

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 FIRST AMENDED BY RESOLUTION NO. 27190685, 2019, AS ENTRY NO. 3265109, AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME.
4. NO IMPROVEMENTS MAY BE MADE TO ANY LOT WITHOUT REVIEW AND APPROVAL OF (1) SHELTER HILL DEVELOPER, LLC ("DECLARANT"), (11) MASTER DEVELOPER, AND (11) 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 (FROMPULGATED 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-1 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 PROPERTY 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 INCREASING IMPROVEMENTS WITHIN THE COMMUNITY, AND OTHER 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 AIRCRAFT TANKS. PERMANENT STRUCTURES AND OBSTRUCTIONS ARE PROHIBITED WITHIN ANY TRUE INTERIOR 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 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. THIS PLAT CREATES A SEPARATE LEGAL PARCEL FOR ROAD PARCEL A, WHICH CONTAINS PUBLIC UTILITY EASEMENTS. ROAD PARCEL A WILL REMAIN PRIVATE AND WILL BE CONVEYED TO, OPERATED, MAINTAINED, AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT OF ITS MEMBERS, IN ACCORDANCE WITH THE MASTER DECLARATION. THE ROADS LOCATED WITHIN ROAD PARCEL A MAY BE RELOCATED BY THE MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. THIS PLAT DOES NOT GRANT THE PUBLIC ANY RIGHTS TO USE THE ROADS LOCATED WITHIN THE PLAT OR CREATE OBLIGATIONS ON WEBER COUNTY TO MAINTAIN OR REPAIR THE ROADS. ALL USE AND MAINTENANCE OF ROAD PARCEL A WILL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION. AS APPLICABLE, DECLARANT RESERVES FOR ITSELF AND MASTER DEVELOPER A BLANKET EASEMENT AND RIGHT OF WAY OVER ROAD PARCEL A AND THE TURNAROUND AREAS FOR CONSTRUCTING, MAINTAINING, AND OPERATING TUNNELS, BRIDGES, AND/OR SKI LIFTS OVER AND UNDER THE ROADS.
11. DECLARANT RESERVES THE RIGHT UNILATERALLY TO AMEND THE PLAT WITHOUT THE CONSENT OR APPROVAL OF THE OWNERS AND THE LOT, 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 AGREES TO ACCEPT, AS ITS ATTORNEY-IN-FACT TO REALIGN AND ADJUST BOUNDARY LINES BY AMENDING THE PLAT OR OTHERWISE IN ACCORDANCE WITH LAW.
12. 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.
13. 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 RECREATIONAL PURPOSES, INCLUDING, WITHOUT LIMITATION, PURCHASING SKI LIFTS 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.
14. 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.
15. DECLARANT RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVE THE RIGHT TO AMEND, RECREATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO 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.
16. 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.
17. 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 REMOVE SNOW FROM 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.
18. ALL LOT OWNERS ARE RESPONSIBLE FOR MANAGING STORMWATER RUNOFF ON THEIR INDIVIDUAL LOT AND WITHIN THEIR PROPERTY.
19. PARKING IS PROHIBITED ON ANY PRIVATE ROADS AND COUNTY ROADS.
20. 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.
21. 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. RECREATION ACTIVITIES INCLUDING SKIING, SNOWMOBILE, 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, LINE CONVEYERS, FIREWORKS, AND OTHER EVENTS 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.

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

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

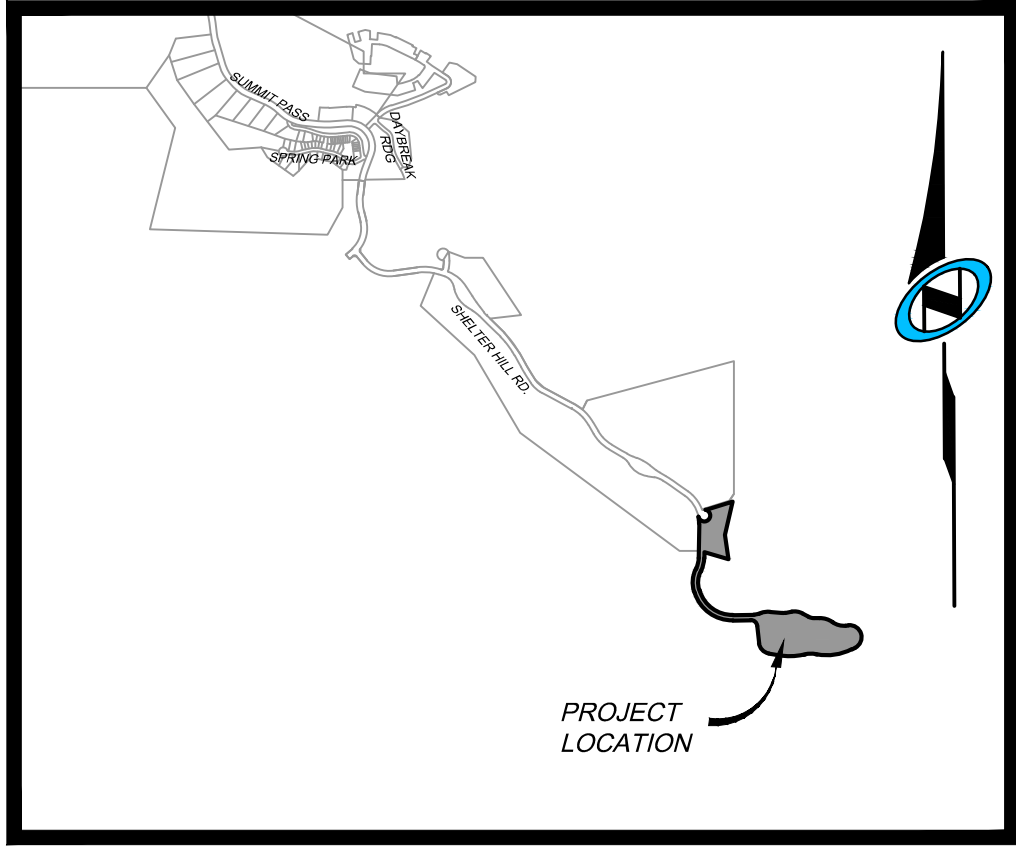
WEBER COUNTY PLANNING COMMISSION APPROVAL

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

ENCLAVE AT POWDER MOUNTAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH AUGUST 2025



VICINITY MAP

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 ENCLAVE AT POWDER MOUNTAIN, AND DOES HEREBY:

- **PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY.** DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN CONNECTION 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 ERRECTED WITHIN SUCH EASEMENTS.
- **PRIVATE EASEMENTS.** GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 12, 13, 14, AND 17 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____, 20____, SHELTER HILL DEVELOPER, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF UTAH

COUNTY OF WEBER

}} S.S.

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 NARRATIVE:

1. 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 1, T.7N., R.1E., S.L.B.#11, AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID 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.)

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, ENCLAVE 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

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

BEGINNING AT A POINT BEING NORTH 00°03'35" EAST, 631.03 FEET ALONG THE SECTION LINE AND NORTH 89°56'25" WEST, 307.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, 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 SOUTH QUARTER CORNER OF SECTION 9 IS SOUTH 49°39'54" EAST 16,967.95 FEET), AND RUNNING, THENCE NORTH 72°50'43" EAST, 309.76 FEET; THENCE SOUTH 12°54'34" WEST 373.15 FEET; THENCE SOUTH 07°34'12" EAST, 266.38 FEET; THENCE NORTH 74°00'18" WEST, 271.75 FEET; THENCE SOUTH 0°51'30" WEST, 65.32 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, (CHORD BEARS SOUTH 13°25'05" WEST, 142.67 FEET); THROUGH A CENTRAL ANGLE OF 24°58'02", FOR AN ARC DISTANCE OF 143.80 FEET; THENCE SOUTH 25°54'06" WEST, 9.99 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS SOUTH 47°12" WEST, 108.92 FEET); THROUGH A CENTRAL ANGLE OF 43°13'47", FOR AN ARC DISTANCE OF 203.72 FEET; THENCE SOUTH 17°19'41" EAST, 18.04 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS SOUTH 54°11'56" EAST, 444.01); THROUGH A CENTRAL ANGLE OF 73°44'29", FOR AN ARC DISTANCE OF 476.20 FEET; THENCE NORTH 88°55'49" EAST, 230.06 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS NORTH 74°35'16" EAST, 55.20); THROUGH A CENTRAL ANGLE OF 18°41'07", FOR AN ARC DISTANCE OF 55.44 FEET; THENCE NORTH 70°14'42" EAST, 25.24 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, (CHORD BEARS NORTH 82°52'30" EAST, 100.58 FEET); THROUGH A CENTRAL ANGLE OF 25°15'36", FOR AN ARC DISTANCE OF 101.40 FEET; THENCE SOUTH 84°29'42" EAST, 130.92 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS NORTH 87°23'32" EAST, 33.87 FEET); THROUGH A CENTRAL ANGLE OF 16°13'31", FOR AN ARC DISTANCE OF 33.98 FEET; THENCE NORTH 79°16'47" EAST, 71.02 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS SOUTH 80°59'50" EAST, 121.49 FEET); THROUGH A CENTRAL ANGLE OF 39°26'47", FOR AN ARC DISTANCE OF 123.92 FEET; THENCE SOUTH 61°16'26" EAST, 75.92 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 76°20'23" EAST, 62.38 FEET); THROUGH A CENTRAL ANGLE OF 30°07'55", FOR AN ARC DISTANCE OF 63.11 FEET; THENCE NORTH 88°35'39" EAST, 108.84 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS SOUTH 72°54'27" EAST, 145.95 FEET); THROUGH A CENTRAL ANGLE OF 36°59'48", FOR AN ARC DISTANCE OF 148.51 FEET; THENCE SOUTH 54°24'33" EAST, 3.15 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, (CHORD BEARS SOUTH 74°54'32" EAST, 147.04 FEET); THROUGH A CENTRAL ANGLE OF 40°59'58", FOR AN ARC DISTANCE OF 150.27 FEET; THENCE NORTH 84°35'29" EAST, 31.55 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS SOUTH 16°25'48" EAST, 255.20 FEET); THROUGH A CENTRAL ANGLE OF 15°75'25", FOR AN ARC DISTANCE OF 358.34 FEET; THENCE SOUTH 62°32'54" WEST, 38.70 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 81°34'59" WEST, 345.71 FEET); THROUGH A CENTRAL ANGLE OF 38°04'09", FOR AN ARC DISTANCE OF 392.01 FEET; THENCE NORTH 79°22'57" WEST, 17.30 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, (CHORD BEARS SOUTH 88°54'40" WEST, 193.62 FEET); THROUGH A CENTRAL ANGLE OF 23°24'47", FOR AN ARC DISTANCE OF 114.42 FEET; THENCE SOUTH 77°12'16" WEST, 18.73 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, (CHORD BEARS SOUTH 88°52'37" WEST, 275.15 FEET); THROUGH A CENTRAL ANGLE OF 23°20'42" FOR AN ARC DISTANCE OF 277.06 FEET; THENCE NORTH 79°27'01" WEST, 106.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS NORTH 42°57'06" WEST, 154.65 FEET); THROUGH A CENTRAL ANGLE OF 12°10'51", FOR AN ARC DISTANCE OF 62.63 FEET; THENCE NORTH 62°21'12" WEST, 188.84 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS NORTH 48°45'27" WEST, 94.24 FEET); THROUGH A CENTRAL ANGLE OF 84°37'00", FOR AN ARC DISTANCE OF 103.39 FEET; THENCE SOUTH 88°55'49" WEST, 193.37 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, (CHORD BEARS NORTH 54°11'56" WEST, 516.01 FEET); THROUGH A CENTRAL ANGLE OF 73°44'29", FOR AN ARC DISTANCE OF 553.42 FEET; THENCE NORTH 17°19'41" EAST, 18.04 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, (CHORD BEARS NORTH 04°17'12" EAST, 243.12 FEET); THROUGH A CENTRAL ANGLE OF 45°19'47", FOR AN ARC DISTANCE OF 248.95 FEET; THENCE NORTH 25°54'06" EAST, 9.99 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS NORTH 13°25'05" WEST, 116.73 FEET); THROUGH A CENTRAL ANGLE OF 24°58'02", FOR AN ARC DISTANCE OF 117.65 FEET; THENCE NORTH 05°13'09" EAST, 372.24 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS NORTH 05°09'26" WEST, 77.55 FEET); THROUGH A CENTRAL ANGLE OF 12°01'51", FOR AN ARC DISTANCE OF 77.64 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, , HAVING A RADIUS OF 64.81 FEET, (CHORD BEARS NORTH 44°49'15" EAST, 107.66 FEET); THROUGH A CENTRAL ANGLE OF 112°18'56", FOR AN ARC DISTANCE OF 208.18 FEET, TO THE POINT OF BEGINNING.

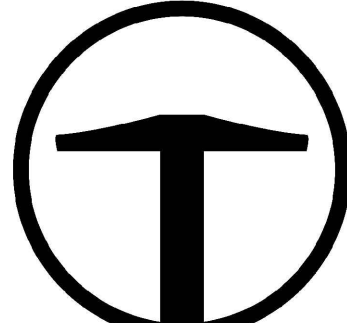
CONTAINING 253,496.35 SQUARE FEET, OR 5.819 ACRES MORE OR LESS.

LESS THAN EXCEPTING

BEGINNING AT A POINT BEING SOUTH 00°43'08" WEST, 559.67 FEET ALONG THE SECTION LINE AND SOUTH 84°16'52" EAST, 246.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, 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 SOUTH QUARTER CORNER OF SECTION 9 IS SOUTH 49°39'54" EAST 16,967.95 FEET), AND RUNNING, THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, (CHORD BEARS NORTH 71°14'51" EAST, 8.03 FEET); THROUGH A CENTRAL ANGLE OF 21°20'21", FOR AN ARC DISTANCE OF 8.03 FEET; THENCE NORTH 70°14'42" EAST, 25.24 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS NORTH 82°52'30" EAST, 74.34 FEET); THROUGH A CENTRAL ANGLE OF 25°15'36", FOR AN ARC DISTANCE OF 74.95 FEET; THENCE SOUTH 84°29'42" EAST, 130.92 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS NORTH 87°23'32" EAST, 50.80 FEET); THROUGH A CENTRAL ANGLE OF 16°13'31", FOR AN ARC DISTANCE OF 50.97 FEET; THENCE NORTH 79°16'47" EAST, 71.02 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 80°59'50" EAST, 80.94 FEET); THROUGH A CENTRAL ANGLE OF 39°26'47", FOR AN ARC DISTANCE OF 82.62 FEET; THENCE SOUTH 61°16'26" EAST, 75.92 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS SOUTH 76°20'23" EAST, 93.57 FEET); THROUGH A CENTRAL ANGLE OF 30°07'55", FOR AN ARC DISTANCE OF 94.66 FEET; THENCE NORTH 88°35'39" EAST, 58.74 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS SOUTH 72°54'27" EAST, 107.87 FEET); THROUGH A CENTRAL ANGLE OF 36°59'48", FOR AN ARC DISTANCE OF 109.77 FEET; THENCE SOUTH 54°24'33" EAST, 3.15 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, , HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS SOUTH 74°54'32" EAST, 189.11 FEET); THROUGH A CENTRAL ANGLE OF 40°59'58", FOR AN ARC DISTANCE OF 193.21 FEET; THENCE NORTH 84°35'29" EAST, 31.60 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS SOUTH 16°25'48" EAST, 137.42 FEET); THROUGH A CENTRAL ANGLE OF 15°75'25", FOR AN ARC DISTANCE OF 193.02 FEET; THENCE SOUTH 62°32'54" WEST, 38.70 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 81°34'59" WEST, 345.71 FEET); THROUGH A CENTRAL ANGLE OF 38°04'09", FOR AN ARC DISTANCE OF 352.15 FEET; THENCE NORTH 79°22'57" WEST, 17.30 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, (CHORD BEARS SOUTH 88°54'40" WEST, 137.97 FEET); THROUGH A CENTRAL ANGLE OF 23°24'47", FOR AN ARC DISTANCE OF 188.94 FEET; THENCE SOUTH 77°12'16" WEST, 18.73 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET, (CHORD BEARS SOUTH 88°52'37" WEST, 250.87 FEET); THROUGH A CENTRAL ANGLE OF 23°20'42" AN ARC DISTANCE OF 252.62 FEET; THENCE NORTH 79°27'01" WEST, 106.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS NORTH 42°57'06" WEST, 83.27 FEET); THROUGH A CENTRAL ANGLE OF 72°54'51", FOR AN ARC DISTANCE OF 89.18 FEET; THENCE NORTH 62°21'12" WEST, 188.84 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS NORTH 22°39'46" WEST, 72.58 FEET); THROUGH A CENTRAL ANGLE OF 32°25'10", FOR AN ARC DISTANCE OF 73.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 281,891 SQUARE FEET, OR 6.471 ACRES MORE OR LESS.

Sheet 1 of 2



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

RECORDED #

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

ENCLAVE AT POWDER MOUNTAIN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
AND THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
AUGUST 2025

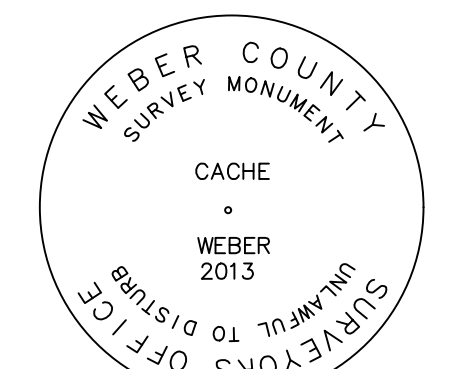
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	330.00	143.80	24°58'02"	S13°25'05"W	142.67
C2	170.00	55.44	18°41'07"	N7°9'35'16"E	55.20
C3	120.00	33.98	16°13'31"	N8°7'23'32"E	33.87
C4	70.00	103.39	84°37'00"	N48°45'27"W	94.24
C5	170.00	74.95	25°15'36"	S82°52'30"W	74.34
C6	180.00	50.97	16°13'31"	S87°23'32"W	50.80
C7	120.00	82.62	39°26'47"	N80°59'50"W	80.99
C8	180.00	94.66	30°07'55"	S76°20'23"E	93.57
C9	170.00	109.77	36°59'48"	N72°54'27"W	107.87
C10	270.00	193.21	40°59'58"	N74°54'32"W	189.11
C11	70.00	192.98	15°57'25"	S16°25'48"E	137.42
C12	530.00	352.15	38°04'09"	N81°34'59"E	345.71
C13	340.00	138.94	23°24'47"	N88°54'40"E	137.97
C14	620.00	252.62	23°20'42"	N88°52'37"E	250.87
C15	70.00	89.18	72°59'51"	S42°57'06"E	83.27
C16	130.00	73.56	32°25'10"	S22°39'46"E	72.58
C17	230.00	8.03	2°00'04"	S71°14'51"W	8.03
C18	300.00	131.20	25°03'25"	S13°27'32"W	130.15
C19	300.00	226.35	43°13'47"	S04°17'12"W	221.02
C20	400.00	514.81	73°44'29"	S54°11'56"E	480.01

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	200.00	65.22	18°41'07"	N7°9'35'16"E	64.94
C22	200.00	88.17	25°15'36"	N82°52'30"E	87.46
C23	150.00	42.48	16°13'31"	N87°23'32"E	42.34
C24	150.00	103.27	39°26'47"	S80°59'50"E	101.24
C25	150.00	78.89	30°07'55"	S76°20'23"E	77.98
C26	200.00	129.14	36°59'48"	S72°54'27"E	126.91
C27	240.00	171.74	40°59'58"	S74°54'32"E	168.10
C28	100.00	275.69	15°57'25"	S16°25'48"E	196.31
C29	560.00	372.08	38°04'09"	S81°34'59"W	365.28
C30	310.00	126.68	23°24'47"	S88°54'40"W	125.80
C31	650.00	264.84	23°20'42"	S88°52'37"W	263.01
C32	100.00	127.40	72°59'51"	N42°57'06"W	118.96
C33	100.00	147.68	84°37'00"	N48°45'41"W	134.62
C34	64.81	92.00	81°19'39"	S52°00'05"E	84.47
C35	64.81	188.18	166°21'25"	N04°09'23"E	128.71

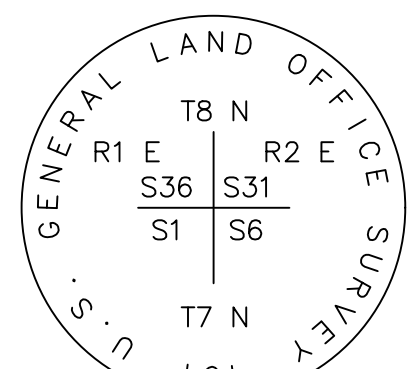
NORTHEAST CORNER SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FOUND GLO 1944, 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "B"

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

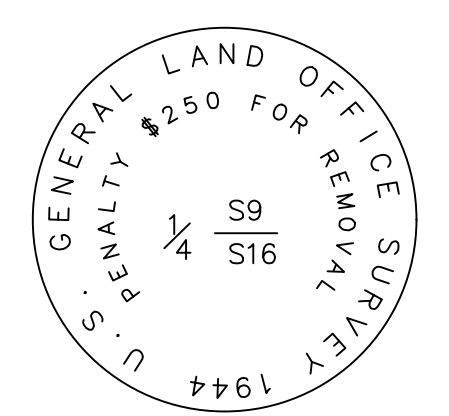
FOUND WEBER COUNTY LINE
MONUMENT PER WEBER COUNTY
SURVEYOR, 4" BRASS CAP 2013,
GOOD CONDITION
FLUSH IN CONCRETE
DETAIL "A"



DETAIL "A"



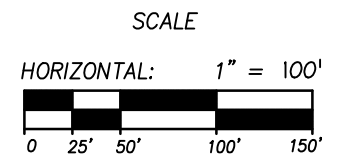
DETAIL "B"



DETAIL "C"

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ADJOINER DEED LINES
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - PUE AND EASEMENT
 - SETBACK LINE

- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



LINE TABLE		
LINE	LENGTH	BEARING
L1	65.32	S0°51'30"W
L2	9.99	S25°54'06"W
L3	25.24	N70°14'42"E
L4	130.92	S84°29'42"E
L5	71.02	N79°16'47"E
L6	75.92	S61°16'26"E
L7	58.74	N88°35'39"E
L8	3.15	S54°24'33"E
L9	31.55	N84°35'29"E
L10	38.70	S62°32'54"W
L11	17.30	N79°22'57"W
L12	18.73	S77°12'16"W
L13	130.92	S84°29'42"E
L14	71.02	N79°16'47"E
L15	75.92	S61°16'26"E
L16	58.74	N88°35'39"E
L17	3.15	S54°24'33"W
L18	31.55	N84°35'29"E
L19	38.70	S62°32'54"W
L20	17.30	N79°22'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	18.73	S77°12'16"W
L22	25.24	S70°14'42"W
L23	9.54	S25°53'58"W
L24	372.31	S0°51'30"W
L25	18.04	S17°19'41"E
L26	193.37	N88°55'49"E
L27	36.68	N88°55'49"E
L28	25.24	N70°14'42"E
L29	130.92	S84°29'42"E
L30	71.02	N79°16'47"E
L31	75.92	S61°16'26"E
L32	58.74	N88°35'39"E
L33	3.15	S54°24'33"E
L34	31.55	N84°35'29"E
L35	38.70	S62°32'54"W
L36	17.30	N79°22'57"W
L37	18.73	S77°12'16"W
L38	106.23	N79°27'01"W
L39	188.89	N6°27'11"W

PARCEL: 23-012-0034
OWNER: SMHG LANDCO, LLC



PARCEL: 23-012-0073
OWNER: STATE OF UTAH, DEPARTMENT
OF NATURAL RESOURCES

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



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