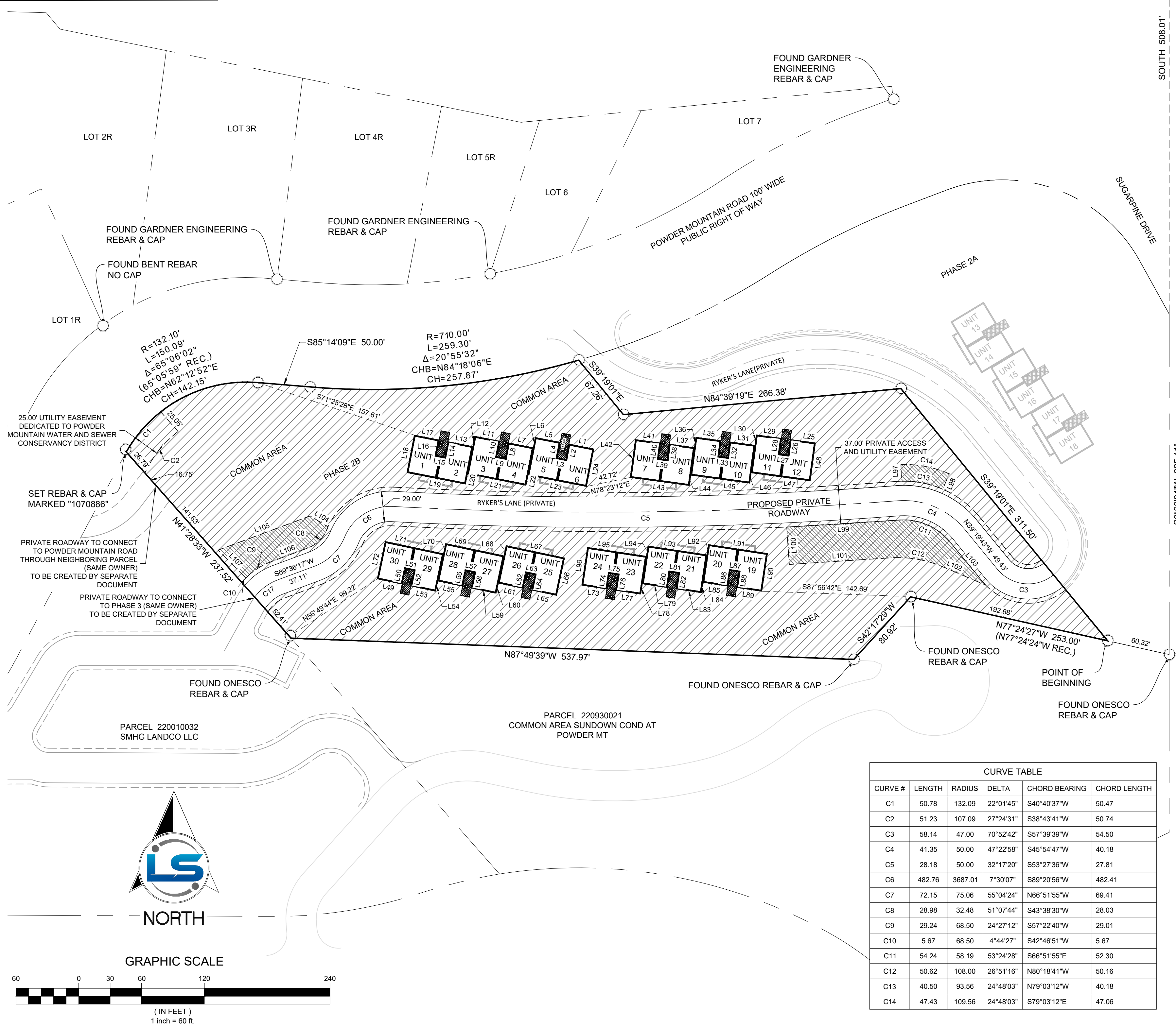


# SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2B

## A UTAH CONDOMINIUM PROJECT

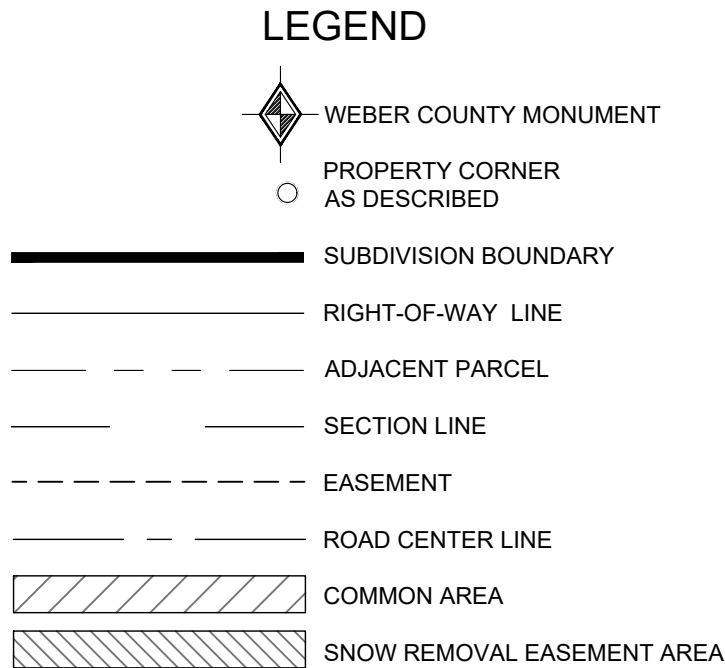
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JULY 2025



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	50.78	132.09	22°01'45"	S40°40'37"W
C2	51.23	107.09	27°24'31"	S38°43'41"W
C3	58.14	47.00	70°52'42"	S57°39'39"W
C4	41.35	50.00	47°22'58"	S45°54'47"W
C5	28.18	50.00	32°17'20"	S53°27'36"W
C6	482.76	3687.01	7°30'07"	S89°20'56"W
C7	72.15	75.06	55°04'24"	N66°51'55"W
C8	28.98	32.48	51°07'44"	S43°38'30"W
C9	29.24	68.50	24°27'12"	S57°22'40"W
C10	5.67	68.50	4°44'27"	S42°46'51"W
C11	54.24	58.19	53°24'28"	S66°51'55"E
C12	50.62	108.00	26°51'16"	N80°18'41"W
C13	40.50	93.56	24°48'03"	N79°03'12"W
C14	47.43	109.56	24°48'03"	S79°03'12"E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.21	N78°54'24"W
L2	15.00	S11°05'36"W
L3	8.50	N78°54'24"W
L4	15.00	N11°05'36"E
L5	24.22	N78°54'24"W
L6	10.00	S11°05'36"W
L7	24.21	N78°54'24"W
L8	15.00	S11°05'36"W
L9	8.50	N78°54'24"W
L10	15.00	N11°05'36"E
L11	24.21	N78°54'24"W
L12	10.00	S11°05'36"W
L13	24.21	N78°54'24"W
L14	15.00	S11°05'36"W
L15	8.50	N78°54'24"W
L16	15.00	N11°05'36"E
L17	24.22	N78°54'24"W
L18	36.50	S11°05'36"W
L19	56.93	S78°54'24"E
L20	10.00	N11°05'36"E
L21	56.93	S78°54'24"E
L22	10.00	N11°05'36"E
L23	56.93	S78°54'24"E
L24	36.50	N11°05'36"E
L25	24.21	N82°15'14"W
L26	15.00	S7°44'46"W
L27	8.50	N82°15'14"W
L28	15.00	N7°44'46"E
L29	24.22	N82°15'14"W
L30	10.00	S7°44'46"W
L31	24.21	N82°15'14"W
L32	15.00	S7°44'46"W
L33	8.50	N82°15'14"W
L34	15.00	N7°44'46"E
L35	24.21	N82°15'14"W
L36	10.00	S7°44'46"W
L37	24.21	N82°15'14"W
L38	15.00	S7°44'46"W
L39	8.50	N82°15'14"W
L40	15.00	N7°44'46"E
L41	24.22	N82°15'14"W
L42	36.50	S7°44'46"W
L43	56.93	S82°15'14"E
L44	10.00	N7°44'46"E
L45	56.93	S82°15'14"E
L46	10.00	N7°44'46"E
L47	56.93	S82°15'14"E
L48	36.50	N7°44'46"E
L49	24.21	S78°03'52"E
L50	15.00	N11°56'08"E
L51	8.50	S78°03'52"E
L52	15.00	S11°56'08"W
L53	24.22	S78°03'52"E
L54	10.00	N11°56'08"E
L55	24.21	S78°03'52"E

LINE TABLE		
LINE #	LENGTH	BEARING
L56	15.00	N11°56'08"E
L57	8.50	S78°03'52"E
L58	15.00	S11°56'08"W
L59	24.21	S78°03'52"E
L60	10.00	N11°56'08"E
L61	24.21	S78°03'52"E
L62	15.00	N11°56'08"E
L63	8.50	S78°03'52"E
L64	15.00	S11°56'08"W
L65	24.22	S78°03'52"E
L66	36.50	N11°56'08"E
L67	56.93	N78°03'52"W
L68	10.00	S11°56'08"W
L69	56.93	N78°03'52"W
L70	10.00	S11°56'08"W
L71	56.93	N78°03'52"W
L72	36.50	S11°56'08"W
L73	24.21	S81°23'53"E
L74	15.00	N8°36'07"E
L75	8.50	S81°23'53"E
L76	15.00	S8°36'07"W
L77	24.22	S81°23'53"E
L78	10.00	N8°36'07"E
L79	24.21	S81°23'53"E
L80	15.00	N8°36'07"E
L81	8.50	S81°23'53"E
L82	15.00	S8°36'07"W
L83	24.21	S81°23'53"E
L84	10.00	N8°36'07"E
L85	24.21	S81°23'53"E
L86	15.00	N8°36'07"E
L87	8.50	S81°23'53"E
L88	15.00	S8°36'07"W
L89	24.22	S81°23'53"E
L90	36.50	N8°36'07"E
L91	56.93	N81°23'53"W
L92	10.00	S8°36'07"W
L93	56.93	N81°23'53"W
L94	10.00	S8°36'07"W
L95	56.93	N81°23'53"W
L96	36.50	S8°36'07"W
L97	16.00	N1°27'13"W
L98	16.00	S23°20'49"W
L99	107.72	N86°25'51"E
L100	35.82	N3°44'19"W
L101	97.15	S86°15'41"W
L102	44.79	N66°53'03"W
L103	53.91	S39°31'04"E
L104	19.92	S58°16'22"E
L105	93.98	N69°37'34"E
L106	37.11	S89°36'17"W
L107	37.54	S44°50'56"E



### LEGAL DESCRIPTION

BEGINNING AT A POINT BEING LOCATED WEST 1529.99 FEET, SOUTH 508.01 FEET, SOUTH 0°00'04" WEST 325.41 FEET AND NORTH 77°24'27" WEST 50.32 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING NORTH 77°24'27" WEST 192.68 FEET, THENCE SOUTH 42°17'29" WEST 80.92 FEET; THENCE NORTH 87°49'39" WEST 537.97 FEET; THENCE NORTH 41°28'33" WEST 237.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 150.09 FEET HAVING A RADIUS OF 132.10 FEET A CENTRAL ANGLE OF 65°06'02" AND CHORD BEARING AND DISTANCE OF NORTH 62°12'52" EAST 142.15 FEET; THENCE SOUTH 85°14'09" EAST 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 259.30 FEET HAVING A RADIUS OF 710.00 FEET A CENTRAL ANGLE OF 20°55'32" AND CHORD BEARING AND DISTANCE OF NORTH 84°18'06" EAST 257.87 FEET; THENCE SOUTH 39°19'01" EAST 67.26 FEET; THENCE NORTH 84°39'19" EAST 266.38 FEET; THENCE SOUTH 39°19'01" EAST 311.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 184,403 SQUARE FEET OR 4.233 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16TH DAY OF JULY 2025.



### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### SUNDOWN CONDOMINIUMS - PHASE 2B - A UTAH CONDOMINIUM PROJECT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2024.

BY: (PRINTED NAME/TITLE)

BY: (SIGNATURE)

### NOTES

- ZONE FR-3 (FOREST RESIDENTIAL) CURRENT YARD SETBACKS: FRONT: 25 FEET // REAR: 30' // 8' WITH TOTAL WIDTH OF TWO REQUIRED SIDE YARDS OF NOT LESS THAN 18' PLUS ONE FOOT EACH SIDE FOR EACH ONE FOOT MAIN BUILDING IF OVER 35 FEET HIGH & 20' ON SIDE FACING STREET ON CORNER LOT.
- THE DIMENSIONS OF ALL THE CONDOMINIUMS ARE THE SAME, AND ALL UNITS HAVE THE SAME SQUARE FOOTAGE. A TYPICAL CONDO DIMENSION VIEW HAS BEEN PROVIDED TO SHOW LARGER DETAIL.
- ALL AREAS NOT DEDICATED AS ROAD WAY OR ENTITLED TO PRIVATE OWNERSHIP SHALL HERE BY BE DEDICATED AS COMMON AREA UNLESS OTHERWISE NOTED

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE THE NEXT PHASE OF SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN, ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GUY WILLIAMS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 89°43'12" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_ 2024, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the OWNER of FLAGSTAFF HOLDINGS & INVESTMENTS LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

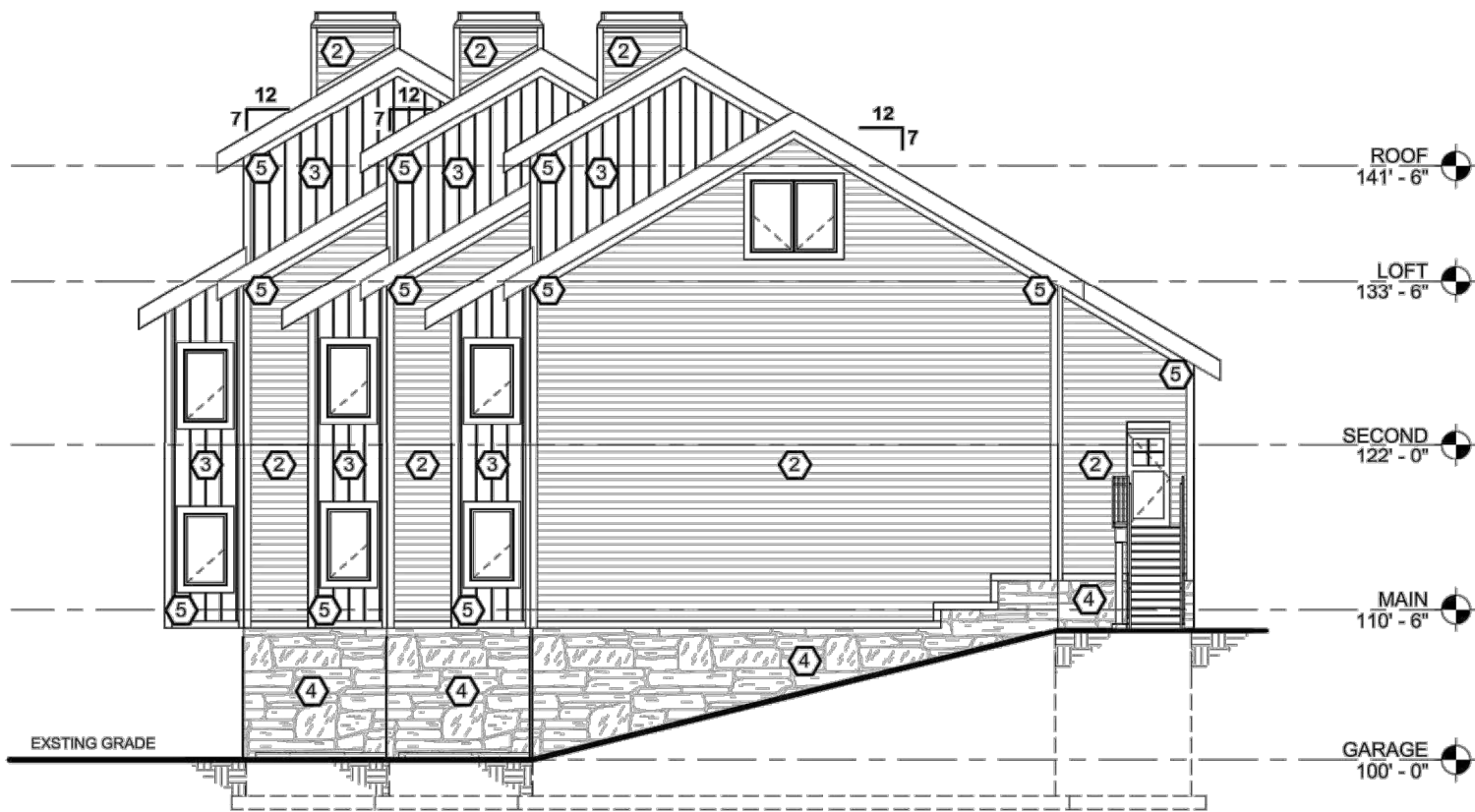
STAMP

NOTARY PUBLIC

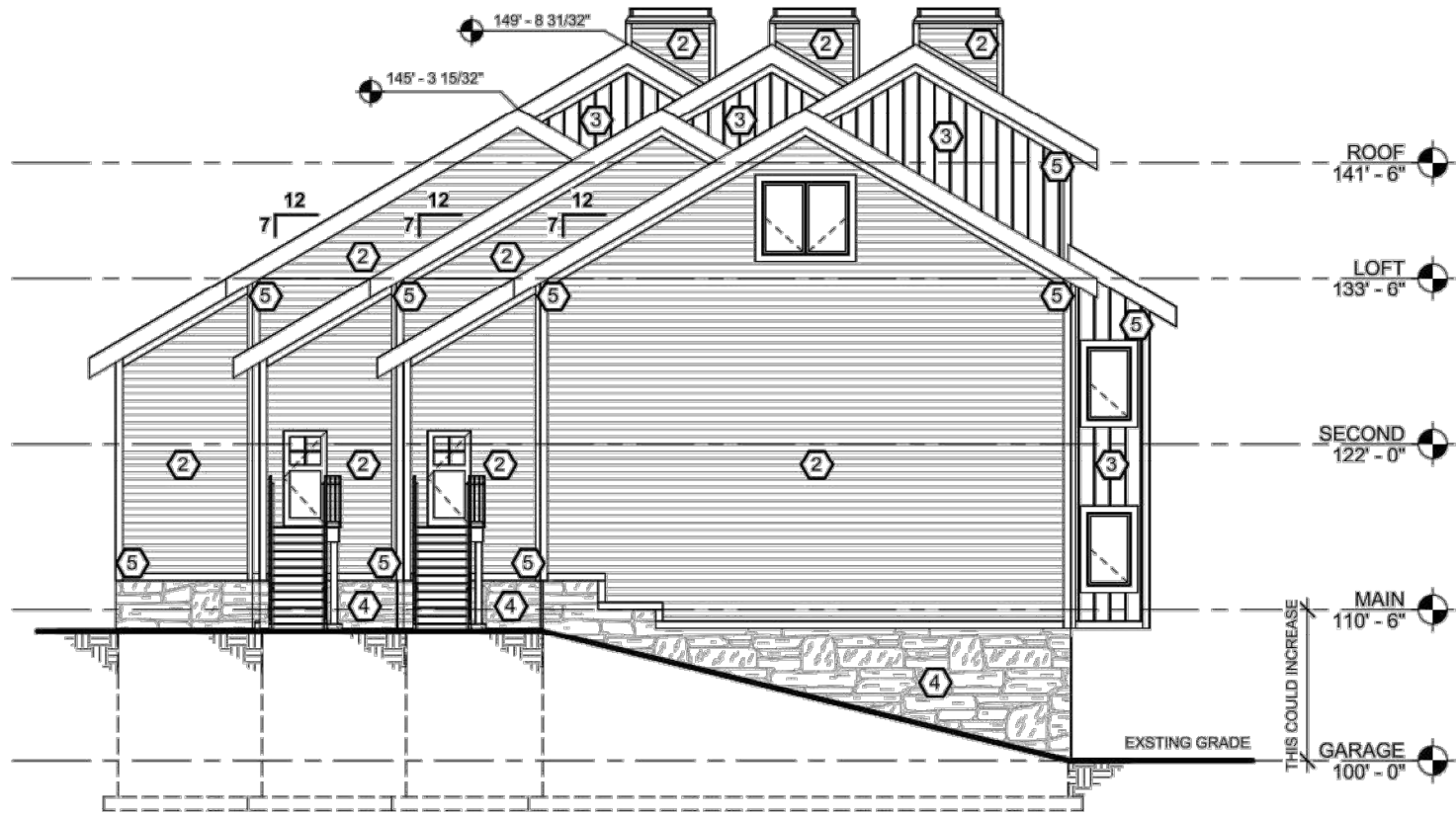
ENGINEER: GUY WILLIAMS gwiliams@fawkesconsultants.com	<b>S1</b> <b>3</b>	COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____		FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____		RECORDS, PAGE _____ RECORDED _____
FOR _____		COUNTY RECORDER _____
BY: _____		



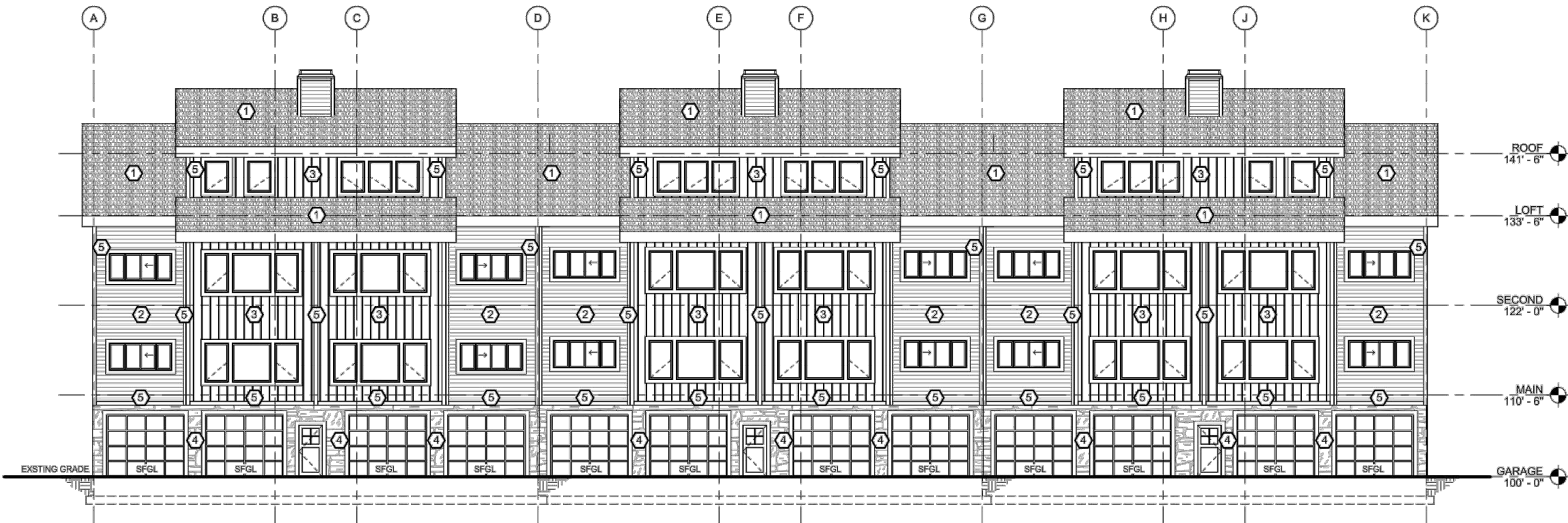
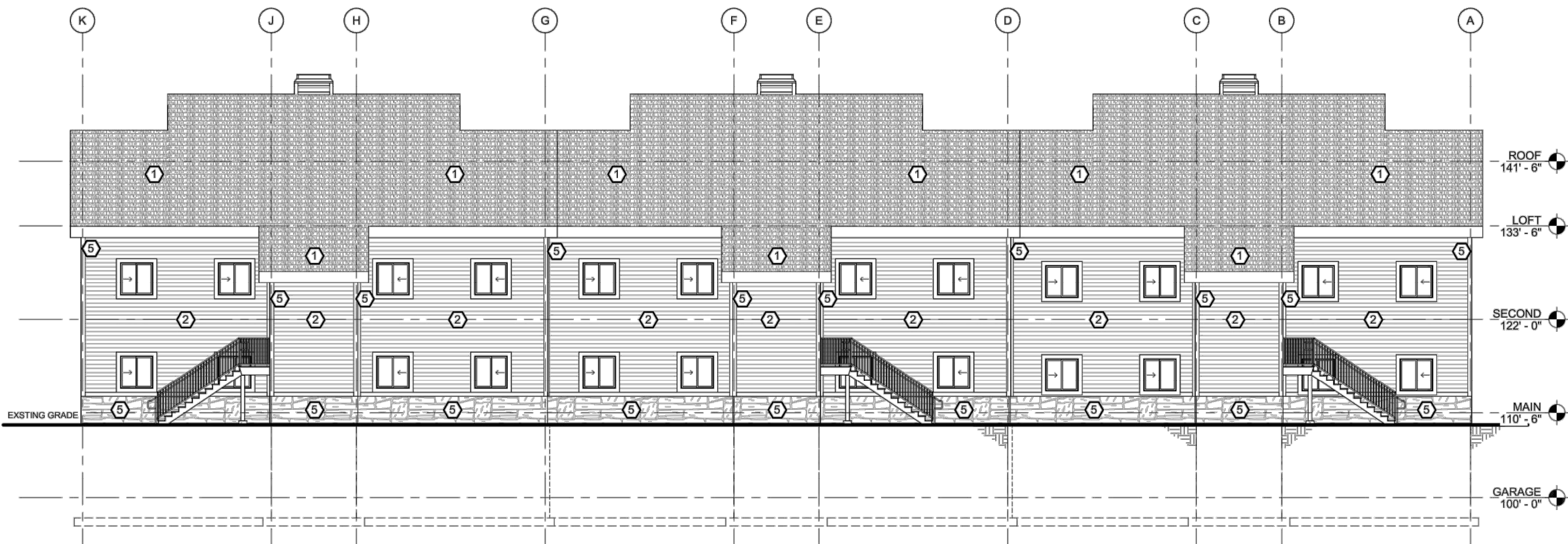
SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2B  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH



RIGHT ELEVATION



LEFT ELEVATION



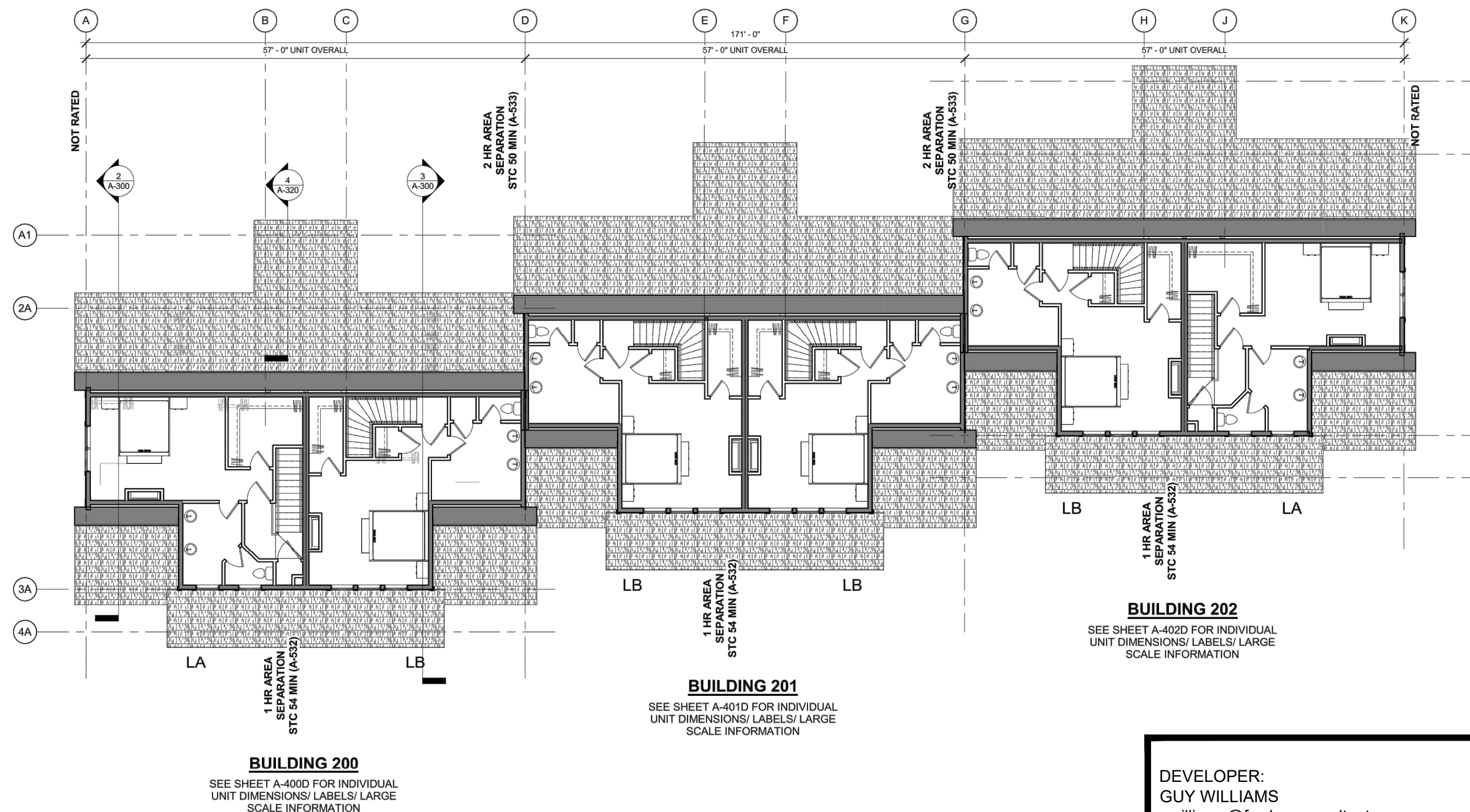
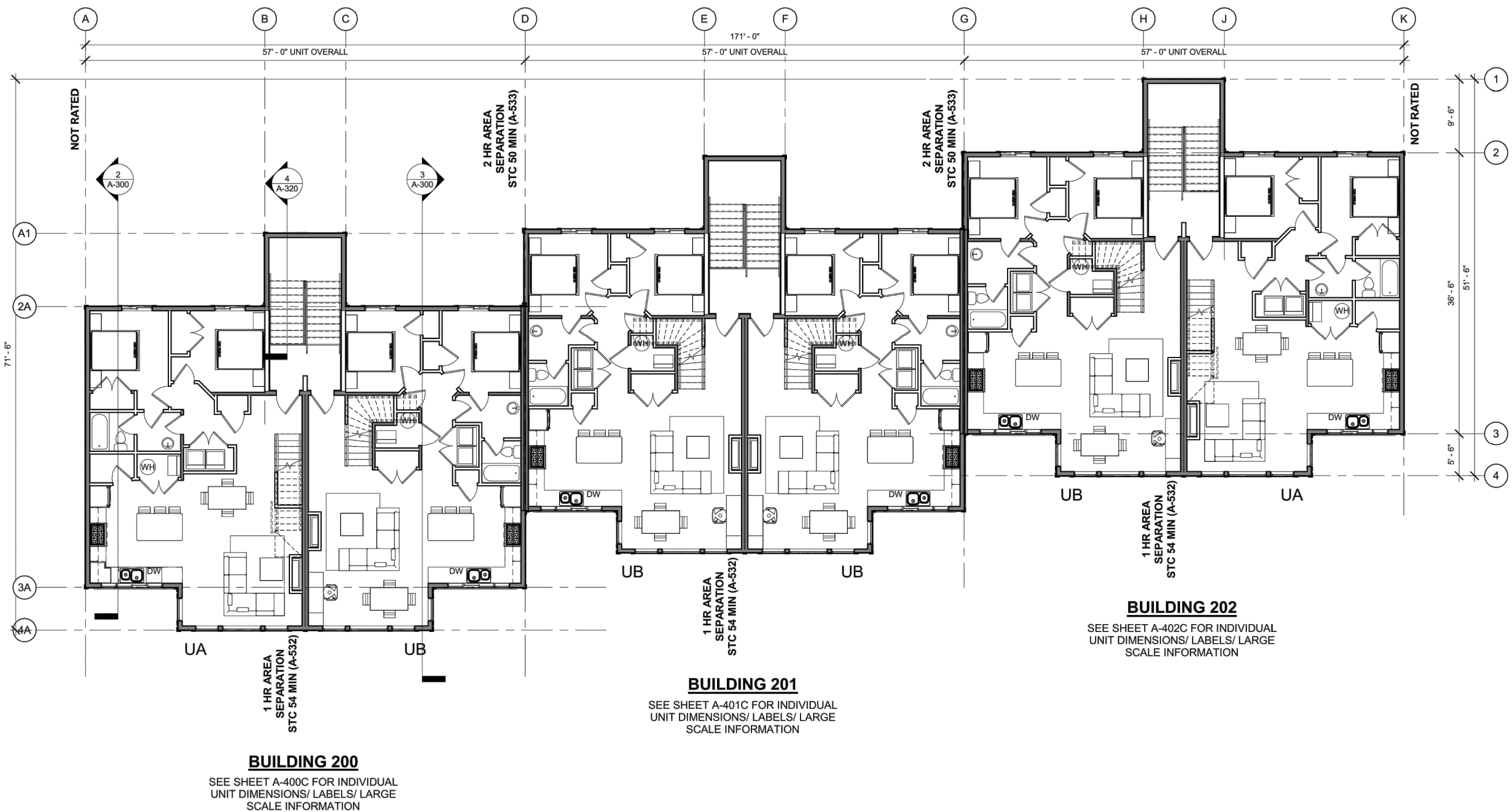
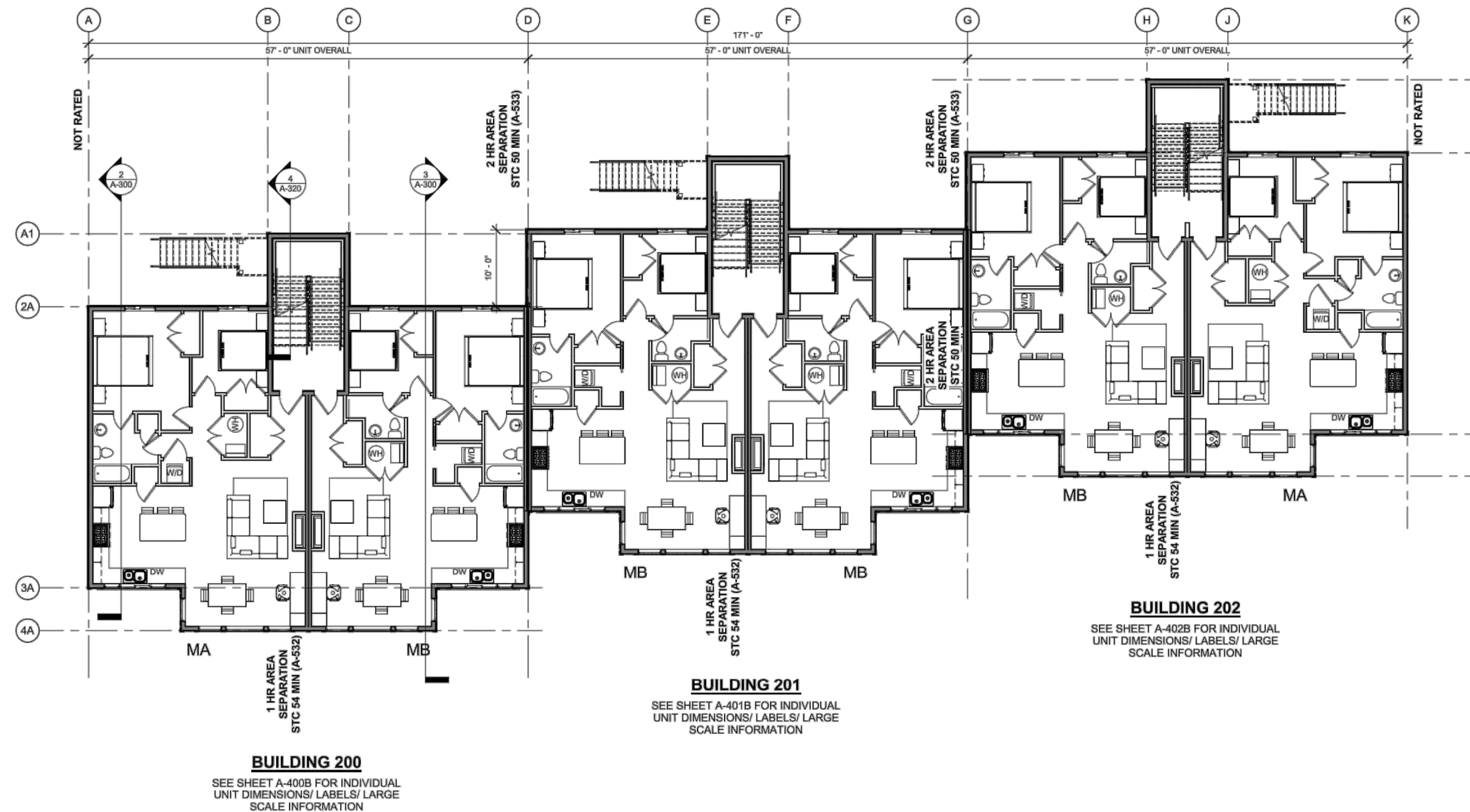
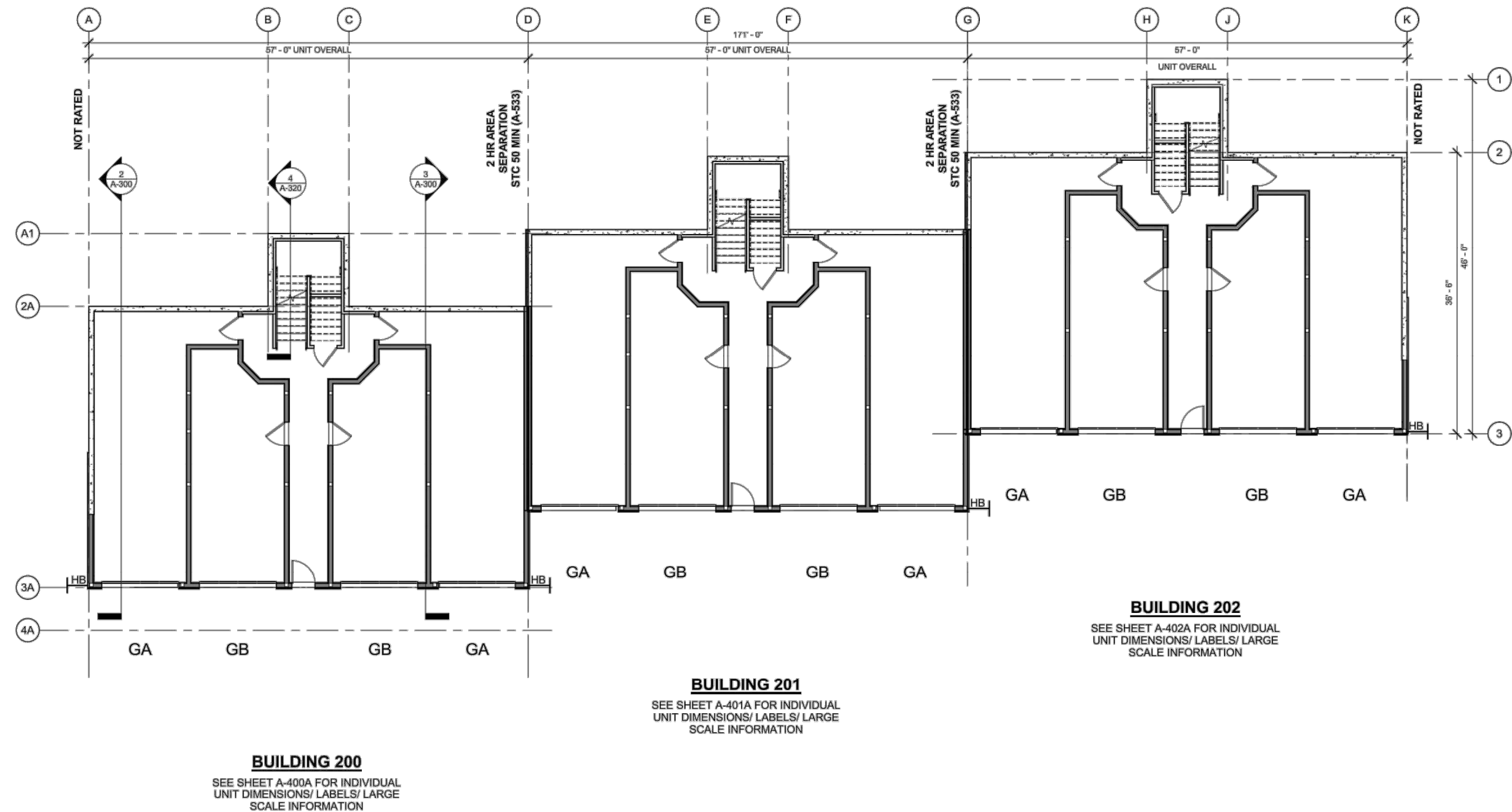
C:\USERS\WILLIAMSON\WORK\ITEMS\2020-2021\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOMINIUMS PLAT PHASE 2B.DWG

DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S2 3	COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____		FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL		RECORDS, PAGE _____ RECORDED
FOR _____		COUNTY RECORDER
BY: _____		

LAYTON SURVEYS LLC  
Professional Land Surveying  
837 S 500 W, STE. 201  
WOODS CROSS, UT 84010



SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2B  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH



DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S3 3	COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____		
FILED FOR AND RECORDED _____		
AT _____ IN BOOK _____ OF OFFICIAL		
RECORDS, PAGE _____ RECORDED		
FOR _____		
COUNTY RECORDER		
BY: _____		

