

2014-1-16 SHEET/DWG Layout  
SIPJ-FS-BW-R04-1  
NONE  
N:\SIPJ-FS-BW-R04-1\PLAT AMENDMENTS\PHASE ID\AMENDED 2\PLATS

# SUMMIT EDEN PHASE ID, AMENDMENT 2 AMENDING PARCEL D7R OF SUMMIT EDEN PHASE ID, AMENDMENT 1 AND PARCEL A OF SUMMIT EDEN PHASE IC, AMENDMENT 5

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH  
DECEMBER 2017

### 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 PHASE ID, AMENDMENT 1 (ENTRY# 2776997) UNLESS OTHERWISE NOTED ON THIS PLAT.

PLAT NOTE NO. 24 IS HEREBY ADDED TO THE SUBDIVISION PLAT NOTES:  
24. DEVELOPMENT PARCEL D9 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "IGES". DATED AUGUST 7, 2017, PROJECT NO. 01628-024. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

### OWNER'S DEDICATION:

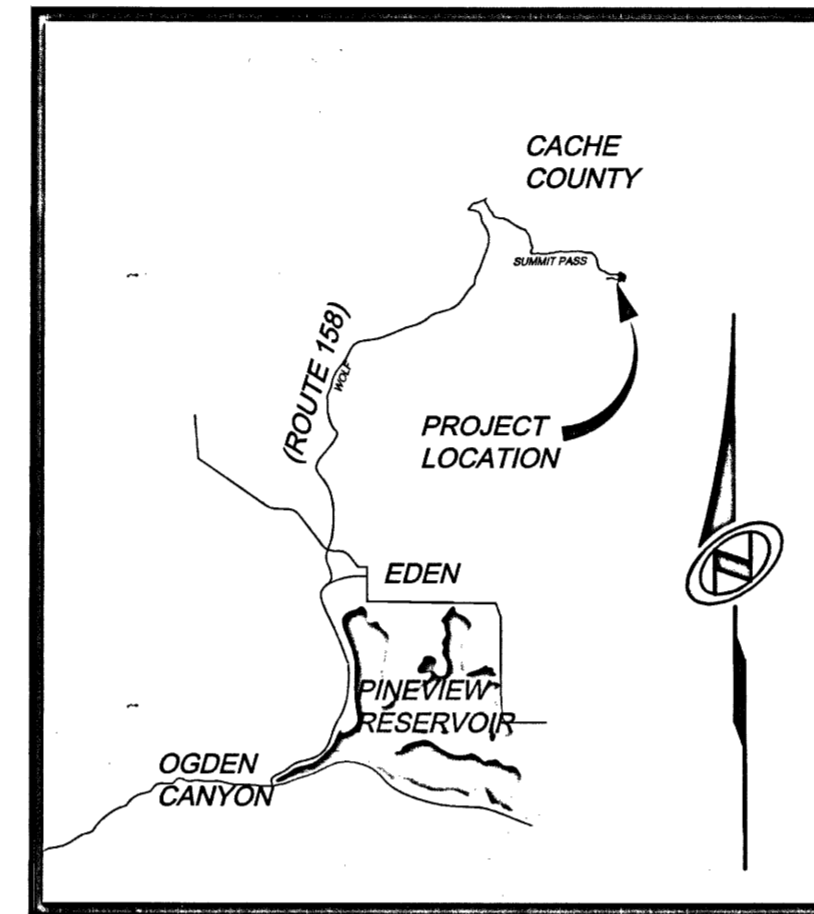
SMHG PHASE I LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS SUMMIT EDEN PHASE ID AMENDMENT 2, AND DOES HEREBY GRANT AND DEDICATE TO WEBER COUNTY 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.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 20 DAY OF February, 2018.

SMHG PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

BY: [Signature]  
NAME: Don Guzman  
TITLE: AUTHORIZED SIGNATORY



VICINITY MAP  
N.T.S.

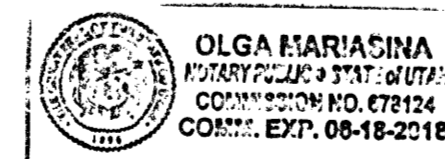
### LIEN HOLDER'S CONSENT:

PEAK STREET MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNEE AND CURRENT HOLDER/BENEFICIARY OF A SECURITY INTEREST AGAINST SOME OR ALL OF THE PROPERTY DESCRIBED IN THIS SUBDIVISION PLAT, WHICH INTEREST IS EVIDENCED BY THAT CERTAIN DEED OF TRUST RECORDED JUNE 24, 2014, AS ENTRY NO. 2691517 IN THE OFFICE OF THE WEBER COUNTY RECORDER, DOES HEREBY CONSENT TO THE RECORDING OF AND SUBORDINATE ITS INTEREST TO THIS SUBDIVISION PLAT. PEAK STREET MANAGEMENT, LLC, HEREBY REPRESENTS THAT IT IS THE PRESENT OWNER OF THE LIEN/INTEREST DESCRIBED HEREIN.

Peak Street Mgmt LLC  
BY: [Signature]  
ITS: CEO

STATE OF Utah  
COUNTY OF Webster } s.s.

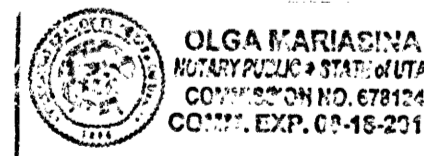
SWORN AND SUBSCRIBED TO BEFORE ME THIS 15<sup>th</sup> DAY OF March, 2018.  
BY: [Signature], THE CEO, AND DULY AUTHORIZED  
AGENT OF AIND FOR PEAK STREET MANAGEMENT, LLC.



### ACKNOWLEDGEMENT:

STATE OF Utah  
COUNTY OF Webster } s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF February, 2018, BY Don Guzman, THE AUTHORIZED SIGNATORY FOR SMHG INVESTMENTS LLC, THE SOLE MEMBER OF SMHG PHASE I LLC.



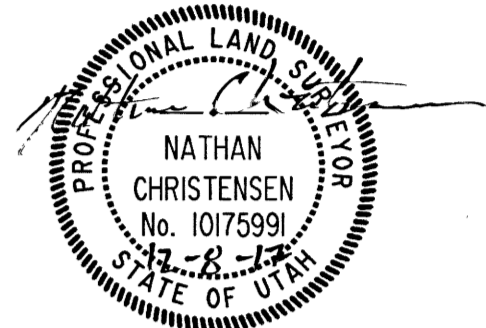
[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-18-18  
RESIDING IN: Webster County

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, 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 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 106-1-8(C)(2), AND THAT THIS PLAT, SUMMIT EDEN PHASE ID, AMENDMENT 2, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREOF 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.

[Signature]  
NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 10175991



### LEGAL DESCRIPTION

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.#11, (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.#11 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 59°58'41" EAST 52.40 FEET; THENCE 3) NORTHEASTERLY 30.12 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT 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 143.72 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 111°41'01" HAVING A LONG-CHORD OF SOUTH 14°39'23" WEST 143.49 FEET; THENCE WEST 231.28 FEET; THENCE NORTH 165.25 FEET; TO A POINT ON THE SOUTH LINE OF LOT 85R OF SUMMIT EDEN PHASE IC; THENCE S52°40'58"E 67.32 FEET TO THE SOUTHERLY CORNER OF LOT 86R OF SUMMIT EDEN PHASE IC; THENCE EAST 41.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86R; THENCE NORTH 18°13'59" EAST 71.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 86R, SAID POINT ALSO BEING THE POINT OF BEGINNING.  
CONTAINS: 44,676 SQUARE FEET OR 1.026 ACRES.

### SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO JOIN PARCEL D7R OF SUMMIT EDEN PHASE ID AMENDMENT 1 WITH PARCEL A OF SUMMIT EDEN PHASE IC AMENDMENT 5, CREATING ONE LOT, NOW CALLED PARCEL D9. THIS LOT WILL ALSO INCLUDE AN UNDEVELOPED STRIP OF LAND SOUTH OF AND ADJACENT TO PARCEL D7R.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#11, 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 00°00'14" AS SHOWN IN THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- THE NORTHERLY LINE WAS SET SOUTHERLY LINE OF LOTS 85R, 86R, AND SPRING PARK, AS RECORDED IN SUMMIT EDEN PHASE IC, WHICH WAS DETERMINED FROM THE FOUND CENTERLINE MONUMENTS IN SPRING LANE. THE EASTERLY LINE WAS SET BY THE WESTERLY LINE OF SUMMIT PASS, WHICH WAS DETERMINED FROM FOUND CENTERLINE MONUMENTS. THE WESTERLY LINE WAS SET BY THE WESTERLY LINE OF PARCEL A AND EASTERLY LINE OF PARCEL 05S, AS RECORDED IN SUMMIT EDEN PHASE IC AMENDMENT 5, WHICH DETERMINED FROM FOUND CENTERLINE MONUMENTS IN SUMMIT PASS, COPPER CREST, AND SPRING PARK. THE SOUTHERLY LINE IS A PROPOSED LOCATION DETERMINE BY THE LAND OWNER.

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BY: 5972A



Sheet 1 of 2

<p>OWNER</p> <p>SMHG PHASE I, LLC 3632 N. WOLF CREEK DR. EDEN, UT 84310</p>	<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 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.</p> <p>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 ACCEPTED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p>TITLE: _____</p>	<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE</p> <p>REQUEST OF: _____</p> <p>ENTRY NO: _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WEBER COUNTY RECORDER</p>
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**SUMMIT EDEN PHASE ID, AMENDMENT 2**  
**AMENDING PARCEL D7R OF SUMMIT EDEN PHASE ID, AMENDMENT 1**  
**AND PARCEL A OF SUMMIT EDEN PHASE IC, AMENDMENT 5**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN,  
 WEBER COUNTY, UTAH  
 DECEMBER 2017

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"

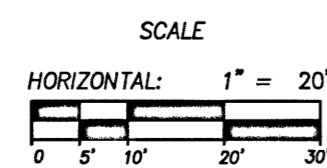
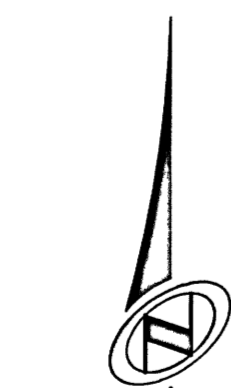
LINE	LENGTH	DIRECTION
L1	35.63'	N 89°04'16" E
L2	35.00'	S 72°18'15" E
L3	20.00'	N 0°00'00" E
L4	42.09'	N 90°00'00" E
L5	135.79'	N 71°22'55" E
L6	67.72'	N 23°07'00" E
L7	21.30'	S 59°58'41" W
L8	56.10'	S 15°53'00" E
L9	75.60'	N 71°22'55" E
L10	49.33'	N 23°07'00" E
L11	2.96'	S 59°58'41" E
L12	19.49'	N 59°58'00" E
L13	36.79'	N 69°43'36" W
L14	32.14'	S 20°16'24" W

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	13.72'	723.98'	1°05'08"	13.72'	N9° 34' 45"E
C2	108.48'	768.00'	8°05'35"	108.39'	S13° 38' 57"W
C3	120.44'	143.00'	48°15'18"	116.91'	N84° 06' 20"E
C4	8.78'	138.00'	3°38'44"	8.78'	S73° 35' 23"E

**LEGEND**

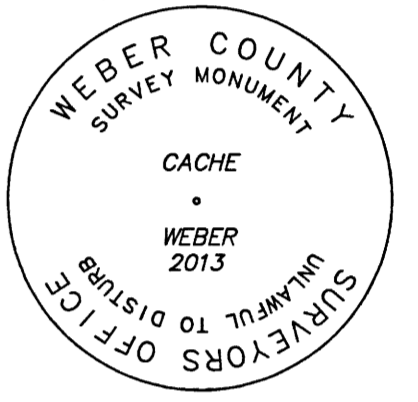
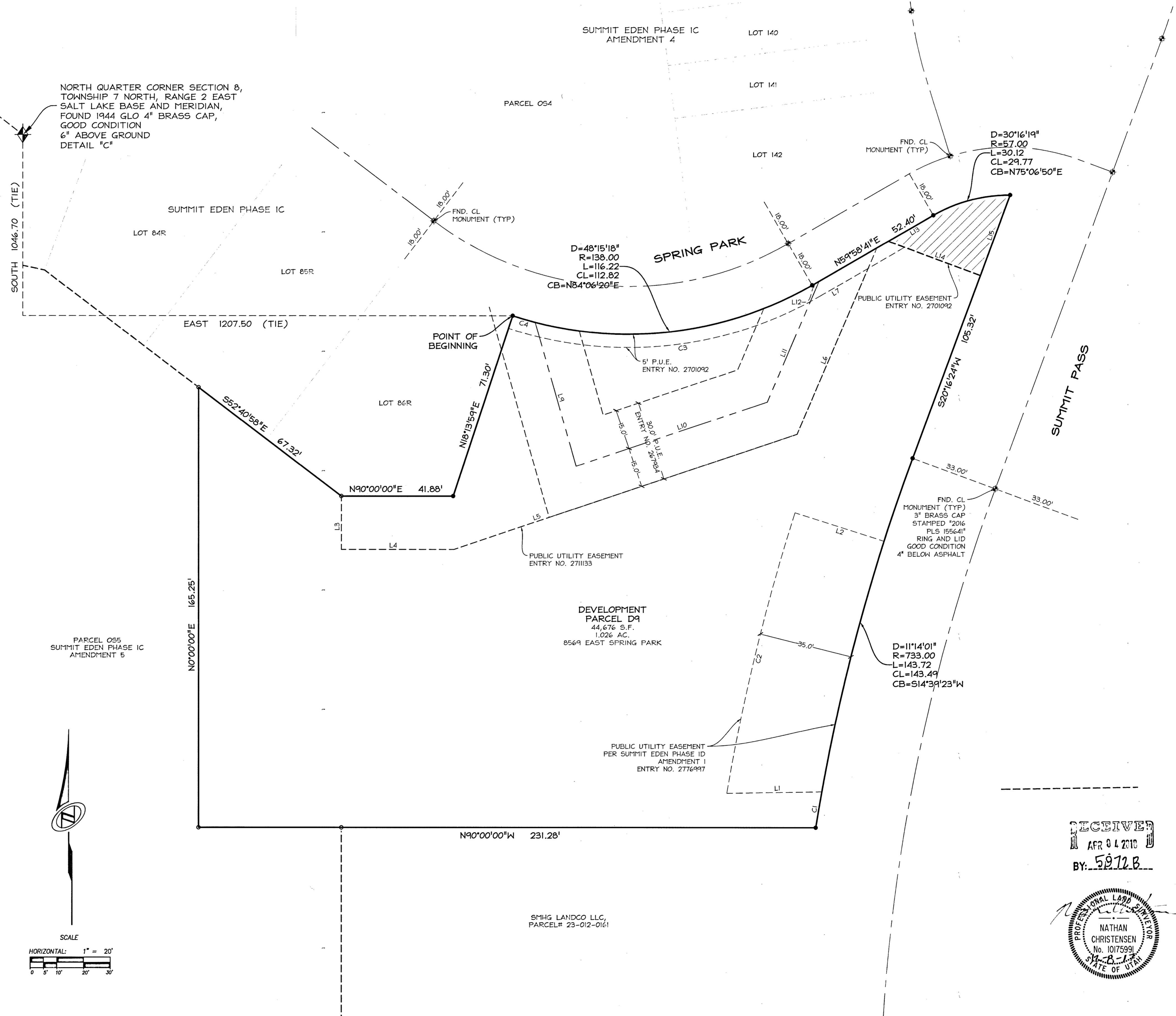
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- FOUND CL MONUMENT
- FND. NO.5 REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- PUBLIC UTILITY EASEMENT ENTRY NO. 2711133
- PUBLIC UTILITY EASEMENT ENTRY NO. 2701092

PARCEL 055  
 SUMMIT EDEN PHASE IC  
 AMENDMENT 5

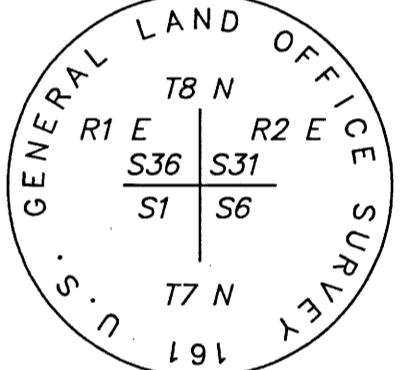


SMHG PHASE I, LLC.  
 3632 N. WOLF CREEK DR.  
 EDEN, UT, 84310

SMHG LANDCO LLC,  
 PARCEL# 23-012-0161



DETAIL "A"



DETAIL "B"

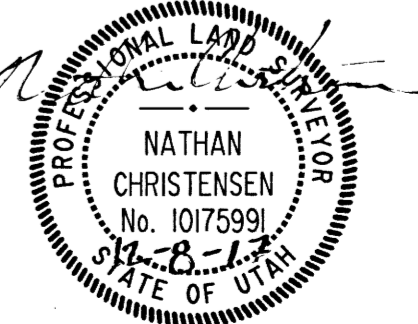


DETAIL "C"

Sheet 2 of 2



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**RECORDED #**

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

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_

WEBER COUNTY RECORDER