'	145.001	2°49'12"	N 81°58'02" W	7.141			
C141	41.39'	225.00'	10°32'25"	5 21°39'02" W	41.33'			

SUMMIT EDEN PHASE IA LINE AND CURVE **TABLES** 

LOCATED IN SOUTHWEST 1/4 SECTION 5, SOUTH 1/2 SECTION 6, NORTH & SECTION 7 AND NORTHWEST & SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH Sheet 4 of NOLTE VERTICALFIVE

RECORDED # STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:\_\_\_

FEE \$ 5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107 WEBER COUNTY RECORDER 801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM