

HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I, AMENDMENT I SUBDIVISION  
AMENDING LOT 2R OF HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I AND  
LOT 117R OF SUMMIT EDEN PHASE IA AMENDMENT 2

THE SOUTHEAST QUARTER OF SECTION 6  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
MARCH 2026

23-185  
(23-135-0001 &  
23-163-0002)  
TU:546

PLAT NOTES:

- THE REAL PROPERTY ("PROPERTY") THAT IS THE SUBJECT OF THIS PLAT IS SUBJECT TO THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER HAVEN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER ON MARCH 21, 2025, AS ENTRY NO. 3362096, AS AMENDED AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME. THE MASTER DECLARATION SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENTS FOR THE PROPERTY DESCRIBED IN THE MASTER DECLARATION, INCLUDING THE PROPERTY. MASTER DEVELOPER RETAINS THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN THE MASTER DECLARATION, INCLUDING, WITHOUT LIMITATION, RESERVING AND GRANTING EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES, AND MAKING OTHER DEVELOPMENT DECISIONS, AS MASTER DEVELOPER MAY DETERMINE, IN ITS SOLE DISCRETION, AND IN ACCORDANCE WITH APPLICABLE LAW.
- PURSUANT TO THE MASTER DECLARATION, POWDER HAVEN OWNERS' ASSOCIATION, A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA (AS DEFINED IN THE MASTER DECLARATION), IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL OF THE LOTS CREATED BY THIS PLAT (EACH, A "LOT") AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
- DEVELOPMENT OF THE PROPERTY IS SUBJECT TO AND SHALL CONFORM TO THE TERMS AND PROVISIONS OF THE WEBER COUNTY ZONING DEVELOPMENT AGREEMENT ("MASTER DEVELOPMENT AGREEMENT"), WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER ON JANUARY 14, 2015, AS ENTRY NO. 271835, AS AMENDED BY FIRST AMENDMENT ON JULY 12, 2019, AS ENTRY NO. 2990685, AS AMENDED BY SECOND AMENDMENT ON NOVEMBER 30, 2022, AS ENTRY NO. 3265109, AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME.
- NO IMPROVEMENTS MAY BE MADE TO ANY LOT WITHOUT REVIEW AND APPROVAL OF THE COMMUNITY ASSOCIATION AND THE ARCHITECTURAL REVIEW COMMITTEE (AS DEFINED IN THE MASTER DECLARATION), IN ACCORDANCE WITH THE MASTER DECLARATION AND THE DESIGN STANDARDS AND GUIDELINES (PROMULGATED UNDER THE MASTER DECLARATION), WHICH INCORPORATE SITE AND LANDSCAPE REQUIREMENTS, ARCHITECTURAL GUIDELINES, AND CONSTRUCTION REGULATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH WEBER COUNTY DRR-1 ZONING AND BE CONSTRUCTED WITHIN THE BUILDING ENVELOPE ("BUILDING ENVELOPE") SHOWN ON THE PLAT. THE MAXIMUM TOTAL BUILDING SQUARE FOOTAGE (MTBSF) WITHIN THE BUILDING ENVELOPE IS 10,000 SF. ADDITIONAL RESTRICTIONS ON CONSTRUCTION LIMITS AND BUILDING FOOTPRINT ARE OUTLINED IN THE DESIGN STANDARDS AND GUIDELINES. ALL IMPROVEMENTS AND OTHER DEVELOPMENT MUST ALSO COMPLY WITH THE MASTER DECLARATION, MASTER DEVELOPMENT AGREEMENT, AND WEBER COUNTY CODE.
- THE LOT IS SERVED BY WATER AND WASTEWATER LATERAL LINES. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING A RESIDENCE AND OTHER IMPROVEMENTS ON THE LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMWSD"). ADDITIONALLY, THE LOT OWNER IS RESPONSIBLE TO PAY ALL PMWSD CHARGES FOR CONNECTION TO THE SYSTEM AND NON-CONNECTION STANDBY FEES FOR WATER AND SEWER SERVICES. PMWSD WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE PROPERTY OUTSIDE OF THE LOTS.
- LANDSCAPING AND IRRIGATION ON THE LOT MUST COMPLY WITH THE MASTER DECLARATION, DESIGN STANDARDS AND GUIDELINES, PMWSD STANDARDS, AND OTHER APPLICABLE REGULATIONS.
- UPON RECORDATION OF THIS PLAT, THE LOT SHALL BE ENTITLED TO: (1) ONE SINGLE FAMILY DWELLING UNIT OF DENSITY UNDER THE MASTER DEVELOPMENT AGREEMENT; AND (11) ONE EQUIVALENT RESIDENTIAL UNIT ("ERU") FOR WATER AND SEWER SERVICE UNDER THE MASTER ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN MASTER DEVELOPER AND PMWSD DATED AS OF APRIL 2, 2016 (AS MAY BE AMENDED FROM TIME TO TIME). ACCORDINGLY, ANY DENSITY AND WATER AND SEWER ERU ASSOCIATED WITH LOT 2R OF HORIZON RUN RANCHES SHALL BE EXTINGUISHED, AND THE ORIGINAL DENSITY AND WATER AND SEWER ERU ASSIGNED TO LOT 117R OF SUMMIT EDEN PHASE IA SHALL APPLY TO THE LOT.
- ALL UTILITIES WITHIN PROPERTY MUST BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS DESCRIBED ON THE PLAT AS "PUE." DECLARANT RESERVES THE RIGHT TO MODIFY PUBLIC UTILITY EASEMENTS TO THE ACTUAL WIDTH OF INSTALLED UTILITIES, SUBJECT TO EXISTING UTILITY COMPANIES' RIGHTS. NO ABOVE GROUND FUEL/GAS TANKS ARE ALLOWED WITHIN LOTS OR ON THE PROPERTY OTHER THAN 20LB PROPANE GAS GRILL TANKS. PERMANENT STRUCTURES OR OBSTRUCTIONS ARE PROHIBITED WITHIN ANY PUE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT UTILITY PROVIDERS AND MASTER DEVELOPER. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, MAINTAIN, AND ACCESS UNDERGROUND UTILITIES AND SURFACE FACILITIES, AND MAY REQUIRE REMOVAL OF ANY OBSTRUCTIONS, SUCH AS STRUCTURES OR VEGETATION, AT LOT OWNER'S EXPENSE. THE LOT INCLUDES A 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT AND SIDE YARD LINES. MASTER DEVELOPER MAY GRANT ADDITIONAL UTILITY EASEMENTS AS NEEDED. THIS PLAT ALSO CONVEYS A PUBLIC UTILITY EASEMENT TO UTILITY OWNERS AND/OR OPERATORS IN DESIGNATED AREAS, IN ACCORDANCE WITH UTAH CODE ANN. § 54-3-27, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING NECESSARY UTILITY FACILITIES.
- DECLARANT RESERVES FOR ITSELF AND MASTER DEVELOPER THE RIGHT UNILATERALLY TO AMEND THE PLAT WITHOUT THE CONSENT OR APPROVAL OF THE LOT OWNER, WHETHER AFFECTED BY SUCH AMENDMENT OR NOT, TO SATISFY GOVERNMENTAL REQUIREMENTS, CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES, OR FOR OTHER PURPOSES, PROVIDED IT DOES NOT MATERIALLY ADVERSELY AFFECT OWNER'S TITLE TO OR USE OF THE LOT, AND SUCH AMENDMENT COMPLIES WITH WEBER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE MASTER DECLARATION, BY ACCEPTING A LOT, LOT OWNER IRREVOCABLY APPOINTS MASTER DEVELOPER AS ITS ATTORNEY-IN-FACT TO REALIGN AND ADJUST BOUNDARY LINES BY AMENDING THE PLAT OR OTHERWISE IN ACCORDANCE WITH LAW AND THE MASTER DECLARATION.
- DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS THE LOT AND THE REMAINING PROPERTY FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). MASTER DEVELOPER MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE TRAILS WITHOUT AMENDING THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER AN EASEMENT ACROSS THOSE PORTIONS OF THE LOT AND THE REMAINING PROPERTY NOT OTHERWISE WITHIN A BUILDING ENVELOPE FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR SKIERS' INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOT AND OTHER PROPERTY ("SKI EASEMENT"). THE PLAT SPECIFICALLY IDENTIFIES THE LOCATION OF ADDITIONAL RECREATION EASEMENT. MASTER DEVELOPER MAY MODIFY SKI TRAILS WITHIN THE RECREATION EASEMENT AND THE SKI EASEMENT,, WITHOUT AMENDING THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
- DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS THE LOT ADJACENT TO A PRIVATE ROAD ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF THE MASTER DEVELOPER, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED BY WEBER COUNTY AND/OR MASTER DEVELOPER FOR ONGOING MAINTENANCE AND REPAIR.
- THE LOT IS IN A SKI RESORT AREA ("SKI RESORT") WHERE SNOWFALLS, WIND PATTERNS, AND OTHER CONDITIONS COULD CAUSE AVALANCHES. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE IF THE LOT IS IN AN AVALANCHE ZONE. CERTAIN SKI RESORT AREAS MAY BE SUBJECT TO AVALANCHE CONTROLS, POTENTIALLY INVOLVING EXPLOSIVE CHARGES AND TEMPORARY CLOSURES. DECLARANT MAKES NO REPRESENTATIONS AS TO SKI RESORT OPERATIONS OR AVALANCHE RISKS, AND OWNER SHOULD CONDUCT INDEPENDENT STUDIES BEFORE CONSTRUCTING ANY IMPROVEMENTS ON THE LOT.
- LOT OWNER IS RESPONSIBLE FOR MANAGING STORMWATER RUNOFF ON THE LOT AND WITHIN THEIR PROPERTY.
- PARKING IS PROHIBITED ON ANY PRIVATE ROADS AND COUNTY ROADS.
- THESE PLAT NOTES RUN WITH THE PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF THE LOT OWNER.

OWNER'S DEDICATION:

Craig Starbuck Atkins III, Trustee of the  
CRAIG STARBUCK ATKINS III REVOCABLE TRUST DATED NOVEMBER 19, 2004, <sup>restated April 1, 2011</sup> ("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 HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I, AMENDMENT  
1, AND DOES HEREBY:  
• PUBLIC UTILITY. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON  
AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE  
INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE,  
• PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN  
NOTES 2, 11, 12 & 13 OF THIS PLAT. 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 16<sup>th</sup>  
DAY OF, March, 2026.

SIGNATURE: Craig Starbuck Atkins III

PRINTED NAME: Craig Starbuck Atkins III

TITLE: Manager

ACKNOWLEDGEMENT:

STATE OF California, } S.S.  
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF, March  
2026, BY Craig Atkins III AS TRUSTEE OF THE CRAIG STARBUCK ATKINS III REVOCABLE  
TRUST DATED NOVEMBER 19, 2004, <sup>restated April 1, 2011</sup>.

Stephanie Donohue  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 2, 2028

RESIDING IN: Orange County, CA



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 HORIZON RUN RANCHES AT  
POWDER MOUNTAIN PHASE I, AMENDMENT 1, AND DOES HEREBY:

- PUBLIC UTILITY. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON  
AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE  
INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE,
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN  
NOTES 2, 11, 12 & 13 OF THIS PLAT. 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  
DAY OF, March 23, 2026.

SIGNATURE: Brooke Hontz

PRINTED NAME: Brooke Hontz

TITLE: Chief Development + Construction Officer

ACKNOWLEDGEMENT:

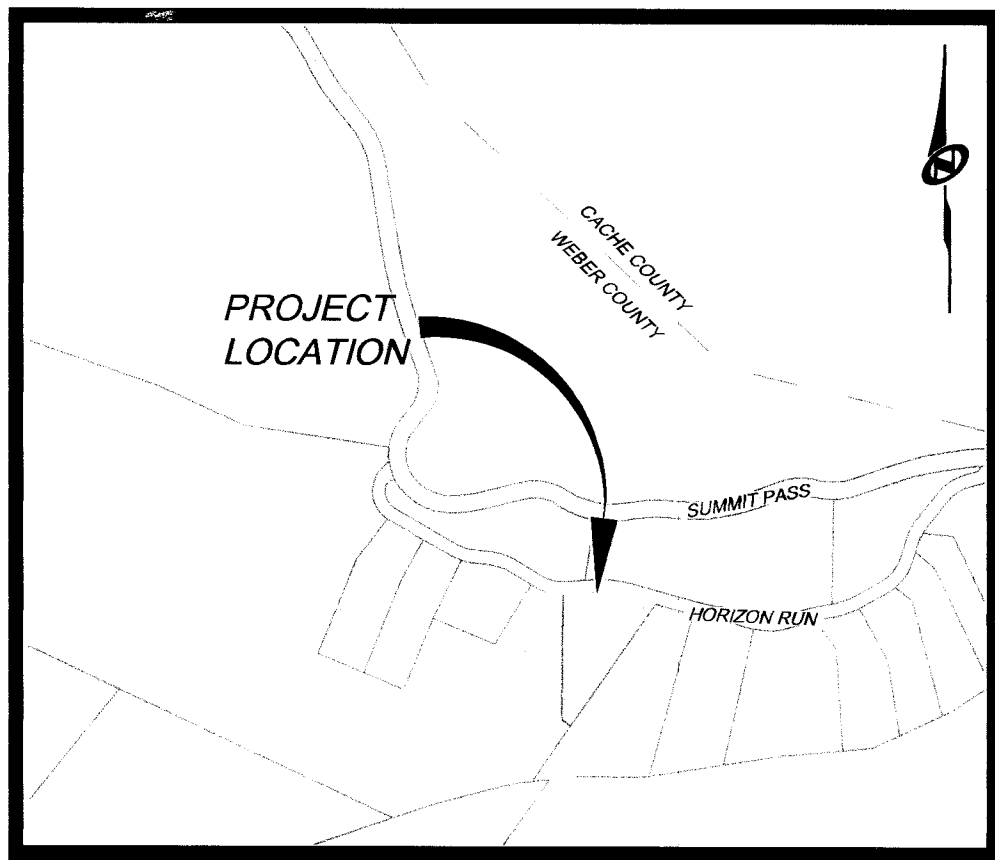
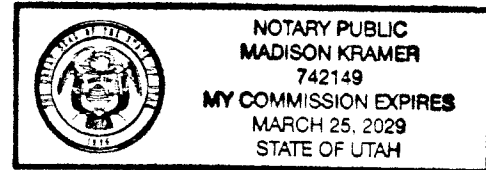
STATE OF UTAH  
COUNTY OF WEBER, } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS March 23 DAY OF,  
2026, BY Brooke Hontz, THE AUTHORIZED SIGNATORY FOR SMHG PHASE I LLC.

Madison Kramer  
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2029

RESIDING IN: Webster County, UT



VICINITY MAP

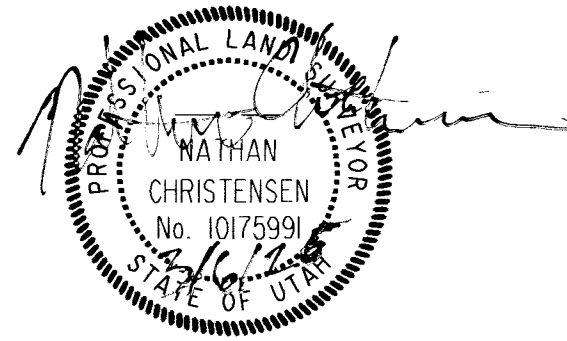
N.T.S.

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 17-73-504 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, HORIZON RUN RANCHES AT POWDER  
MOUNTAIN PHASE I, 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

ALL OF LOT 2R OF HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I, ENTRY 3130941, MARCH 2, 2021, AS  
RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

AND

ALL OF LOT 117R OF SUMMIT EDEN PHASE IA AMENDMENT 2, ENTRY 2769849, DECEMBER 16, 2015, AS RECORDED IN  
THE OFFICE OF THE WEBER COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT BEING ON A SOUTHERLY RIGHT-OF-WAY LINE OF HORIZON RUN, A 50 FOOT PRIVATE ROAD  
AND PUBLIC UTILITY EASEMENTS, BEING PART OF THE SUMMIT EDEN PHASE I A SUBDIVISION, ENTRY NUMBER  
2672943, BOOK:75, PAGE: 28-31, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE. SAID  
POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 2R, OF THE HORIZON RUN RANCHES AT POWDER  
MOUNTAIN PHASE I, ENTRY NUMBER 3130941, BOOK:90, PAGE: 05 & 06, AS RECORDED IN THE OFFICE OF THE  
WEBER COUNTY RECORDER'S OFFICE. SAID POINT LIES WEST 2207.29 FEET, AND SOUTH 2096.53 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), AND RUNNING COINCIDENT  
WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF HORIZON RUN THE FOLLOWING FOUR (4) COURSES: 1) THENCE  
EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, (CHORD BEARS SOUTH 83°28'44"  
EAST, 94.96 FEET), THROUGH A CENTRAL ANGLE OF 24°21'50", FOR AN ARC DISTANCE OF 95.68 FEET; THENCE 2)  
NORTH 84°20'22" EAST, 63.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE 3) EASTERLY ALONG SAID  
CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, (CHORD BEARS SOUTH 85°09'21" EAST, 173.20 FEET),  
THROUGH A CENTRAL ANGLE OF 21°00'36", FOR AN ARC DISTANCE OF 174.18 FEET; THENCE 4) SOUTH 74°39'03" EAST,  
101.21 FEET; THENCE SOUTH 35°08'55" WEST, 688.34 FEET; THENCE NORTH 67°44'01" WEST, 267.32 FEET; THENCE  
NORTH 23°04'26" EAST, 551.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,333 SQUARE FEET, OR 4.760 ACRES

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS,  
STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.

2. 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.1B.#1, AND A FOUND WEBER COUNTY MONUMENT AT THE  
INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS  
FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION  
RECORD PLAT BOOK 74, PAGE 64.)

Sheet 1 of 2

**10** CELEBRATING  
**TALISMAN**  
CIVIL CONSULTANTS  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

RECORDED #

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

REQUEST OF: SMHG

ENTRY NO: 3130941

DATE: 16-MAR-2026 TIME: 4:21

BOOK: 102 PAGE: 75-76

FEE \$ 110

B. R. HUNTZ  
WEBER COUNTY RECORDER

102-75

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

AND  
CRAIG STARBUCK ATKINS III  
REVOCABLE TRUST  
DATED NOVEMBER 19, 2004  
PO BOX 4976, JACKSON WY, 83001

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.

SIGNED THIS 12<sup>th</sup> DAY OF August, 2026.

Christine P. Erickson  
SIGNATURE

WEBER COUNTY SURVEYOR

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 29<sup>th</sup> DAY OF July, 2026.

[Signature]  
COUNTY SURVEYOR

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 3<sup>rd</sup> DAY OF August, 2026.

Craig Myers  
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS  
DULY APPROVED BY THE WEBER COUNTY PLANNING  
COMMISSION ON THIS 6<sup>th</sup> DAY OF AUGUST  
2026.

[Signature]  
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

TITLE:



11-201

HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I, AMENDMENT 1 SUBDIVISION  
AMENDING LOT 2R OF HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE I AND  
LOT 117R OF SUMMIT EDEN PHASE 1A AMENDMENT 2

THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
MARCH 2026

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"

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 1/4 COR. SECTION 6, TOWNSHIP  
7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN.

23-185  
(23-135-0001 &  
23-163-0002)  
TU:546

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 67.47  | N83°22'38"W |
| L2         | 107.81 | N58°25'06"W |
| L3         | 63.25  | N84°20'22"E |
| L4         | 5.85   | S15°41'20"W |
| L5         | 26.94  | N71°33'09"E |
| L6         | 90.73  | N34°48'10"E |
| L7         | 57.40  | S77°35'54"E |
| L8         | 40.59  | S76°02'57"E |
| L9         | 60.33  | S74°15'12"E |
| L10        | 15.00  | S2°40'08"W  |
| L11        | 44.54  | S5°49'05"W  |
| L12        | 30.05  | S84°20'22"W |
| L13        | 78.82  | N74°39'39"W |
| L14        | 43.51  | S19°14'20"W |
| L15        | 48.10  | N84°27'26"E |
| L16        | 65.00  | S2°40'08"W  |
| L17        | 271.59 | S74°39'03"E |

| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE       | RADIUS | LENGTH | DELTA     | BEARING     | CHORD  |
| C1          | 200.00 | 87.12  | 24°57'32" | N70°53'52"W | 86.44  |
| C2          | 200.00 | 130.00 | 37°14'33" | S77°02'22"E | 127.72 |
| C3          | 500.00 | 183.35 | 21°00'36" | N85°09'21"W | 182.32 |
| C4          | 85.00  | 87.09  | 58°42'12" | N45°02'26"E | 83.33  |
| C5          | 146.00 | 24.45  | 9°35'42"  | N88°46'59"E | 24.42  |
| C6          | 115.00 | 42.73  | 21°17'22" | S84°53'53"E | 42.49  |
| C7          | 338.00 | 24.48  | 4°08'57"  | S75°31'26"E | 24.47  |
| C8          | 140.60 | 32.09  | 13°04'40" | S80°47'32"E | 32.02  |
| C9          | 363.00 | 18.17  | 2°52'03"  | S76°09'53"E | 18.17  |
| C10         | 456.32 | 168.69 | 21°10'53" | N85°09'21"W | 167.74 |
| C11         | 129.50 | 22.02  | 9°44'31"  | S2°40'35"W  | 21.99  |
| C12         | 195.60 | 22.30  | 8°12'42"  | N88°33'47"E | 22.28  |
| C13         | 90.60  | 12.99  | 8°12'42"  | S88°33'47"W | 12.97  |
| C14         | 170.40 | 37.53  | 12°37'13" | N89°44'17"W | 37.46  |

- LEGEND
- BOUNDARY LINE
  - SECTION LINE
  - SECTION LINE (CALCULATED)
  - ADJOINER DEED LINES
  - RIGHT-OF-WAY LINE
  - INTERIOR LOT LINE
  - ROAD CENTERLINE
  - EASEMENT LINE
  - SECTION CORNER AS NOTED
  - CL MONUMENT
  - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
  - EXISTING REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
  - RECREATION EASEMENT
  - ROAD, BRIDGE, RETAINING WALL, AND RECREATION EASEMENT

Sheet 2 of 2

RECORDED #

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

REQUEST OF: SMHG

ENTRY NO: 342743

DATE: 10-20-2024 TIME: 4:21

BOOK: 102 PAGE: 75-76

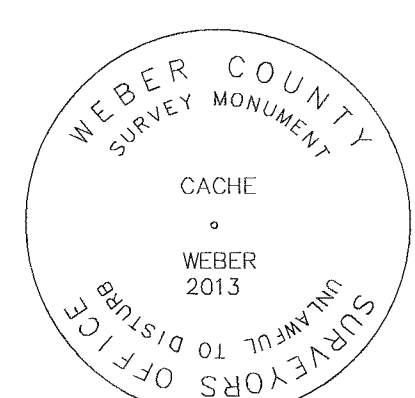
FEE \$ 110

B. Rahimadean  
WEBER COUNTY RECORDER

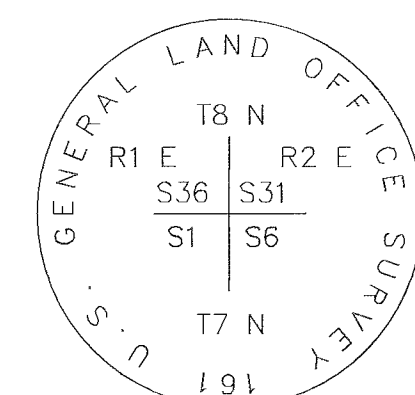
10  
CELEBRATING  
TEN YEARS  
TALISMAN  
CIVIL CONSULTANTS  
1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

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

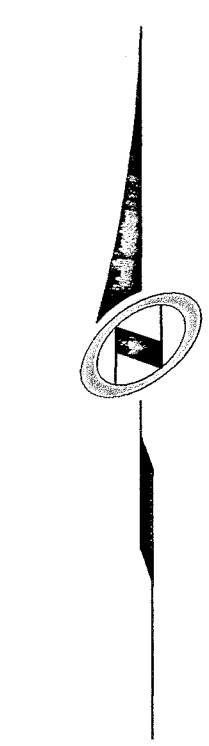
FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"



DETAIL "A"



DETAIL "B"



SCALE  
HORIZONTAL: 1" = 50'  
0 12.5' 25' 50' 75'

OWNER  
SMHG PHASE I, LLC 3632  
N. WOLF CREEK DR.,  
EDEN UT, 84310  
AND  
CRAIG STARBUCK ATKINS III  
REVOCABLE TRUST  
DATED NOVEMBER 19, 2004  
PO BOX 4976, JACKSON WY, 83001

SEE RECORD OF SURVEY # 8424

PARCEL: 23-001-0152  
ADJACENT OWNER:  
SMHG PHASE I LLC

SEE 163

0001

SEE 135

SEE 163

PARCEL: 23-163-0001  
HORIZON RUN RANCHES SUBDIVISION  
LOT 1R

SUNNYSIDE UP LLC  
7545 E HORIZON RD., EDEN

LOT 102  
207,333 S.F.  
4.760 AC.  
7585 EAST

PARCEL: 23-135-0002

LOT 118R  
SUMMIT EDEN PHASE  
1A, AMENDMENT 2

ADJACENT OWNER:  
YOUNG, JIM & WF  
SARAH YOUNG

