SURVEYOR'S CERTIFICATE

, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE ÓF 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, POWDER POINT AT POWDER MOUNTAIN, 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 PROFESSIONAL LAND SURVEYOR UTAH CERTIFICATE NO. 10175991 This is a partial review and is for boundary description and plat boundary only once boundary is correctly defined a full review can be done

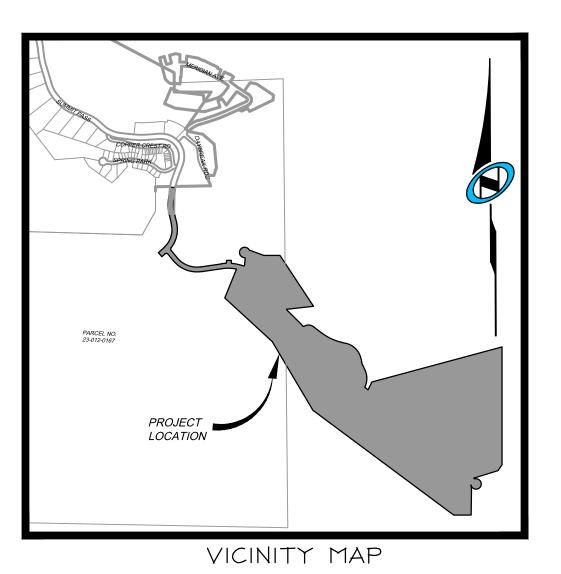
PLAT NOTES:

- 1. This Plat is subject to the Neighborhood Declaration of Covenants, Conditions, Easements, and Restrictions for Mountain Homes at Powder Mountain (@Neighborhood Declaration") executed by Shelter Hill Developer LLC and the Master Declaration of Covenants, Conditions, Easements, and Restrictions for Powder Mountain (@Master Declaration") executed by Summit Mountain Holding Group, L.L.C. (@Master Developer") recorded in the office of the Weber County Recorder. These Declarations set forth the restrictions and general plan of improvement for the property described in this Plat. Certain terms not otherwise defined in this plat shall have the meanings set forth in the Neighborhood Declaration or Master Declaration
- 2. Pursuant to the Master Declaration, Powder Haven [Owners Association, Inc.], a Utah nonprofit corporation (@Community Association") is responsible for maintaining all Common Area, if any, and shall have a perpetual non-exclusive easement over all Lots and Parcels for such maintenance purposes, as further described in the Master Declaration. Such responsibility and easement may be delegated and assigned to the Mountain Homes at Powder Haven Owners Association, Inc., a Utah nonprofit corporation.
- 3. Development within the project defined by this Plat (the @Project") is subject to and shall conform to the terms and provisions of the Weber County Zoning Development Agreement (the "Master Development Agreement"), which was recorded in the Official Records of the Weber County Recorder on November 29, 2012, as Entry No. 2607988, as amended and as may be further modified from time to time.
- 4. No improvements may be made to any Lot without review and approval of the Shelter Hill Developer LLC, or if delegated by the Master Developer, the Community Association and/or the Architectural Review Committee (as defined in the Master Declaration), in accordance with the Master Declaration and the Design Guidelines, which incorporate site and landscape requirements, architectural guidelines, as well as construction regulations.
- 5. All Lots have a designated @Building Envelope." The Building Envelope designates the area within the boundaries of the applicable Lot or Parcel within which all improvements on the Lot or Parcel shall be placed. The Building Envelope is designed to protect and preserve the natural landscape features of the Lot or Parcel and preserve views to and from adjacent home sites. Development on any Lot or Parcel must conform to and be improved in accordance with the requirements within the Master Declaration, Neighborhood Declaration, Design Guidelines, Master Development Agreement, and Weber County Code. All improvements, including but not limited to building footprint, roof overhangs, grading, landscaping, mechanical equipment, and auto courts (excluding driveways), shall be constructed within the Building Envelope
- 6. Landscaping and irrigation on each Lot must comply with the Powder Haven Design Guidelines, dated June 2024, as may be amended. All landscape plans and any modifications require prior approval from the Architectural Review Committee. As outlined in the Master Declaration, no Owner may undertake work that alters the appearance of any property or Lot within the Project without adhering to these Design Guidelines.
- 7. The Property as depicted on this Plat is subject to the rights of Shelter Hill Developer LLC as described in the Master Declaration and the rights of Master Developer. Shelter Hill Developer LLC and Master Developer retain the right to exercise any applicable rights provided for in said declarations, including, without limitation, reserving and granting easements, reducing or relocating improvements within the community, adding additional facilities, and making other development decisions as Shelter Hill Developer LLC or Master Developer determine in their sole discretion and in accordance with applicable Weber County ordinances.
- 8. The Lots are served by a water district and wastewater lateral lines. Each Owner shall be responsible for the maintenance and replacement of all water and sanitary sewer laterals serving the residence and related improvements on their Lot in accordance with the requirements of the Powder Mountain Water and Sewer Improvement District (@PMWSID"). Additionally, Owners are responsible for PMWSID charges for connection to the system and monthly non-connection standby fees and water and sewer services. PMWSID will own all common water and sewer mains and appurtenances within the Community.
- 9. All utilities within the Project shall be underground. Shelter Hill Developer LLC (@Declarant") reserves the right to narrow utility easements to the actual width of installed utilities, subject to existing utility companies' rights on the property shown on this Plat. Permanent structures or obstructions are prohibited within any Utility Easement without prior written approval from utility providers. 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 the Lot owner's expense. Each Lot includes a 101 public utility easement along the front, side, and rear yard lines. Declarant may grant additional utility easements as needed. This Plat also conveys a public utility easement to utility owners 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.
- 10. This Plat establishes Shelter Hill Road and Loop Road Parcels as legally recognized and properly subdivided separate Parcels of real property. These road Parcels are private roads to be conveyed to, operated, maintained, and repaired by the Community Association for the use and benefit of its members in accordance with the Master and Neighborhood Declarations. Declarant shall convey Road Parcels to the Community Association in accordance with the Master Declaration. These private roads may be relocated by the Master Developer as described in the Master Declaration and in accordance with applicable Weber County ordinances. The private roads are not public roads or rights of way, and this Plat does not grant the public rights to use them or create obligations on Weber County to maintain or repair. All such use and maintenance shall be governed by the terms and provisions of the Master and Neighborhood Declarations.
- II. Declarant reserves the right to unilaterally amend the Plat without affected Owners' consent to satisfy governmental requirements, correct mistakes, remove or clarify ambiguities, or for other purposes, provided it does not materially adversely affect title and complies with Weber County ordinances and Utah law. As further set forth in the Master Declaration, by accepting a Lot each owner irrevocably appoints Master Developer as attorney-in-fact to realign and adjust boundary
- 12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and Parcels for constructing and maintaining hiking and biking trails (©Trail Easement"). Master Developer may designate, add to, delete, or modify the trails without Plat amendment as more fully described in the Master Declaration.
- 13. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and Parcels for constructing and maintaining ski trails and other ski improvements, and for skiers' ingress, egress, and recreational purposes over and across the Lots (©Ski Easement"). Master Developer may modify ski trails within the Ski Easement without Plat amendment as more fully described in the Master Declaration.
- 14. Declarant reserves for itself, its successors, assigns, and Master Developer a temporary blanket easement across all Lots adjacent to private roads ("Slope Easement") as more fully described in the Master Declaration and Neighborhood Declaration. This Slope Easement allows for constructing cut and fill slopes and preventing erosion. It shall be amended upon issuance of a residential certificate of occupancy for ongoing maintenance and repair. Declarant also reserves for itself and Master Developer a blanket easement and right over all private roads for constructing, maintaining, and operating tunnels, bridges, and/or ski lifts over and
- 15. The Lots are 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 any Lots are in avalanche zones. Certain Ski Resort areas may be subject to avalanche controls, potentially involving explosive charges and temporary closures. Declarant makes no representation on Ski Resort operations or avalanche risks, and each owner should conduct independent studies before constructing any improvements on a Lot.
- 16. All Lots depicted on this Plat are located in a semi-wilderness area containing animals common to mountain areas, including bears, mountain lions, moose, deer, elk, and other animals. These animals roam freely and may cause potential hazards and damage to persons and property. Each Owner assumes all risks for any such damage.
- 17. Due to the topography, all Owners are responsible for managing stormwater runoff from the road adjacent to their Lot and the rest of this property. 18. Restricted (R) Lots are subject to Weber County Land Use Code Section 108-14, and building development on such Lots requires a Hillside Review to determine

buildability. Approval does not guarantee the Lot is buildable. 19. Parking is prohibited on any streets and roads.

SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9. TOWNSHIP 7 NORTH, RANGE 2 EAST. SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AUGUST 2024



N.T.S.

OWNER'S DEDICATION:

SHELTER HILL DEVELOPER, 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 SHELTER HILL AT POWDER MOUNTAIN, AND DOES HEREBY

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. AS MASTER DEVELOPER A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS, EXISTING OR FUTURE) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (@COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED 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.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 2, 13, 14, AND 23 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 _____,

Boundary Description does not close and does not match plat

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE SHELTER HILL DEVELOPER, LLC

NAME: _____

STATE OF UTAH COUNTY OF WEBER

ON THIS_____ DAY OF____ 2024 BEFORE ME_____ , A NOTARY PUBLIC, _____ AS THE AUTHORIZED SIGNATORY OF PERSONALLY APPEARED_____ OVERLOOK POINT LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATUR	E:
RESIDING IN:	
COMMISSION #:	
MY COMMISSION EXPIRES:	

LEGAL DESCRIPTION

LOCATED IN THE EAST HALF OF SECTION OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

BEGINNING AT A POINT BEING SOUTH 1231.19 FEET AND EAST 1322.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2

EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6, TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 9312.68 FEET), AND RUNNING THENCE SOUTH 80°20'46" EAST, 66.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 667.00 FEET, (CHORD BEARS SOUTH 08'26'18" WEST 28.30 FEET), THROUGH A CENTRAL ANGLE OF 02'25'52", FOR AN ARC DISTANCE OF 28.30 FEET; THENCE SOUTH 7°13'21" WEST, 126.48 FEET; THENCE SOUTHERLY ALONG A CURVE TO HE LEFT, HAVING A RADIUS OF 467.00 FEET, (CHORD BEARS SOUTH 03°06'45" EAST 167.56 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", FOR AN ARC DISTANCE OF 168.47 FEET; THENCE SOUTH 13°26'51" EAST, 116.44 FEET: THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 358.00 FEET, (CHORD BEARS SOUTH 12°27'56" WEST, 312.90 FEET), THROUGH A CENTRAL ANGLE OF 51°49'34", FOR AN ARC DISTANCE OF 323.82 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, (CHORD BEARS SOUTH 00°43'03" EAST 35.31 FEET), THROUGH A CENTRAL ANGLE OF 78°11'32", FOR AN ARC DISTANCE OF 38.21 FEET. THENCE SOUTH 39°48'49" EAST, 118.86 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 313.00 FEET, (CHORD BEARS SOUTH 69°02'10" EAST, 305.62 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 319.28 FEET; THENCE NORTH 81°44'28" EAST, 260.91 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING RADIUS OF 563.00 FEET, (CHORD BEARS NORTH 84'19'37" EAST 50.80 FEET), THROUGH A CENTRAL ANGLE OF 5'10'17", FOR AN ARC DISTANCE OF 50.82 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS NORTH 43°57'38" EAST 14.99 FEET), THROUGH A CENTRAL ANGLE OF 85°54'14", FOR AN ARC DISTANCE OF 16.49 FEET; THENCE NORTH 1°00'31" EAST, 27.47 FEET; THENCE SOUTH 88°59'29" EAST, 60.00 FEET; THENCE SOUTH 1°00'31" WEST, 27.47 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING RADIUS OF II.00 FEET, (CHORD BEARS SOUTH 41°56'36" EAST 14.99 FEET), THROUGH A CENTRAL ANGLE OF 85°54'14", FOR AN ARC DISTANCE OF 16.49 FEET; THENCE EASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 563.00 FEET, (CHORD BEARS SOUTH 78°19'37" EAST 128.80 FEET), THROUGH A CENTRAL ANGLE OF 13°08'13", FOR AN ARC DISTANCE OF 129.09 FEET; THENCE SOUTH 71°47'49" EAST, 12.52 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11.01 FEET, (CHORD BEARS NORTH 60°03'57" EAST 16.38 FEET), THROUGH A CENTRAL ANGLE OF 96°11'11", FOR AN ARC DISTANCE OF 18.48 FEET; THENCE NORTH 115545" EAST, 18.65 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, (CHORD BEARS NORTH 5°36'58" EAST, 63.77 FEET), THROUGH A CENTRAL ANGLE OF 12°37'30", FOR AN ARC DISTANCE OF 63.90 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF II.00 FEET, (CHORD BEARS NORTH 43°40'38" WEST 15.00 FEET), THROUGH A CENTRAL ANGLE OF 85°57'41", FOR AN ARC DISTANCE OF 16.50 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET (CHORD BEARS NORTH 33°08'03" EAST 112.82 FEET), THROUGH A CENTRAL ANGLE OF 239°35'04", FOR AN ARC DISTANCE OF 271.80 FEET; THENCE SOUTH 69°54'12" EAST, 188.27 FEET; THENCE EAST, 200.00 FEET; THENCE SOUTH 33°27'12" EAST, 751.79 FEET; THENCE SOUTH 83°25'40" WEST, 339.88 FEET; THENCE SOUTH 45°28'28" EAST, 219.36 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, (CHORD BEARS SOUTH 43°09'24" EAST 75.22 FEET), THROUGH A CENTRAL ANGLE OF 4°38'08", FOR AN ARC DISTANCE OF 75.24 FEET; THENCE EASTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET (CHORD BEARS SOUTH 80°36'18" EAST 14.07 FEET), THROUGH A CENTRAL ANGLE OF 79°31'57", AN ARC DISTANCE OF 15.27 FEET; THENCE NORTH 59°37'44" EAST, 5.89 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; (CHORD BEARS SOUTH 86°23'09" EAST, III.80 FEET), THROUGH A CENTRAL ANGLE OF 67°58'14", FOR AN ARC DISTANCE OF 118.63 FEET; THENCE SOUTH 52°24'02" EAST, 131.90 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 610.00 FEET, (CHORD BEARS SOUTH 65°02'52" EAST, 267.II FEET), THROUGH A CENTRAL ANGLE OF 25'17'39", FOR AN ARC DISTANCE OF 269.30 FEET; THENCE SOUTH 77'41'42" EAST, 51.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, (CHORD BEARS 45°24'59" EAST 261.68 FEET), THROUGH A CENTRAL ANGLE OF 64°33'26", FOR AN ARC DISTANCE OF 276.05 FEET; THENCE SOUTH 13°08'16" EAST, 51.88 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS SOUTH 1908'16" EAST 35.54 FEET) THROUGH A CENTRAL ANGLE OF 1200'01", AN ARC DISTANCE OF 35.61 FEET; THENCE SOUTH 25°08'17" EAST, 64.64 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, (CHORD BEARS SOUTH 00°22'49" EAST, 209.39 FEET), THROUGH A CENTRAL ANGLE OF 49°30'56", AN ARC DISTANCE OF 216.05 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.50 FEET, (CHORD BEARS SOUTH 15°02'25" EAST 13.33 FEET), THROUGH A CENTRAL ANGLE OF 78°50'09", FOR AN ARC DISTANCE OF 14.45 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 52°17'05" EAST 40.20 FEET), THROUGH A CENTRAL ANGLE OF 4°20'50", FOR AN ARC DISTANCE OF 40.21 FEET; THENCE NORTH 26°49'25" EAST, 108.51 FEET; THENCE NORTH 74°58'20" EAST, 1663.43 FEET; THENCE SOUTH 0°03'35" WEST, 1,452.71 FEET ALONG THE NORTH-SOUTH ¼ SECTION LINE; THENCE SOUTH 33°36'14" WEST, 87.97 FEET; THENCE SOUTH 72°50'43" WEST, 310.95 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, (CHORD BEARS SOUTH 21°15'39" EAST 2.48 FEET), THROUGH A CENTRAL ANGLE OF 0°19'48", FOR AN ARC DISTANCE OF 2.48 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 64.81 FEET, (CHORD BEARS SOUTH 33°36'08" WEST 91.56 FEET), THROUGH A CENTRAL ANGLE OF 270°07'14", FOR AN ARC DISTANCE OF 305.56 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS SOUTH 05°09'26" EAST 77.55FEET), THROUGH A CENTRAL ANGLE OF 12°01'51", FOR AN ARC DISTANCE OF 77.69FEET; THENCE SOUTH 0°51'30" WEST, 2293.72 FEET; THENCE SOUTH 89°53'07" WEST, 213.98 FEET; THENCE NORTH 53°21'53" WEST, 2,166.41 FEET; THENCE NORTH 30°36'45" WEST, 984.90 FEET; THENCE NORTH 47°25'24" WEST, 797.63 FEET; THENCE NORTH 22°09'59" EAST, 384.03 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 503.00 FEET, (CHORD BEARS NORTH 88°11'46" WEST 175.77 FEET), THROUGH A CENTRAL ANGLE OF 20°07'31", FOR AN ARC DISTANCE OF 176.68 FEET; THENCE SOUTH 81°44'28" WEST, 260.91 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 373.00 FEET, (CHORD BEARS NORTH 69°02'10" WEST 364.20 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 380.48 FEET; THENCE NORTH 39°48'49" WEST, 109.34 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, (CHORD BEARS NORTH 85°42'45" WEST 40.21 FEET), THROUGH A CENTRAL ANGLE OF 91°47'52", FOR AN ARC DISTANCE OF 44.86 FEET; THENCE SOUTH 48°23'19" WEST, 48.92 FEET; THENCE NORTH 41°36'41" WEST, 66.00 FEET; THENCE NORTH 48°23'19" EAST, 98.06 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 292.00 FEET, (CHORD BEARS NORTH 17°28'14" EAST, 300.07 FEET), THROUGH A CENTRAL ANGLE OF 61°50'10", FOR AN ARC DISTANCE OF 315.14 FEET; THENCE NORTH 13°26'51" WEST, 116.44 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.00 FEET, (CHORD BEARS NORTH 3°06'45" WEST, 191.24 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", FOR AN ARC DISTANCE OF 192.28 FEET; THENCE NORTH 7°13'21" EAST, 126.48 FEET: THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.00 FEET, (CHORD BEARS NORTH 08°26'18" EAST, 31.10 FEET), THROUGH A CENTRAL ANGLE OF 02°25'52", FOR AN ARC DISTANCE OF 31.10 FEET TO THE POINT OF BEGINNING,

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 4,298,905 SQUARE FEET, 98.69 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

WEBER COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

- I. 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 I, T.7N., R.IE., S.L.B. M., 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 ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- 3. A PORTION OF THE WESTERLY BOUNDARY WAS DETERMINED BY MERIDIAN AVE, AS SHOWN ON OVERLOOK AT POWDER MOUNTAIN PHASE I. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON SAID EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.



TALISMAN 1588 SOUTH MAIN STREET

SALT LAKE CITY, UT 84115

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

SHELTER HILL DEVELOPER, LLC 3923 N. WOLF CREEK DR. EDEN, UT, 84310

WEBER COUNTY ATTORNEY 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 _____ DAY OF _____ , 20 _____.

SIGNATURE

WEBER COUNTY SURVEYOR 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

SIGNED THIS _____, 20_____,

ASSOCIATED THEREWITH.

COUNTY SURVEYOR

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 ENGINEER

DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC MPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAL THIS ______ , 20_____ , 20_____ ,

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

