

# POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2

COMPRISING POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDED  
PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH

OCTOBER 2013

## BOUNDARY DESCRIPTION

PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT THE WEBER COUNTY MONUMENT MARKING THE COUNTY LINE, SAID POINT BEING GIVEN AS EAST 3002.78 FEET AND SOUTH 3624.00 FEET AND NORTH 4715'00" WEST 1085.00 FEET ALONG THE COUNTY LINE FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, SAID POINT BEING THE POINT OF BEGINNING FOR THE PERIMETER DESCRIPTION SET FORTH ON THE PLAT OF PHASE 1, PARCEL 1 OF PHASE 1, POWDER RIDGE CONDOMINIUMS AND RUNNING THENCE SOUTH 4715'00" EAST 33.08 FEET; THENCE DUE SOUTH 152.40 FEET; THENCE SOUTH 54'56"34" EAST 36.85 FEET; THENCE DUE SOUTH 40.00 FEET; THENCE DUE EAST 15.22 FEET; THENCE SOUTH 54'56"34" EAST 66.92 FEET; THENCE DUE SOUTH 101.74 FEET; THENCE SOUTH 83'55'00" EAST 155.55 FEET; THENCE SOUTH 04'03'12" WEST 120.00 FEET; THENCE SOUTH 44'17'42" WEST 62.93 FEET; THENCE SOUTH 22'39'13" EAST 154.29 FEET; THENCE DUE SOUTH 6.81 FEET; THENCE DUE EAST 28.00 FEET; THENCE SOUTH 13'48'54" EAST 62.82 FEET; THENCE SOUTH 02'09'17" WEST 68.03 FEET; THENCE SOUTH 13'10'00" WEST 81.32 FEET; THENCE SOUTH 48'53'21" WEST 31.73 FEET; THENCE SOUTH 85'53'48" WEST 73.96 FEET; THENCE SOUTH 05'00'00" WEST 94.77 FEET TO THE SOUTH BOUNDARY OF THE PLAT OF POWDER RIDGE CONDOMINIUMS, PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES: NORTH 75'00'00" WEST 164.83 FEET, SOUTH 30'05'07" WEST 59.92 FEET, NORTH 19'15'33" WEST 105.00 FEET, NORTH 36'54'08" EAST 84.77 FEET; DUE NORTH 245.66 FEET; DUE WEST 140.05 FEET TO A POINT OF CURVATURE TO A 1667.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.53 FEET (CENTRAL ANGLE = 01°15'19" CHORD BEARING AND DISTANCE = NORTH 09°55'26" WEST 36.53 FEET) NORTH 0917'36" WEST 309.10 FEET TO A POINT OF CURVATURE TO A 402.11-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 160.88 FEET (CENTRAL ANGLE = 22°55'25" CHORD BEARING AND DISTANCE = NORTH 20°45'19" WEST 159.81 FEET) NORTH 57°44'00" EAST 264.83 FEET TO THE POINT OF BEGINNING, CONTAINING 6.524 ACRES.

LESS AND EXCEPTING THE FOLLOWING EXPANDABLE AREA PARCEL:

BEGINNING AT A POINT WHICH IS EAST 2415.00 FEET AND SOUTH 3486.00 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 270.00 FEET; THENCE WEST 69.02 FEET; THENCE NORTH 45'00'00" WEST 22.61 FEET; THENCE NORTH 200.02 FEET; THENCE EAST 15.00 FEET; THENCE NORTH 54.00 FEET; THENCE EAST 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.505 ACRES.  
NET AREA = 6.019 ACRES.

BASIS OF BEARING IS SOUTH 8°34'41" EAST BETWEEN THE NORTHEAST CORNER OF BUILDING 9A AND THE NORTHEAST CORNER OF BUILDING 3D AS SHOWN ON THE PLAT OF PHASE 1 POWDER RIDGE CONDOMINIUM.

## SURVEYOR'S CERTIFICATE

I, VON R. HILL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT HAVE DIVIDED SAID TRACT HEREafter TO BE KNOWN AS POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2, AND I FURTHER CERTIFY THAT THIS MAP IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF SECTION 57-8-13(1), UTAH CONDOMINIUM OWNERSHIP ACT. I ALSO CERTIFY THAT THIS CONDOMINIUM PROJECT MEETS THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES.

VON R. HILL

DATE

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE POWDER RIDGE VILLAGE OWNERS ASSOCIATION INC., ACTING FOR AND ON BEHALF OF THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY SUBDIVIDE THE SAME INTO CONDOMINIUM UNITS, LIMITED COMMON AREAS, AND COMMON AREAS, TO BE KNOWN AS POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2 (THE "PROJECT"), AS SET FORTH ON THIS AMENDED RECORD OF SURVEY MAP, WHICH CONSISTS OF THREE (3) PAGES (THE "AMENDED MAP") AND DOES HEREBY CONSENT TO THE RECORDED OF THIS AMENDED MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. ALL ENTRANCES TO AND EXITS FROM THE PROJECT PROVIDING ACCESS TO OR FROM THE PROJECT TO OR FROM PUBLIC OR PRIVATE ROADS OUTSIDE THE PROJECT AND ALL ACCESS AND SERVICE ROADS WITHIN THE PROJECT AND OTHER AREAS WITHIN THE PROJECT AS DESIGNATED ON THIS AMENDED MAP, ARE HEREBY DEDICATED AS PRIVATE ACCESS EASEMENTS. THESE PRIVATE ACCESS EASEMENTS ARE HEREBY DEDICATED AND GRANTED (A) TO THE OWNERS OF THE RESPECTIVE CONDOMINIUM UNITS (AND THE TIMESHARE INTERESTS THEREIN) WITHIN THE PROJECT FOR THEIR NON-EXCLUSIVE USE; (B) TO GUESTS AND AUTHORIZED OCCUPANTS OF CONDOMINIUM UNITS OR TIMESHARE INTERESTS WITHIN THE PROJECT FOR THEIR NON-EXCLUSIVE USE CONSISTENT WITH THE TERMS AND CONDITIONS OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2 (THE "DECLARATION") RECORDED CONCURRENTLY WITH THIS AMENDED MAP; AND (C) TO (I) THE OWNERS OF APPROXIMATELY 8.1 ACRES OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED IN AN EASEMENT GRANT RECORDED CONCURRENTLY WITH THIS AMENDED MAP, WHICH 8.1 ACRES IS LOCATED ADJACENT TO THE ABOVE DESCRIBED PROPERTY, AND (II) THE OWNERS OF APPROXIMATELY 1.91 ACRES OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED IN A SEPARATE EASEMENT GRANT RECORDED CONCURRENTLY WITH THIS AMENDED MAP, WHICH 1.91 ACRES IS LOCATED ADJACENT TO AND SOUTH OF THE ABOVE DESCRIBED PROPERTY, FOR THE NON-EXCLUSIVE USE AND BENEFIT OF SAID OWNERS OF SAID ADJACENT PARCELS OF REAL PROPERTY FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND OPERATING WATER, SEWER, ELECTRIC, TELEPHONE, STORM DRAIN, AND OTHER UTILITY LINES AND SERVICES THEREIN AND PROVIDING INGRESS TO AND EGRESS FROM SAID ADJACENT PARCELS OF REAL PROPERTY, GRANTING AND RESERVING TO THE OWNERS OF SAID ADJACENT PARCELS OF REAL PROPERTY THE RIGHT TO GRANT TO THEIR SUCCESSORS A RIGHT TO USE SUCH PRIVATE ACCESS EASEMENTS ON A NON-EXCLUSIVE BASIS WITH THE OWNERS OF THE RESPECTIVE CONDOMINIUM UNITS (AND THE TIMESHARE INTERESTS THEREIN) WITHIN THE PROJECT.

THIS AMENDED MAP, CONSISTING OF THREE (3) PAGES, AMENDS IN ITS ENTIRETY, RESTATES, SUPERSEDES, AND COMPLETELY REPLACES THE ORIGINAL MAP (AS DEFINED IN THE AMENDED DECLARATION AND FILED OF RECORD ON SEPTEMBER 28, 1998 AS ENTRY NO. 1058214 IN BOOK 30, AT PAGES 92-93, WEBER COUNTY, UTAH RECORDER'S OFFICE) AND ANY AND ALL OTHER "RECORD OF SURVEY MAPS" OR OTHER MAPS FOR POWDER RIDGE CONDOMINIUMS OR FOR ANY PHASE, PART, OR VARIATION THEREOF (COLLECTIVELY THE "OTHER MAPS") WHICH MAY HAVE BEEN RECORDED IN WEBER COUNTY, STATE OF UTAH AT ANY TIME PRIOR TO THE REFORMATION OF THIS AMENDED MAP. ANY REAL PROPERTY WHICH MAY HAVE BEEN INCLUDED IN THE ORIGINAL MAP OR ANY OTHER MAPS WHICH IS NOT SPECIFICALLY INCLUDED IN THE ABOVE BOUNDARY DESCRIPTION IS RELEASED FROM ANY AND ALL PROVISIONS OF AND ANY AFFECTS OF ANY SUCH MAP. ONLY THE REAL PROPERTY DESCRIBED IN THE ABOVE BOUNDARY DESCRIPTION IS A PART OF POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2.

IN WITNESS WHEREOF, BARTLELL JENSEN, PRESIDENT OF POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC. HAS EXECUTED THIS OWNER'S DEDICATION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND HEREBY CERTIFIES THAT THE CREATION OF CONDOMINIUM UNITS 9A5 AND 9A6 AND THE AMENDMENT OF THE PROJECT BOUNDARIES AND ALL OTHER CHANGES TO THE ORIGINAL MAP AND THE PROJECT DEFINED IN THE AMENDED DECLARATION OR AS REFLECTED ON THIS AMENDED MAP, CONSISTING OF THREE (3) PAGES, HAS BEEN APPROVED BY THE AFFIRMATIVE VOTE OF AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE TOTAL VOTES OF THE POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC.

POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_

BARTLELL JENSEN, PRESIDENT

SHEET 1 OF 3

## 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 COUNTY OFFICES. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARD 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 PLANNING COMMISSION

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 COMMISSION APPROVAL

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

## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,

PAGE \_\_\_\_\_.

COUNTY RECORDER \_\_\_\_\_

BY \_\_\_\_\_

DEPUTY

## LEGEND

BUILDING NUMBER 10A  
COORDINATES ⑨  
WALL BEARINGS e

FUTURE CONVERTIBLE LAND  
PRIVATE ACCESS EASEMENT  
COMMON AREA  
EXPANDABLE AREA

NOTE:  
ALL AREAS IN PROJECT OTHER THAN CONDOMINIUM BUILDINGS ARE COMMON AREAS UNLESS OTHERWISE SHOWN

**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax  
PLAT 13-224



**BUILDINGS 9A, 10A, 10B**

Diagram illustrating the fire separation walls and fire doors between Building 2C, Building 2B, and Building 2A. The diagram shows the layout of the buildings and the placement of fire separation walls. Fire doors are indicated by arrows and the label "3'-6\"". A circled "2" is on the right side of the diagram.

Diagram showing the layout of Buildings 9A and 10A. Building 10A is on the left, Building 10B is in the middle, and Building 9A is on the right. A 10-foot distance is indicated between Building 10A and Building 10B. Building 10A is labeled with a circled 10, and Building 9A is labeled with a circled 9.

**BUILDINGS 10A, 10B**

**BUILDINGS 9A**

**SECTION C**

56'-11"

12'

32'-11"

12'

BALCONY

5'-6"

27'-6 3/4"

20'-6"

20'-6"

11"

3'-9"

8'-6"

15'

23'-9"

23'-9"

24'-2 1/2"

2'-9"

20'

13'

36'-6"

35'-6"

5 1/2'

UNITS  
9A1  
10A1  
11B1

UNITS  
9A2  
10A2  
11B2

**MAIN FLOOR -  
BUILDINGS 9A, 10A, 10B**

**LOWER FLOOR - BUILDING 9A**

**SECTION C**

28'-5 1/2" 56'-1" 28'-5 1/2"

36'-6"

ATTIC

OPEN TO BELOW

OPEN TO BELOW

ATTIC

11'-6"

16'-2"

16'-2"

11'-6"

UNITS 9A3 10A3 10B3

15'-6"

2'-8"

5'-6"

8'-6"

13'-6"

14'

11'

27'-5 1/2"

3'-6"

14'-2"

8'-6"

UNITS 9A4 10A4 10B4

15'-6"

5 1/2"

ATTIC

OPEN TO BELOW

ATTIC

OPEN TO BELOW

ATTIC

**LOFT FLOOR - BUILDINGS 9A, 10A, 10B**

UNIT AREA

LIMITED COMMON AREA

COMMON AREA

NOTE: ALL WALLS ARE COMMON AREAS

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES.

**SECTION C**

36'-6"

28'-7"

35'-6"

23'-9 1/2"

24'-2 1/2"

20'-6"

20'-6"

35'-6"

5 1/2"

23'-9 1/2"

20'

13'

15'

8'-6"

3'-9"

3'-9"

11"

27'-6 1/2"

27'-6 1/2"

56'-11"

32'-11"

12'

12'

BALCONY

5'-10"

UNITS 9A3  
10A3  
10B3

UNITS 9A4  
10A4  
10B4

**UPPER FLOOR -  
BUILDINGS 9A, 10A, 10B**

BUILDINGS 9A, 10A, 10B  
SCALE: 1/8" = 1'-0"

**UPPER FLOOR -  
BUILDINGS 9A, 10A, 10B**

BUILDINGS 9A, 10A, 10B  
SCALE: 1/8" = 1'-0"  
PAGE 3 OF 4

COUNTY RECORDER

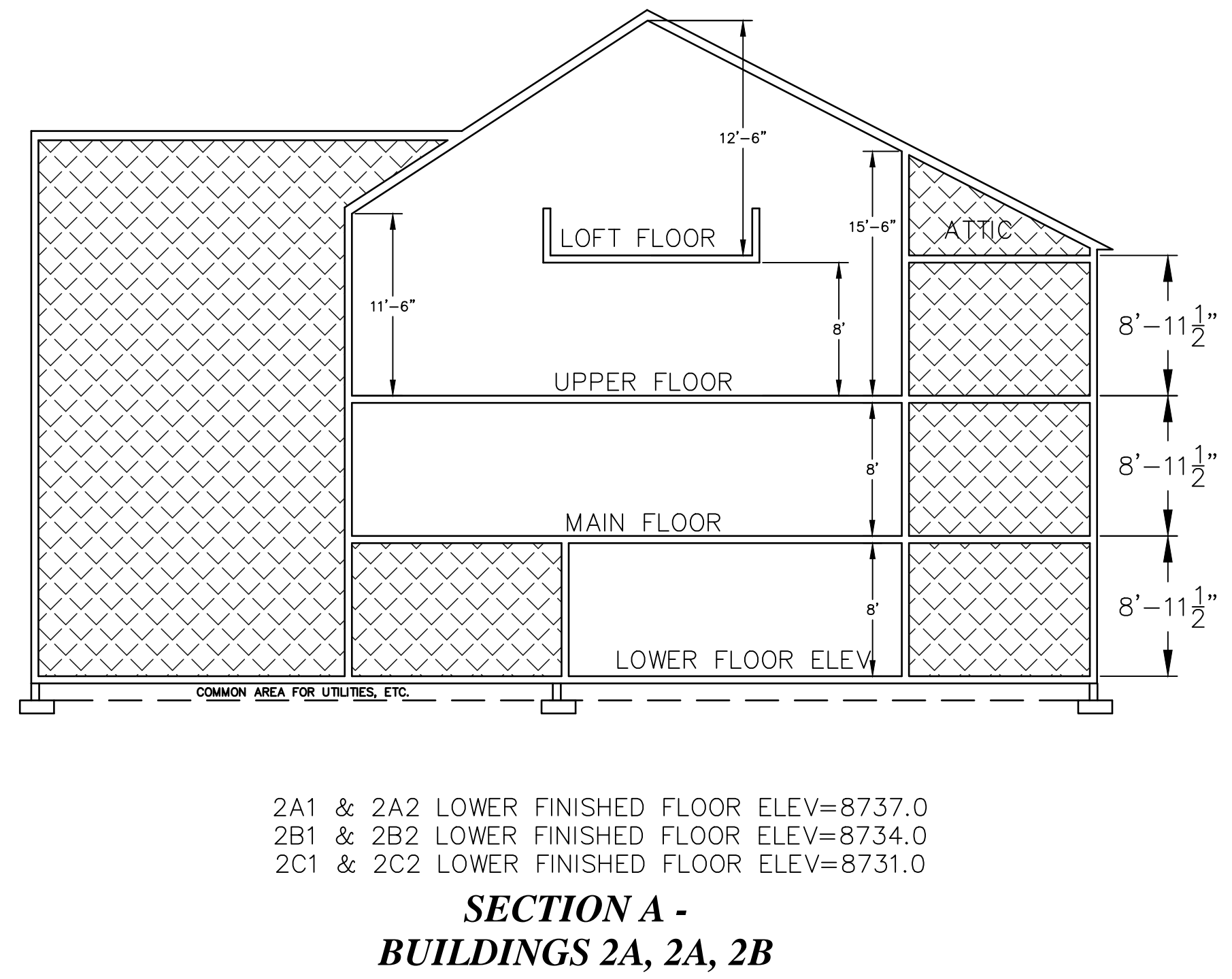
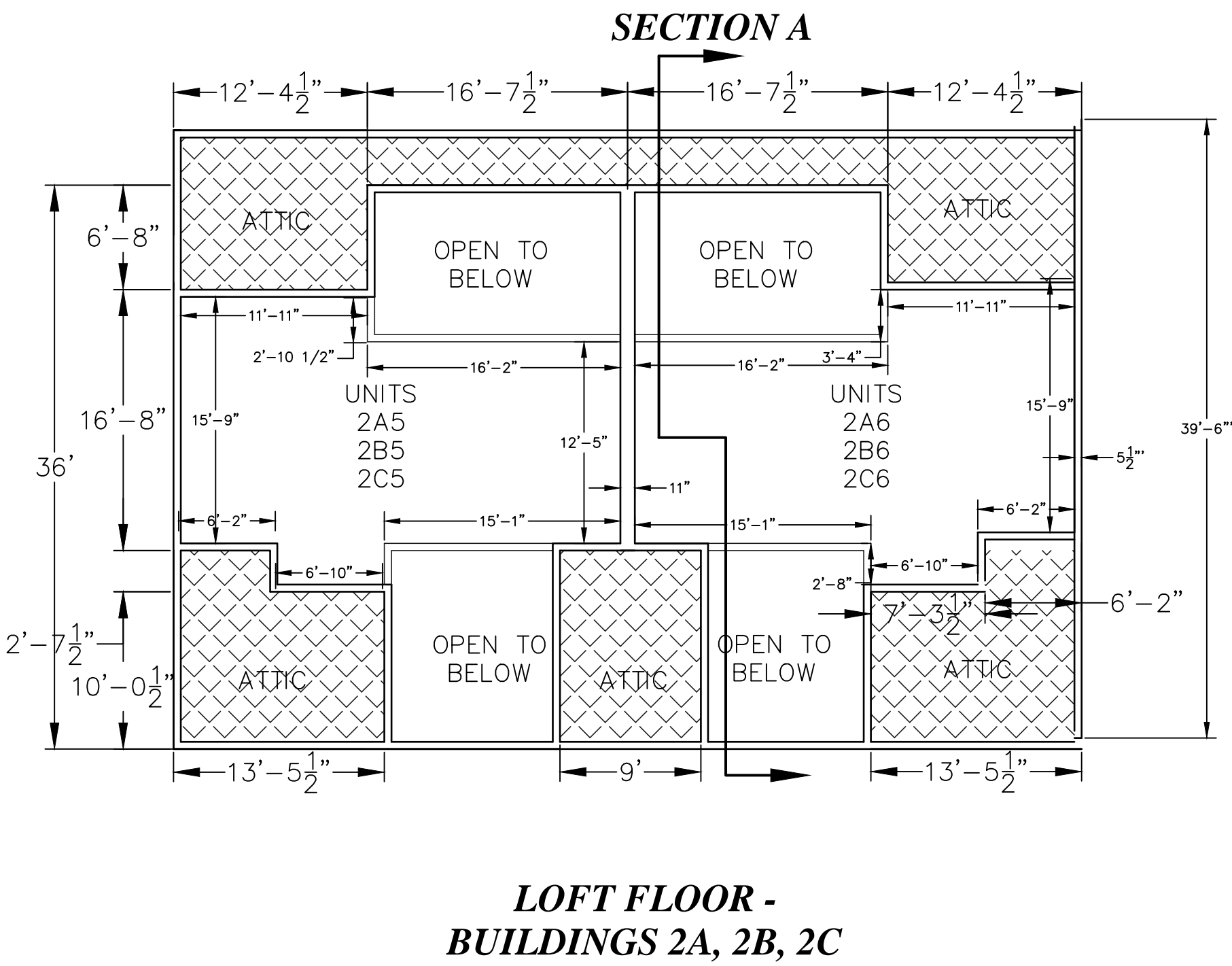
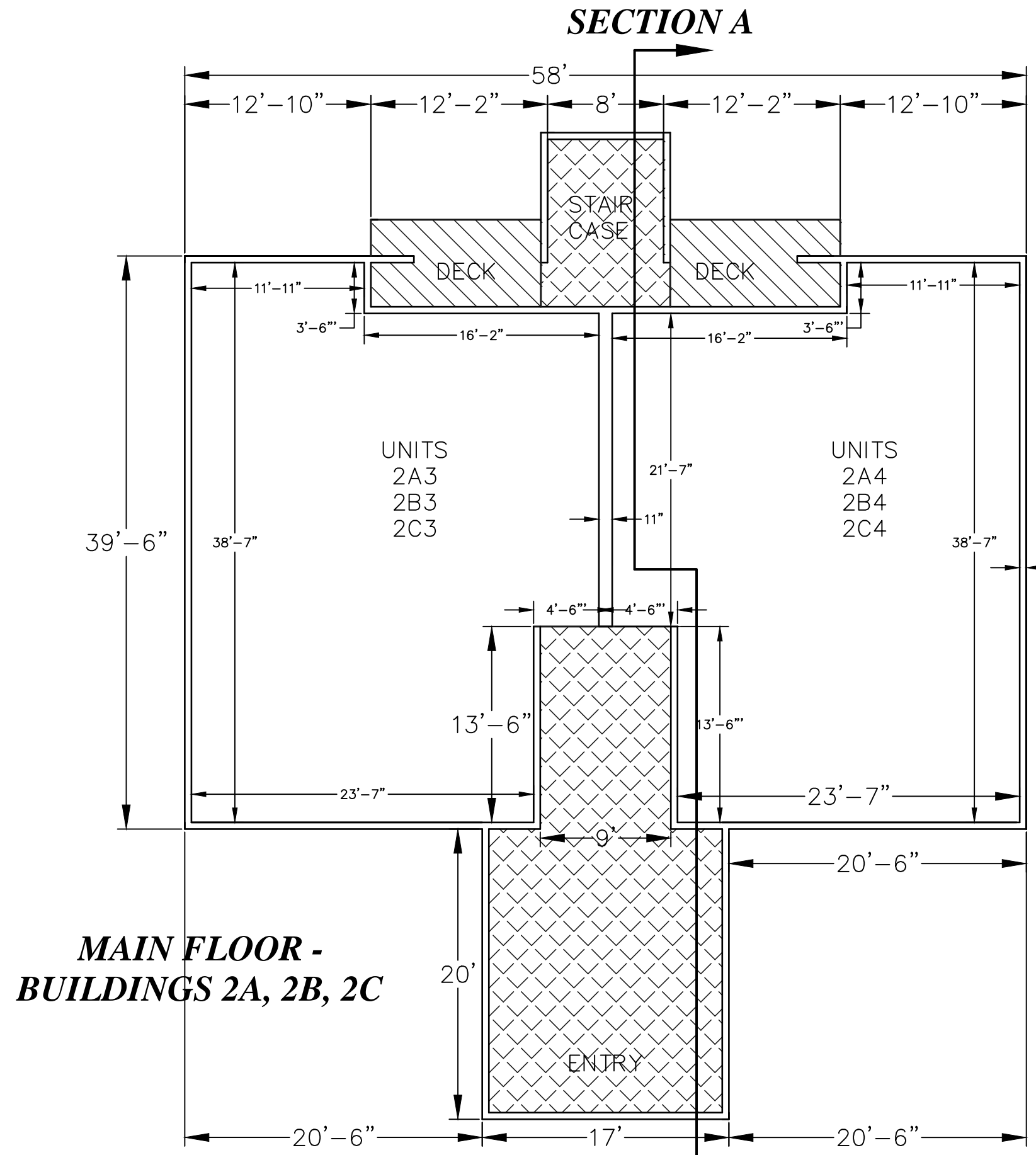
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
\_\_\_\_\_ FILED FOR RECORD AND  
RECORDED \_\_\_\_\_, AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_.  
FOR: \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

**POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2**

PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
OCTOBER 2013



NOTE:  
ALL WALLS ARE COMMON AREAS

