AMENDMENT 3 2016-08-10.DWG
SY01
2014-1-16
NONE
N:\SJ60793\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1C\AMENDMENT 3\SURVEY\PLATS\FINAL

# SUMMIT EDEN PHASE IC AMENDMENT 3

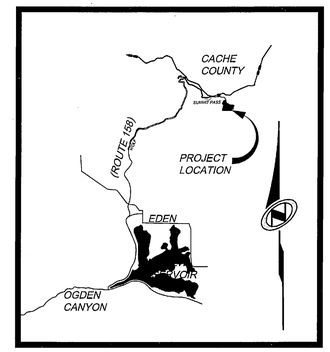
## AMENDING PARCEL E

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.

**AUGUST 2016**

## VICINITY MAP

N.T.S.




## SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND WEBER COUNTY CODE 106-1-8-(c)(1), AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT, SUMMIT EDEN PHASE IC AMENDMENT 3, 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.

REGISTERED LAND SURVEYOR No. 155641 RICHARD W. MILLER 8-22-16 STATE OF UTAH

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

## SURVEY NARRATIVE:

1-THIS SURVEY WAS PERFORMED TO AMEND PARCEL E, SUMMIT EDEN PHASE IC, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NUMBER 2672945, IN BOOK 75 AT PAGES 35-40, BY JOINING IT WITH A PORTION OF COUNTY PARCEL 23-012-0148 TO BE NOW CALLED DEVELOPMENT PARCEL D8. DEVELOPMENT PARCEL D8 IS INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS AND DECLARANT RESERVES ALL DEVELOPMENT RIGHTS ASSOCIATED WITH SUCH PARCEL. DEVELOPMENT PARCEL D8 IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR POWDER MOUNTAIN AND MAY IN THE FUTURE BE SUBMITTED TO A NEIGHBORHOOD DECLARATION.

2-THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS BEARING DIFFERS FROM WEBER COUNTY SURVEYORS BEARING BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

## PLAT NOTES:

1-THIS PLAT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) UNLESS OTHERWISE NOTED ON THIS PLAT.

2-THE TEMPORARY SLOPE EASEMENTS AS DEFINED ON THE DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK (ENTRY# 21072934, BOOK 75, PAGE 13-27) AND ALSO DEFINED IN PLAT NOTE #14 ON THE ORIGINAL SUMMIT EDEN PHASE IC SUBDIVISION PLAT (ENTRY# 2672945 BOOK 75, PAGE 35-40) REMAIN IN PLACE AND ARE NOT INTENDED TO BE VACATED BY THIS PLAT AMENDMENT.

## LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF PARCEL E, SUMMIT EDEN PHASE IC SUBDIVISION, ENTRY NO. 2672945, BOOK 75, PAGE 35-40, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING SOUTH 00°45'10" EAST 472.59 FEET AND EAST 3302.68 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE.); TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) EASTERLY ALONG A 433 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 75°50'23" EAST A DISTANCE OF 119.00 FEET), THROUGH A CENTRAL ANGLE OF 15°47'49", A DISTANCE OF 119.38 FEET, 2) SOUTH 83°44'18" EAST 166.47 FEET, 3) EASTERLY ALONG A 783.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°46'32" EAST A DISTANCE OF 137.50 FEET), THROUGH A CENTRAL ANGLE OF 10°04'29", A DISTANCE OF 137.68 FEET, 4) NORTH 86°11'14" EAST 193.22 FEET, 5) EASTERLY ALONG A 217.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 88°44'05" EAST A DISTANCE OF 38.42 FEET), THROUGH A CENTRAL ANGLE OF 10°09'23", A DISTANCE OF 38.47 FEET, TO THE NORTHEAST CORNER OF PARCEL F OF ABOVE SAID SUMMIT EDEN PHASE IC SUBDIVISION, THENCE SOUTH 5°39'44" WEST 64.51 FEET ALONG SAID LOT LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COPPER CREST ROAD THE FOLLOWING EIGHT (8) COURSES: 1) WESTERLY ALONG A 143 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 89°51'48" WEST A DISTANCE OF 28.90 FEET), THROUGH A CENTRAL ANGLE OF 11°35'53", A DISTANCE OF 28.95 FEET, 2) SOUTH 84°03'51" WEST 138.80 FEET, 3) EASTERLY ALONG A 482.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 83°04'43" WEST A DISTANCE OF 214.51 FEET), THROUGH A CENTRAL ANGLE OF 25°42'53", A DISTANCE OF 216.32 FEET, 4) NORTH 70°13'16" WEST 64.70 FEET, 5) WESTERLY ALONG A 418.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 75°46'22" WEST A DISTANCE OF 80.88 FEET), THROUGH A CENTRAL ANGLE OF 11°06'12", A DISTANCE OF 81.00 FEET, 6) NORTH 81°19'28" WEST 93.74 FEET, 7) WESTERLY ALONG A 57.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 66°17'14" WEST A DISTANCE OF 29.58 FEET), THROUGH A CENTRAL ANGLE OF 30°04'27", A DISTANCE OF 29.92 FEET, 8) WESTERLY ALONG A 18.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CHORD BEARS NORTH 10°23'06" WEST A DISTANCE OF 23.55 FEET), THROUGH A CENTRAL ANGLE OF 81°43'50", A DISTANCE OF 25.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31,469 SQUARE FEET OR 0.72 ACRES

## OWNER'S DEDICATION:

SMHG PHASE 1, LLC ("DECLARANT") AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY AMEND THE ORIGINAL SUMMIT EDEN PHASE IC SUBDIVISION PLAT, ENTRY NO. 2672943, BOOK 75, PAGES 35-40, AND PARCEL E THEREOF INTO DEVELOPMENT PARCEL D8 AS SHOWN ON THIS PLAT, AND THIS PLAT IS SUBJECT TO ALL THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON SAID ORIGINAL PLAT UNLESS NOTED OTHERWISE ON THIS PLAT AND NAME SAID TRACT OF LAND TO BE KNOWN AS SUMMIT EDEN PHASE IC - AMENDMENT 3.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 23RD DAY OF AUGUST, 2016.

SMHG PHASE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY:
NAME: JEFF WERBELOW
TITLE: AUTHORIZED SIGNATORY

## ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF Weber } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August ,2016 BY JEFF WERBELOW, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE 1 LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-17

RESIDING IN: Ogden, UT

PAIGE GREENHALGH NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 662205 COMM. EXP. 01-30-2017

RECEIVED AUG 23 2016 BY: 5547A

Sheet 1 of 2

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

| OWNER | WEBER COUNTY ATTORNEY | WEBER COUNTY SURVEYOR | WEBER COUNTY ENGINEER | WEBER COUNTY PLANNING COMMISSION APPROVAL | WEBER COUNTY COMMISSION ACCEPTANCE |
|---|---|---|---|---|---|
| SMHG PHASE 1, LLC<br>3632 N. WOLF CREEK DR.<br>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.<br>SIGNED THIS _____ DAY OF _____, 20____.<br>SIGNATURE | I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXICUTED THIS PLAT FROM RESPONSBILITES AN/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.<br>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.<br>SIGNED THIS _____ DAY OF _____, 20____.<br>SIGNATURE | THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.<br>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____.<br>CHAIRMAN, WEBER COUNTY COMMISSION<br>ATTEST: _____<br>TITLE: _____ |

**RECORDED #**

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE $

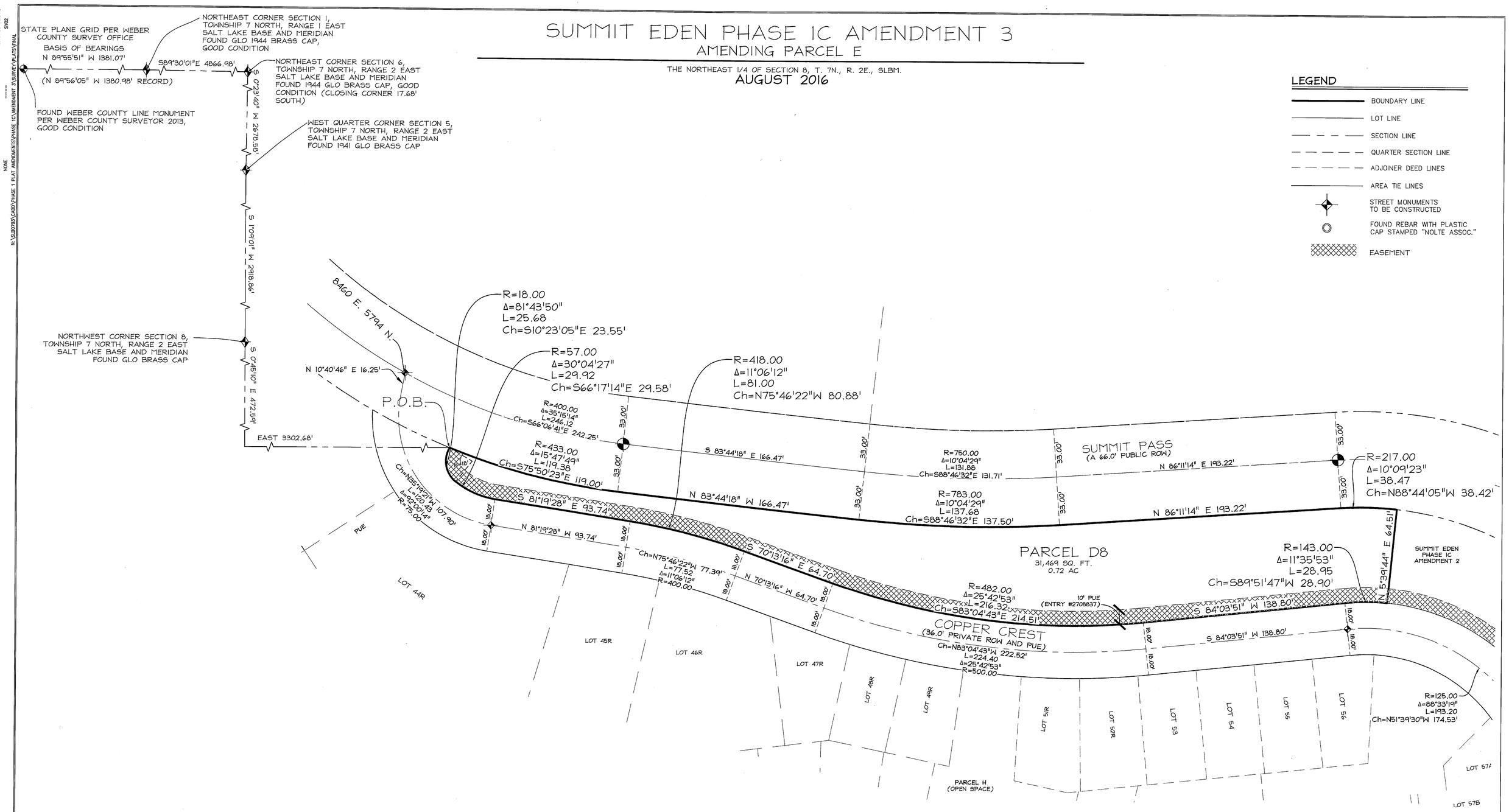
WEBER COUNTY RECORDER

# SUMMIT EDEN PHASE IC AMENDMENT 3

## AMENDING PARCEL E

THE NORTHEAST 1/4 OF SECTION 8, T. 7N., R. 2E., SLBM.

AUGUST 2016




## LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- STREET MONUMENTS TO BE CONSTRUCTED
- FOUND REBAR WITH PLASTIC CAP STAMPED "NOLTE ASSOC."
- EASEMENT

**OWNER**

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

REGISTERED LAND SURVEYOR No. 155643 RICHARD W. MILLER 8-22-16 STATE OF UTAH

SCALE

HORIZONTAL: 1" = 30'

0 7.5' 15' 30' 45'

RECEIVED AUG 23 2016 BY: 55413

Sheet 2 of 2

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

AMENDMENT 3 2016-08-10.DWG
S102
2014-1-16
NONE
N:\SLB0793\CADD\PHASE 1 PLAT AMENDMENTS\PHASE 1C\AMENDMENT 3\SURVEY\PLATS\FINAL