

EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2012

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: CELTIC BANK, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT, A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (4) SHEETS, SAID CELTIC BANK DOES HEREBY CONSENT TO RECORD THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT; WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES 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 OWNERS, THEIR 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 UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT PHASE 1 HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT PHASE 1 HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. NOTES NUMBER 1, 2, & 7 ARE BY REFERENCE MADE A PART HEREOF AND INCORPORATED HERIN.

SIGNED THIS _____ DAY OF _____, 20____.

JEFFREY W. SHUGARS AND KRISTINA SHUGARS, AS JOINT TENANTS

JAMES T. ROBERTS AND KATHERINE B. ROBERTS, AS JOINT TENANTS

CELTIC BANK CORPORATION DAVID LEE TOWERS, A MARRIED MAN

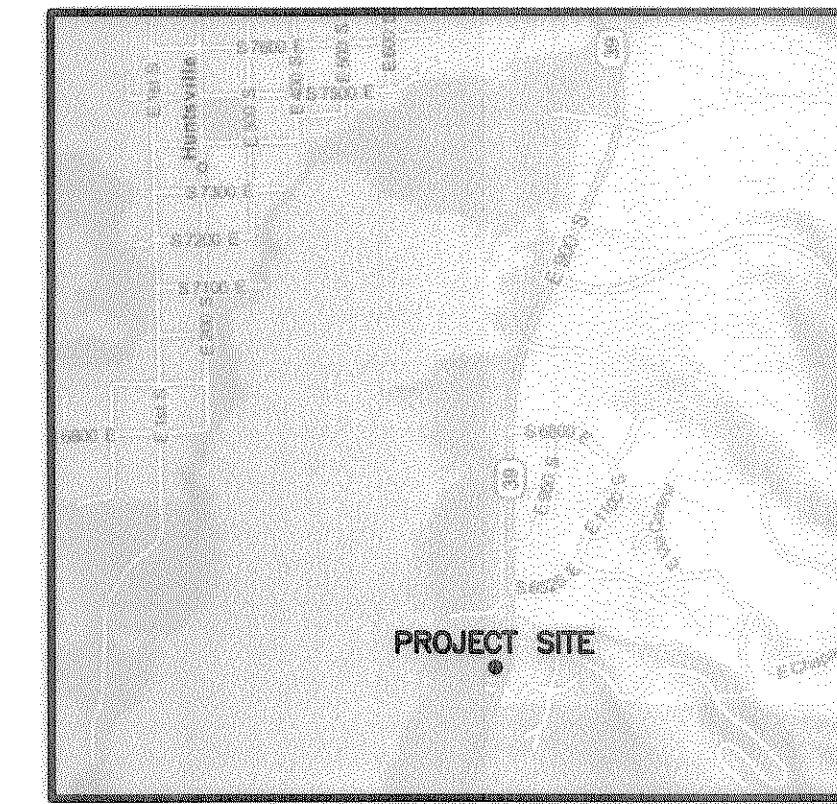
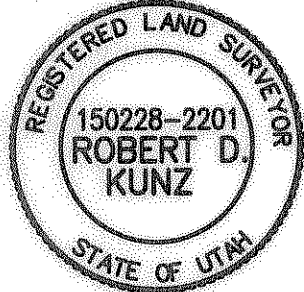
SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN 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.

SIGNED THIS 24 DAY OF September, 2013

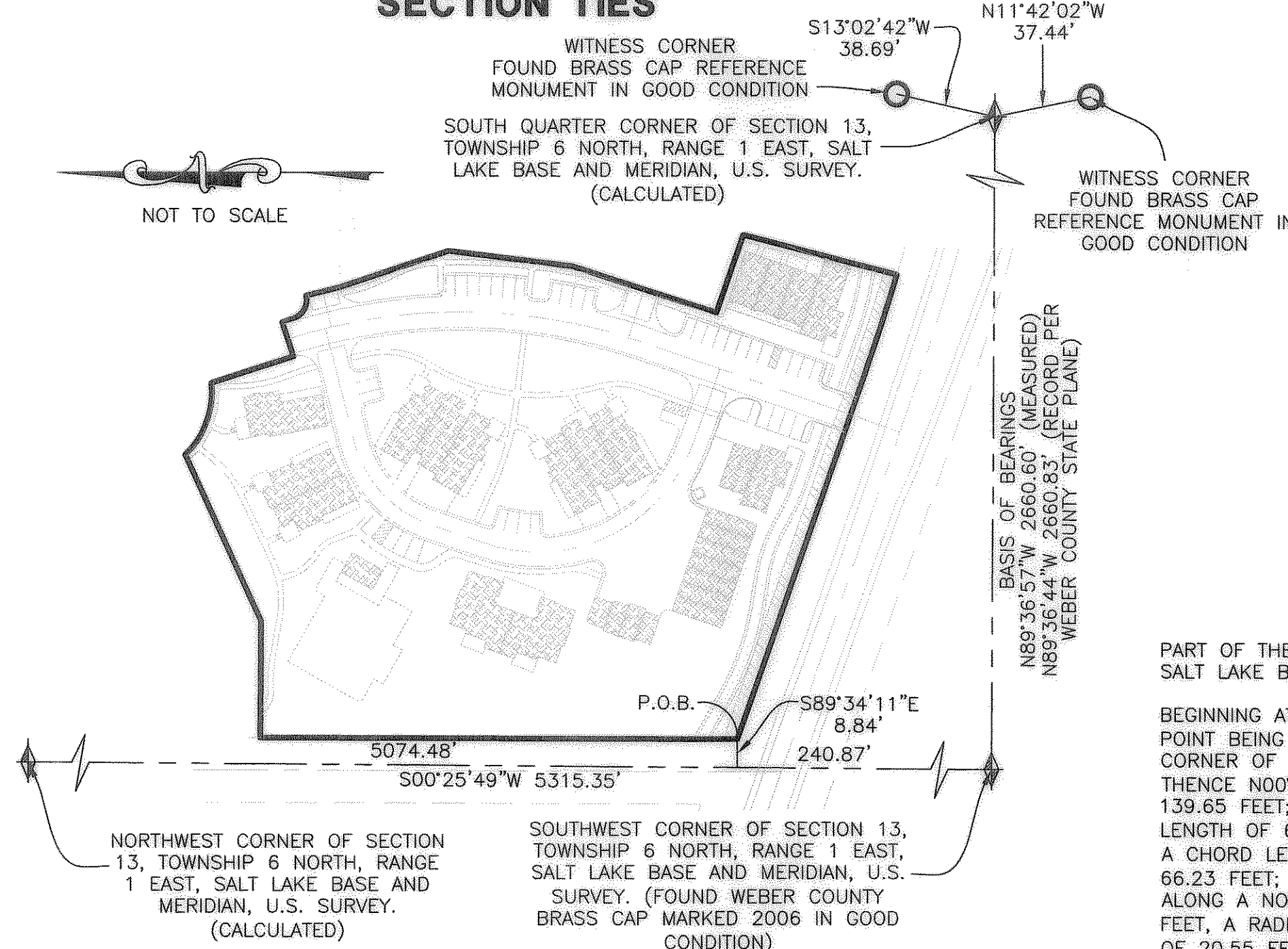
150228
UTAH LICENSE NUMBER

ROBERT D. KUNZ



VICINITY MAP
NO SCALE

SECTION TIES



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING N00°25'49"E 240.87 FEET AND S89°34'11"E 8.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE N00°09'59"E 361.28 FEET; THENCE S89°34'11"E 103.01; THENCE N65°29'31"E 139.65 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.50 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF S69°52'48"E, AND A CHORD LENGTH OF 58.45 FEET WITH A DELTA ANGLE OF 51°57'15"; THENCE S17°58'09"E 66.23 FEET; THENCE N72°01'51"E 28.00 FEET; THENCE S17°38'34"E 8.59 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S60°20'46"E, AND A CHORD LENGTH OF 20.55 FEET WITH A DELTA ANGLE OF 86°27'51"; THENCE S13°34'41"E 26.00 FEET; THENCE S18°32'05"E 88.52 FEET; THENCE S06°58'25"W 95.65 FEET; THENCE S17°56'43"W 115.86 FEET; THENCE S70°43'57"E 63.32 FEET; THENCE S14°34'00"W 121.64 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.69 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N71°58'42"W, AND A CHORD LENGTH OF 81.68 FEET WITH A DELTA ANGLE OF 02°30'11", AND (2) N70°43'36"W 309.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 163,110 SQUARE FEET AND 3.744 ACRES

NOTES

- ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES, ON UNIT 101 THROUGH 104 CONTAINED WITHIN THE PROJECT ARE DEDICATED LIMITED COMMON AREAS. ALL DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT OR PAD TO WHICH THEY ARE ATTACHED OR APPURTENANT.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT PHASE 1 HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE CONDOMINIUM AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
- DIMENSIONS ON SHEET 2 OF 4 ARE TO EXTERIOR FOUNDATION ONLY.
- EIGHT INCH CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- UNITS 101-104 ARE TO BE DEDICATED AS CONDOMINIUM UNITS.

LAND USE

TOTAL AREA.....	161,664 S.F. (3.711 ACRES)
COMMON AREA.....	122,980 S.F. (2.823 ACRES) 76%
ROAD AREA.....	30,140 S.F. (0.692 ACRES)
OPEN AREA.....	92,840 S.F. (2.131 ACRES)
LIMITED COMMON AREA.....	6,486 S.F. (0.149 ACRES) 4%
BUILDING AREA.....	32,198 S.F. (0.739 ACRES) 20%

PROJECT BENCHMARK

MONUMENT NO. 3-JRH
ELEVATION=4969.025'
(MAINTAINED BY WEBER COUNTY SURVEYOR)

DEVELOPER

CELTIC BANK
268 S. STATE STREET
SALT LAKE CITY, UT 84111
801-363-6500 - DIRECT
801-363-6562 ~ FAX

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°36'57"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A SUBDIVISION PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

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 COUNTY OFFICES. 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.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

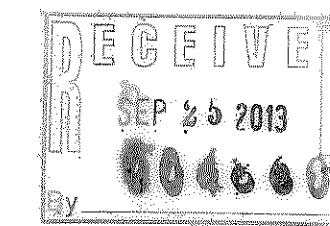
WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

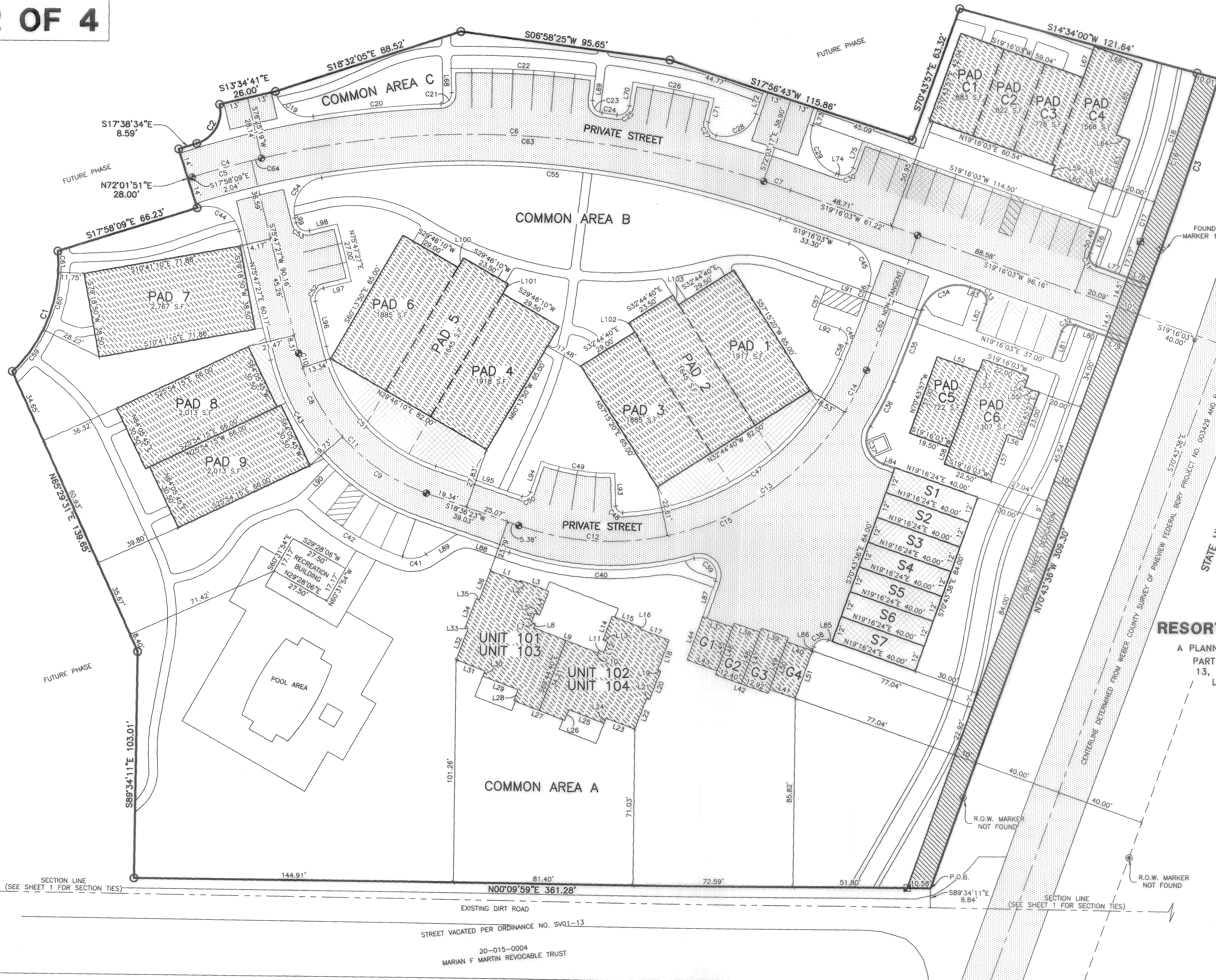


004860



Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 07-11-12
Name: EDGEWATER BEACH RESORT PH 1 AMD PRUD
Number: 5917-15
Revision: 1"=20'
Checked: _____



RECEIVED
SEP 25 2013
By 004860

- = SET 5/8" X 24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
 - = FOUND R.O.W. MONUMENT
 - = SET R.O.W. MONUMENT
 - = R.O.W. MONUMENT NOT FOUND
 - = SET CL MONUMENT
 - = LIMITED COMMON AREA
 - = ROAD DEDICATION
 - = PRIVATE OWNERSHIP
 - = EXISTING PAVEMENT (COMMON AREA)
 - = COMMON AREA
- Scale: 1" = 20'

**EDGEWATER BEACH
RESORT PHASE 1 -1ST AMENDMENT**
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
PART OF THE SOUTHWEST QUARTER OF SECTION
13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2012

Reeve & Associates, Inc.
520 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403
TEL: (801) 821-3100 FAX: (801) 821-2886 www.reeve-assoc.com

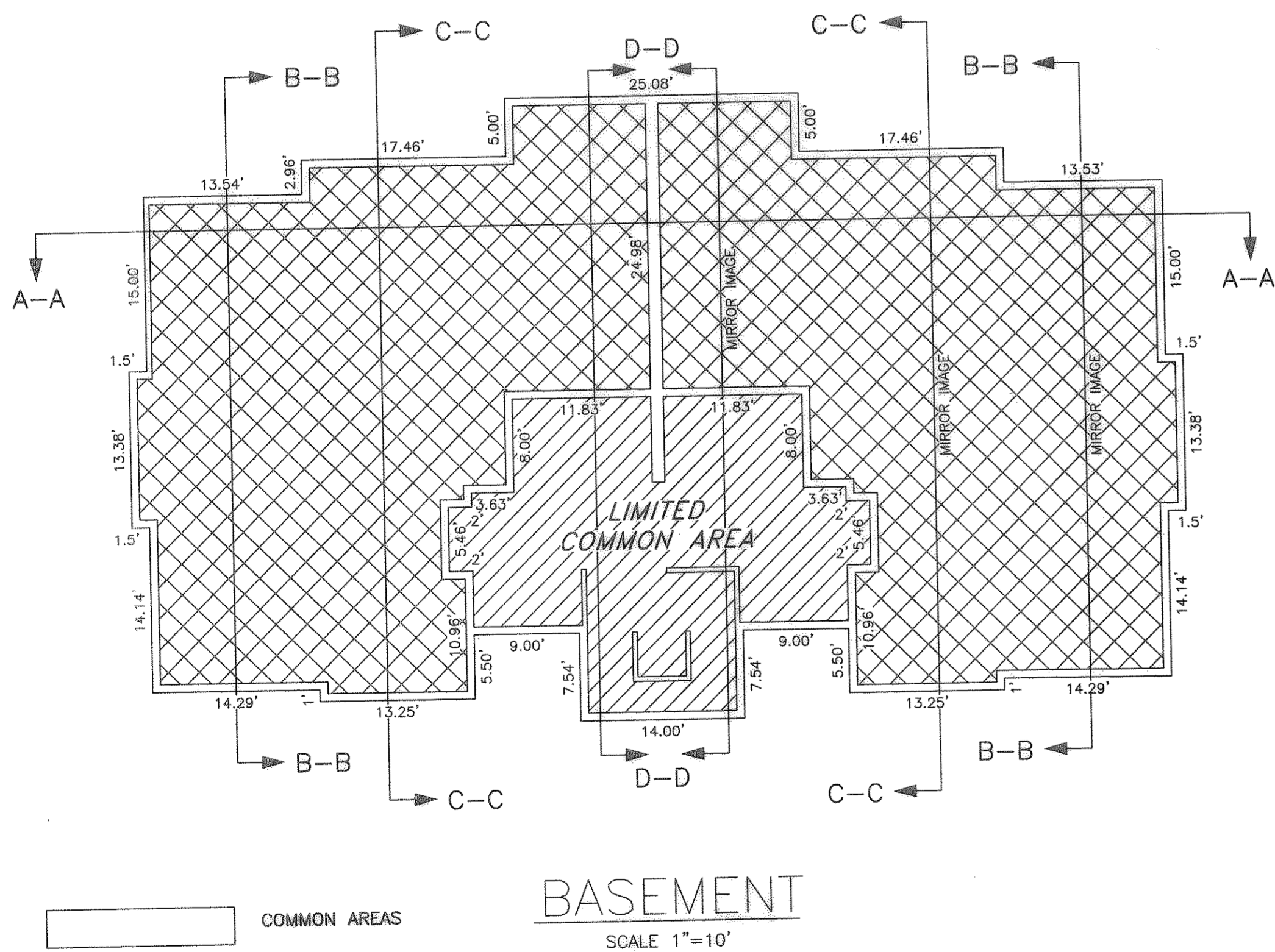
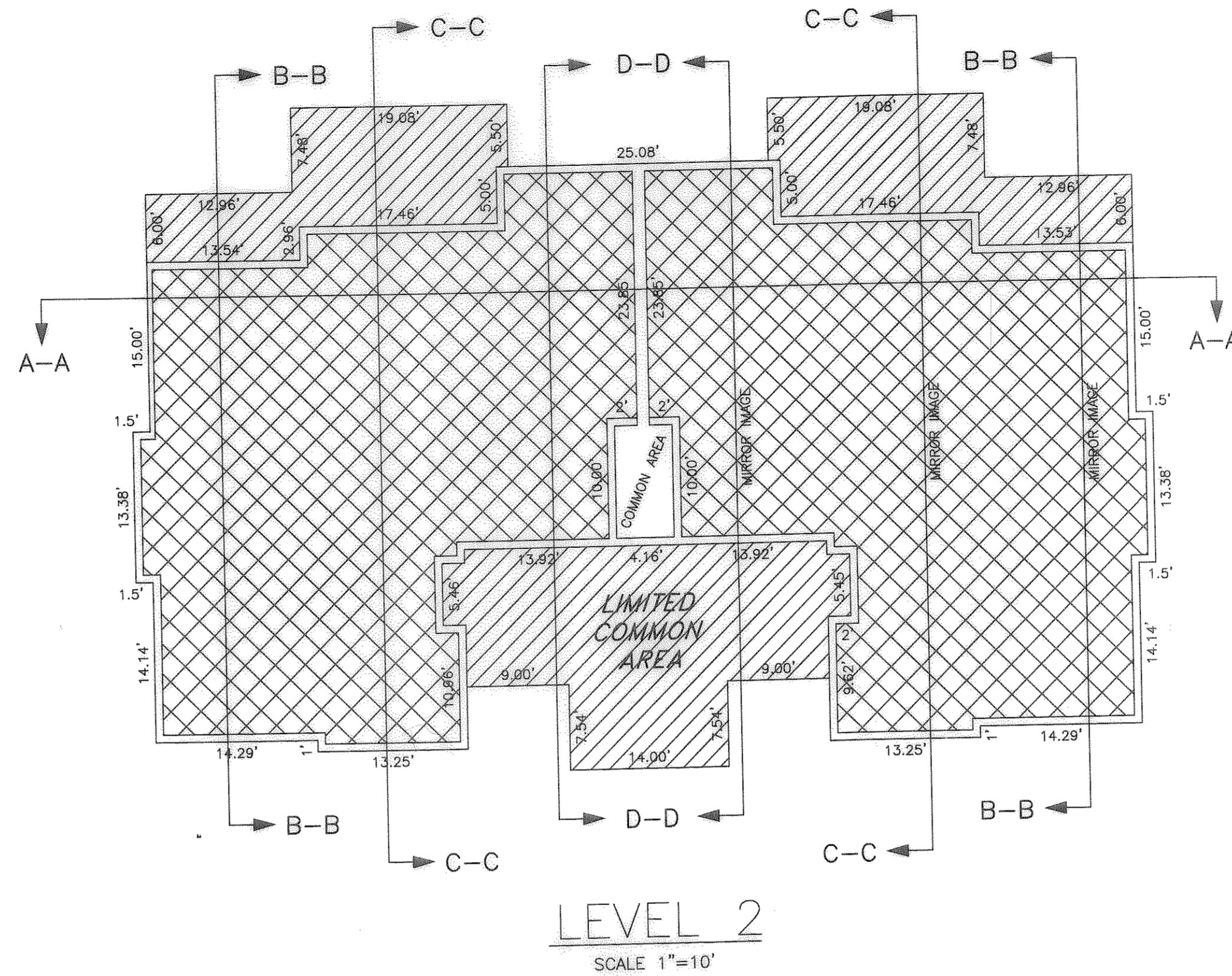
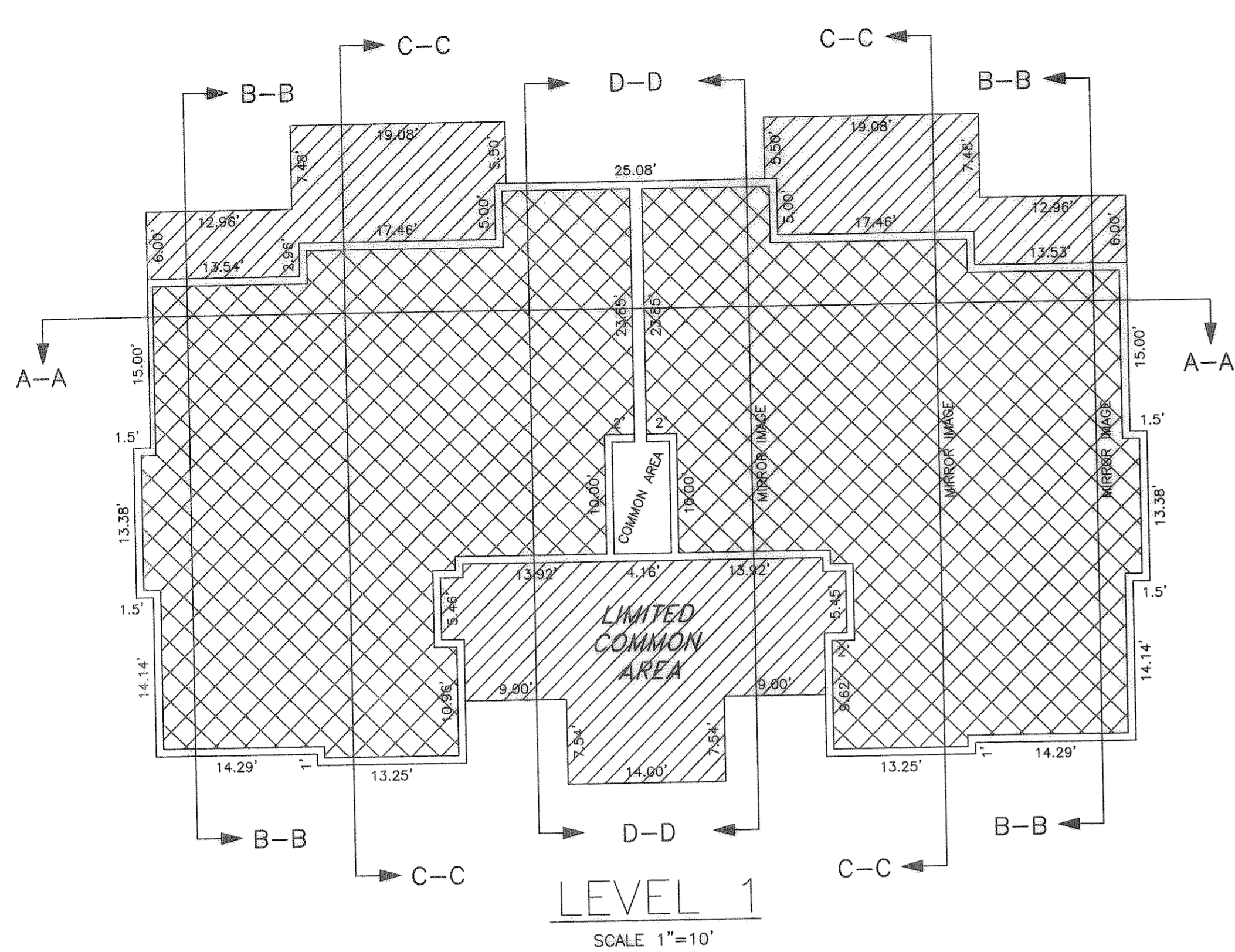
Project Info.		Weber County Recorder	
Surveyor: R. KUNZ	Entry No. _____	Fee Paid _____	Filed For Record _____
Designer: N. ANDERSON	At _____	In Book _____	Of The Official Records, Page _____
Begin Date: 07-11-12	Recorded For: _____	Weber County Recorder Deputy.	
Name: EDGEWATER BEACH	Number: 5917-15		
Revision: _____	Scale: 1"=20'		
Checked: _____	_____		

SECTION LINE
(SEE SHEET 1 FOR SECTION TIES)

SECTION LINE
(SEE SHEET 1 FOR SECTION TIES)

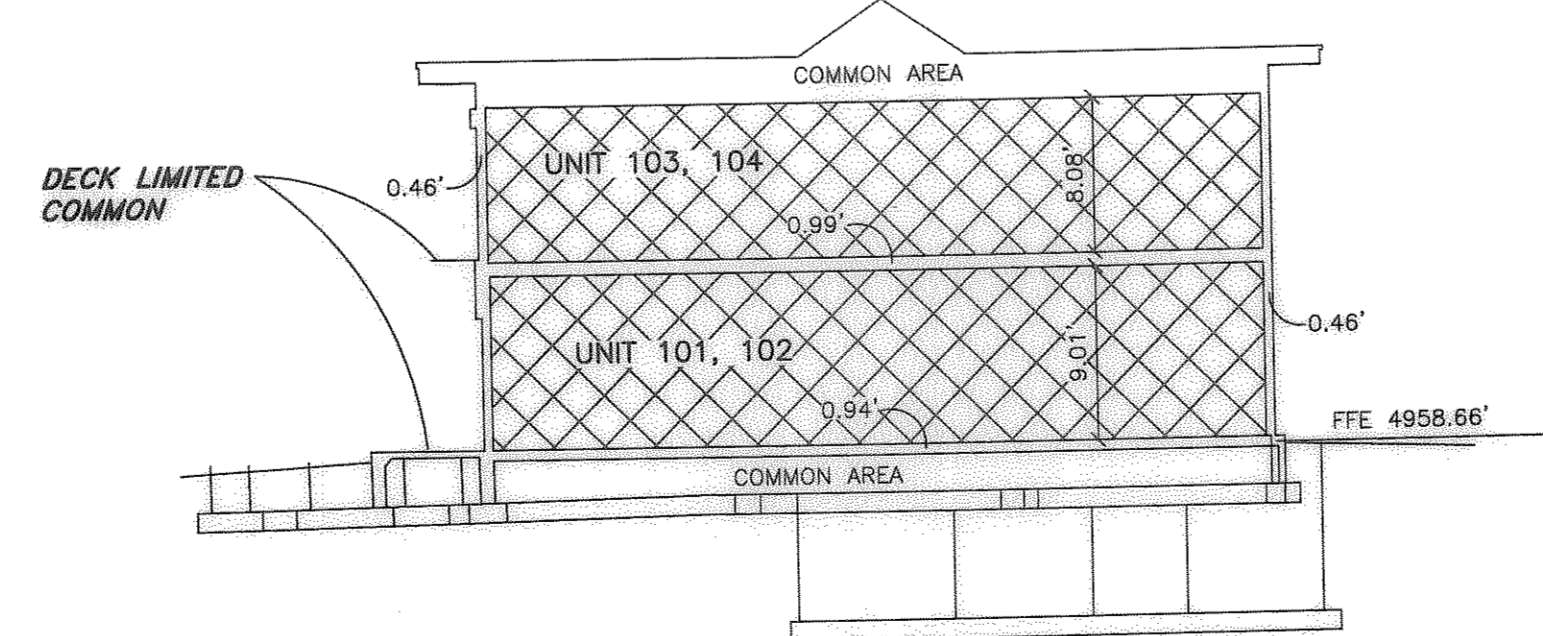
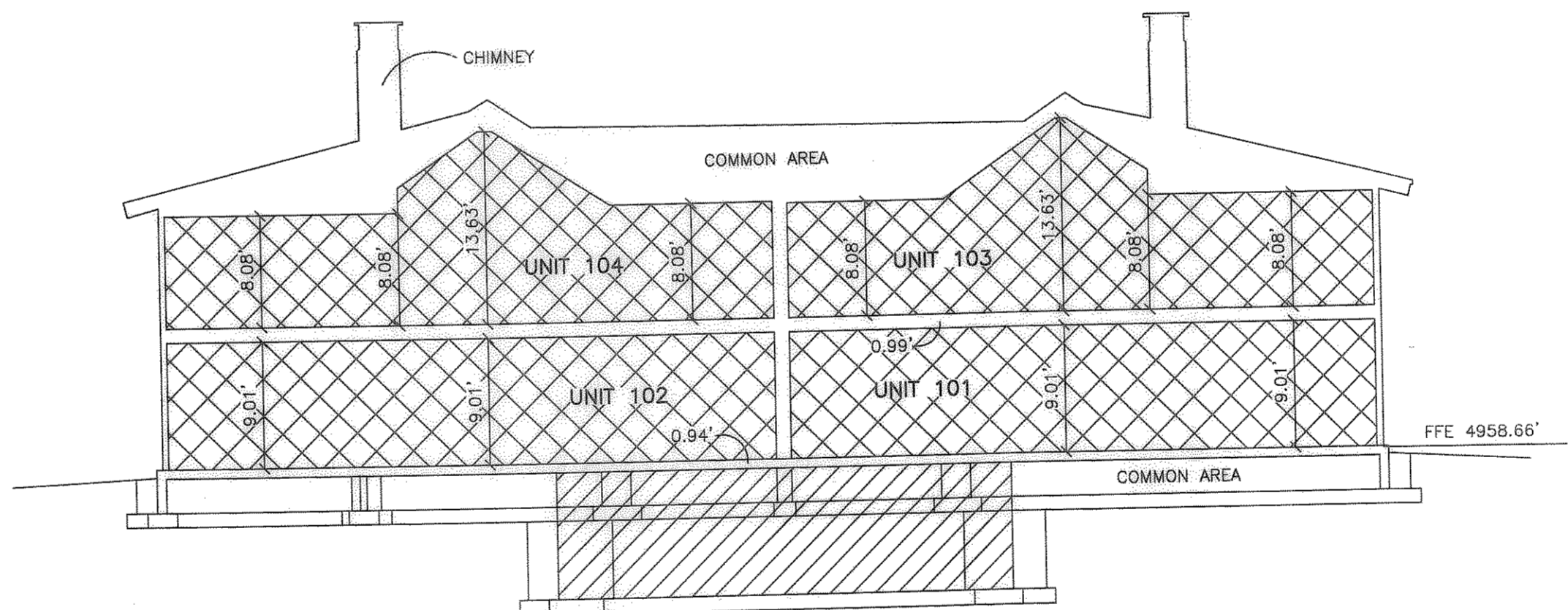
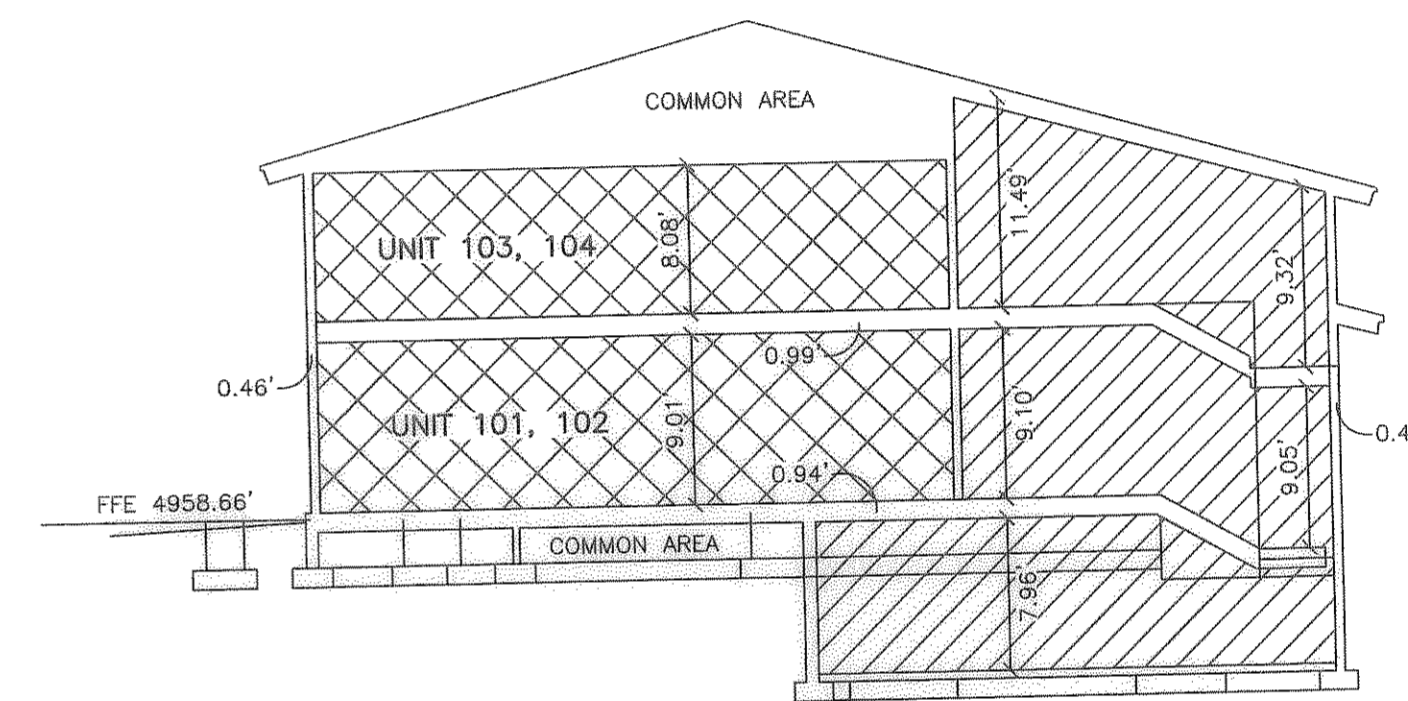
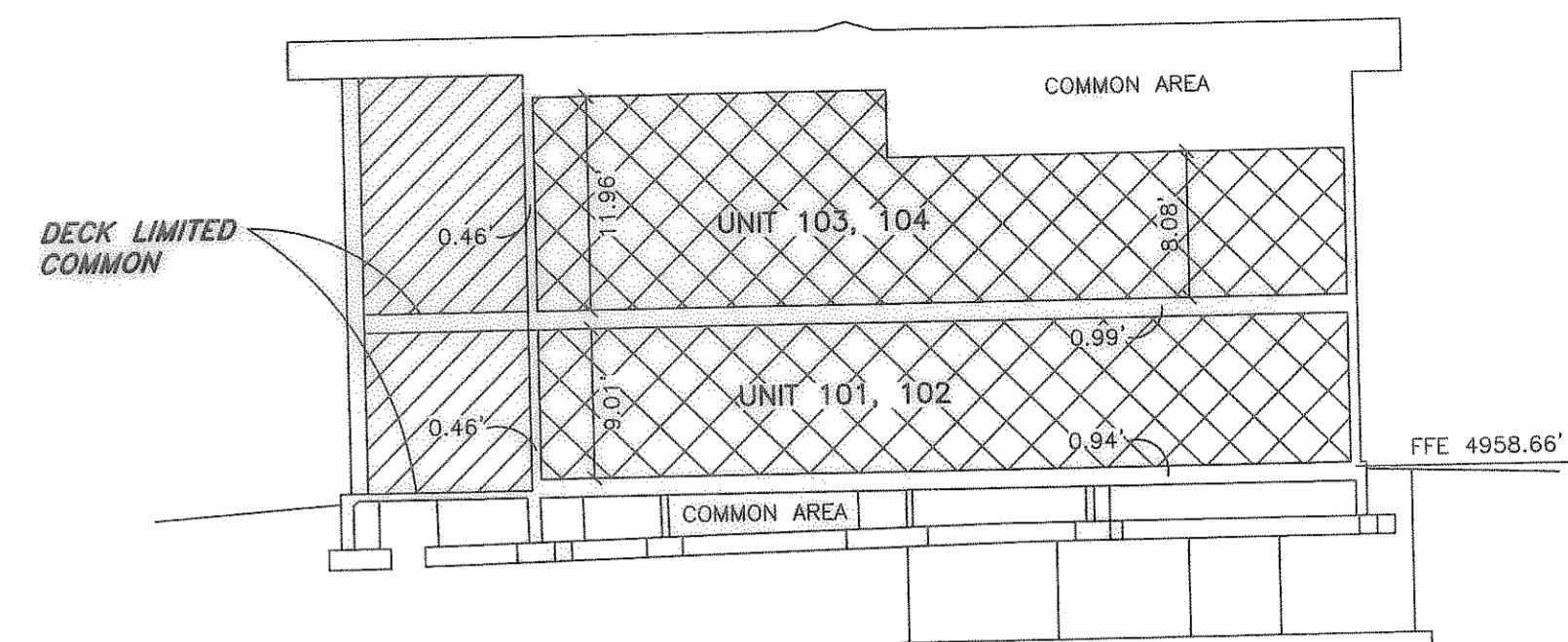
EXISTING DIRT ROAD
STREET VACATED PER ORDINANCE NO. SV01-13

20-015-0004
MARIAN F MARTIN REVOCABLE TRUST



- COMMON AREAS
- LIMITED COMMON AREAS AND FACILITIES
- PRIVATE OWNERSHIP

CONDOMINIUM NOTES:
UNITS 101-104 ARE CONDOMINIUM UNITS
ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREA. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.
DIMENSIONS ON BUILDINGS VARY SLIGHTLY. AS-BUILT DIMENSIONS WILL CONTROL.



**EDGEWATER BEACH
RESORT PHASE 1 -1ST AMENDMENT**

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13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT
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RA Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

<p>Project Info. Surveyor: R. KUNZ Designer: N. ANDERSON Begin Date: 07-11-12 Name: EDGEWATER BEACH RSRT. PH 1 AMD. PRUD Number: 5917-15 Revision: Scale: 1"=10' Checked:</p>	<p>Weber County Recorder Entry No. _____ Fee Paid _____ At _____ In Book _____ Of The Official Records, Page _____ Recorded For: _____ _____ Weber County Recorder _____ Deputy.</p>
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