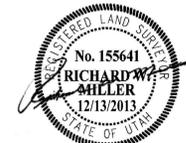


SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE CONDUCTED 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 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" 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 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 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 12°9'36" 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 THENCE NORTH 35°08'55" EAST 260.32 FEET; THENCE NORTH 54°51'05" WEST 43.67 FEET; THENCE NORTH 15°09'45" EAST 501.69 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: 1) 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°50'09" WEST 257.38 FEET; THENCE SOUTH 22°29'51" WEST 276.08 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 1°14'03" WEST 209.99 FEET), THROUGH A CENTRAL ANGLE OF 114°16'04", 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 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 218.83 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 87°44'42" EAST 14.03 FEET, 9) EASTERLY ALONG A 380.00 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°31'19", 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 42.99 FEET), THROUGH A CENTRAL ANGLE OF 12°45'03", A DISTANCE OF 43.18 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°91'91" 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 101.04 FEET), THROUGH A CENTRAL ANGLE OF 0°15'41", 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 17°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 291.52 FEET), THROUGH A CENTRAL ANGLE OF 23°34'01", A DISTANCE OF 283.16 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 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,597.49% SQUARE FEET OR 289.20 ACRES

SUMMIT EDEN PHASE IA

LOCATED IN THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH. DECEMBER 13, 2013

PLAT NOTES:

- 1. 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, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE NEIGHBORHOOD DECLARATION. RESPONSIBILITY AND LIABILITY FOR SUCH EASEMENT MAY BE DELEGATED AND ASSIGNED TO THE SUMMIT EDEN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION").
3. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE NEIGHBORHOOD DECLARATION, WEBER COUNTY ORDINANCES, AND UTAH LAW, FOR PURPOSES OF PROPER CONFIGURATIONS OF ALL LOTS AS PERMITTED BY THE NEIGHBORHOOD DECLARATION. ALL OWNERS OF LOTS IN THE NEIGHBORHOOD AGREE THAT ANY SUCH LOT BOUNDARY LINE ADJUSTMENTS SHALL BE ACCOMPLISHED BY RECORDED OF A DEED BY THE OWNERS OF THE AFFECTED LOTS, ADJUSTING LOT BOUNDARY LINES, AND THAT, UNLESS REQUIRED BY WEBER COUNTY, NO AMENDMENT TO THIS PLAT SHALL BE NECESSARY TO ACCOMPLISH A BOUNDARY LINE ADJUSTMENT. UPON ANY SUCH ADJUSTMENT, ALL AFFECTED OWNERS SHALL EXECUTE A DEED UPON REQUEST OF DECLARANT AS PROVIDED BY THE NEIGHBORHOOD DECLARATION AS WELL AS ANY AMENDMENT TO THIS PLAT REQUIRED BY WEBER COUNTY.
4. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND DECLARANT AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN SAID DECLARATIONS, INCLUDING WITHOUT LIMITATION, RESERVATION AND GRANTING OF CERTAIN EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES AND MAKING SUCH OTHER DEVELOPMENT DECISIONS AND CHANGES AS DECLARANT OR MASTER DEVELOPER SHALL DETERMINE IN EACH OF THEIR SOLE AND EXCLUSIVE DISCRETION.
5. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE OR SUCH OWNER'S LOT.
6. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING DECLARANT'S GRANT OF BLANKET UTILITY EASEMENTS, DECLARANT RESERVES THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENT TO THE ACTUAL WIDTH OF THE UTILITY IN THOSE SPECIFIC AREAS OF THE COMMON AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES AS DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN. SUCH RESERVED RIGHT IS SUBJECT TO THE UTILITY COMPANIES' RIGHTS THEN LOCATED UNDER THE REAL PROPERTY DEPICTED ON THIS PLAT.
7. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, OR 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 PROTECTED SEPARATE PARCEL OF REAL PROPERTY, AND AS A PUBLIC UTILITY EASEMENT. HORIZON RUN IS A PRIVATE ROAD TO BE OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. 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 THE APPLICABLE LOCAL WATER AND SEWER SPECIAL SERVICE DISTRICT.
10. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS, AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED THEREON, SHALL COMPLY WITH THE DESIGN GUIDE. NO CONSTRUCTION, INSTALLATION, OR OTHER WORK WHICH IN ANY WAY ALTERS THE APPEARANCE OF ANY PROPERTY OR LOT WITHIN THE PROJECT, OR ANY RESIDENCES OR IMPROVEMENTS LOCATED THEREON, SHALL BE MADE OR DONE WITHOUT COMPLIANCE WITH THE DESIGN GUIDE AS DESCRIBED IN THE MASTER DECLARATION.
11. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF 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 SKI TRAILS AND OTHER SKI IMPROVEMENTS ("SKI 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.
1. See previous note (#5 of submittal dated November 24th) about location of sub
2. There are still a few drafting and annotation issues, as redlined.

PLAT NOTES (CONT.):

- 14. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ALONG EACH SIDE OF THE ROADS SHOWN HEREON IN A WIDTH AS IT DEEMS NECESSARY ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE NEIGHBORHOOD DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF DECLARANT, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CUTTING SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE PORTION OF THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED FOR ONGOING MAINTENANCE AND REPAIR. LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE ADDITIONAL SLOPE EASEMENTS AS SHOWN ON THE ROAD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
15. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ROAD PARCEL D FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD. DECLARANT MAY CONVEY, TRANSFER, OR ASSIGN ITS RIGHTS WITH RESPECT TO SUCH EASEMENT.
16. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE." HOWEVER, NOTWITHSTANDING SUCH DESIGNATION, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH PARCELS SHALL BE AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION. DECLARANT RESERVES THE RIGHT TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG AS THE DESIGNATED OPEN SPACE COMPLIES WITH THE OPEN SPACE REQUIREMENTS IMPOSED BY WEBER COUNTY.
17. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN HEREON ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE WHETHER ANY OF THE LOTS OR BUILDING ENVELOPES SHOWN HEREON ARE WITHIN POTENTIAL AVALANCHE INFLUENCE AND AVALANCHE CONTROL ZONES. CERTAIN AREAS WITHIN THE SKI RESORT MAY BE SUBJECT TO AVALANCHE CONTROL AS 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 GRANTS A TWENTY FOOT (20') WIDE EASEMENT CENTERED OVER THE AS-CONSTRUCTED LOCATION OF THE PRIVATE DRIVEWAY SHOWN HEREON ("PRIVATE DRIVEWAY EASEMENT") FOR THE USE AND BENEFIT AND AT THE EXPENSE OF THE OWNERS OF LOTS 1, 2, 3, 4, 9, AND 10, AND LOTS 7A AND 7B OF SUMMIT EDEN PHASE I SUBDIVISION, 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. LOTS 7A AND 7B ARE PROHIBITED FROM USING SAID PRIVATE DRIVEWAY EASEMENT FOR ACCESS UNTIL THE REMAINDER OF THE PRIVATE DRIVEWAY EASEMENT IS GRANTED THROUGH THE RECORDED OF SUMMIT EDEN PHASE I SUBDIVISION, OR UNTIL A SEPARATE EASEMENT IS RECORDED ACROSS THE ADJACENT LAND.
19. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND ACROSS LOTS 11R 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 WITH 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 PLANT 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. SEVERE WEATHER CONDITIONS MAY MAKE THE STATE HIGHWAY, AS WELL AS OTHER ROADS WITHIN THE COMMUNITY, IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
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:

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-BASIS OF BEARINGS FOR THIS PLAT 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. THIS BASIS DIFFERS FROM WEBER COUNTY SURVEYS 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 COMPOSES OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED HEREON.
• PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
• PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 7, 12, 13, 14, 15, 16, AND 19 OF THIS PLAT. SUCH NOTES AND THE REVISION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ___ DAY OF ___, 20__

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

BY: ELLIOTT BISNOW, MANAGER
BY: GREGORY VINCENT MAURO, MANAGER

ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF } S.S.

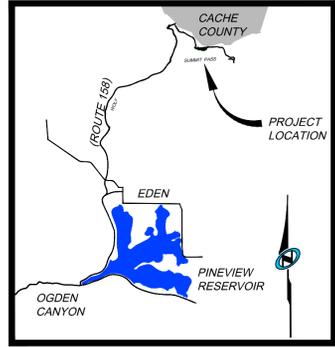
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__ BY ELLIOTT BISNOW, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
RESIDING IN:

STATE OF UTAH }
COUNTY OF } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__ BY GREGORY VINCENT MAURO, MANAGER OF SMHG INVESTMENTS L.L.C., THE SOLE MEMBER OF SMHG PHASE I, L.L.C.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
RESIDING IN:



Vicinity Map
N.T.S.

Sheet 1 of 4

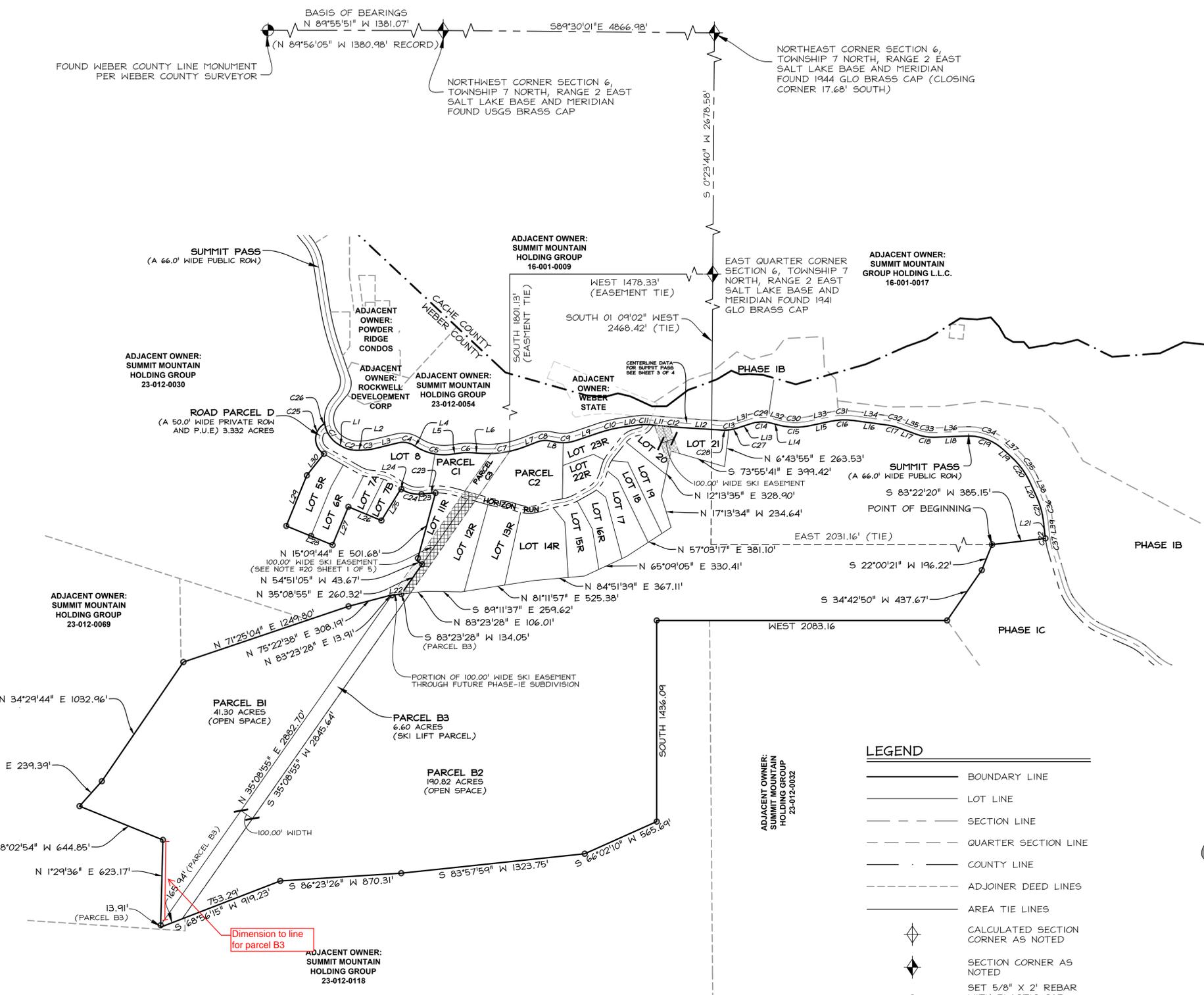


RECORDED #

Table with 4 columns: WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY ENGINEER, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER COUNTY COMMISSION ACCEPTANCE. Includes signatures and dates for each role.

SUMMIT EDEN PHASE 1A

LOCATED IN THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM, WEBER COUNTY, UTAH.
DECEMBER 13, 2013



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	200.49'	213.00'	53°55'50"	S 32°33'32" E	193.17'
C2	118.05'	215.83'	31°20'19"	S 75°11'36" E	116.58'
C3	107.33'	483.21'	12°43'35"	N 82°46'27" E	107.11'
C4	117.62'	147.00'	45°50'39"	S 80°40'01" E	114.51'
C5	271.10'	383.00'	40°33'19"	S 78°01'21" E	265.47'
C6	93.18'	418.71'	12°45'03"	N 88°04'31" E	92.99'
C7	326.41'	733.00'	25°30'52"	N 81°41'37" E	323.72'
C8	93.79'	167.00'	32°10'44"	N 85°01'33" E	92.56'
C9	147.16'	283.00'	29°47'36"	N 86°13'07" E	145.50'
C10	181.70'	967.00'	10°45'58"	N 76°42'19" E	181.44'
C11	92.26'	393.15'	13°26'42"	N 88°48'39" E	92.04'
C12	101.09'	3056.76'	1°53'41"	S 85°24'51" E	101.09'
C13	112.32'	300.82'	21°23'37"	N 82°56'30" E	111.67'
C14	152.87'	267.00'	32°48'14"	N 88°38'49" E	150.79'
C15	224.93'	483.00'	26°40'57"	S 88°17'33" E	222.90'
C16	156.35'	467.00'	19°10'57"	N 87°57'27" E	155.62'
C17	101.87'	467.00'	12°29'53"	S 76°12'08" E	101.66'
C18	129.12'	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	233.16'	567.00'	23°33'40"	S 36°08'41" E	231.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C21	175.52'	567.00'	17°44'11"	S 15°29'46" E	174.82'
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	37.86'
C24	146.25'	225.00'	37°14'33"	N 77°02'22" W	143.69'
C25	249.30'	125.00'	114°16'09"	N 1°14'03" W	209.99'
C26	21.47'	20.00'	61°29'35"	N 25°09'14" E	20.45'
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'	300.00'	32°48'14"	N 88°38'49" E	169.42'
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	166.62'
C32	109.07'	500.00'	12°29'53"	S 76°12'08" E	108.85'
C33	116.32'	300.00'	22°12'58"	S 81°03'41" E	115.60'
C34	308.88'	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	184.99'
C37	100.00'	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	257.38'	N 67°30'09" W
L4	14.03'	S 57°44'42" E	L27	295.08'	S 22°29'51" W
L5	53.97'	N 81°42'00" E	L28	359.08'	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°56'11" E	L30	196.43'	N 38°29'38" E
L8	41.36'	S 78°53'05" E	L31	103.92'	N 72°14'41" E
L9	174.07'	N 71°19'19" E	L32	46.14'	S 74°57'04" E
L10	101.93'	N 82°05'18" E	L33	163.17'	N 78°21'59" E
L11	114.11'	S 84°28'01" E	L34	241.01'	S 82°27'04" E
L12	297.63'	S 86°21'42" E	L35	128.40'	S 69°57'12" E
L13	103.92'	N 72°14'41" E	L36	231.14'	N 87°49'50" E
L14	46.14'	S 74°57'04" E	L37	81.02'	S 47°55'31" E
L15	163.17'	N 78°21'59" E	L38	113.52'	S 24°21'51" E
L16	241.01'	S 82°27'04" E	L39	118.34'	S 6°37'40" E
L17	128.40'	S 69°57'12" E			
L18	231.14'	N 87°49'50" E			
L19	81.02'	S 47°55'31" E			
L20	113.52'	S 24°21'51" E			
L21	118.34'	S 6°37'40" E			
L22	80.94'	N 83°23'28" E			
L23	63.25'	S 84°20'22" W			

SUMMIT EDEN PHASE 1A
BOUNDARY, PARCEL B1, B2, B3, C1, C2, AND C3

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

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 \$ _____

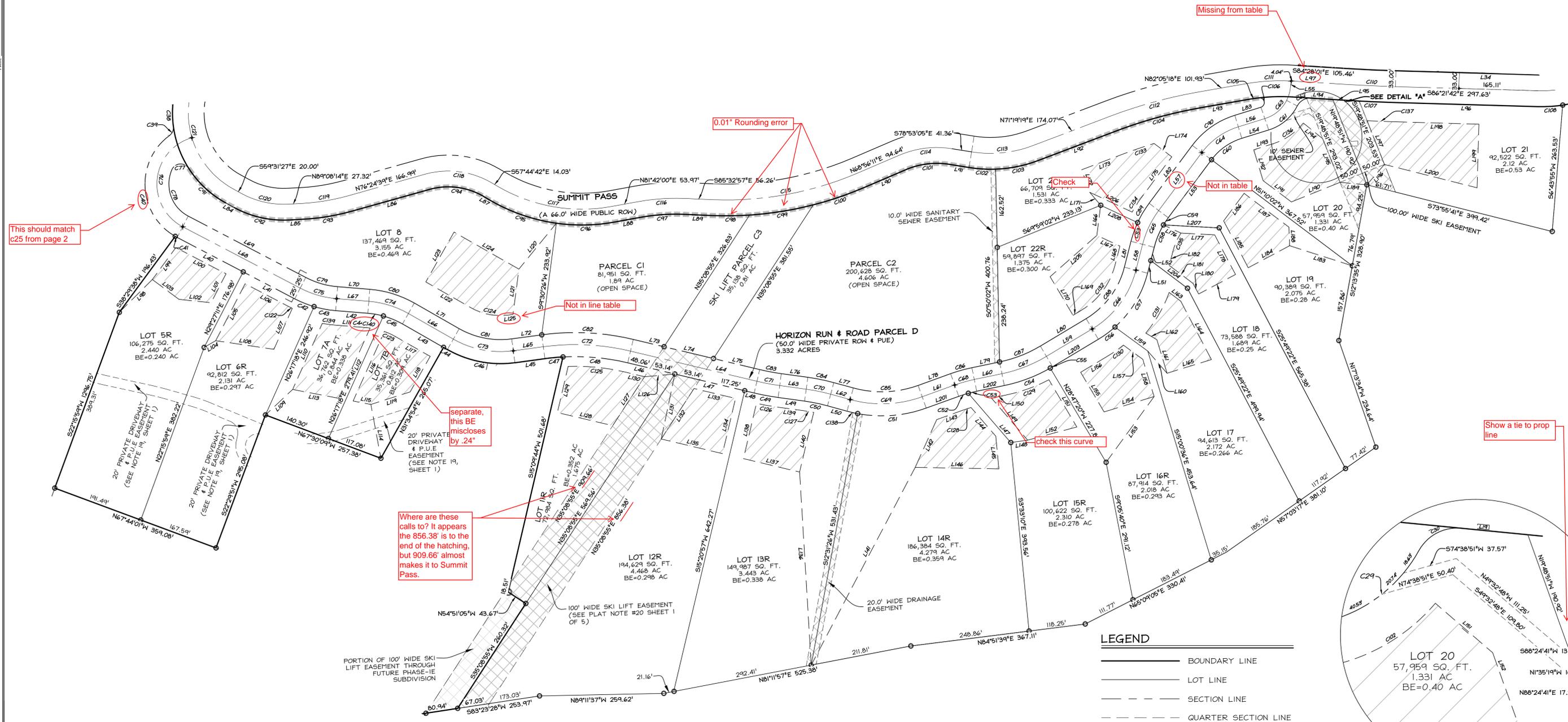
N/V/5
NOLTE VERTICAL FIVE
5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

WEBER COUNTY RECORDER

SUMMIT EDEN PHASE 1A

LOCATED IN THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM, WEBER COUNTY, UTAH.
DECEMBER 13, 2013

DATE: _____ TIME: _____
DRAWING NAME: _____ SERVICE: _____
PLOTTER: _____ DESIGNED: _____
PROJ. MGR: _____



This should match c25 from page 2

Missing from table

0.01" Rounding error

Not in table

Not in line table

separate, this BE miscloses by .24"

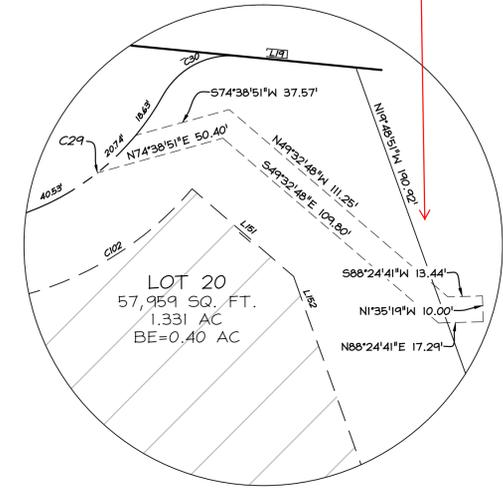
Where are these calls to? It appears the 856.38' is to the end of the hatching, but 909.66' almost makes it to Summit Pass.

check this curve

Show a tie to prop line

LEGEND

- BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - COUNTY LINE
- - - ADJOINER DEED LINES
- ▬ NO ACCESS LINE
- AREA TIE LINES
- ◆ CALCULATED SECTION CORNER AS NOTED
- ◆ SECTION CORNER AS NOTED
- SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- ✦ STREET MONUMENT
- ▨ BUILDING ENVELOPE
- ▧ EASEMENT
- ▩ FUTURE SKI LIFT EASEMENT PHASE 1E



DETAIL "A"
10' SEWER EASEMENT
N.T.S.

SUMMIT EDEN PHASE 1A LOTS 5 TO 21, PARCELS C1, C2 AND C3

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, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH



Sheet 3 of 4

NIVIS
NOLTE VERTICALFIVE

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

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

SUMMIT EDEN PHASE 1A

LOCATED IN THE SOUTH HALF OF SECTION 6, AND SECTION 7, AND THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM., WEBER COUNTY, UTAH.
DECEMBER 13, 2013

DRAWING NAME: SUMMIT EDEN PHASE 1A
DATE: 12/13/13
TIME: 10:00 AM
SERVICE: SURVEYING
DESIGNER: J. W. HARRIS
PROJ. MGR: J. W. HARRIS

LINE	LENGTH	DIRECTION
L40	155.25'	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	101.20'	S 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	150.49'	S 38°49'58" W
L54	58.91'	S 74°55'27" W
L55	15.56'	N 9°04'09" E
L56	58.91'	N 74°55'27" E
L58	55.51'	N 16°22'50" E
L59	111.34'	N 61°12'40" E
L60	58.94'	N 80°21'55" E

LINE	LENGTH	DIRECTION
L61	72.15'	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	106.28'	S 74°39'03" E
L75	99.25'	S 74°39'03" E
L76	55.85'	S 80°11'40" E
L77	42.25'	S 72°43'07" E
L78	72.15'	N 72°14'25" E
L79	58.94'	N 80°21'55" E
L80	111.34'	N 61°12'40" E

LINE	LENGTH	DIRECTION
L81	55.51'	N 16°22'50" E
L82	150.49'	N 38°49'58" E
L83	57.18'	S 74°55'27" E
L84	20.00'	N 59°31'27" W
L85	27.32'	S 89°08'14" W
L86	166.99'	S 76°24'39" W
L87	14.03'	N 57°44'42" W
L88	53.97'	S 81°42'00" W
L89	56.26'	N 85°32'57" W
L90	94.64'	S 68°56'11" W
L91	41.36'	N 78°53'05" W
L92	174.07'	S 71°19'19" W
L93	101.93'	S 82°05'18" W
L94	45.85'	N 84°28'01" W
L95	29.00'	N 84°28'01" W
L96	297.63'	N 86°21'42" W
L98	97.05'	N 47°23'07" E
L99	82.59'	N 38°29'38" W
L100	118.01'	N 60°32'49" W
L101	67.73'	N 29°27'11" E

LINE	LENGTH	DIRECTION
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	133.33'	N 29°27'11" E
L106	106.35'	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
L110	150.54'	N 26°17'18" E
L111	67.47'	N 83°22'38" W
L112	160.13'	S 26°17'18" W
L113	97.70'	N 77°12'17" W
L114	113.86'	S 8°33'18" W
L115	37.81'	N 77°12'17" W
L116	156.65'	S 26°17'18" W
L117	83.53'	S 58°25'06" E
L118	84.98'	S 31°34'54" W
L119	85.99'	N 74°23'32" E
L120	123.26'	S 41°20'10" W
L121	95.01'	N 9°30'26" E

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C38	45.93'	213.00'	12°21'20"	S 0°34'39" W	45.84'
C39	21.47'	20.00'	61°29'38"	N 25°09'12" E	20.45'
C40	64.10'	125.00'	29°22'59"	S 11°49'31" E	63.40'
C41	4.75'	125.00'	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	32.84'
C45	43.30'	175.00'	14°10'31"	N 65°30'22" W	43.19'
C46	146.25'	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	145.35'	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	41.39'	225.00'	10°32'25"	S 21°39'02" W	41.33'
C53	17.99'	275.00'	3°44'55"	S 78°29'28" W	17.99'
C54	103.07'	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'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C57	132.96'	225.00'	33°51'32"	N 33°18'36" E	131.04'
C58	50.51'	175.00'	16°32'13"	S 24°38'56" W	50.33'
C59	18.07'	175.00'	5°54'56"	S 35°52'30" W	18.06'
C60	78.74'	125.00'	36°05'29"	S 56°52'43" W	77.44'
C61	79.90'	100.00'	45°46'38"	N 52°02'08" E	77.79'
C62	34.76'	30.00'	66°23'10"	S 62°20'24" W	32.85'
C63	86.20'	75.00'	65°51'18"	N 41°59'48" E	81.54'
C64	94.49'	150.00'	36°05'29"	S 56°52'43" W	92.93'
C65	78.37'	200.00'	22°27'08"	S 27°36'24" W	77.87'
C66	156.49'	200.00'	44°49'50"	N 38°47'45" E	152.53'
C67	100.29'	300.00'	19°09'16"	N 70°47'17" E	99.83'
C68	42.54'	300.00'	8°07'31"	S 76°18'10" W	42.51'
C69	152.90'	250.00'	35°02'29"	N 89°45'37" E	150.52'
C70	52.19'	400.00'	7°28'33"	N 76°27'23" W	52.15'
C71	48.38'	500.00'	5°32'37"	S 77°25'21" E	48.36'
C72	183.35'	500.00'	21°00'36"	N 85°09'21" W	182.32'
C73	130.00'	200.00'	37°14'33"	S 77°02'22" E	127.72'
C74	87.12'	200.00'	24°57'32"	N 70°53'52" W	86.44'
C75	79.69'	200.00'	22°49'50"	S 71°57'44" E	79.17'
C76	238.95'	100.00'	136°54'26"	S 7°54'24" W	186.02'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C77	43.22'	20.00'	123°49'05"	S 87°23'21" W	35.29'
C78	112.61'	75.00'	86°01'38"	S 17°32'00" E	102.33'
C79	69.73'	175.00'	22°49'50"	S 71°57'44" E	69.27'
C80	98.01'	225.00'	24°57'32"	N 70°53'52" W	97.24'
C81	113.75'	175.00'	37°14'33"	S 77°02'22" E	111.76'
C82	192.51'	525.00'	21°00'36"	N 85°09'21" W	191.44'
C83	45.96'	475.00'	5°32'37"	S 77°25'21" E	45.94'
C84	55.45'	425.00'	7°28'33"	N 76°27'23" W	55.41'
C85	137.61'	225.00'	35°02'29"	N 89°45'37" E	135.47'
C86	46.09'	325.00'	8°07'31"	S 76°18'10" W	46.05'
C87	91.93'	275.00'	19°09'16"	N 70°47'17" E	91.51'
C88	136.93'	175.00'	44°49'50"	N 38°47'45" E	133.46'
C89	46.78'	225.00'	11°54'43"	S 32°52'37" W	46.69'
C90	110.23'	175.00'	36°05'29"	S 56°52'43" W	108.42'
C91	106.97'	213.00'	28°46'24"	S 45°08'15" E	105.85'
C92	118.05'	215.83'	31°20'18"	S 75°11'37" E	116.58'
C93	107.33'	483.21'	12°43'35"	N 82°46'27" E	107.11'
C94	117.62'	147.00'	45°50'39"	N 80°40'01" W	114.51'
C95	148.69'	383.00'	22°14'36"	S 68°52'00" E	147.76'
C96	122.41'	383.00'	18°18'42"	S 89°08'39" E	121.89'

LINE	LENGTH	DIRECTION
L122	108.48'	S 58°25'06" E
L123	119.26'	S 31°34'54" W
L124	155.96'	N 58°25'06" W
L126	63.57'	S 87°00'42" W
L127	121.39'	N 35°08'55" E
L128	118.82'	S 74°50'15" E
L129	98.65'	S 15°09'45" W
L130	40.86'	N 74°39'03" W
L131	137.91'	S 13°53'28" W
L132	125.27'	S 35°08'55" W
L133	89.06'	N 74°39'03" E
L134	117.86'	N 15°20'57" E
L135	131.49'	S 74°39'03" E
L136	401.95'	N 1°27'41" W
L137	120.57'	S 74°39'03" E
L138	117.95'	S 15°20'57" W
L139	55.85'	N 80°11'40" W
L140	127.25'	N 15°20'57" E
L141	464.68'	N 29°51'26" E
L142	108.96'	N 26°25'08" E

LINE	LENGTH	DIRECTION
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	174.96'	N 86°59'43" W
L147	135.53'	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
L151	114.07'	N 28°47'20" W
L152	106.29'	N 77°05'26" E
L153	169.35'	N 38°17'30" E
L154	109.12'	S 74°59'24" W
L155	95.83'	N 28°47'20" W
L156	66.91'	N 61°12'40" E
L157	50.12'	S 51°52'53" E
L158	80.88'	S 15°00'36" E
L159	84.79'	N 51°52'53" W
L160	61.11'	S 39°09'26" E
L161	72.89'	N 15°00'36" W
L162	26.90'	N 57°29'56" W

LINE	LENGTH	DIRECTION
L163	30.34'	S 51°07'59" E
L164	137.14'	S 25°49'22" E
L165	96.99'	S 74°59'24" W
L166	63.00'	S 9°09'31" W
L167	52.97'	S 63°04'45" E
L168	40.07'	S 16°22'50" W
L169	20.00'	S 61°12'40" W
L170	93.37'	N 28°47'20" W
L171	35.56'	N 38°07'34" W
L172	49.54'	N 17°35'16" W
L173	96.18'	N 71°19'19" W
L174	46.21'	S 51°10'02" E
L175	105.74'	S 38°49'58" W
L176	40.29'	S 63°07'57" E
L177	70.59'	S 84°59'22" E
L178	92.99'	S 25°49'22" E
L179	87.01'	S 64°10'38" W
L180	24.81'	N 25°49'22" W
L181	62.13'	N 51°07'59" W
L182	28.80'	N 16°22'50" E

LINE	LENGTH	DIRECTION
L183	137.35'	N 70°19'44" W
L184	97.91'	N 64°10'38" W
L185	110.02'	S 25°49'22" E
L186	71.47'	S 38°49'58" W
L187	117.12'	N 51°10'02" E
L188	38.62'	N 0°00'00" E
L189	56.14'	N 82°45'26" W
L190	109.50'	S 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'	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	132.12'	S 3°38'18" W
L200	199.42'	N 73°55'41" W
L201	72.15'	S 72°14'25" W
L202	58.94'	S 80°21'55" W

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C97	93.18'	418.71'	12°45'03"	S 88°04'31" W	92.99'
C98	79.74'	733.00'	6°13'57"	S 88°39'56" E	79.70'
C99	135.21'	733.00'	10°34'08"	N 82°56'01" E	135.02'
C100	111.47'	733.00'	8°42'46"	N 73°17'34" E	111.36'
C101	93.79'	167.00'	32°10'44"	S 85°10'33" W	92.56'
C102	55.57'	283.00'	11°15'02"	S 84°30'36" E	55.48'
C103					