

SUMMIT EDEN PHASE ID - AMENDMENT 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

ST010106 SURVEYOR'S CERTIFICATE

NO. 155641

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 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 ID 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 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

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION FOR DEVELOPMENT PARCELS D4R, D5R, AND D6

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT PASS, A 66 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 574.57 FEET AND EAST 1,246.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#1, (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE NORTH 05°19'03" EAST 147.01 FEET; THENCE SOUTHEASTERLY 28.37 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°42'49" HAVING A LONG-CHORD OF SOUTH 82°13'12" EAST 28.365 FEET; THENCE NORTH 04°40'13" EAST 25.00 FEET; THENCE SOUTHEASTERLY 247.36 FEET ALONG THE ARC OF A 455.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°08'57" HAVING A LONG-CHORD OF SOUTH 64°48'19" EAST 244.35 FEET; THENCE SOUTH 46°01'51" EAST 50.00 FEET; THENCE SOUTH 43°58'09" WEST 18.79 FEET; THENCE SOUTH 46°10'15" EAST 50.00 FEET; THENCE SOUTH 23.00 RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°00'01" HAVING A LONG-CHORD OF SOUTH 01°01'52" EAST 32.53 FEET; THENCE SOUTH 46°01'51" WEST 27.34 FEET; THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 163.76 FEET; THENCE SOUTH 54°58'58" WEST 65.49 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 54°58'58" WEST 5.57 FEET; THENCE SOUTH 30°01'02" EAST 37.31 FEET; THENCE SOUTH 54°58'58" WEST 36.00 FEET; THENCE SOUTH 30°01'02" EAST 18.71 FEET; THENCE SOUTHEASTERLY 103.01 FEET ALONG THE ARC OF A 382.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°27'45" HAVING A LONG-CHORD OF SOUTH 22°17'04" EAST 102.78 FEET; THENCE SOUTH 89°04'16" WEST 431.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 105.39 FEET ALONG THE ARC OF A 667.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°03'12" HAVING A LONG-CHORD OF NORTH 18°44'48" EAST 105.28 FEET; THENCE 2) NORTH 20°16'24" EAST 180.10 FEET; THENCE 3) NORTHEASTERLY 514.11 FEET ALONG THE ARC OF 283.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 255°54'50" HAVING A LONG-CHORD OF N 31°46'11" W 446.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: 267,497 SQUARE FEET AND 6.141 ACRES AS DESCRIBED.

BOUNDARY DESCRIPTION FOR DEVELOPMENT PARCEL D7R

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING PARK, A 36 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING SOUTH 1,046.70 FEET AND EAST 1,207.50 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.L.B.#1, (BASIS-OF-BEARING IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT THREE COURSES AND DISTANCES, 1) NORTHEASTERLY 116.22 FEET ALONG THE ARC OF A 138.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°15'18" HAVING A LONG-CHORD OF NORTH 84°06'20" EAST 112.82 FEET; THENCE 2) NORTH 54°58'41" EAST 52.40 FEET; THENCE 3) NORTHEASTERLY 30.12 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°16'20" HAVING A LONG-CHORD OF NORTH 75°06'50" EAST 29.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT PASS A 66.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE NEXT TWO COURSES AND DISTANCES, 1) SOUTH 20°16'24" WEST 105.32 FEET; THENCE 2) SOUTHWESTERLY 130.00 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°04'42" HAVING A LONG-CHORD OF SOUTH 15°11'33" WEST 129.83 FEET; THENCE SOUTH 89°04'16" WEST 180.05 FEET; THENCE NORTH 113.84 FEET; THENCE EAST 41.89 FEET; THENCE NORTH 18°13'59" EAST 71.30 FEET TO THE POINT OF BEGINNING.

CONTAINS: 34,746 SQUARE FEET AND 0.798 ACRES AS DESCRIBED.

SURVEY NARRATIVE:

1-THE SURVEY WAS PERFORMED TO AMEND IN ITS ENTIRETY SUMMIT EDEN PHASE ID, CHANGES TO THE PLAT INCLUDE VACATING ROLLING DRIVE, CONSOLIDATING ALL LOTS INTO DEVELOPMENT PARCEL D6, AND ADDING MORE ACREAGE TO THE BOUNDARY OF SAID PHASE ID, SPECIFICALLY TO PARCEL D6 AND ADDING DEVELOPMENT PARCELS D4R AND D7R.

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 BASIS DIFFERS FROM WEBER COUNTY SURVEYORS BASIS BY 00°00'14" AS SHOWN ON COUNTY LINE DECLARATION RECORDED PLAT BOOK 74, PAGE 64.

PLAT NOTES:

- THIS PLAT IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAS BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. SMHG PHASE I, LLC ("DECLARANT"), AS THE OWNER OF ALL OF THE PROPERTY DEPICTED HEREON MAY IN THE FUTURE FURTHER SUBMIT SOME OR ALL OF THE PARCELS SHOWN HEREON TO ONE OR MORE SUBDIVISION AND/OR CONDOMINIUM PLATS AND DECLARATIONS CONTAINING ADDITIONAL RESTRICTIONS. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE MASTER DECLARATION.
- PURSUANT TO THE MASTER DECLARATION, THE POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS, IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PARCELS FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
- THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION, AND MASTER DEVELOPER SHALL HAVE THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED THEREIN, 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 MASTER DEVELOPER SHALL DETERMINE IN ITS SOLE AND EXCLUSIVE DISCRETION.
- THE PARCELS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES
- 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.
- THE PUBLIC UTILITY AND DRAINAGE EASEMENTS CREATED BY THIS PLAT INCLUDE 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 INTERFERE WITH THE USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE UTILITY PROVIDERS.
- THIS PLAT ESTABLISHES MERIDIAN AVENUE AND DAYBREAK RIDGE, SHOWN HEREON AS "ROAD PARCEL A," AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. MERIDIAN AVENUE AND DAYBREAK RIDGE ARE PRIVATE ROADS OPERATED, MAINTAINED AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION. DECLARANT MAY IN THE FUTURE CONVEY ROAD PARCEL A TO THE COMMUNITY ASSOCIATION IN ACCORDANCE WITH THE MASTER DECLARATION. MERIDIAN AVENUE AND DAYBREAK RIDGE MAY BE RELOCATED AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. MERIDIAN AVENUE AND DAYBREAK RIDGE ARE NOT PUBLIC ROADS OR RIGHTS OF WAY. THIS PLAT SHALL NOT BE DEEMED TO GRANT ANY RIGHTS IN THE PUBLIC TO USE MERIDIAN AVENUE OR DAYBREAK RIDGE OR CREATE ANY OBLIGATIONS ON THE PART OF WEBER COUNTY TO MAINTAIN OR REPAIR MERIDIAN AVENUE OR DAYBREAK RIDGE. ALL SUCH USE AND MAINTENANCE SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION.
- ALL COMMON WATER AND SEWER MAINS WITHIN THE COMMUNITY WILL BE OWNED AND MAINTAINED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- 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.

PLAT NOTES (CONT):

- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS OVER ALL OF THE PARCELS, LOTS AND FUTURE LOTS TO BE CREATED ON THE PROPERTY SHOWN ON THIS PLAT FOR PRIVATE ROAD EASEMENTS, PRIVATE DRIVEWAY EASEMENTS, TRAIL SYSTEM EASEMENTS, SKI EASEMENTS, SKI LIFT EASEMENTS, SLOPE EASEMENTS AND OTHER EASEMENTS AS PROVIDED IN THE MASTER DECLARATION.
- LOTS ADJACENT TO SUMMIT PASS OR SPRING PARK MAY HAVE SLOPE EASEMENTS AS SHOWN ON THE RECORD DEDICATION PLAT FOR SUMMIT PASS AND SPRING PARK AS RECORDED AND ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER.
- NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS ON, OVER, UNDER AND ACROSS MERIDIAN AVENUE AND DAYBREAK RIDGE 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.
- DECLARANT GIVES NOTICE THAT THE PARCELS 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 PARCELS 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 EXCLUSIVE 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 FUTURE OWNER SHOULD CONDUCT ITS OWN STUDIES PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.
- DEVELOPMENT PARCELS D4R, D5R, D6R AND D7R ARE INTENDED FOR FUTURE DEVELOPMENT INTO LOTS, UNITS, OR OTHER SUBDIVIDED PROPERTY INTERESTS.
- ALL PARCELS 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 PARCELS 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.
- 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.
- PARKING ON ANY STREETS AND ROADS SHOWN HEREON IS PROHIBITED.
- THE MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
- 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 CERTAIN PERIODS.
- 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.
- THIS PLAT AMENDS IN ITS ENTIRETY, RESTATES, SUPERSEDES AND REPLACES THE SUMMIT EDEN PHASE ID PLAT RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH ON JANUARY 27, 2014 AS ENTRY NO. 2672946.
- NOTICE TO PURCHASER 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 08-14 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.

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 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 ID AMENDMENT 1 AND DOES HEREBY:

- 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.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY OF FEBRUARY 4, 2016.

SMHG PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

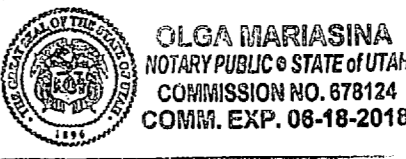
BY: SMHG INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: Jeff Werbelow
NAME: JEFF WERBELOW
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF WEBER } S.S.

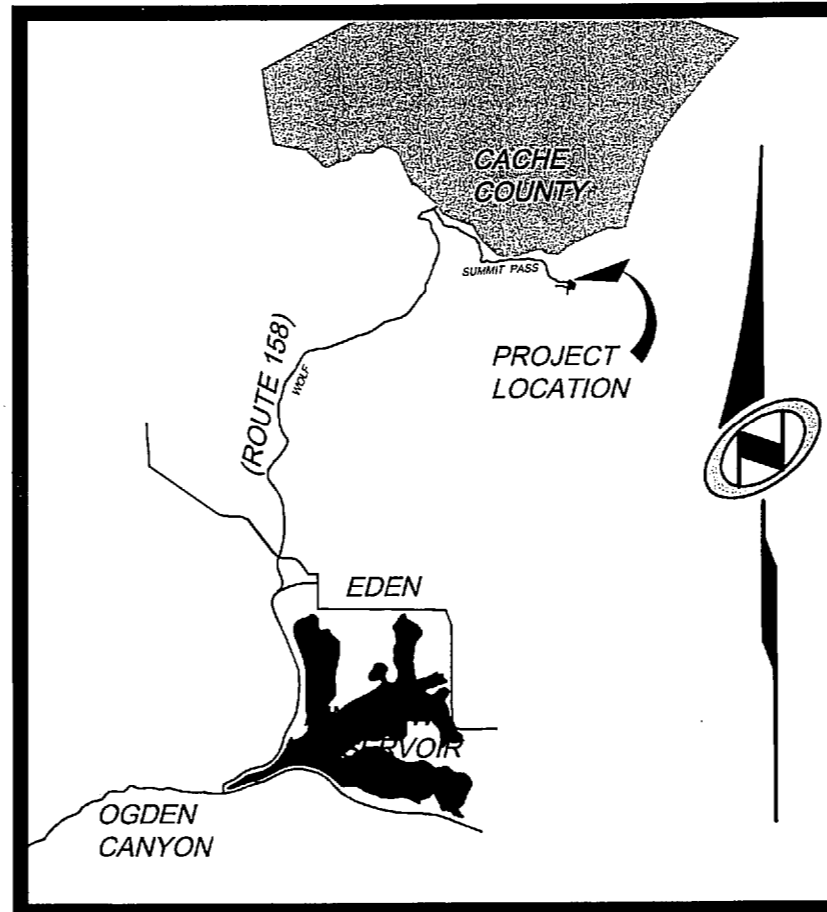
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2016 BY JEFF WERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I, LLC.



NOTARY PUBLIC

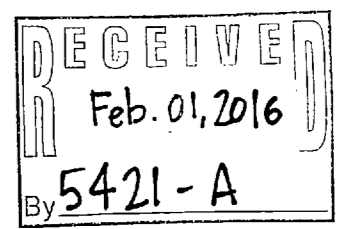
MY COMMISSION EXPIRES: 6-19-18

RESIDING IN: OGDEN UT 84401

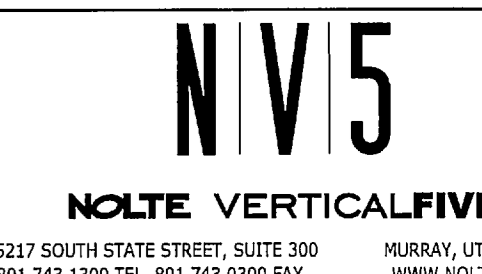


VICINITY MAP

N.T.S.



Sheet 1 of 2



RECORDED #

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

REQUEST OF:

ENTRY NO.:

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

TITLE: _____

WEBER COUNTY RECORDER

<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY SURVEYOR</p> <p>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 EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ SIGNATURE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.</p> <p>_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST:</p> <p>TITLE: _____</p>
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SMHG PHASE I, LLC.
3632 N. WOLF CREEK DR.
EDEN, UT, 84310

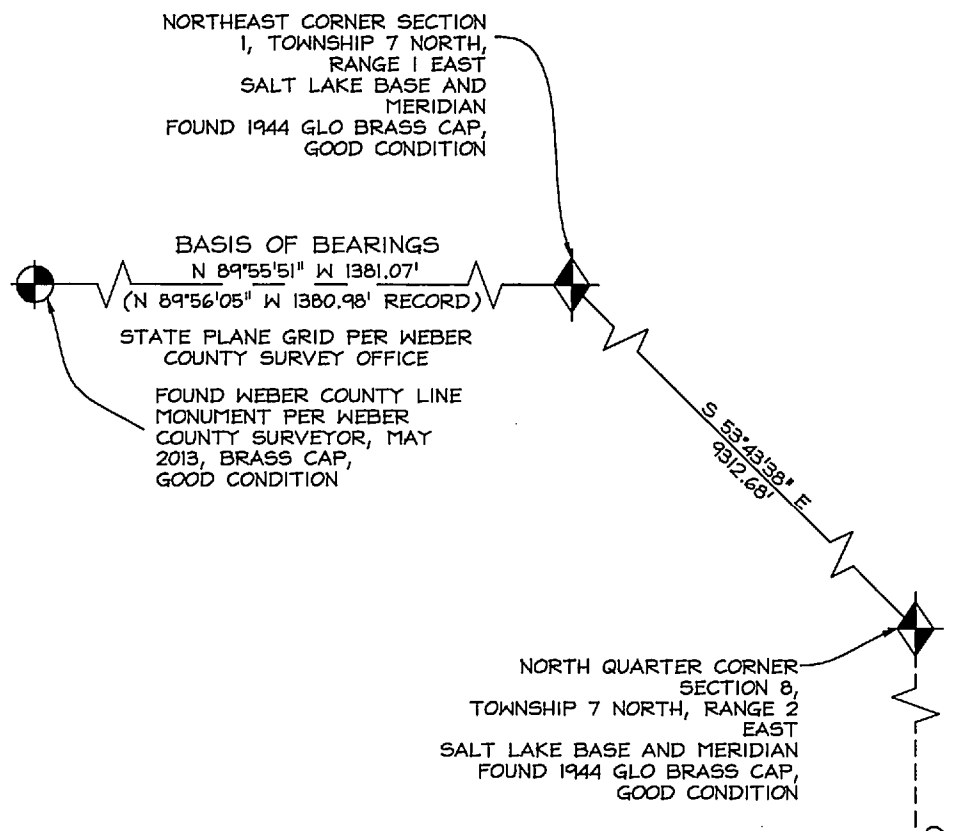
SUMMIT EDEN PHASE ID - AMENDMENT 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

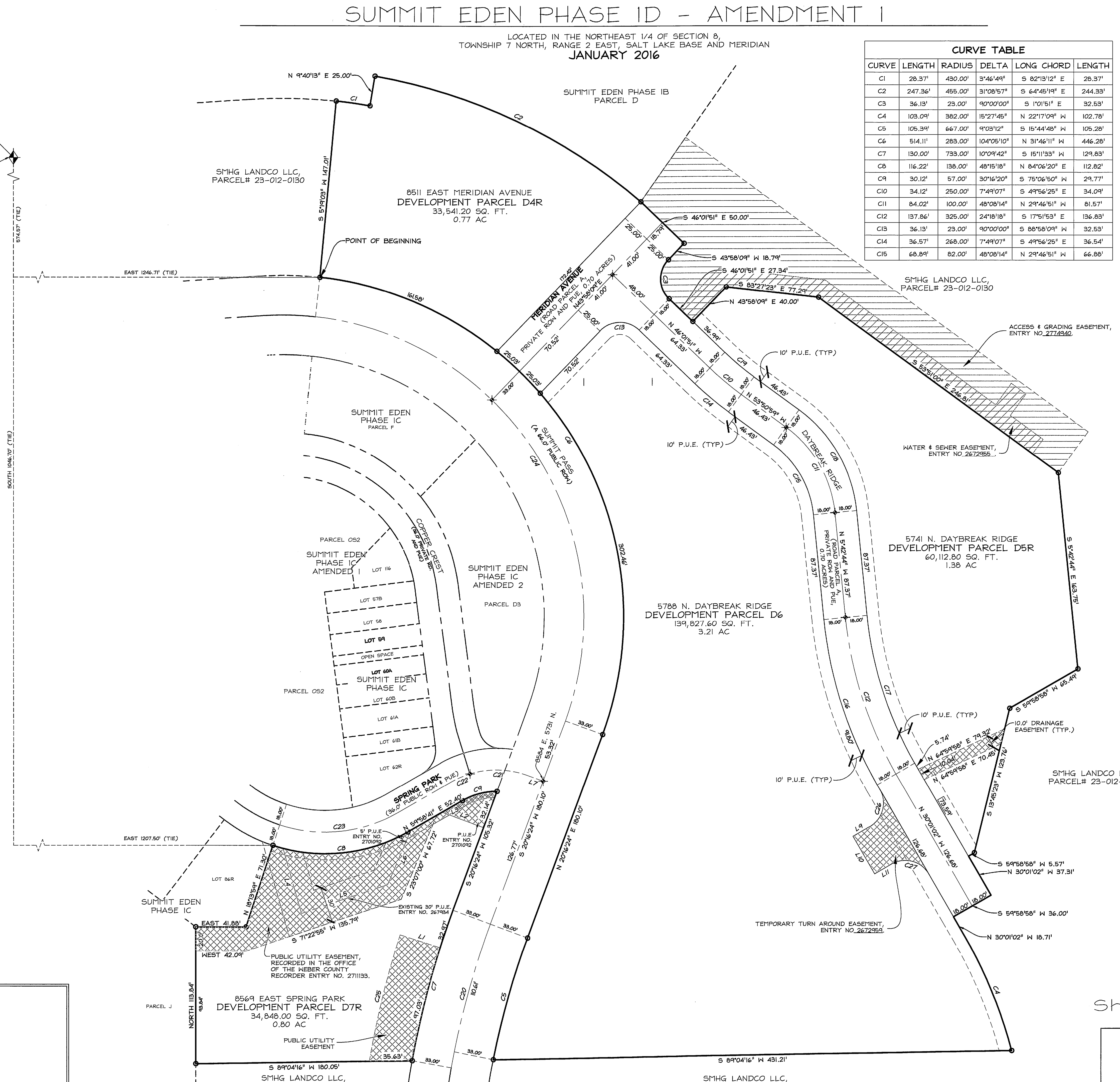
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C1	28.37'	430.00'	3°46'49"	S 82°13'12" E	28.37'
C2	247.36'	455.00'	3°10'57"	S 64°45'19" E	244.33'
C3	36.13'	23.00'	90°00'00"	S 10°15'1" E	32.53'
C4	103.09'	382.00'	15°27'45"	N 22°17'09" W	102.78'
C5	105.39'	667.00'	9°03'12"	S 15°44'48" W	105.28'
C6	514.11'	283.00'	104°05'10"	N 31°46'11" W	446.28'
C7	130.00'	733.00'	10°09'42"	S 15°11'33" W	129.83'
C8	116.22'	138.00'	48°15'18"	N 84°06'20" E	112.82'
C9	30.12'	57.00'	30°16'20"	S 75°06'50" W	29.77'
C10	34.12'	250.00'	7°49'07"	S 49°56'25" E	34.09'
C11	84.02'	100.00'	48°08'14"	N 29°46'51" W	81.57'
C12	137.86'	325.00'	24°18'18"	S 17°51'53" E	136.83'
C13	36.13'	23.00'	90°00'00"	S 88°58'09" W	32.53'
C14	36.57'	268.00'	7°49'07"	S 49°56'25" E	36.54'
C15	68.89'	82.00'	48°08'14"	N 29°46'51" W	66.88'

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	LENGTH
C16	145.50'	343.00'	24°18'18"	S 17°51'53" E	144.41'
C17	130.23'	307.00'	24°18'18"	S 17°51'53" E	129.26'
C18	99.14'	118.00'	48°08'14"	N 29°46'51" W	96.25'
C19	31.66'	232.00'	7°49'07"	S 49°56'25" E	31.63'
C20	124.15'	700.00'	10°09'42"	S 15°11'33" W	123.98'
C21	47.94'	75.00'	36°37'16"	N 88°55'31" W	47.13'
C22	16.74'	75.00'	12°47'11"	N 66°22'16" E	16.70'
C23	101.07'	120.00'	48°15'18"	N 84°06'20" E	98.10'
C24	454.16'	250.00'	104°05'10"	N 31°46'11" W	394.24'
C25	108.48'	768.00'	8°05'35"	S 13°38'57" W	108.39'
C26	36.13'	23.00'	90°00'00"	N 14°58'58" E	32.53'
C27	36.13'	23.00'	90°00'00"	N 75°01'02" W	32.53'

LINE	LENGTH	DIRECTION
L1	35.00'	S 72°18'15" E
L2	36.79'	N 69°43'36" W
L3	19.50'	N 59°58'41" E
L4	56.10'	S 15°53'00" E
L5	75.60'	N 71°22'55" E
L6	49.33'	N 23°07'00" E
L7	14.67'	S 69°47'02" E
L8	16.00'	N 59°58'58" E
L9	36.00'	N 30°01'02" W
L10	16.00'	S 59°58'58" W
L11	16.00'	S 59°58'58" W

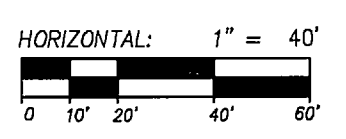


- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - NO ACCESS LINE
 - AREA TIE LINES
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - STREET MONUMENT
 - SET 5/8" X 2' REBAR WITH PLASTIC CAP STAMPED "NOLTE ENG"
 - EASEMENT AS NOTED
 - EASEMENT AS NOTED
 - EASEMENT AS NOTED



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

RECEIVED
FEB 11, 2016
BY 5421-B



Sheet 2 of 2

N/V5
NOLTE VERTICALFIVE

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

3217 SOUTH STATE STREET, SUITE 300
891743-1300 TEL. 801-743-0300 FAX
MURRAY, UT 84107
WWW.NOLTE.COM

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 1

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

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 UTAH CODE SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED IN THIS PLAT, AND THAT THIS PLAT SUMMIT EDEN RIDGE NESTS-PRUD 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 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

DEVELOPMENT PARCEL B OF THE SUMMIT EDEN PHASE 1B SUBDIVISION, AS RECORDED WITH THE WEBER COUNTY RECORDER. AS ENTRY NO. 2672944 IN BOOK 75 AT PAGES 32 - 34. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 1,090.71 FEET AND EAST 150.96 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, 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 63°37'15" EAST 119.37 FEET; THENCE SOUTH 07°15'04" EAST 108.45 FEET TO THE WEBER AND CACHE COUNTY LINE; THENCE SOUTH 86°25'04" EAST ALONG SAID COUNTY LINE 13.97 FEET; THENCE SOUTH 82°44'56" WEST 22.04 FEET; THENCE WESTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 71°27'14" WEST A DISTANCE OF 107.72 FEET), THROUGH A CENTRAL ANGLE OF 22°35'29", A DISTANCE OF 108.42 FEET; THENCE SOUTH 60°09'33" WEST 49.03 FEET; THENCE SOUTH-WESTERLY ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 55°09'31" WEST A DISTANCE OF 47.94 FEET), THROUGH A CENTRAL ANGLE OF 10°00'04", A DISTANCE OF 48.00 FEET; THENCE SOUTH 50°09'29" WEST 60.24 FEET; THENCE SOUTH-WESTERLY ALONG A 225.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 56°10'22" WEST A DISTANCE OF 48.19 FEET), THROUGH A CENTRAL ANGLE OF 121°74'51", A DISTANCE OF 48.29 FEET; THENCE SOUTH 62°27'14" WEST 67.41 FEET; THENCE SOUTH-WESTERLY ALONG A 145.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 35°28'08" WEST A DISTANCE OF 131.59 FEET), THROUGH A CENTRAL ANGLE OF 53°58'12", A DISTANCE OF 136.58 FEET; THENCE SOUTH-WESTERLY ALONG A 30.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CHORD BEARS SOUTH 51°03'40" WEST A DISTANCE OF 40.60 FEET), THROUGH A CENTRAL ANGLE OF 85°09'16", A DISTANCE OF 44.59 FEET TO THE NORTHERLY LINE OF SUMMIT PASS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 86°21'42" WEST 78.15 FEET, 2) WESTERLY ALONG A 2,990.76 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS NORTH 85°24'51" WEST A DISTANCE OF 98.90 FEET), THROUGH A CENTRAL ANGLE OF 01°53'41", A DISTANCE OF 98.91 FEET, AND 3) NORTH 84°28'01" WEST 105.46 FEET; THENCE NORTH 22°03'15" EAST 94.54 FEET; THENCE NORTH 67°56'24" WEST 23.37 FEET; THENCE NORTH 57°01'18" EAST 296.21 FEET; THENCE NORTH 72°11'24" EAST 165.13 FEET; THENCE NORTH 51°37'45" EAST 238.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 136,654 SQUARE FEET OR 3.137 ACRES.

SURVEY NARRATIVE:

1. THIS SURVEY WAS PERFORMED TO AMEND AND RESTATE SUMMIT EDEN RIDGE NEST PRUD AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE (ENTRY NUMBER 2672944, BOOK 75, PAGES 43 - 44). THE CHANGES INCLUDE ADDING OPEN SPACE PARCEL 054 AND LIMITED COMMON AREAS, MINOR CHANGES TO VARIOUS PLAT NOTES, MINOR CHANGES TO THE TYPICAL LOT CONFIGURATION, LOTS 9-15 BECAME "RESTRICTED" OR (R) LOTS, AND A MINOR SHIFT OF LOT 5 AND LOT 6.

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:

THIS PLAT AMENDS IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SUMMIT EDEN RIDGE NESTS PRUD (ENTRY# 2672944) UNLESS OTHERWISE NOTED ON THIS PLAT.

PLAT NOTE #5 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:
5. LIMITED COMMON AREAS SHALL MEAN THOSE PARTS OF THE COMMON AREA WHICH ARE LIMITED TO AND RESERVED FOR THE USE OF OWNERS OF ONE OR MORE, BUT FEWER THAN ALL, OF THE LOTS. THE LIMITED COMMON AREAS SHALL INCLUDE ALL COMMON AREAS DESIGNATED AS LIMITED COMMON AREAS ON THE PLAT OR BY THE NEIGHBORHOOD DEVELOPER OR THE NEIGHBORHOOD ASSOCIATION ASSOCIATIONS IN ACCORDANCE WITH THE NEIGHBORHOOD DECLARATION. LIMITED COMMON AREAS DESIGNATED HEREON ARE APPURTENANT TO THE ADJACENT LOT. NO REFERENCE TO ANY LIMITED COMMON AREAS NEEDS TO BE MADE IN ANY INSTRUMENT OF CONVEYANCE, ENCUMBRANCE OR OTHER INSTRUMENT. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP AND REPAIR OF IMPROVEMENTS ON THE LIMITED COMMON AREA APPURTENANT TO SUCH OWNER'S LOT AND THE USE THEREOF AS MORE SPECIFICALLY SET FORTH IN THE NEIGHBORHOOD DECLARATION.

PLAT NOTE #9 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:
9. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL COMMON AREAS, INCLUDING ALL LIMITED COMMON AREA, 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.

PLAT NOTE #13 IS HEREBY REPLACED IN ITS ENTIRETY AS FOLLOWS:
13. NOTICE IS HEREBY GIVEN OF THE DECLARANT'S RIGHT TO RESERVE, CREATE AND GRANT EASEMENTS WITHIN ALL COMMON AREA, INCLUDING ALL LIMITED COMMON AREA, 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.

PLAT NOTE #21 IS HEREBY ADDED TO THE SUBDIVISION PLAT NOTES:
21. CERTAIN PARCELS MAY BE DESIGNATED HEREON AS "OPEN SPACE, CONSERVATION." SUCH 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. SUCH PARCELS ARE TO REMAIN UNDEVELOPED AND PERMANENTLY PRESERVED IN ORDER TO MAINTAIN SCENIC QUALITIES AND NATURAL BUFFERS. ABOVE-GROUND FACILITIES AND AMENITIES SHALL BE PROHIBITED WITHIN ANY AREA DESIGNATED AS "OPEN SPACE, CONSERVATION." DESPITE ANY CONTRARY PROVISIONS IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION. PARCEL 054 MAY NOT BE REDUCED IN SIZE, RELOCATED OR CHANGED IN USE TO SOMETHING OTHER THAN "OPEN SPACE, CONSERVATION", AS DEFINED IN THE WEBER COUNTY LAND USE CODE, WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER(S) OF LOT 34R IN SUMMIT EDEN PHASE 1B. FURTHER, THIS NOTE MAY NOT BE AMENDED TO DELETE OR MODIFY THE IMMEDIATELY PRECEDING SENTENCE WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER(S) OF LOT 34R IN SUMMIT EDEN PHASE 1B.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS 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 RIDGE NESTS PRUD AMENDMENT 1

AND DO HEREBY GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN PLAT NOTE 9. 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 2nd DAY OF February, 2016.

SMHG PHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SMHG INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SOLE MEMBER

BY: [Signature]
NAME: JEFF HERBELOW
TITLE: AUTHORIZED SIGNATORY

OWNER OF LOT 4
BY: NICK MORTON
BY: [Signature]
NAME: GREGORY VINCENT MAURO
TITLE: POWER OF ATTORNEY FOR NICK MORTON

OWNER OF LOT 4
BY: EVAN MENDELSON
BY: [Signature]
NAME: GREGORY VINCENT MAURO
TITLE: POWER OF ATTORNEY FOR EVAN MENDELSON

OWNER OF LOT 3
BY: GAYLE TROBERMAN
BY: [Signature]
NAME: GREGORY VINCENT MAURO
TITLE: POWER OF ATTORNEY FOR GAYLE TROBERMAN

OWNER OF LOT 3
BY: SUE TURNER
BY: [Signature]
NAME: GREGORY VINCENT MAURO
TITLE: POWER OF ATTORNEY FOR SUE TURNER

ACKNOWLEDGEMENTS:

STATE OF UTAH } S.S.
COUNTY OF WEBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2016 BY JEFF HERBELOW, AUTHORIZED SIGNATORY OF SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.

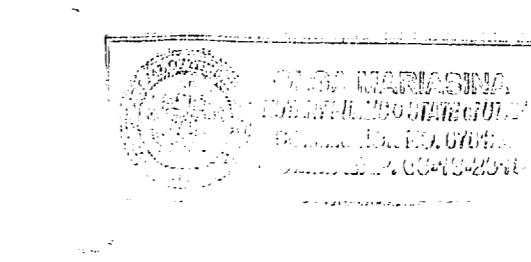
BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County



STATE OF UTAH } S.S.
COUNTY OF WEBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY FOR NICK MORTON.

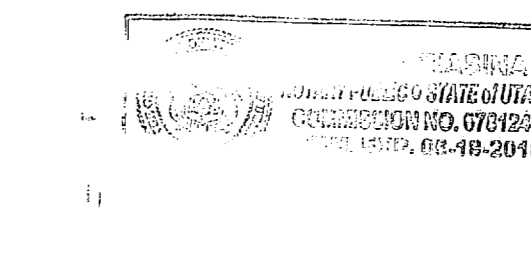
BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County



STATE OF UTAH } S.S.
COUNTY OF WEBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY FOR EVAN MENDELSON.

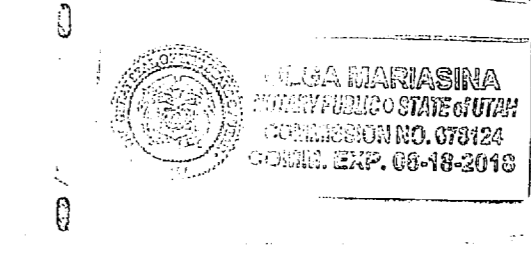
BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County



STATE OF UTAH } S.S.
COUNTY OF WEBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY FOR GAYLE TROBERMAN.

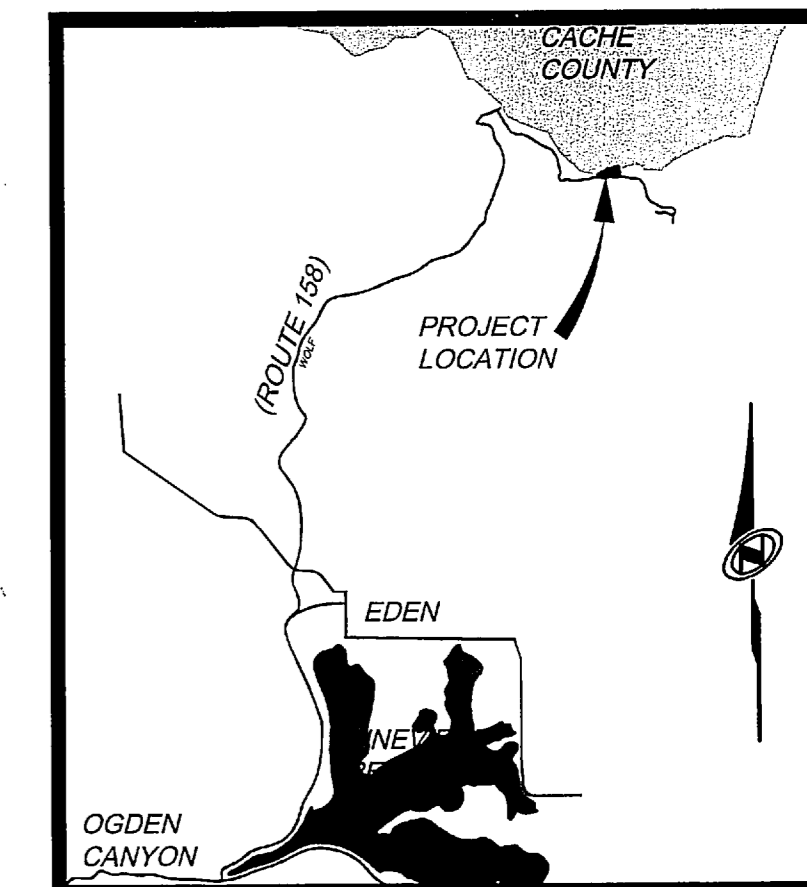
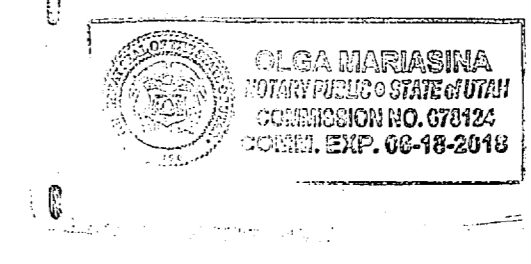
BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County



STATE OF UTAH } S.S.
COUNTY OF WEBER

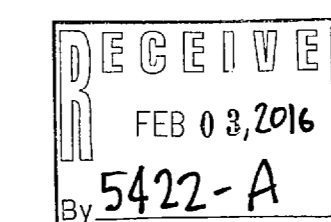
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February 2016 BY GREGORY VINCENT MAURO, POWER OF ATTORNEY FOR SUE TURNER.

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-18
RESIDING IN: Weber County



Vicinity Map

N.T.S.



Sheet 1 of 2

NIV5

NOLTE VERTICAL FIVE

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

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

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

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, IN ACCORDANCE WITH AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND CACHE COUNTY, ENTRY #263768, RECORDED 28 MAY 2013, 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
ASSEST
TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 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 COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.
SIGNATURE

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 THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.
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 EFFECT.
SIGNED THIS _____ DAY OF _____, 20____.
SIGNATURE

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

SUMMIT EDEN RIDGE NESTS-PRUD AMENDMENT 1

LOCATED IN THE SOUTH 1/2 OF SECTIONS 5 & 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
JANUARY 2016

FOUND WEBER COUNTY LINE MONUMENT PER WEBER COUNTY SURVEYOR 2013, GOOD CONDITION

NORTHEAST CORNER SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FOUND GLO 1944 BRASS CAP, GOOD CONDITION

NORTHEAST CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1944 GLO BRASS CAP, GOOD CONDITION (CLOSING CORNER 17.68' SOUTH)

EAST QUARTER CORNER SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN FOUND 1941 GLO BRASS CAP, GOOD CONDITION

LOT #	ACRES	SQFT
1	0.030	1293
2	0.030	1293
3	0.030	1293
4	0.030	1293
5	0.030	1293
6	0.030	1293
7	0.030	1293
8	0.030	1293
9	0.030	1293
10	0.030	1293
11	0.030	1293
12	0.030	1293
13	0.030	1293
14	0.030	1293
15	0.030	1293

LINE	LENGTH	DIRECTION
L1	22.04'	S 82°44'56" W
L2	49.03'	S 60°09'33" W
L3	60.24'	S 50°09'29" W
L4	67.41'	S 62°27'14" W
L5	78.15'	N 86°21'42" W
L6	105.46'	N 84°28'01" W
L7	23.37'	N 67°56'24" W
L8	114.11'	S 84°28'01" E
L9	132.52'	S 86°21'42" E
L10	33.00'	N 3°38'18" E
L11	165.11'	N 86°21'42" W
L12	67.41'	N 62°27'14" E
L13	60.24'	N 50°09'29" E
L14	49.03'	N 60°09'33" E
L15	71.93'	N 82°44'56" E
L16	13.97'	S 86°25'04" E
L17	66.94'	N 48°44'28" W
L18	42.06'	N 24°38'17" E
L19	35.92'	N 52°30'36" E
L19	53.54'	N 36°11'27" W

LINE	LENGTH	DIRECTION
L20	32.91'	S 85°18'43" E
L21	64.16'	N 0°04'00" W
L22	55.74'	N 18°26'17" W
L23	54.77'	N 48°48'17" W
L24	49.94'	N 19°25'19" E
L25	5.74'	S 64°26'10" E
L26	39.85'	N 70°34'41" E
L27	64.59'	N 19°25'19" E
L28	50.81'	S 85°18'43" E
L29	53.96'	N 10°28'18" E
L30	57.35'	S 45°00'01" E
L31	37.42'	N 42°29'59" W
L32	32.23'	S 38°16'47" W
L33	37.46'	S 38°16'47" W
L34	54.20'	S 77°54'53" W
L35	38.63'	S 77°54'53" W
L36	56.79'	S 63°06'37" W
L37	35.02'	N 22°13'30" W
L38	47.76'	N 5°54'48" E
L39	39.92'	S 84°16'33" E

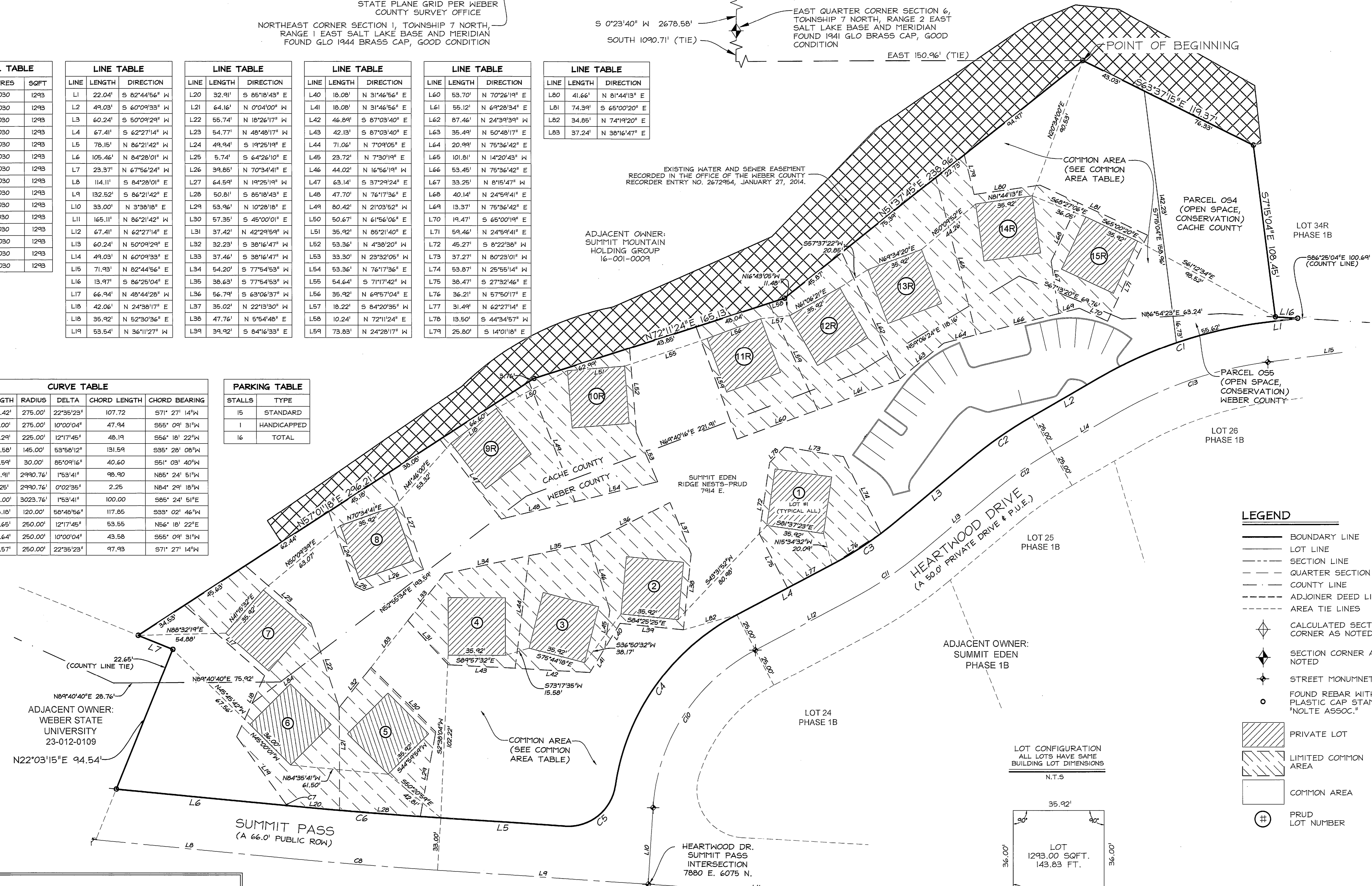
LINE	LENGTH	DIRECTION
L40	18.08'	N 31°46'56" E
L41	18.08'	N 31°46'56" E
L42	46.89'	S 87°03'40" E
L43	42.13'	S 87°03'40" E
L44	71.06'	N 7°09'05" E
L45	23.72'	N 7°30'19" E
L46	44.02'	N 16°56'19" W
L47	63.14'	S 37°29'24" E
L48	47.70'	N 24°59'41" E
L49	80.42'	N 21°03'52" W
L50	50.67'	N 61°56'06" E
L51	35.92'	N 85°21'40" E
L52	53.36'	N 4°38'20" W
L53	33.30'	N 23°32'05" W
L54	53.36'	N 76°17'36" W
L55	54.64'	S 71°17'42" W
L56	35.92'	N 69°57'04" E
L57	18.22'	S 84°20'35" W
L58	10.24'	N 72°11'24" E
L59	73.83'	N 24°28'17" W

LINE	LENGTH	DIRECTION
L60	53.70'	N 70°26'19" E
L61	55.12'	N 69°28'34" E
L62	87.46'	N 24°39'39" W
L63	35.49'	N 50°48'17" E
L64	20.99'	N 75°36'42" E
L65	101.81'	N 14°20'43" W
L66	53.45'	N 75°36'42" E
L67	33.25'	N 81°51'47" W
L68	40.14'	N 24°59'41" E
L69	13.37'	N 75°36'42" E
L70	19.47'	S 65°00'19" E
L71	59.46'	N 24°59'41" E
L72	45.27'	S 8°22'38" W
L73	37.27'	N 80°23'01" W
L74	53.87'	N 25°55'14" W
L75	38.47'	S 27°32'46" E
L76	36.21'	N 57°50'17" E
L77	31.49'	N 62°27'14" E
L78	13.50'	S 44°34'57" W
L79	25.80'	S 14°01'18" E

LINE	LENGTH	DIRECTION
L80	41.66'	N 81°44'13" E
L81	74.39'	S 65°00'20" E
L82	34.85'	N 74°19'20" E
L83	37.24'	N 38°16'47" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	106.42'	275.00'	22°35'23"	107.72'	S71°27'14"W
C2	48.00'	275.00'	10°00'04"	47.94'	S55°09'31"W
C3	48.29'	225.00'	12°17'45"	48.19'	S56°18'22"W
C4	136.58'	145.00'	53°58'12"	131.59'	S35°28'08"W
C5	44.59'	30.00'	85°09'16"	40.60'	S51°03'40"W
C6	98.91'	2990.76'	1°53'41"	98.90'	N85°24'51"W
C7	2.25'	2990.76'	0°02'35"	2.25'	N84°29'18"W
C8	100.00'	3023.76'	1°53'41"	100.00'	S85°24'51"E
C10	123.10'	120.00'	58°48'56"	117.85'	S33°02'46"W
C11	53.65'	250.00'	12°17'45"	53.55'	N56°18'22"E
C12	43.64'	250.00'	10°00'04"	43.58'	S55°09'31"W
C13	98.57'	250.00'	22°35'23"	97.93'	S71°27'14"W

STALLS	TYPE
15	STANDARD
1	HANDICAPPED
16	TOTAL



SMHG PHASE I, LLC.
3632 N. WOLFCREEK DR.
EDEN, UT, 84310

COUNTY	TOTAL ACRES	TOTAL SQFT	COMMON AREA ACRES	COMMON AREA SQFT	LIMITED COMMON AREA ACRES	LIMITED COMMON AREA SQFT	OPEN SPACE AREA ACRES	OPEN SPACE AREA SQFT
WEBER	1.739	75,744	1.055	45,964	0.491	21,404	0.014	618
CACHE	1.398	60,910	0.484	21,065	0.466	20,302	0.181	7,906

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Sheet 2 of 2

NV5
NOLTE VERTICAL FIVE
3217 SOUTH STATE STREET, SUITE 300
MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX
WWW.NOLTE.COM

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

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