

SHELTER HILL AT POWDER MOUNTAIN - LOT 10A

AMENDING LOTS 10 & 11, AND A PORTION OF OPEN SPACE "B" OF SHELTER HILL AT POWDER MOUNTAIN

PLAT NOTES:

1. 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 MOUNTAIN ("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 03/21/2025, 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.
2. 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") OTHER PROPERTY SUBJECT TO THE MASTER DECLARATION FOR SUCH MAINTENANCE PURPOSES, AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
3. 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. 2717835, 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. 3265104, AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME.
4. NO IMPROVEMENTS MAY BE MADE TO ANY LOT WITHOUT REVIEW AND APPROVAL OF (I) SHELTER HILL DEVELOPER, LLC ("DECLARANT"); (II) MASTER DEVELOPER, AND (III) 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 (PROFULEGATED UNDER THE MASTER DECLARATION), WHICH INCORPORATE SITE AND LANDSCAPE REQUIREMENTS, ARCHITECTURAL GUIDELINES, AS WELL AS CONSTRUCTION REGULATIONS.
5. ALL IMPROVEMENTS ON THE LOTS MUST COMPLY WITH WEBER COUNTY DRR-I ZONING. IN ADDITION, ALL IMPROVEMENTS MUST BE CONSTRUCTED WITHIN THE BUILDING ENVELOPE AS DEFINED IN THE SITE NOTEBOOK AS REPRESENTED IN THE DESIGN STANDARDS AND GUIDELINES FOR EACH LOT. THE DESIGN STANDARDS AND GUIDELINES PROVIDE ADDITIONAL RESTRICTIONS WITHIN EACH BUILDING ENVELOPE ON LIMITS OF CONSTRUCTION AND THE BUILDING FOOTPRINT. DEVELOPMENT MUST ADHERE TO THE MASTER DECLARATION, NEIGHBORHOOD DECLARATION (IF ANY), DESIGN STANDARDS AND GUIDELINES, MASTER DEVELOPMENT AGREEMENT, AND WEBER COUNTY CODE.
6. LANDSCAPING AND IRRIGATION ON EACH LOT MUST COMPLY WITH THE MASTER DECLARATION, DESIGN STANDARDS AND GUIDELINES, POWDER MOUNTAIN WATER AND SEWER DISTRICT'S STANDARDS, AND OTHER APPLICABLE REGULATIONS.
7. THE RIGHT IS SUBJECT TO THE RIGHTS OF MASTER DEVELOPER AS SET FORTH IN THE MASTER DECLARATION. 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.
8. THE LOTS ARE SERVED BY WATER AND WASTEWATER LATERAL LINES. EACH OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING A RESIDENCE AND OTHER IMPROVEMENTS ON THEIR LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMWSID"). ADDITIONALLY, LOT OWNERS ARE RESPONSIBLE TO PAY ALL PMWSID CHARGES FOR CONNECTION TO THE SYSTEM AND NON-CONNECTION STANDBY FEES FOR WATER AND SEWER SERVICES. PMWSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE PROPERTY OUTSIDE OF THE LOTS.
9. 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 THE DECLARANT. 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 A LOT OWNER'S EXPENSE. EACH 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.
10. DECLARANT RESERVES THE RIGHT UNILATERALLY TO AMEND THE PLAT WITHOUT THE CONSENT OR APPROVAL OF THE OWNERS THE LOTS, 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 TITLE, AND SUCH AMENDMENT COMPLIES WITH WEBER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE MASTER DECLARATION, BY ACCEPTING A LOT, EACH 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.
11. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS 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.

12. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER AN EASEMENT ACROSS THOSE PORTIONS OF THE LOTS 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 LOTS AND OTHER PROPERTY ("SKI EASEMENT"). THE PLAT SPECIFICALLY IDENTIFIES THE LOCATION OF AN ADDITIONAL RECREATION EASEMENT. MASTER DEVELOPER MAY MODIFY SKI TRAILS WITHIN THE SKI EASEMENT, INCLUDING TRAILS AND IMPROVEMENTS WITHIN THE RECREATION EASEMENT, WITHOUT AMENDING THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
13. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS 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.
14. DECLARANT RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, TO BUILD FACILITIES AND APURTENANCES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVE THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE LONG CHANGES TO AREAS DESIGNATED AS OPEN SPACE COMPLY WITH LAW. DECLARANT GRANTS A BLANKET DRAINAGE EASEMENT OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE OWNER'S DEDICATION OF THIS PLAT.
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 REPRESENTATIONS AS TO SKI RESORT OPERATIONS OR AVALANCHE RISKS, AND EACH OWNER SHOULD CONDUCT INDEPENDENT STUDIES BEFORE CONSTRUCTING ANY IMPROVEMENTS ON A LOT.
16. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, MASTER DEVELOPER, AND COMMUNITY ASSOCIATION, A 10 FOOT SNOW STORAGE EASEMENT ("SNOW STORAGE EASEMENT") EXTENDING BEYOND AND PARALLEL TO ROAD PARCEL A, AND MEASURED PERPENDICULAR FROM FRONT PROPERTY LINE 10 FEET INTO EACH LOT. PRIVATE ROADS WITHIN THE PROPERTY GENERALLY HAVE A 60-FOOT RIGHT-OF-WAY, WHICH PROVIDES APPROXIMATELY 14.5 FEET BETWEEN THE BACK OF THE CURB AND THE FRONT PROPERTY LINE OF THE LOTS. THE AREA WITHIN THIS RIGHT-OF-WAY ALONG WITH THE SNOW STORAGE EASEMENT WILL BE UTILIZED FOR STORING SNOW ("SNOW STORAGE AREA"). NO PERSON SHALL MOVE SNOW FROM A LOT OR PRIVATE PROPERTY AND DEPOSIT IT INTO THE SNOW STORAGE AREA. EACH LOT OWNER MUST DESIGNATE A PRIVATE SNOW STORAGE AREA WITHIN THEIR LOT TO ACCOMMODATE SNOW REMOVED FROM SURFACES ON THEIR LOT.
17. ALL LOT OWNERS ARE RESPONSIBLE FOR MANAGING STORMWATER RUNOFF ON THEIR INDIVIDUAL LOT AND WITHIN THEIR PROPERTY.
18. PARKING IS PROHIBITED ON ANY PRIVATE ROADS AND COUNTY ROADS.
19. THESE PLAT NOTES RUN WITH THE PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF EACH LOT OWNER.
20. OWNERS AND POTENTIAL BUYERS ARE PUT ON NOTICE THAT OWNING PROPERTY WITHIN THE RESORT AREA ("RESORT") INVOLVES RISKS SUCH AS PROPERTY DAMAGE, PERSONAL INJURY, AND DEATH CAUSED BY RESORT ACTIVITIES INCLUDING SKIING, SNOWBOARDING, MOUNTAIN BIKING, HEAVY EQUIPMENT USE, SNOWMAKING, CONSTRUCTION, AND NATURAL CONDITIONS LIKE SNOWFALL, WIND, AND RUNOFF. SNOWMAKING MAY RESULT IN ARTIFICIAL SNOW OVERSPRAY IMPACTING THE LOTS. RESORT OPERATIONS MAY GENERATE NOISE, LIGHTS, AND VIBRATIONS FROM AVALANCHE CONTROL, GROOMING, LIFT OPERATIONS, AND MAINTENANCE, WHICH MAY OCCUR DURING EARLY MORNING, EVENING, AND LATE-NIGHT HOURS. SPECIAL EVENTS LIKE CONCERTS, FIREWORKS, AND RALLIES MAY AFFECT VIEWS AND PRIVACY. PASSENGER, COMMERCIAL, AND CONSTRUCTION VEHICLES OPERATE THROUGHOUT THE AREA, AND AVALANCHES OR SNOW SLIDES MAY CAUSE DAMAGE OR INJURY. BY ACCEPTING A DEED OR INTEREST IN ANY LOT, THE OWNER, SUCCESSORS, AND ASSIGNS: (A) ACKNOWLEDGES, ACCEPTS, AND ASSUMES THE RISKS OF PROPERTY DAMAGE, LOSS OF PROPERTY VALUE, DAMAGE TO IMPROVEMENTS, PERSONAL INJURY, DEATH, TRESPASS, OR NUISANCE CAUSED BY OR ARISING FROM THE HAZARDS AND RISKS IDENTIFIED IN THIS NOTE, AND OTHER RISKS ASSOCIATED WITH RESORT OPERATIONS (COLLECTIVELY, THE "ASSUMED RISKS"); AND (B) RELEASES, WAIVES, DISCHARGES, AND AGREES NOT TO SUE THE RESORT OWNER, OPERATOR, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, AFFILIATES, EMPLOYEES, CONTRACTORS, CONSULTANTS, AGENTS, SUCCESSORS, AND ASSIGNS FOR ANY DAMAGES, LOSSES, COSTS (INCLUDING ATTORNEYS' FEES), CLAIMS, DEMANDS, SUITS, JUDGMENTS, OR LIABILITIES ARISING FROM THE ASSUMED RISKS, EXCEPT IN CASES OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. THIS RELEASE IS INTENDED TO BE COMPREHENSIVE, WHILE COMPLYING WITH APPLICABLE LAW, AND DOES NOT LIMIT THE LIABILITY OF INDIVIDUAL SKIERS, SNOWBOARDERS, OR OTHER RESORT USERS.

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 JULY 2025

OWNER'S DEDICATION:

MOUNTAIN VIEWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY & SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DECLARANTS"), AS THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO 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 - LOT 10A, AND DO HEREBY:

- 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.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 2025

MOUNTAIN VIEWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 2025 BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AS THE AUTHORIZED SIGNATORY OF MOUNTAIN VIEWS, LLC, A DELAWARE 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 SIGNATURE: _____

RESIDING IN: _____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION:

SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("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 - LOT 10A, AND DOES HEREBY:

- 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.

ACKNOWLEDGEMENT:

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

SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AS THE AUTHORIZED SIGNATORY OF SHELTER HILL DEVELOPER LLC, A DELAWARE 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 SIGNATURE: _____

RESIDING IN: _____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

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 17-23-17 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, SHELTER HILL AT POWDER MOUNTAIN - LOT 10A, 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

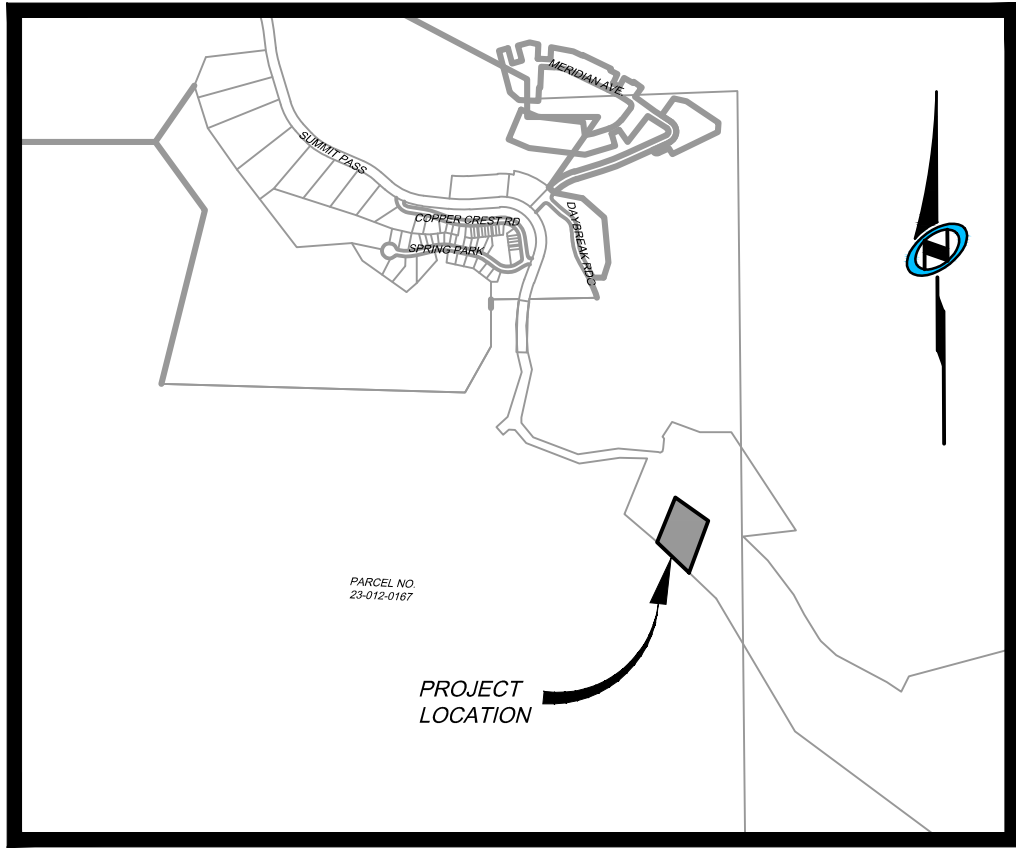
BEGINNING AT A POINT WHICH IS ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELTER HILLS ROAD, SAID POINT ALSO IS THE NORTHWESTERLY CORNER OF LOT 10, OF SHELTER HILL AT POWDER MOUNTAIN SUBDIVISION, SAID POINT BEING SOUTH 2308.82 FEET AND EAST 2309.35 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 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 SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, (CHORD BEARS SOUTH 31°20'18" EAST, 90.53 FEET), THROUGH A CENTRAL ANGLE OF 36°22'45", FOR AN ARC DISTANCE OF 92.07 FEET; THENCE SOUTH 13°08'55" EAST, 37.87 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 317.00 FEET, (CHORD BEARS SOUTH 25°04'35" EAST, 131.03 FEET), THROUGH A CENTRAL ANGLE OF 23°51'20", FOR AN ARC DISTANCE OF 131.99 FEET; THENCE SOUTH 16°48'23" WEST, 238.67 FEET; THENCE NORTH 32°56'05" WEST, 117.94 FEET; THENCE NORTH 38°32'57" WEST, 131.06 FEET; THENCE NORTH 21°43'49" EAST, 279.75 FEET, TO THE POINT OF BEGINNING.

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

CONTAINING 49,874.13 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NARRATIVE:

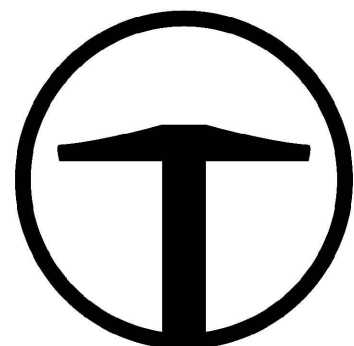
1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO COMBINE LOTS 10 & 11, AND A PORTION OF OPEN SPACE "B", INTO LOT 10A.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS NORTH 89°55'51" WEST ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.1.B.#11, AND A FOUND WEBER COUNTY MONUMENT 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.)



VICINITY MAP

N.T.S.

Sheet 1 of 2



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.763.1500

RECORDED

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

OWNER MOUNTAIN VIEWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY 1200 ESSEX LN, NEWPORT BEACH CA 92660 and SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY
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 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 _____ DAY OF _____, 20____.
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 _____ DAY OF _____, 20____.
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 _____ DAY OF _____ 20____.
CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

SHELTER HILL AT POWDER MOUNTAIN - LOT 10A

AMENDING LOTS 10 & 11, AND A PORTION OF OPEN SPACE "B" OF SHELTER HILL AT POWDER MOUNTAIN

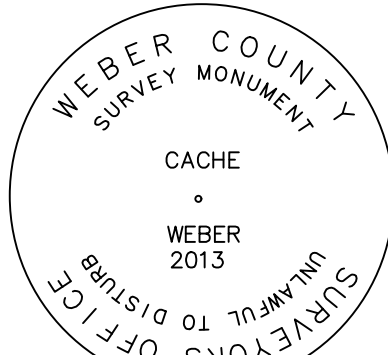
LOCATED IN THE EAST HALF OF SECTION 8, AND THE
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JULY 2025

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"

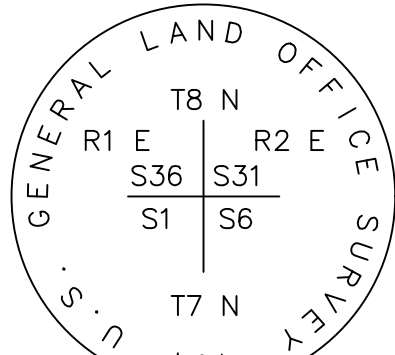
BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

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

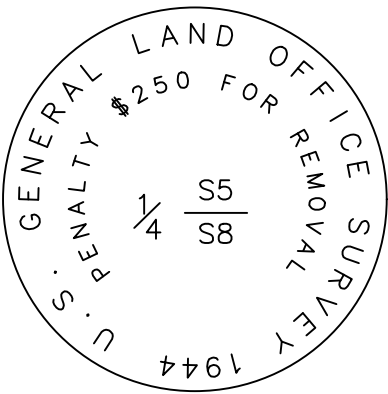
NORTH QUARTER CORNER SECTION
8, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND 1944 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"



DETAIL "A"



DETAIL "B"



DETAIL "C"

SMHG LANDCO LLC
PARCEL 23-012-0202

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12	S37°26'34"E
L2	37.87	S13°08'55"E
L3	55.12	S69°12'38"E
L4	19.90	S48°17'11"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	533.00	245.78	26°25'13"	N85°02'56"W	243.61	
C2	150.00	89.94	34°21'15"	N54°37'11"W	88.60	
C3	172.00	72.93	24°17'39"	N25°17'44"W	72.38	
C4	290.00	233.14	46°03'43"	S36°10'47"E	226.91	
C5	460.06	87.72	10°55'27"	N53°44'55"W	87.58	
C6	1487.99	148.72	5°43'35"	S35°04'35"E	148.65	
C7	370.28	142.55	22°03'28"	N43°14'31"W	141.67	
C8	300.00	91.77	17°31'34"	N63°02'02"W	91.41	

LEGEND

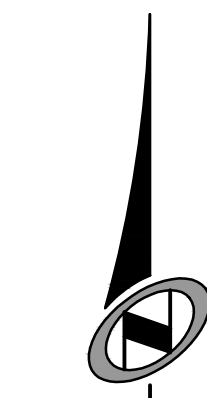
- STREET MONUMENT
- LOT CORNER
- LOT CORNER (TO BE SET, REBAR AND CAP STAMPED "TALISMAN")
- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY LINE

OWNER
MOUNTAIN VIEWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1200 ESSEX LN, NEWPORT BEACH CA 92660
and
SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY



OPEN SPACE "B"
725,216 S.F.
16.649 AC.
RECREATION EASEMENT
ENTRY: 3361656.

LOT 10A
51,680 S.F.
1.186 AC.
8637 E.



SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

Sheet 2 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