

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 31, 2019
4:00 to 5:00 p.m.

1. UVS081318: Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 9, located at 8464 E Spring Park, Eden in the Ogden Valley Destination and Recreation Resort (DRR-1) Zone. (Rick Everson, Applicant) Steve Burton, Presenter
2. Adjournment

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

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|-----------------------------|--|
| Application Request: | Consideration and action for final plat approval of Summit Eden Phase 1C Amendment 9 |
| Type of Decision: | Administrative |
| Agenda Date: | Wednesday, July 31, 2019 |
| Applicant: | Rick Everson |
| File Number: | UVS081318 |

Property Information

| | |
|----------------------------------|---|
| Approximate Address: | 8464 E Spring Park, Eden |
| Project Area: | 0.17 acres |
| Zoning: | Ogden Valley Destination and Recreation Resort Zone (DRR-1) |
| Existing Land Use: | Ski Resort |
| Proposed Land Use: | Resort Development |
| Parcel ID: | 23-130-0041 |
| Township, Range, Section: | T7N, R2E, Section 8 |

Adjacent Land Use

| | | | |
|---------------|------------|---------------|------------|
| North: | Ski Resort | South: | Ski Resort |
| East: | Ski Resort | West: | Ski Resort |

Staff Information

| | |
|--------------------------|--|
| Report Presenter: | Steve Burton sburton@co.weber.ut.us 801-399-8768 |
| Report Reviewer: | RG |

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Hillside Development Review Procedures and Standards
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J", was heard and received administrative approval by the planning director in a public meeting held on August 16, 2017.
- Summit Eden Phase 1C Amendment 6, removing the designated building envelope from lot 44R, was recorded on April 25, 2018.
- Summit Eden Phase 1C Amendment 7, creating eight lots and one open space parcel between the public right of way known as Summit Pass and a private road identified as Copper Crest was recorded on August 23, 2018.

Background and Summary

The Planning Division recommends final approval of Summit Eden Phase 1C Amendment 9, increasing the size of the designated building envelope on lot 74R (now lot 153R). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). Each lot within Phase 1C was designated with building envelopes, including the R-lots. The proposed amended building envelope will increase the building envelope toward the rear lot line. There will be a 15 foot setback from the rear lot line to the new building envelope. Because this is a restricted lot, a hillside review will be required prior to building permit submittal.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county

code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three, four, multi-family, commercial, and mixed use structures. The proposed amendment will not alter the lot lines of the existing lot 74R. The proposed building envelope complies with the following development standards for residential buildings in the DRR-1 zone:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Maximum building height: 35 feet

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 9, amending the building envelope of lot 74R.. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A note is required to be included on the subdivision plat, indicating that a geologic hazards study will be required prior to building permit submittal.
2. The following note must be placed on the final plat: "Notice to Purchasers 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 [title 108](#), chapter 14: Hillside Development Review Procedures and Standards. Approval of a restricted lot does not guarantee the lot is buildable. A hillside review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable."

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 9 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 9
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



SUMMIT EDEN PHASE IC, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE 4 MERIDIAN,
WEBER COUNTY, UTAH
JULY 2014

Exhibit A

PLAT NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES THAT APPEAR ON THE SURVEY EDEN PHASE IC (ENTRY 247245), INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. THIS PLAT VACATES AND REPLACES THE DESIGNATED BUILDING ENVELOPE FROM LOT 74R, SURVEY EDEN PHASE IC (NON LOT 74R). THE NEW BUILDING ENVELOPE IS SHOWN ON SHEET 2 OF THIS PLAT.
3. SURVEY EDEN PHASE IC AMENDMENT 9 IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION MUST BE PERFORMED PRIOR TO BUILDING PERMIT SUBMITTAL.
4. NOTICE TO PURCHASERS 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 108-14 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:

BAOTOU RARE EARTH AND STEEL CORPORATION, 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 SURVEY EDEN PHASE IC AMENDMENT 9.

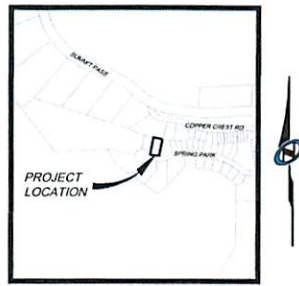
IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY _____ OF _____, 20____.

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

STATE OF UTAH _____, U.S.
COUNTY OF _____, I.S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____



VICINITY MAP
N.T.S.

DECLARANT CONSENT

SP14G PHASE I LLC, AS THE MASTER DEVELOPER AND DECLARANT OF THE ORIGINAL SURVEY EDEN PHASE IC SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF WEBER COUNTY ON JANUARY 27, 2014 AS ENTRY NUMBER 247245, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AMENDMENT, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES OF SAID SURVEY EDEN PHASE IC SUBDIVISION

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

SP14G PHASE I LLC, A DELAWARE LIMITED LIABILITY COMPANY.
BY: SP14G INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
NAME: _____
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH _____, U.S.
COUNTY OF _____, I.S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ THE AUTHORIZED SIGNATORY FOR SP14G INVESTMENTS LLC, THE SOLE MEMBER OF SP14G PHASE I LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RESIDING IN _____

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 56, 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 106-1-06(1)(2), AND THAT THIS PLAT, SURVEY EDEN PHASE IC, AMENDMENT 9, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND, 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
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 107098

LEGAL DESCRIPTION

ALL OF LOT 74R OF THE SURVEY EDEN PHASE IC SUBDIVISION AS RECORDED AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SHARED CORNER OF LOTS 44R, 75R, AND 74R OF SURVEY EDEN PHASE IC, SAID POINT BEING SOUTH 79.61 FEET AND EAST 576.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, T.7N., R.2E., S.11.81M, (BASIS-OF-BEARING IS N89°54'14" W ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.11.81M, AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER / CACHE COUNTY LINE AND THE SECTION LINE), AND RUNNING S76°29'30" E 81.65 FEET, THENCE S00°59'14" W 14.80 FEET TO A POINT ON THE NORTH LINE OF SPRING PARK; THENCE ALONG THE NORTH LINE OF SPRING PARK FOLLOWING THREE (3) COURSES, 1) A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 232.00 FEET, THROUGH A CENTRAL ANGLE OF 19°30'14" (CHORD BEARING AND DISTANCE OF N89°12'14" W 84.8 FEET) FOR AN ARC DISTANCE OF 95.0 FEET, 2) N72°24'40" E 7.64 FEET, 3) THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 02°07'10" (CHORD BEARING AND DISTANCE OF N77°25'10" W 0.64 FEET) FOR AN ARC DISTANCE OF 0.64 FEET, THENCE N 1°28'20" E 125.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,495 S.F. OR 0.172 AC.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO AMEND PARCEL LOT 74R OF SURVEY EDEN PHASE IC, (NON KNOWN AS LOT 74R) TO AMEND AND REVISE THE REAR SETBACK OF THE BUILDING ENVELOPE. THIS PLAT ALSO CORRECTS THE BOUNDARY OF LOT 74R AS SHOWN HEREON.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°54'14" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.11.81M, 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 07°03'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
3. THE BOUNDARY LINES WERE SET BY THE EXISTING PLATS OF SURVEY EDEN PHASE IC, SUBDIVISION. THE LOCATION OF SAID PLATS WERE DETERMINED BY THE FOUND CENTERLINE MONUMENTS IN SURVEY PARK, COPPER CREST, AND SPRING PARK, AND SECTION CORNER MONUMENTS AS REFERENCED ON EXISTING PLAT. FOUND SURVEY MONUMENT USED ARE SHOWN HEREON.



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
S.C. UT 84115
801.241.1000

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 \$ _____
WEBER COUNTY RECORDER

| | | | | | |
|---|--|--|---|---|---|
| <p>OWNER</p> <p>BAOTOU RARE EARTH & STEEL CORPORATION 8160 S. HIGHLAND DR. STE. 300, SANDY, UT 84093</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 NON IN FORCE AND AFFECT. 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 DECLUTED THIS PLAT FROM THE 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. 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 HAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ 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 WAITS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION HEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ TITLE:</p> |
|---|--|--|---|---|---|

SUMMIT EDEN PHASE 1C, AMENDMENT 9 AMENDING LOT 74R

LOCATED IN THE NORTHEAST CORNER OF
SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH
JULY 2004

Exhibit A

FOUND WEBER COUNTY LINE
MONUMENT PER WEBER COUNTY
SURVEYOR, 4" BRASS CAP 2003,
GOOD CONDITION
FLUSH W/ CONCRETE
DETAIL "A"

NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND GLO #44, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "B"

NORTH QUARTER CORNER SECTION 9,
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND #44 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 12.44 | N02°49'17"E |
| L2 | 10.00 | N70°02'07"W |
| L3 | 10.33 | S42°54'57"W |
| L4 | 7.67 | N78°24'47"W |
| L5 | 12.38 | N78°23'27"E |
| L6 | 10.00 | S78°24'47"E |
| L7 | 8.38 | S78°23'27"E |
| L8 | 3.50 | S78°24'47"E |
| L9 | 9.00 | N78°24'47"E |

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|--------|--------|-----------|-------------|-------|
| C1 | 222.00 | 98.0 | 17°58'17" | N89°07'51"W | 84.96 |
| C2 | 277.00 | 49.26 | 17°58'17" | S89°07'51"E | 49.26 |
| C3 | 222.00 | 13.56 | 17°58'17" | S89°07'51"W | 13.56 |
| C4 | 222.00 | 4.66 | 17°58'17" | S78°24'47"E | 4.66 |
| C5 | 222.00 | 4.76 | 17°58'17" | N78°24'47"E | 4.76 |
| C6 | 246.00 | 10.8 | 21°17'47" | N82°58'51"E | 10.12 |
| C7 | 18.00 | 9.75 | 18°12'47" | S87°17'47"E | 9.10 |

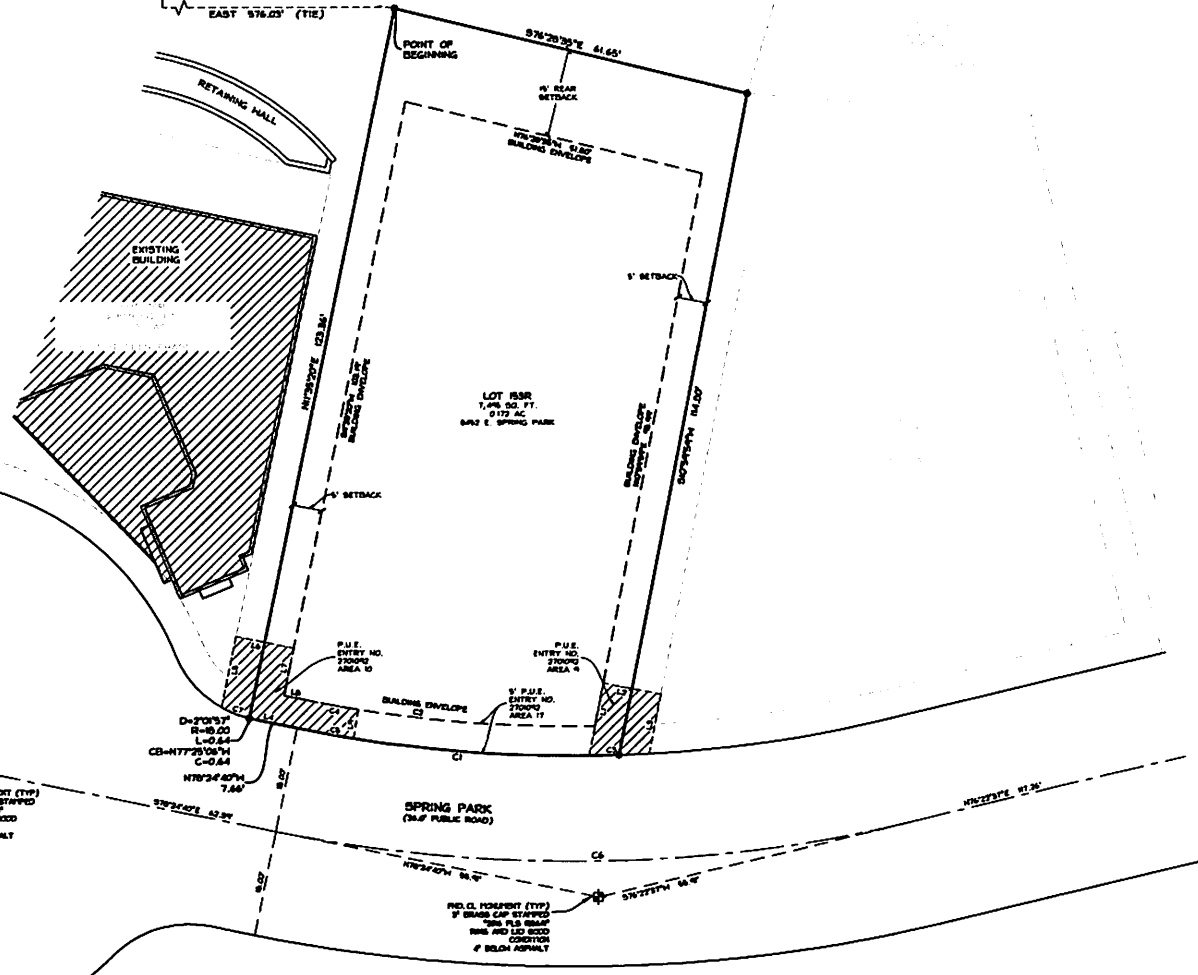
- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - · - · ADJOURN DEED LINES
 - · - · RIGHT-OF-WAY LINE
 - · - · ROAD CENTERLINE
 - ◆ SECTION CORNER AS NOTED
 - ◆ FOUND C.I. MONUMENT
 - ◆ PND, NO. 5 W/ 24" LONG REBAR WITH PLASTIC CAP STAFFED TALISMAN



PND C.I. MONUMENT (TYP)
4" BRASS CAP STAFFED
2003 PLS BRASS
RING AND LID GOOD
CONDITION
4" BELCH ASPHALT

PND C.I. MONUMENT (TYP)
4" BRASS CAP STAFFED
2003 PLS BRASS
RING AND LID GOOD
CONDITION
4" BELCH ASPHALT

**BAOTOU RARE EARTH &
STEEL CORPORATION**
8160 S. HIGHLAND DR. STE.
300, SANDY, UT 84093



TALISMAN
SURVEYING & ENGINEERING

188 SOUTH MAIN STREET SUITE 300
S.C. UT 84002
409.232.1000

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

