

OVERLOOK AT POWDER MOUNTAIN PHASE 3, AMENDMENT 1  
AMENDING A PORTION OF COBABE COURT(ROAD PARCEL C), PARCEL 058, AND LOT 48  
OF OVERLOOK AT POWDER MOUNTAIN PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF  
SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH  
OCTOBER 2022

PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE OVERLOOK AT POWDER MOUNTAIN PHASE 3, ENTRY NO. 3193034, BOOK 91, PAGE 75-79, INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.

OWNER'S DEDICATION:

WE, AS THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO 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,

OVERLOOK AT POWDER MOUNTAIN PHASE 3, AMENDMENT 1

IT IS UNDERSTOOD THAT SMHG PMDP PHASE II, LLC, WILL HOLD TITLE ONLY TO THE EXTENTS OF LOT 148 (3,326 S.F.) AND POWDER MOUNTAIN OWNERS ASSOCIATION, INC, WILL HOLD TITLE TO THE REMAINING LAND WITH THE BOUNDARY OF THIS PLAT AMENDMENT (25,846 S.F.) WHICH IS THE OPEN SPACE LOTS, AND THE PRIVATE ROW AND PUE.

POWDER MOUNTAIN OWNERS ASSOCIATION, INC. SMHG PMDP PHASE II LLC, A UTAH LIMITED LIABILITY COMPANY  
BY: SMHG PHASE II INVESTOR LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: MANAGING MEMBER

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

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_  
DATE: \_\_\_\_\_

ACKNOWLEDGEMENT (POWDER MOUNTAIN OWNERS ASSOCIATION, INC.):

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, THE AUTHORIZED SIGNATORY FOR POWDER MOUNTAIN OWNERS ASSOCIATION, INC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN: \_\_\_\_\_

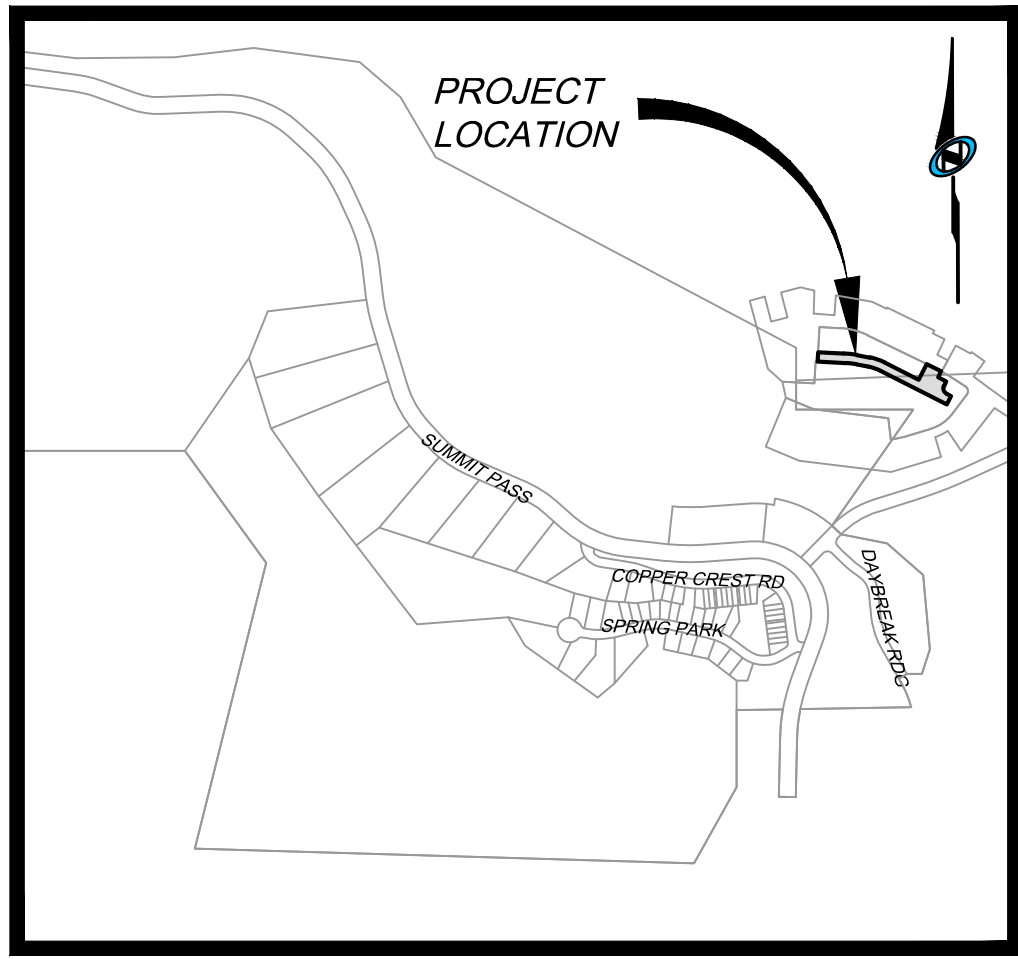
ACKNOWLEDGEMENT (SMHG PMDP PHASE II LLC):

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, AS THE AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SMHG PHASE II INVESTOR LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SMHG PMDP PHASE II LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_, RESIDING IN: \_\_\_\_\_

COMMISSION #: \_\_\_\_\_, MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

N.T.S.

owners dedication needs to include all the dedications as shown

OWNER'S DEDICATION:

SMHG PMDP PHASE II, 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 OVERLOOK AT POWDER MOUNTAIN PHASE 3, AND DOES HEREBY:

- **PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY.** DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. AS MASTER DEVELOPER 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 POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.
- **PUBLIC UTILITY AND DRAINAGE EASEMENTS.** GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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 2, 11, 12, 13, 14, AND 23 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
- **OPEN SPACES.** GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE OPEN SPACE PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE OPEN SPACE PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION.

12TH

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-B(C)(2), AND THAT THIS PLAT, OVERLOOK AT POWDER MOUNTAIN PHASE 3, AMENDMENT 1, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

*Nathan Christensen*  
NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.

ALL OF ROAD PARCEL C, OPEN SPACE PARCEL 058, AND LOT 48 OF OVERLOOK AT POWDER MOUNTAIN PHASE 3. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING NORTH 161.19 FEET AND EAST 1460.40 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 8°45'55" 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 NORTHWEST CORNER OF SECTION 6 TO THE SOUTH QUARTER CORNER OF SECTION 5 IS SOUTH 53°45'38" EAST 4312.68 FEET); AND RUNNING THENCE SOUTH 87°07'22" EAST, 111.20 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 318.00 FEET, (CHORD BEARS SOUTH 82°56'01" EAST, 46.46 FEET); THROUGH A CENTRAL ANGLE OF 8°22'42", FOR AN ARC DISTANCE OF 46.50 FEET; THENCE SOUTH 78°44'40" EAST, 47.11 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 218 FEET, (CHORD BEARS SOUTH 70°59'59" EAST, 58.76 FEET); THROUGH A CENTRAL ANGLE OF 15°29'22", FOR AN ARC DISTANCE OF 58.93 FEET; THENCE SOUTH 63°15'18" EAST, 94.84 FEET; THENCE NORTH 25°52'58" EAST 67.73 FEET; THENCE SOUTH 64°07'02" EAST 69.90 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, (CHORD BEARS SOUTH 62°44'13" EAST, 46.97 FEET); THROUGH A CENTRAL ANGLE OF 2°45'37", FOR AN ARC DISTANCE OF 46.97 FEET; THENCE SOUTH 26°56'16" WEST, 26.35 FEET; THENCE SOUTH 63°15'18" EAST, 36.00 FEET; THENCE SOUTH 26°56'16" WEST, 18.92 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, (CHORD BEARS SOUTH 18°09'31" EAST, 32.58 FEET); THROUGH A CENTRAL ANGLE OF 90°11'34", FOR AN ARC DISTANCE OF 36.21 FEET; THENCE SOUTH 63°15'18" EAST, 18.92 FEET; THENCE SOUTH 26°56'16" WEST, 36.00 FEET; THENCE NORTH 63°15'18" WEST, 288.32 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING RADIUS OF 182.00 FEET, (CHORD BEARS NORTH 70°59'59" WEST, 49.05 FEET) THROUGH A CENTRAL ANGLE OF 15°29'22", FOR AN ARC DISTANCE OF 49.20 FEET; THENCE NORTH 78°44'40" WEST, 47.11 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282 FEET (CHORD BEARS NORTH 82°56'01" WEST 41.20 FEET); THROUGH A CENTRAL ANGLE OF 8°22'42", FOR AN ARC DISTANCE OF 41.24 FEET; THENCE NORTH 87°07'22" WEST, 111.20 FEET; THENCE NORTH 2°52'38" EAST, 36.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 29,190 SQUARE FEET OR 0.670 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

1. THIS SURVEY WAS PERFORMED TO AMEND ROAD PARCEL C, OPEN SPACE PARCEL 058, AND LOT 48 OF OVERLOOK AT POWDER MOUNTAIN PHASE 3. LOTS HAVE BEEN RENAMED AS ROAD PARCEL C1, OPEN SPACE PARCEL 0510, AND LOT 148 RESPECTIVELY. THIS CHANGE INCLUDED A MINOR SHIFT TO THE WEST OF THE HAMMER HEAD PORTION OF THE ROAD AND ASSOCIATED STREET MONUMENT (TO BE INSTALLED). IT ALSO INCLUDES A MINOR SHIFT TO THE WEST OF THE SHARED LOT LINE BETWEEN PARCEL 058, AND LOT 48. BY DOING SO THIS CREATES TWO SMALL ADDITIONAL OPEN SPACE PARCELS LABELED 0511, AND 0512
2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 8°45'55" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 0°0'014" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
3. ALL BOUNDARIES, WERE DETERMINED AND SET BY OVERLOOK AT POWDER MOUNTAIN PHASE 3. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.

NOTE: All necessary deeds will be required at time of recording



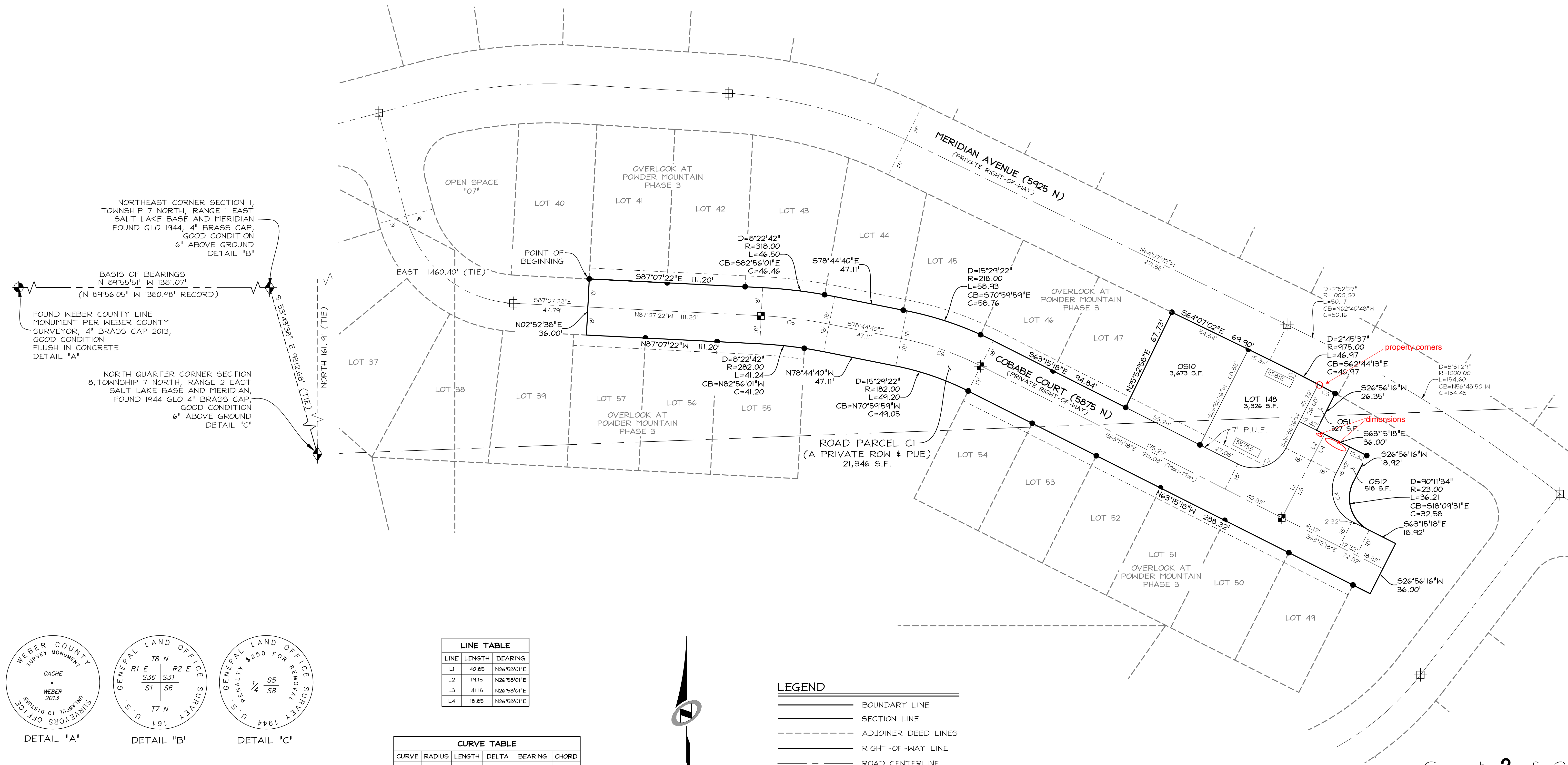
Sheet 1 of 2

OWNER	WEBER COUNTY ATTORNEY	WEBER COUNTY SURVEYOR	WEBER COUNTY ENGINEER	WEBER COUNTY PLANNING COMMISSION APPROVAL	WEBER COUNTY COMMISSION ACCEPTANCE	RECORDED #
SMHG PMDP PHASE II, LLC 3923 N. WOLF CREEK DR. EDEN, UT 84310	I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.  SIGNATURE	I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.  COUNTY SURVEYOR	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.  SIGNATURE	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.  CHAIRMAN-WEBER COUNTY PLANNING COMMISSION	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.  CHAIRMAN, WEBER COUNTY COMMISSION  ATTEST: _____  TITLE:	STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE  REQUEST OF: _____ ENTRY NO: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____  FEE \$ _____  WEBER COUNTY RECORDER



OVERLOOK AT POWDER MOUNTAIN PHASE 3, AMENDMENT 1  
AMENDING A PORTION OF COBABE COURT(ROAD PARCEL C), PARCEL 058, AND LOT 48  
OF OVERLOOK AT POWDER MOUNTAIN PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
AND THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH  
OCTOBER 2022

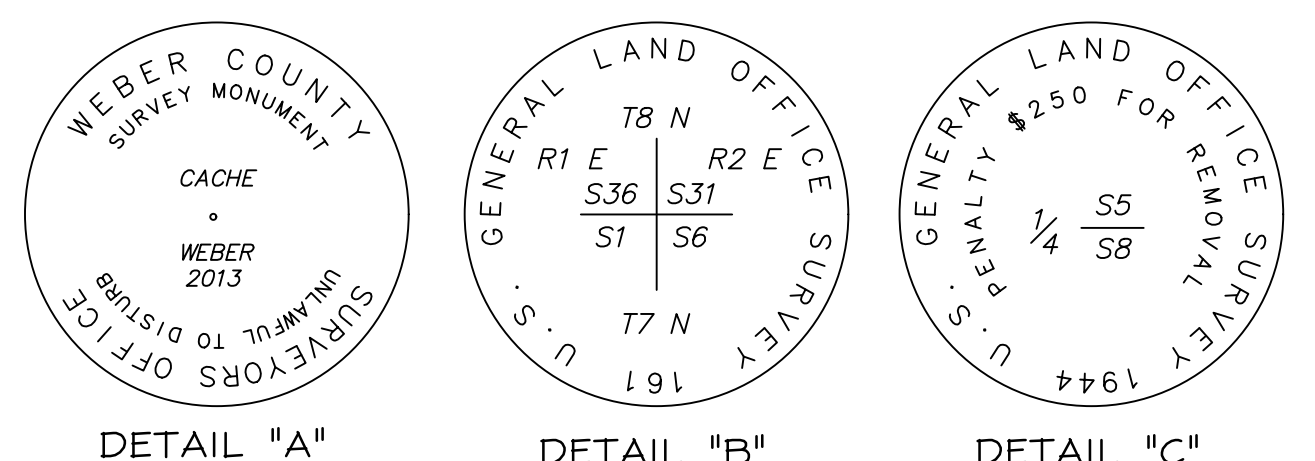


NORTHEAST CORNER SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO 1944, 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "B"

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

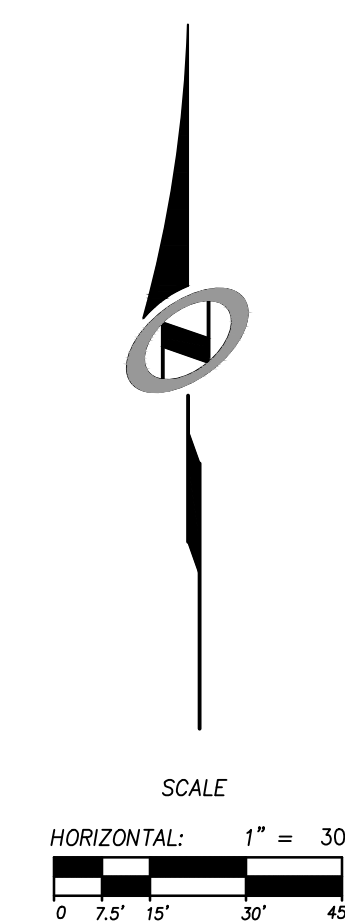
FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"

NORTH QUARTER CORNER SECTION  
8, TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
FOUND 1944 GLO 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "C"



LINE TABLE			
LINE	LENGTH	BEARING	
L1	40.85	N26°58'01"E	
L2	19.15	N26°58'01"E	
L3	41.15	N26°58'01"E	
L4	18.85	N26°58'01"E	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	23.00	36.05	89°48'26"	N71°50'29"E	32.47
C2	975.00	34.64	2°02'04"	N63°05'57"W	34.64
C3	975.00	12.33	0°43'28"	N61°43'09"W	12.33
C4	23.00	36.21	90°11'34"	S18°09'31"E	32.58
C5	300.00	43.87	8°22'42"	N82°56'01"W	43.83
C6	200.00	54.07	15°29'22"	N70°59'59"W	53.90



- LEGEND
- BOUNDARY LINE
  - SECTION LINE
  - ADJOINER DEED LINES
  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - SECTION CORNER AS NOTED
  - SET CL MONUMENT
  - FOUND CL MONUMENT
  - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

SMHG PMDP PHASE II, LLC.  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310



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