

SIGNAGE AND RIGHT OF WAY EXHIBITS

# POWDER MOUNTAIN

EDEN, UTAH  
WEBER COUNTY  
SEPTEMBER 9, 2025

VICINITY MAP:



SHEET INDEX:

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2	SIGN 1 - TYPE S.WF01f
3	SIGN 2 - TYPE S.WF02f
4	SIGN 3 - TYPE S.ID03f
5	SIGN 4 - TYPE S.ID03f
6	SIGN 5 - TYPE S.RG02f
7	SIGN 6 - TYPE S.RG02f
8	SIGN 7 - TYPE S.WF02f
9	SIGN 8 - TYPE S.ID03f
10	SIGN 9 - TYPE S.RG05f
11	SIGN 10 - TYPE S.RG05f
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13	SIGN 12 - TYPE S.RG05f
14	SIGN 13 - TYPE S.WF02f

DRAWING BY: MEGAN BLOSSER	9/9/25	SEAL	DATE 3/21/22	DESCRIPTION CHANGED LOCATION OF PRV AND VM
DESIGNED BY: MEGAN BLOSSER	9/9/25	SEAL		
CHECKED BY: MICHAEL DEMKOWICZ	9/9/25			
PROJECT NO.:	13-8-25			
SHEET <b>SHEET 1</b>			COVER SHEET	
ALLIANCE ENGINEERING  P.O. BOX 2664   2700 W. HOMESTEAD RD, STE 50, PARK CITY, UT 84306   435-649-9467			POWDER MOUNTAIN SIGNAGE & RIGHT OF WAY IMPROVEMENTS EDEN, UTAH	

Know what's below.  
**Call 811** before you dig.



**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



EXISTING HUB ID SIGN FACING NORTH



EXISTING HUB ID SIGN FACING WEST



EXISTING HUB ID SIGN FACING EAST



EXISTING HUB ID SIGN FACING SOUTH



SURVEY NOTE:

The exact location of this sign was not surveyed. There is an existing sign already in place that needs to be replaced. The right of way in this area is 100 feet wide, being 50 feet on either side of the centerline of the existing road. The right of way is much wider than the existing road. To place this sign outside of the right of way would mean placing the sign way up in the trees on the mountainside, which would prevent anyone from being able to see it.

SURVEY NOTE:

The following documents were used in establishing the locations and widths of the right of way areas depicted in this survey:

1. Snowflake Subdivision Phase 3, recorded September 20, 2001 as Entry No. 1796866
2. Record of Survey S-4424 (ALTA Survey)
3. Record of Survey S-4425 (ALTA Survey)
4. Record of Survey S-4959 (Summit Pass Dedication Plat)
5. Summit Eden Phase 1A, recorded January 27, 2014 as Entry No. 2672943
6. Record of Survey S-7513 (Water District Parcel)
7. Record of Survey S-5860 (Weber State Parcel)
8. Record of Survey S-4963 (Summit Eden Phase 1C)
9. Record of Survey S-5397 (Summit Eden Phase 1C Amendment 2)
10. Record of Survey S-5421 (Summit Eden Phase 1D - Amendment 1)
11. Record of Survey S-6278 (ALTA Survey)
12. Record of Survey S-7506 (Overlook East at Powder Mountain)
13. Record of Survey S-5972 (Summit Eden Phase 1D - Amendment 2)
14. Record of Survey S-8004 (Shelter Hill at Powder Mountain)
15. Record of Survey S-5661 (Summit Eden Phase 1C Amendment 4)
16. Record of Survey S-4964 (Summit Eden Phase 1D)
17. Record of Survey S-7082 (Boundary/Topographic Survey by Layton Surveys)
18. Sundown Condominiums at Powder Mountain recorded April 27, 1984 as Entry no. 907299
19. Moon Ridge Condominium recorded April 10, 2000 as Entry No. 1699437
20. Powder 11 at Powder Mountain recorded February 4, 2005 as Entry No. 2083720

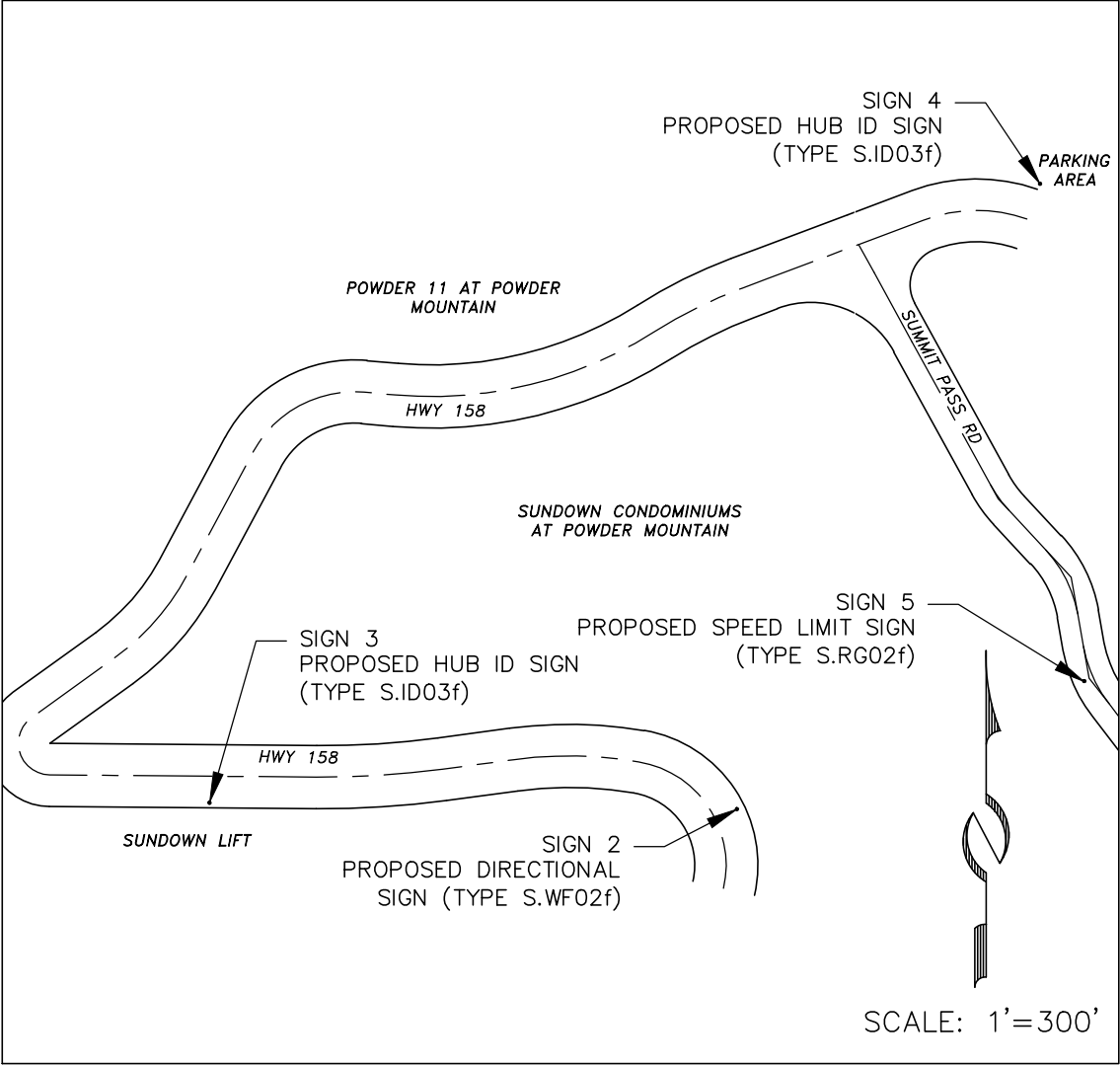


SUNDOWN CONDOMINIUMS AT  
POWDER MOUNTAIN  
RECORDED APRIL 27, 1984  
AS ENTRY NO. 907299

HIGHWAY 158 – AKA POWDER MOUNTAIN ROAD  
(A 100' PUBLIC RIGHT OF WAY)

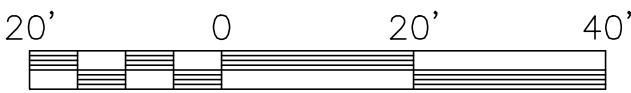
SMHG LANDCO LLC  
PARCEL NO. 22-001-0044

VICINITY MAP



LEGEND

- Set 5/8" rebar w/cap  
"ALLIANCE ENGINEERING"  
(Unless noted otherwise)
- Found Monument  
(As-Noted)
- Found Street Monument  
(As-Noted)
- Found Section monument  
(As-Noted)
- Not-Found Section monument  
(As-Noted)



PROPOSED DIRECTIONAL SIGN FACING NORTH



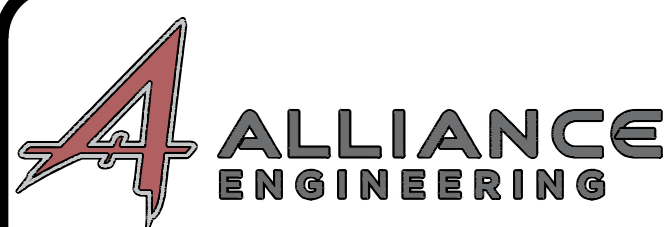
PROPOSED DIRECTIONAL SIGN FACING NORTHEAST



PROPOSED DIRECTIONAL ID SIGN FACING SOUTHWEST



PROPOSED DIRECTIONAL SIGN FACING SOUTH



P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
PARK CITY, UT 84098 | 435-649-9467

**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERVAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**DIRECTIONAL SIGN LOCATED ON**  
**SUMMIT PASS RD**

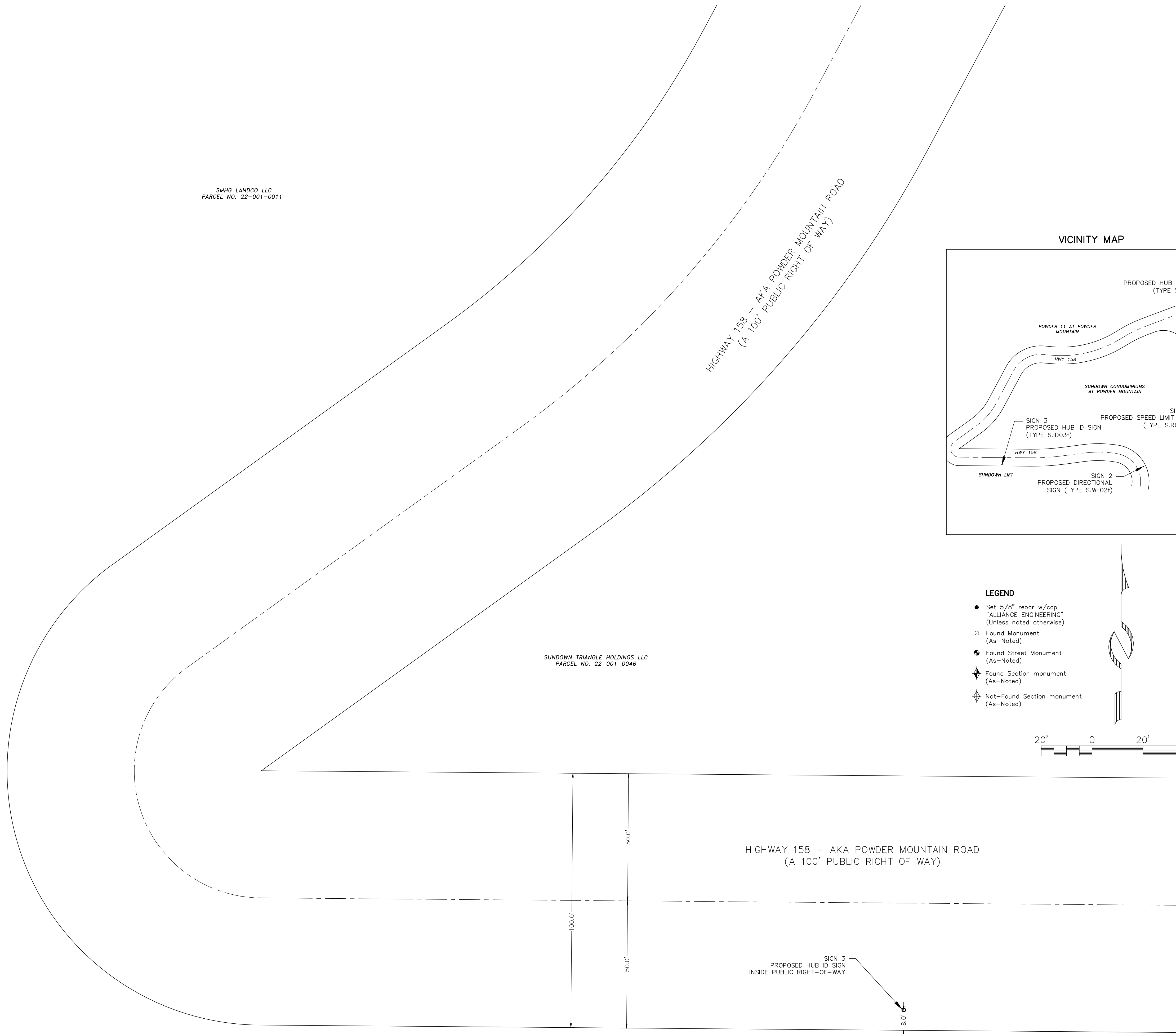
**FOR:** POWDER MOUNTAIN

**JOB NO.:** 13-8-25

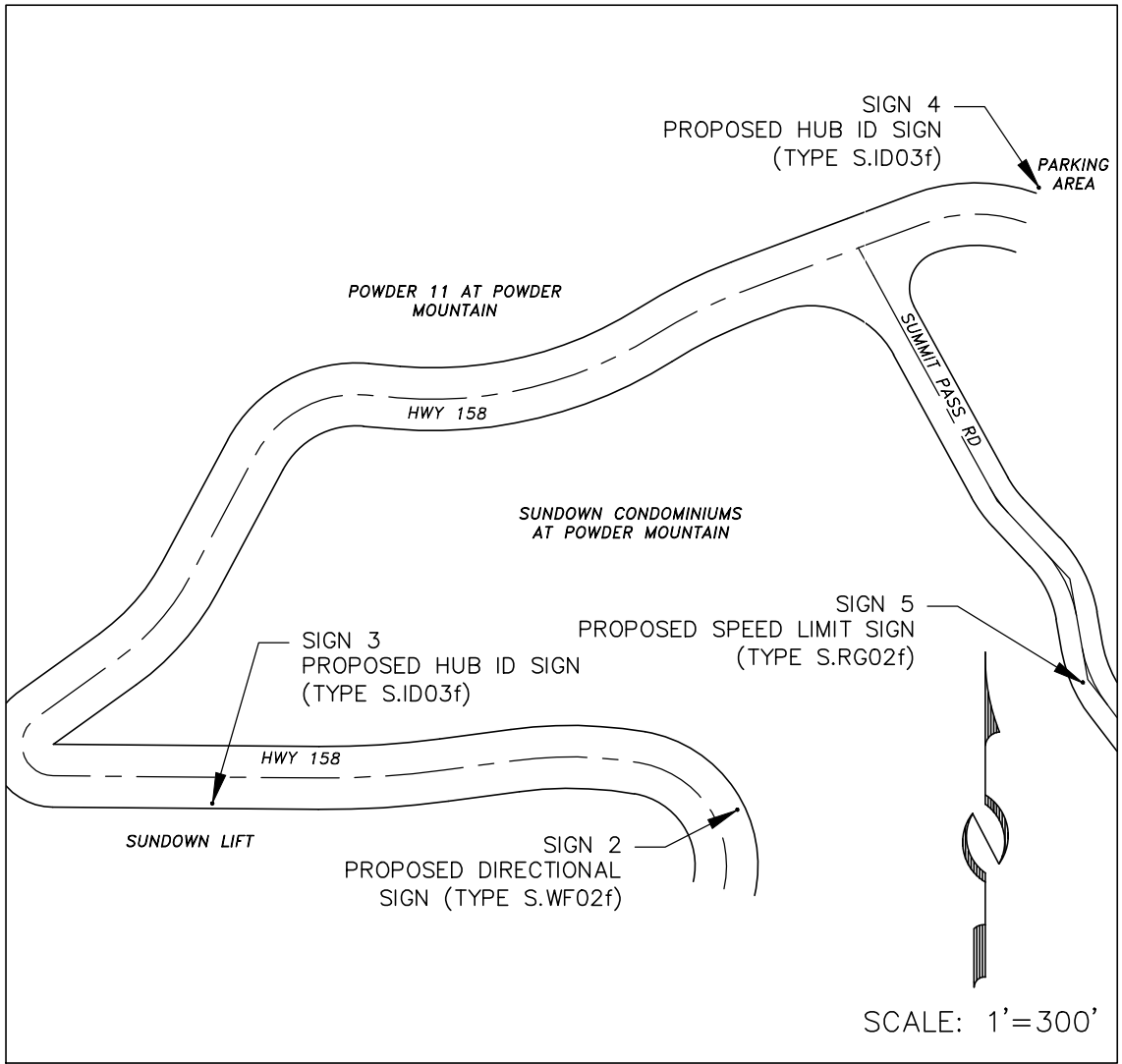
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**SHEET**  
**3**  
**OF**  
**14**



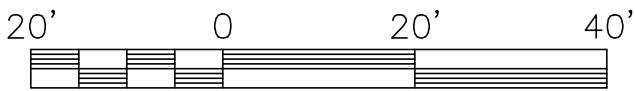


VICINITY MAP



LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)
- Not-Found Section monument (As-Noted)



PROPOSED HUB ID SIGN FACING NORTH



PROPOSED HUB ID SIGN FACING WEST



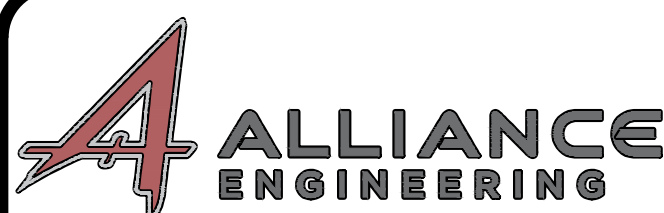
PROPOSED HUB ID SIGN FACING EAST



PROPOSED HUB ID SIGN FACING SOUTH



SUNDOWN LIFT  
SUMMIT MOUNTAIN HOLDING GROUP LLC  
PARCEL NO. 22-001-0037



P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
PARK CITY, UT 84098 | 435-649-9467

STAFF:  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERSAIS  
ROBERT LOCK  
RYAN BORGER

DATE: 9/8/2025

SIGNAGE & RIGHT OF WAY EXHIBIT  
HUB ID SIGN LOCATED ON  
SUMMIT PASS RD  
FOR: POWDER MOUNTAIN  
JOB NO.: 13-8-25  
FILE: X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

SHEET  
4  
OF  
14



POWDER 11 AT POWDER MOUNTAIN  
RECORDED FEBRUARY 4, 2005 AS  
ENTRY NO. 2083720

SIGN 4  
PROPOSED HUB ID SIGN  
OUTSIDE PUBLIC RIGHT-OF-WAY

HIGHWAY 158 - AKA POWDER MOUNTAIN ROAD  
(A 100' PUBLIC RIGHT OF WAY)

MOON RIDGE CONDOMINIUM  
RECORDED APRIL 10, 2000  
AS ENTRY NO. 1699437

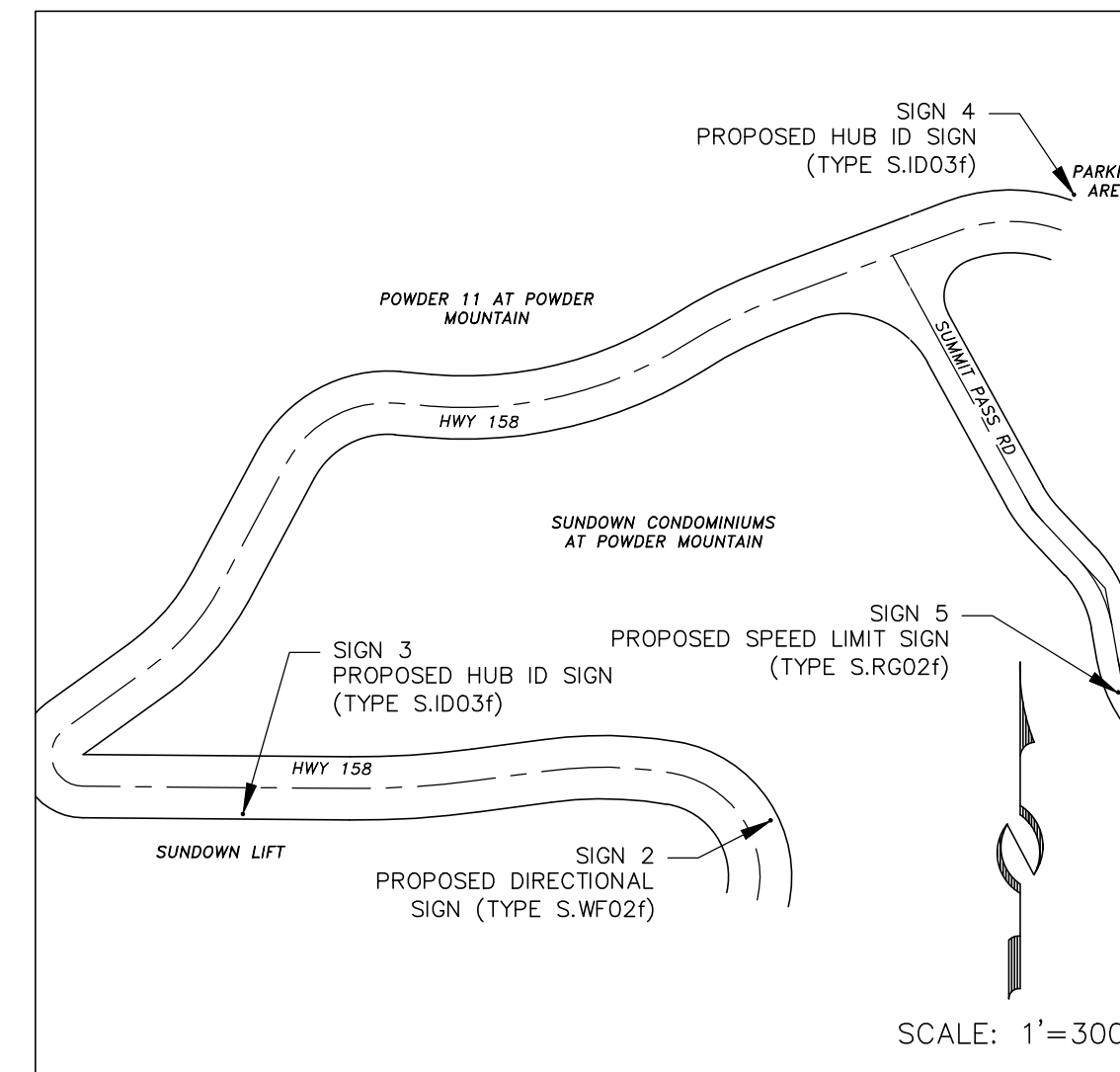
317 POWDER MOUNTAIN LLC  
PARCEL NO. 22-001-0014

SUNDOWN CONDOMINIUMS AT  
POWDER MOUNTAIN  
RECORDED APRIL 27, 1984  
AS ENTRY NO. 907299

SUMMIT PASS ROAD  
(A 66' PUBLIC RIGHT OF WAY)

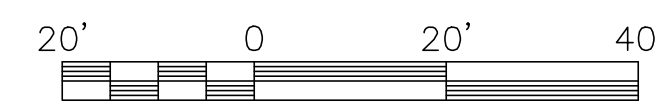
ELKHORN LLC  
PARCEL NO. 22-001-0017

#### VICINITY MAP



#### LEGEND

- Set 5/8" rebar w/cap  
"ALLIANCE ENGINEERING"  
(Unless noted otherwise)
- Found Monument  
(As-Noted)
- Found Street Monument  
(As-Noted)
- Found Section monument  
(As-Noted)
- Not-Found Section monument  
(As-Noted)



PROPOSED HUB ID SIGN FACING NORTH



PROPOSED HUB ID SIGN FACING WEST



PROPOSED HUB ID SIGN FACING EAST



PROPOSED HUB ID SIGN FACING SOUTH



P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
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CHRIS GERVAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT  
HUB ID SIGN LOCATED OUTSIDE  
HIGHWAY 158 RIGHT OF WAY**

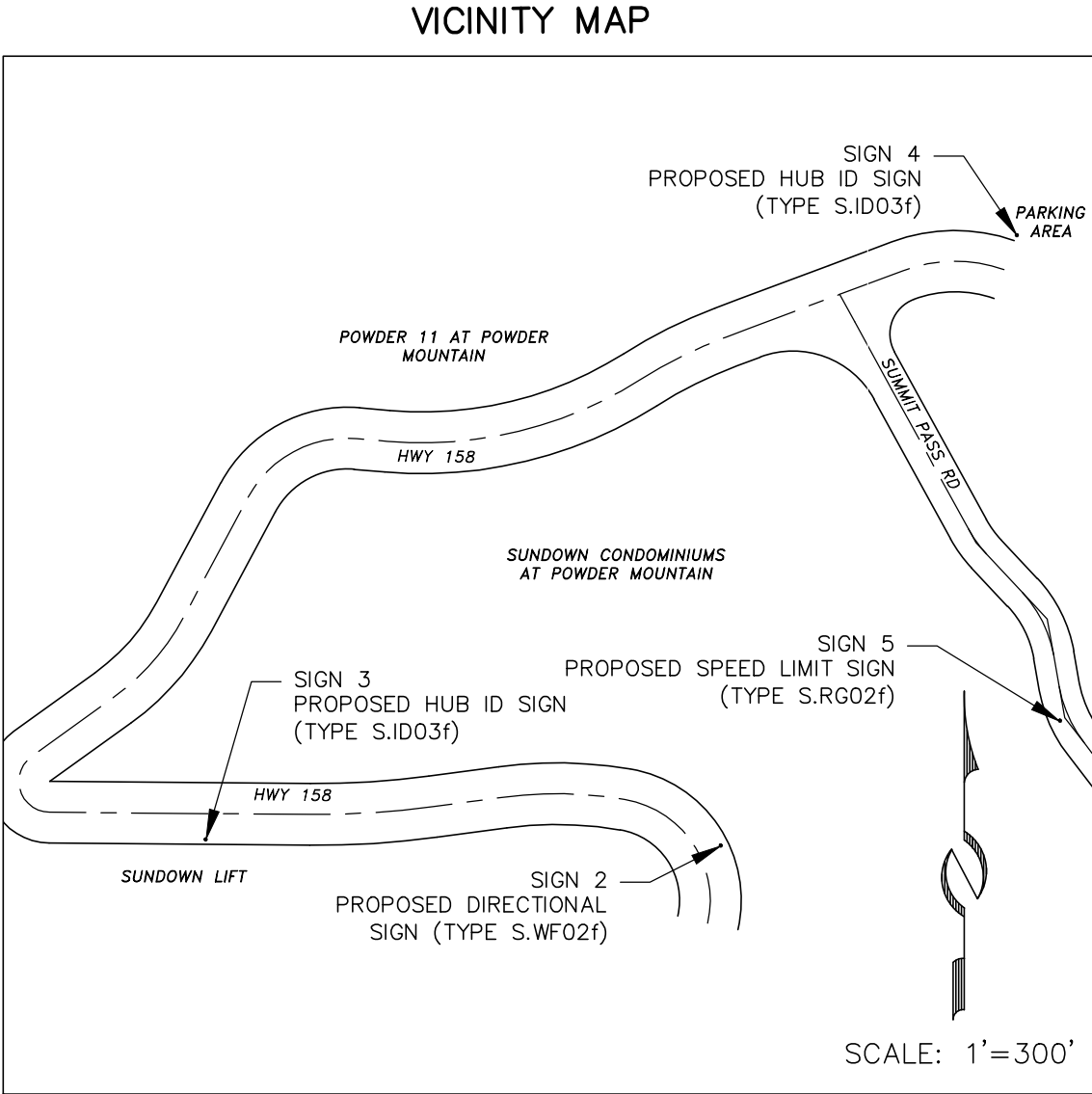
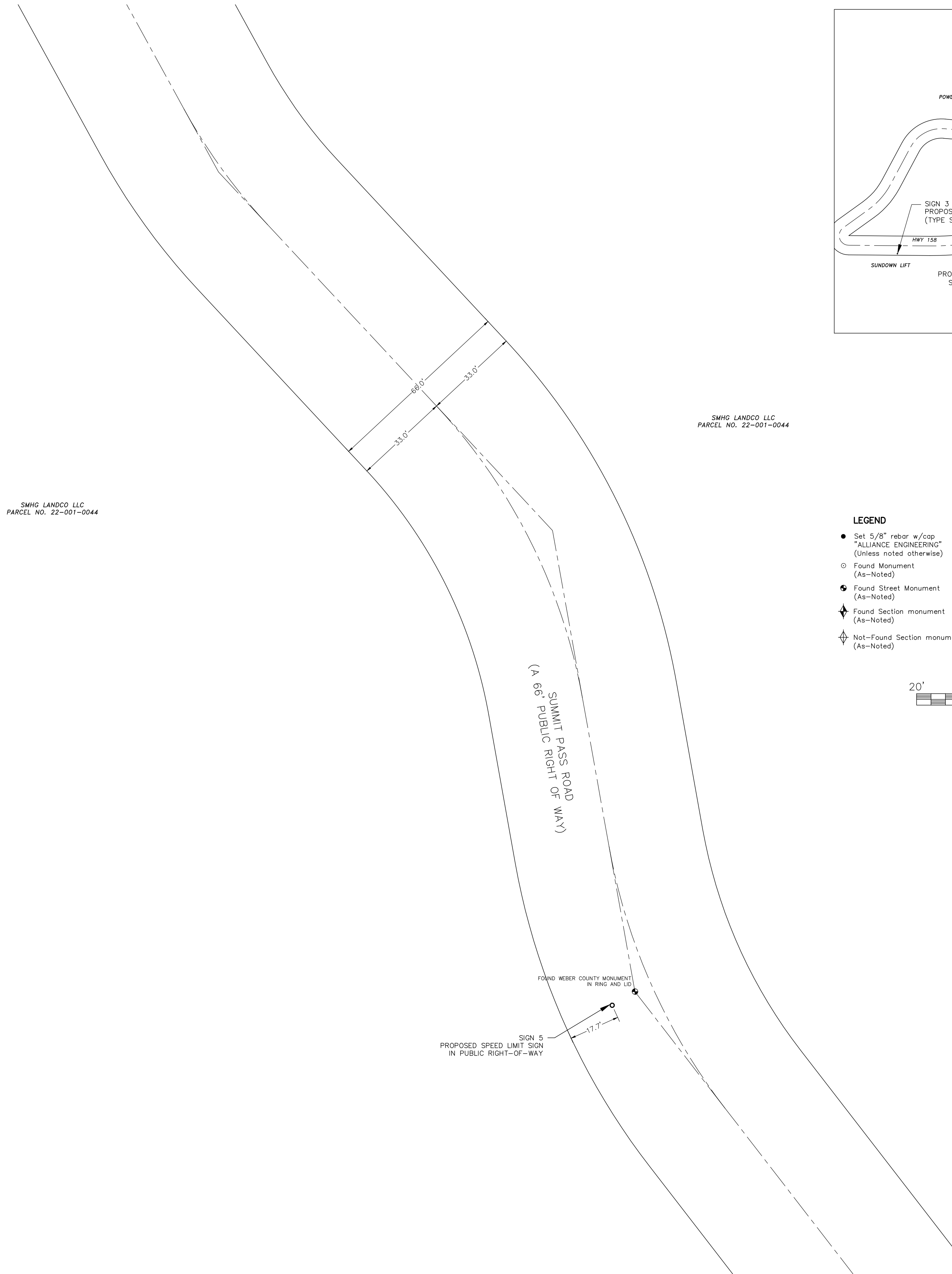
**FOR:** POWDER MOUNTAIN

**JOB NO.:** 13-8-25

**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

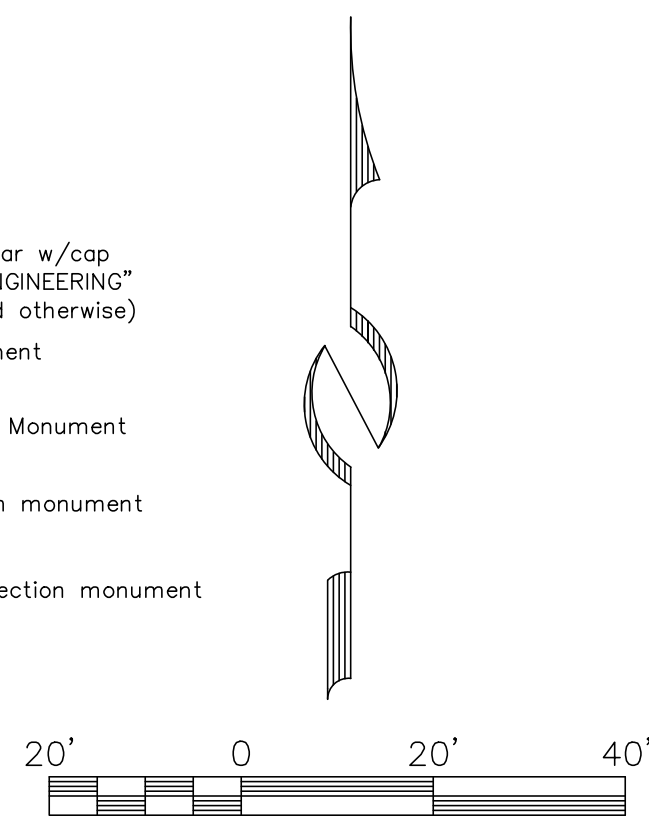
**SHEET  
5  
OF  
14**





LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)
- Not-Found Section monument (As-Noted)



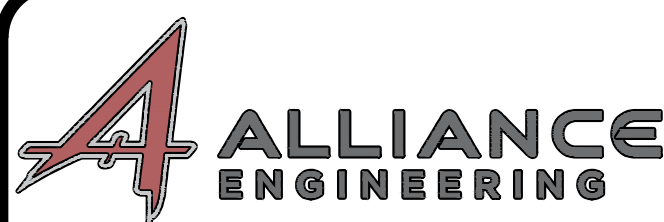
PROPOSED SPEED LIMIT SIGN FACING SOUTHEAST



PROPOSED SPEED LIMIT SIGN FACING SOUTHWEST



PROPOSED SPEED LIMIT SIGN FACING NORTHEAST



P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
PARK CITY, UT 84098 | 435-649-9467

**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERVAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

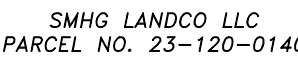
**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**SPEED LIMIT SIGN LOCATED ON**  
**SUMMIT PASS RD**

**FOR:** POWDER MOUNTAIN  
**JOB NO.:** 13-8-25

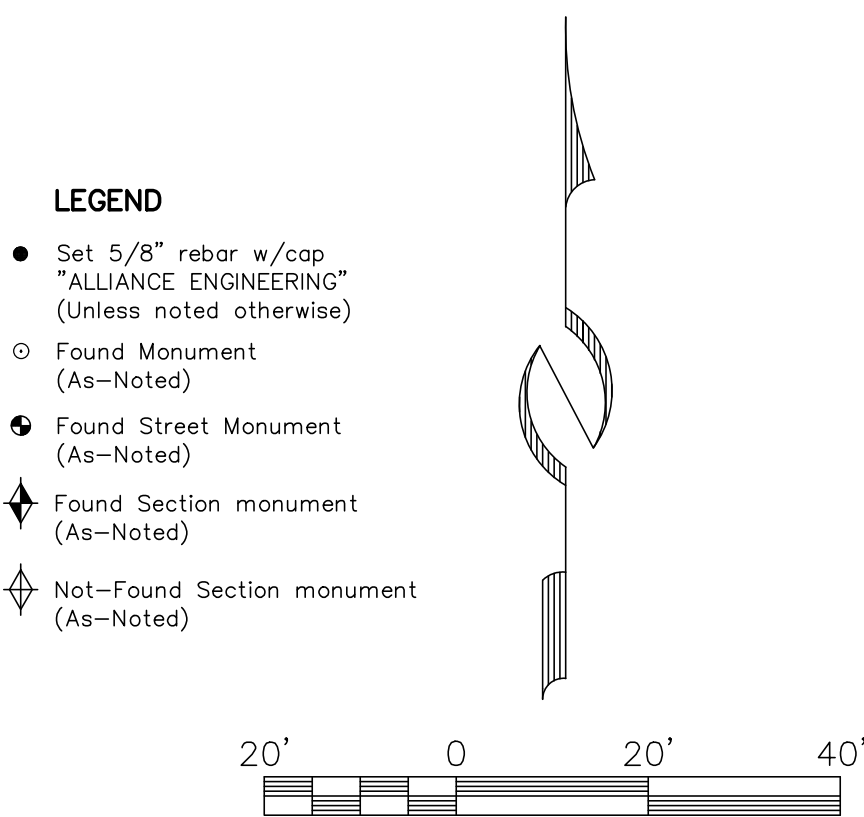
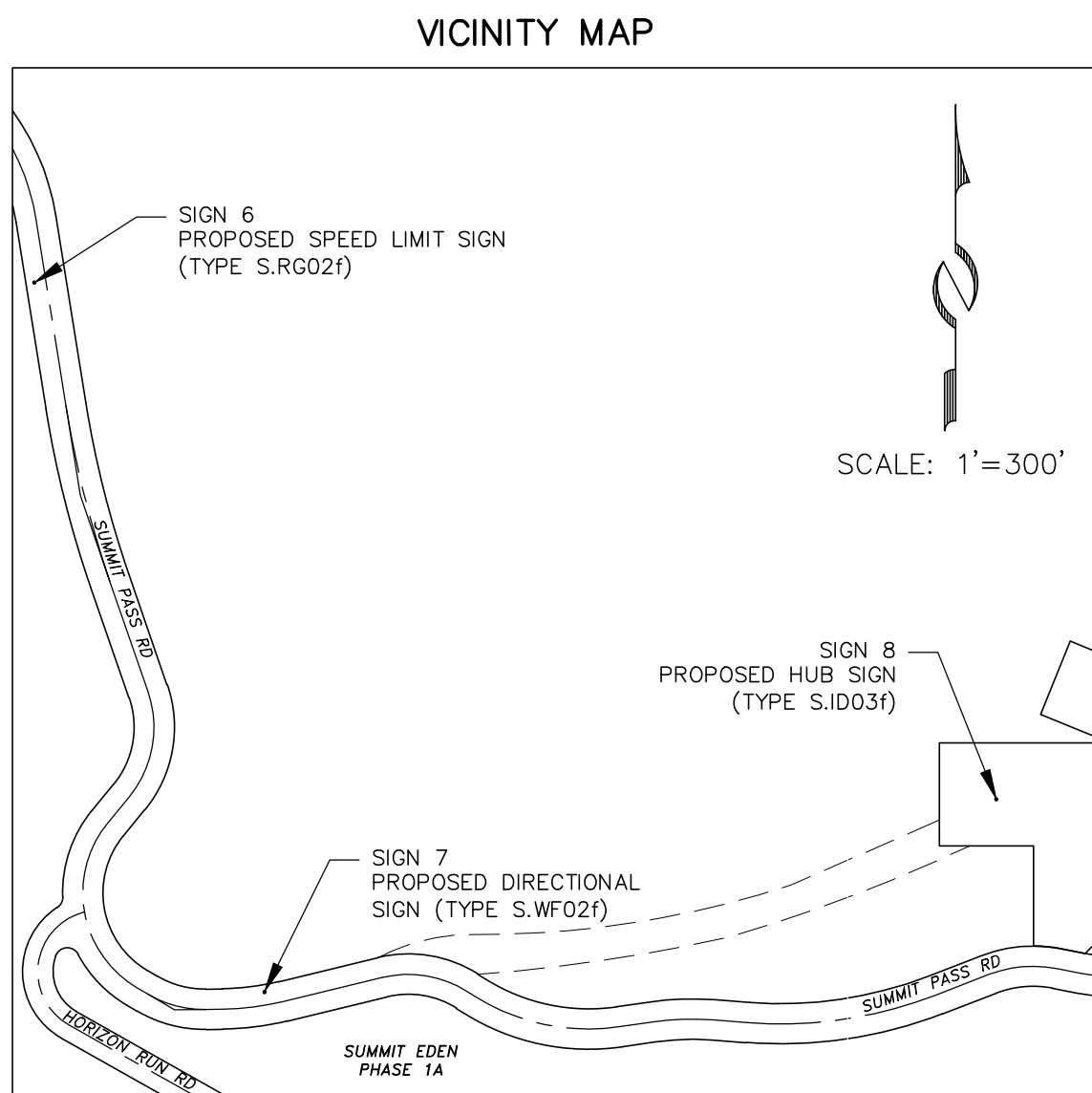
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**SHEET**  
**6**  
**OF**  
**14**



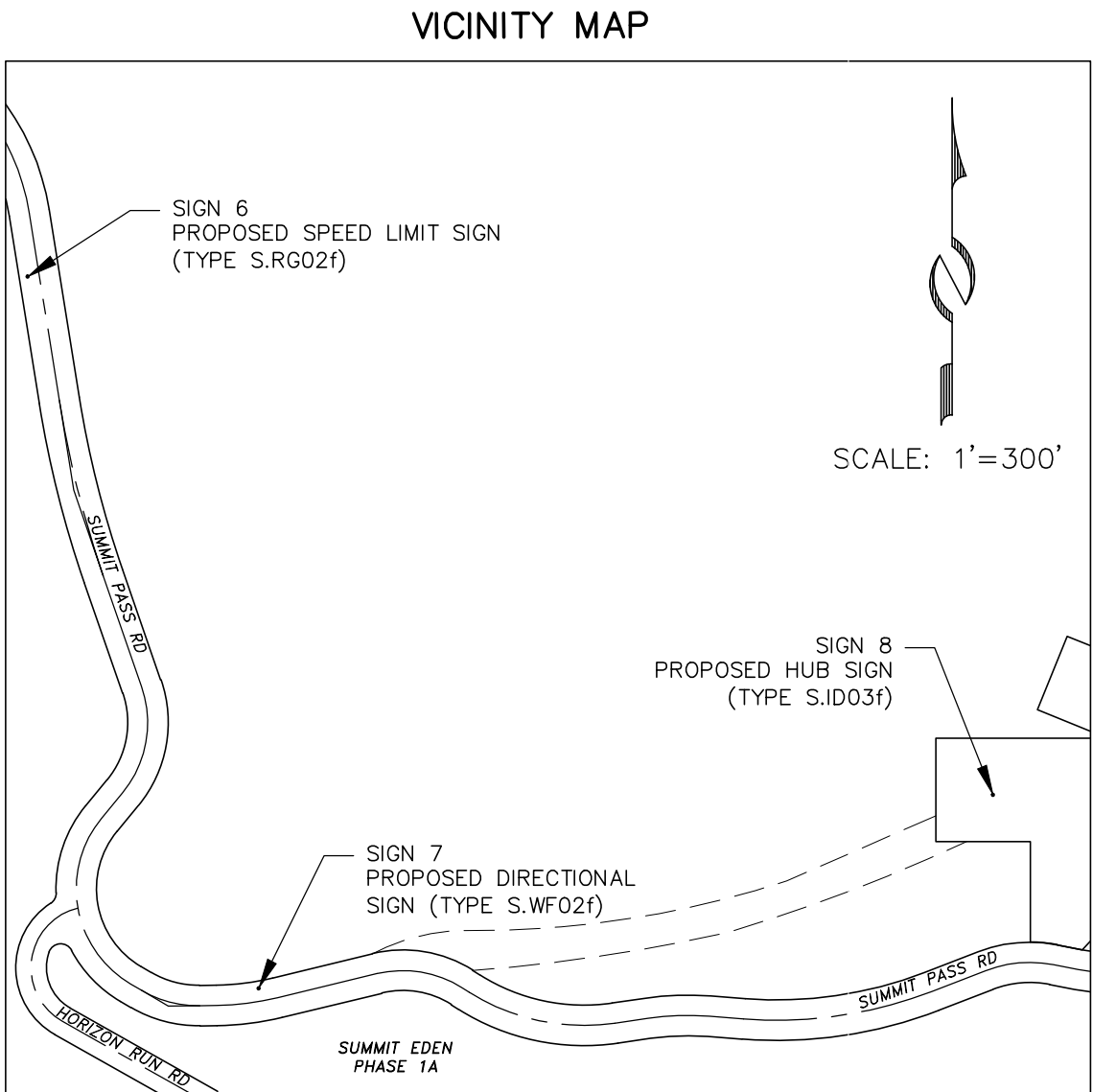
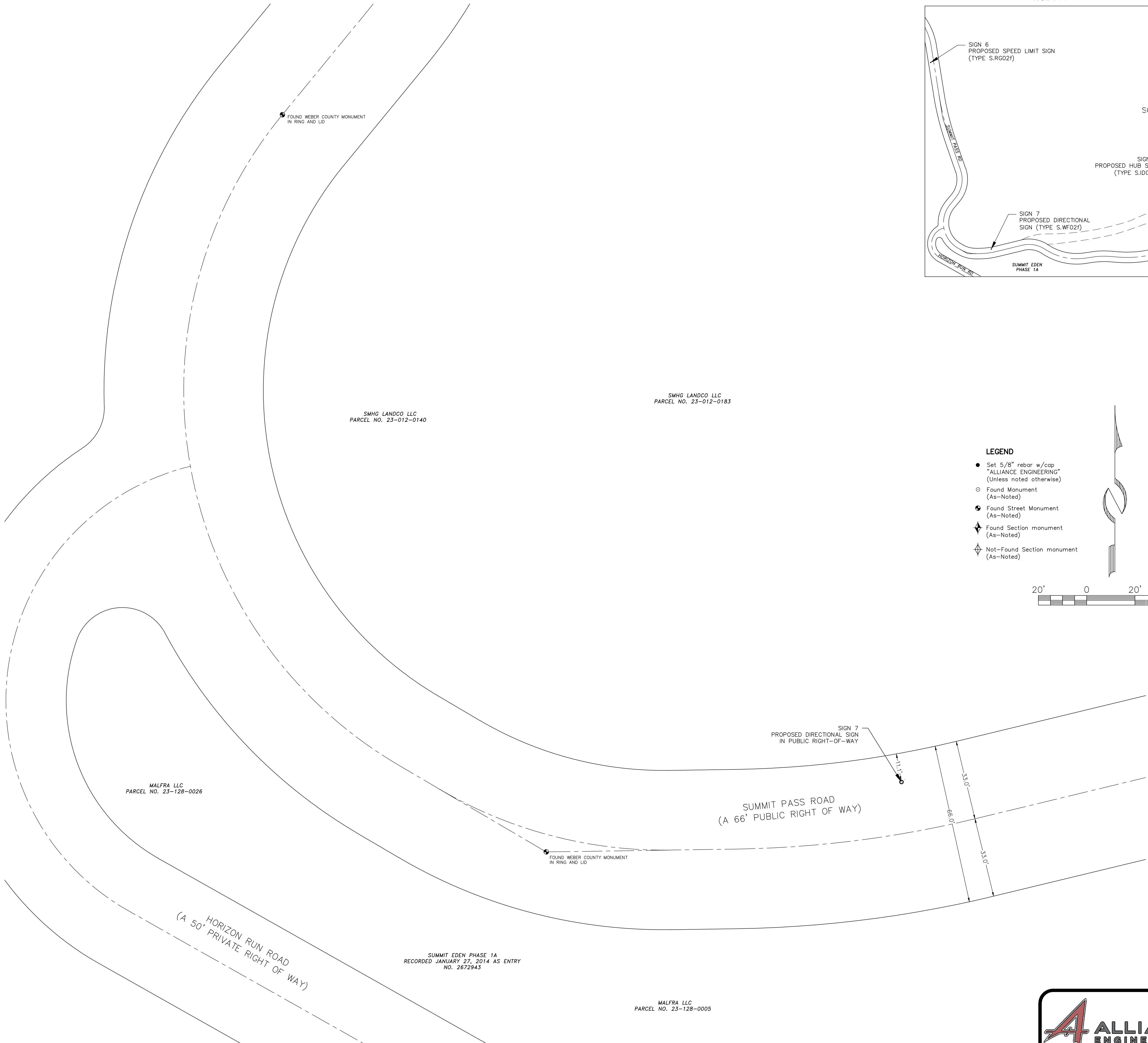


POWDER RIDGE CONDOMINIUMS PHASE 1  
AMENDED  
RECORDED OCTOBER 23, 2003 AS ENTRY  
NO. 1985679



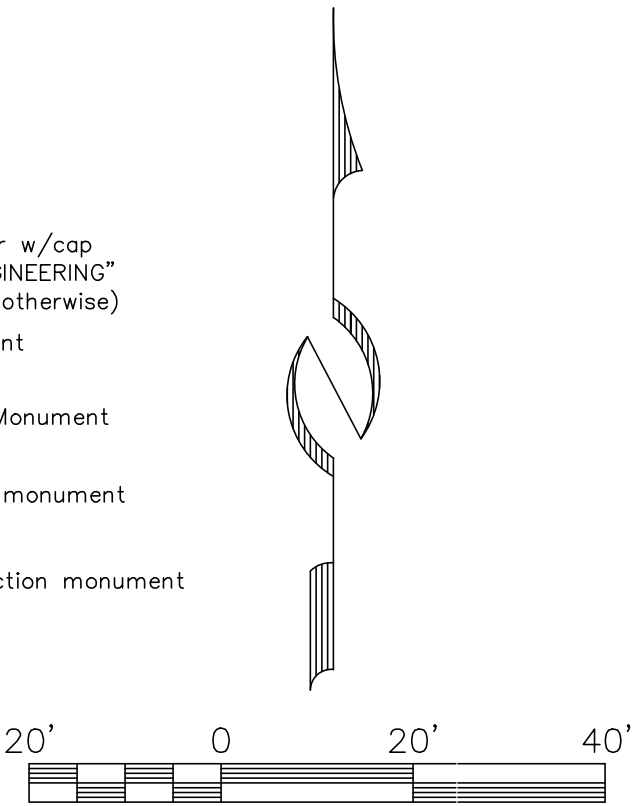
 <p>P.O. BOX 2694   2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098   435-649-8467</p>	<b>STAFF:</b> MICHAEL DEMKOWICZ MEGAN BLOSSER CHRIS GERVAIS ROBERT LOCK RYAN BORGER	SIGNAGE & RIGHT OF WAY EXHIBIT SPEED LIMIT SIGN LOCATED ON SUMMIT PASS RD	SHEET 7 OF 14
	<b>DATE:</b> 9/8/2025	<b>FOR:</b> POWDER MOUNTAIN <b>JOB NO.:</b> 13-8-25 <b>FILE:</b> X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg	





LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- ◆ Found Section monument (As-Noted)
- ◆ Not-Found Section monument (As-Noted)



PROPOSED DIRECTIONAL SIGN FACING NORTH



PROPOSED DIRECTIONAL SIGN FACING WEST



PROPOSED DIRECTIONAL SIGN FACING EAST



PROPOSED DIRECTIONAL SIGN FACING SOUTH



**ALLIANCE ENGINEERING**

P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
PARK CITY, UT 84098 | 435-649-9467

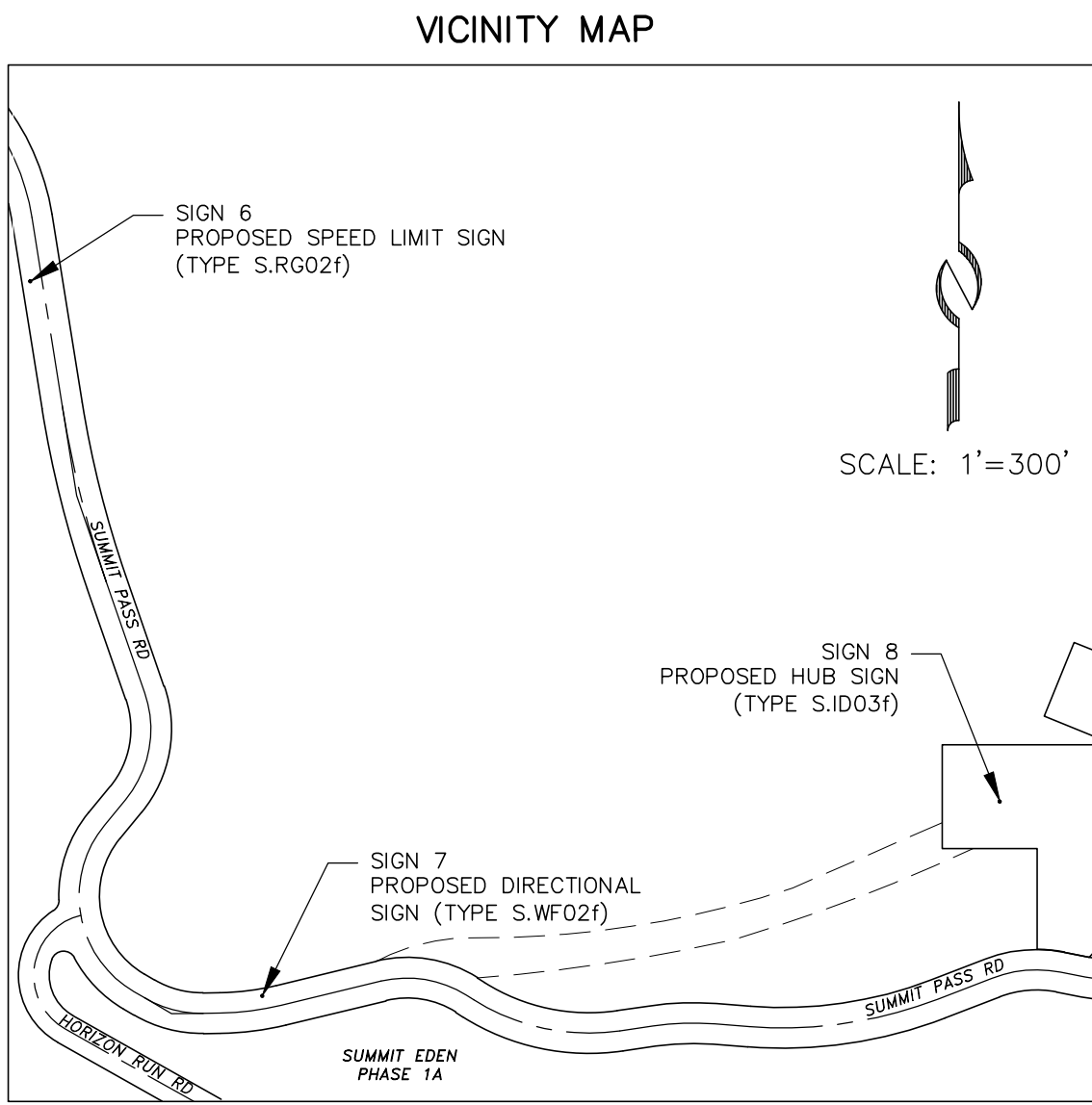
**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERVAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**DIRECTIONAL SIGN LOCATED ON**  
**SUMMIT PASS RD**

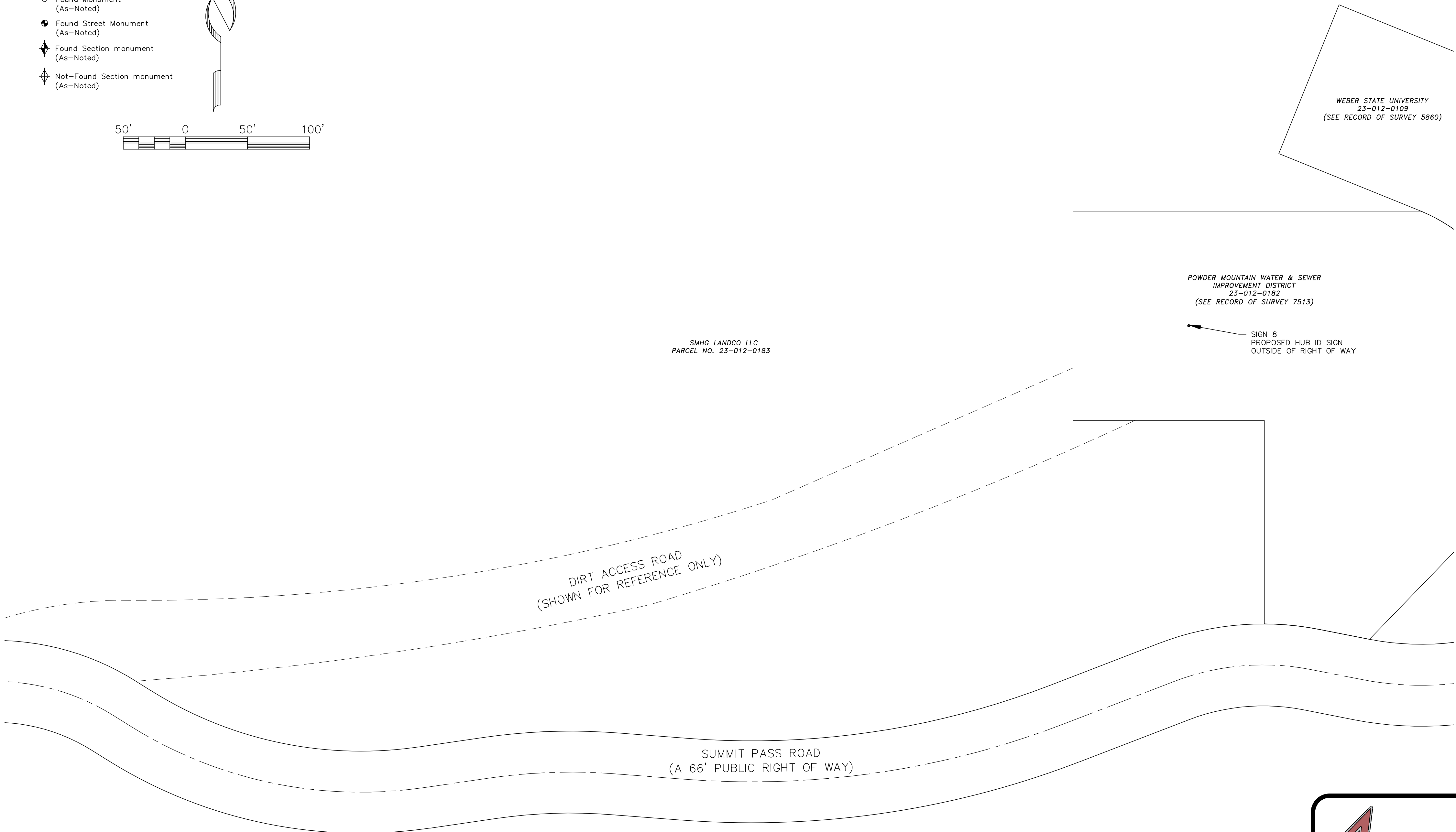
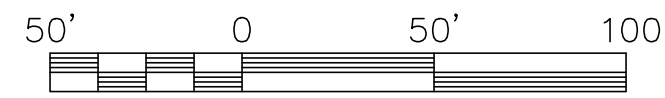
**FOR:** POWDER MOUNTAIN  
**JOB NO.:** 13-8-25  
**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg



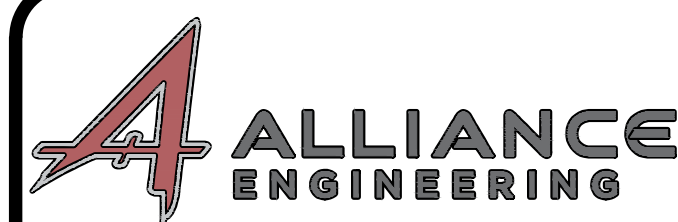


LEGEND

- Set 5/8" rebar w/cap  
"ALLIANCE ENGINEERING"  
(Unless noted otherwise)
- ⊙ Found Monument  
(As-Noted)
- ⊙ Found Street Monument  
(As-Noted)
- ◆ Found Section monument  
(As-Noted)
- ◆ Not-Found Section monument  
(As-Noted)



SUMMIT EDEN PHASE 1A  
RECORDED JANUARY 27, 2014 AS ENTRY  
NO. 2672943



P.O. BOX 2664 | 2700 W. HOMESTEAD RD, STE 50,  
PARK CITY, UT 84098 | 435-649-9467

**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERVAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**HUB ID SIGN IN DIRT STAGING AREA**  
**NEAR SUMMIT PASS ROAD**

**FOR:** POWDER MOUNTAIN

**JOB NO.:** 13-8-25

**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

**SHEET**  
**9**  
**OF**  
**14**

PROPOSED HUB ID SIGN FACING NORTH



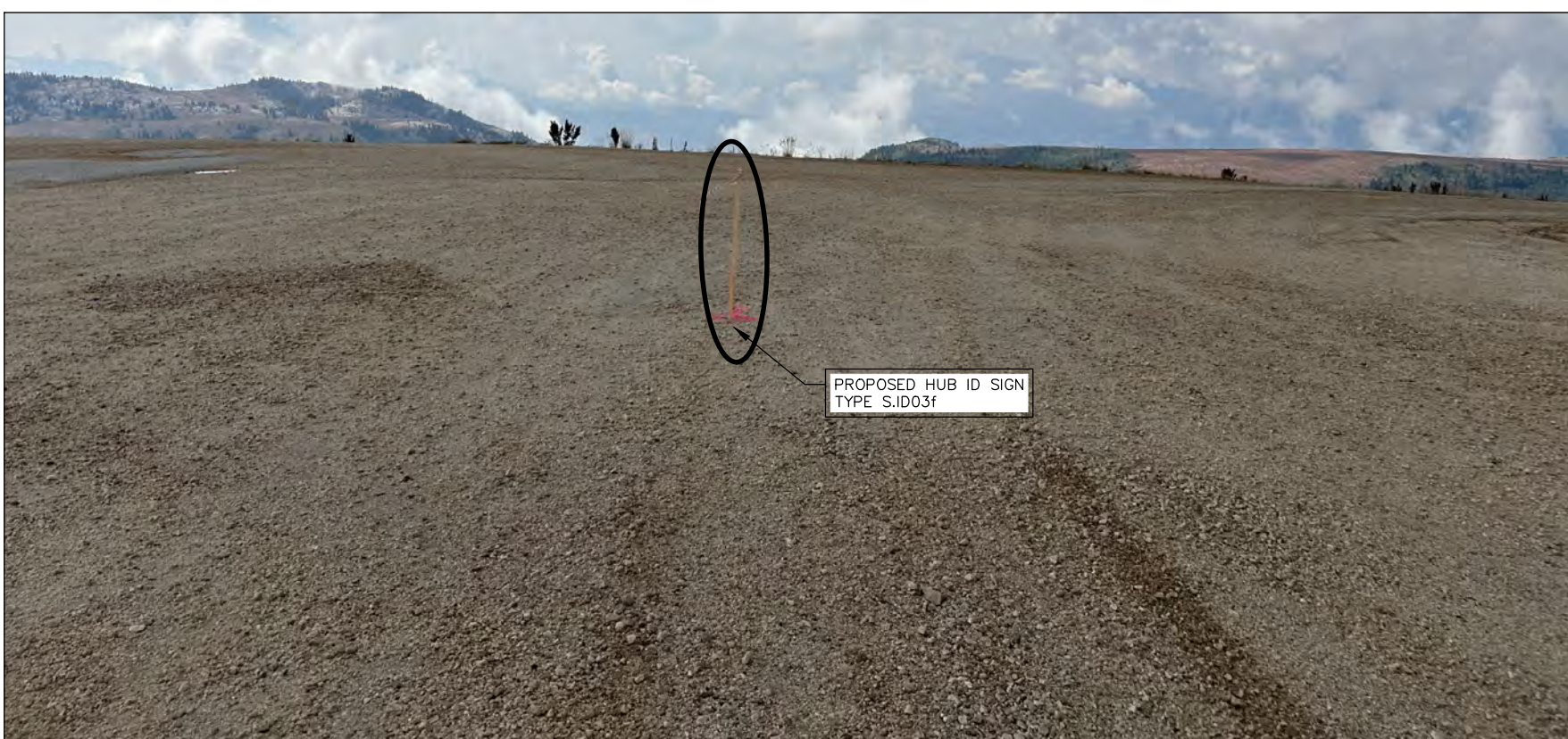
PROPOSED HUB ID SIGN FACING WEST



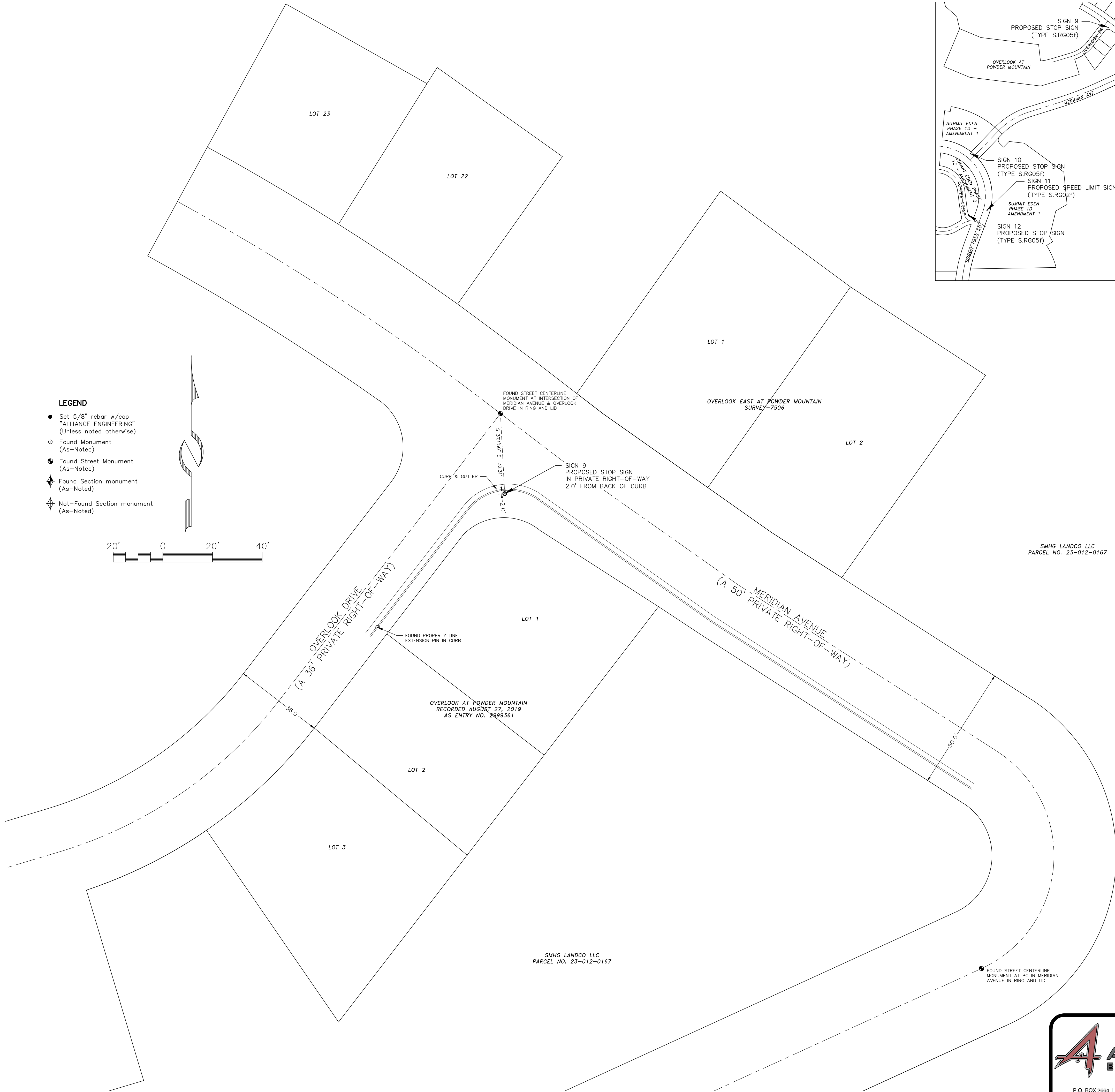
PROPOSED HUB ID SIGN FACING EAST



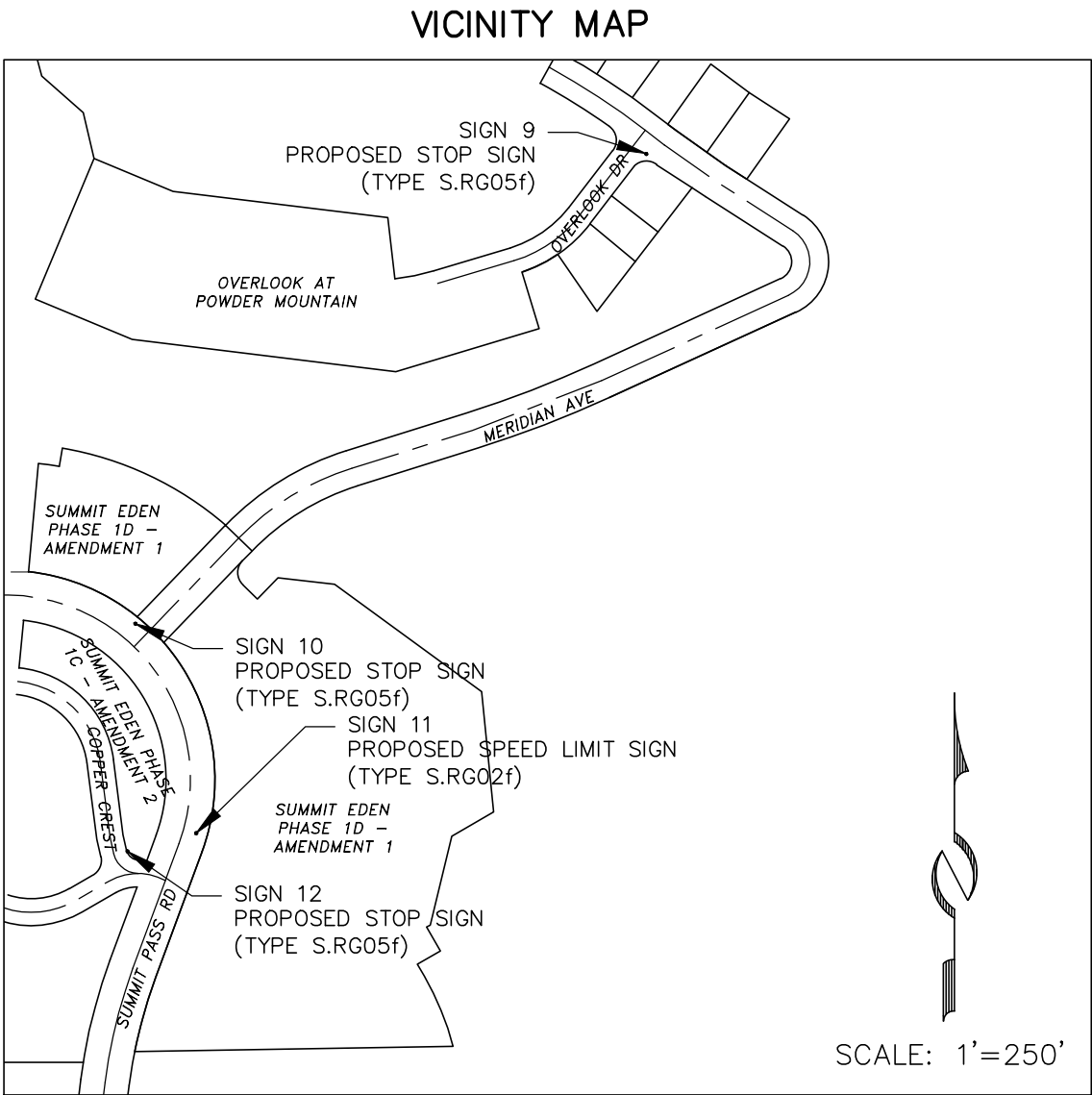
PROPOSED HUB SIGN FACING SOUTH



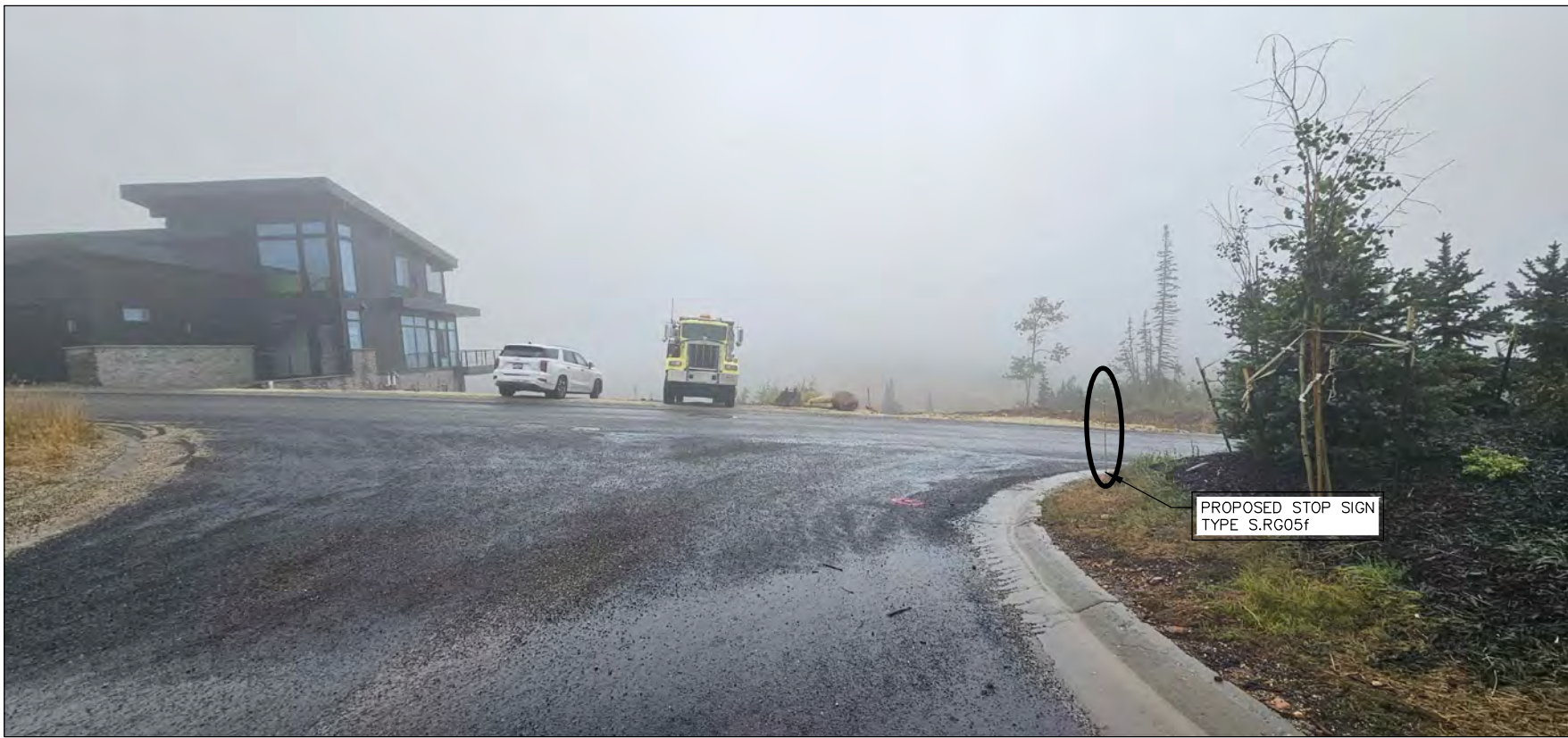




- LEGEND**
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
  - Found Monument (As-Noted)
  - Found Street Monument (As-Noted)
  - ◆ Found Section monument (As-Noted)
  - ◇ Not-Found Section monument (As-Noted)



PROPOSED STOP SIGN FACING NORTHEAST



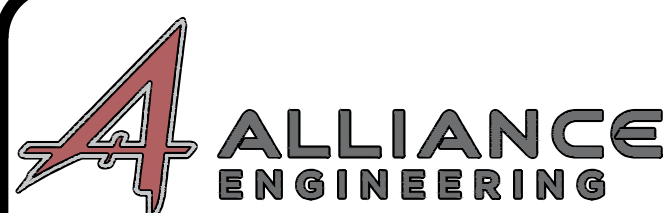
PROPOSED STOP SIGN FACING NORTHWEST



PROPOSED STOP SIGN FACING SOUTHEAST



PROPOSED STOP SIGN FACING SOUTHWEST



P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,  
PARK CITY, UT 84098 | 435-649-9467

**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERSAIS  
ROBERT LOCK  
RYAN BORGER

**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**STOP SIGN AT THE INTERSECTION OF**  
**MERIDIAN AVE & OVERLOOK DR**

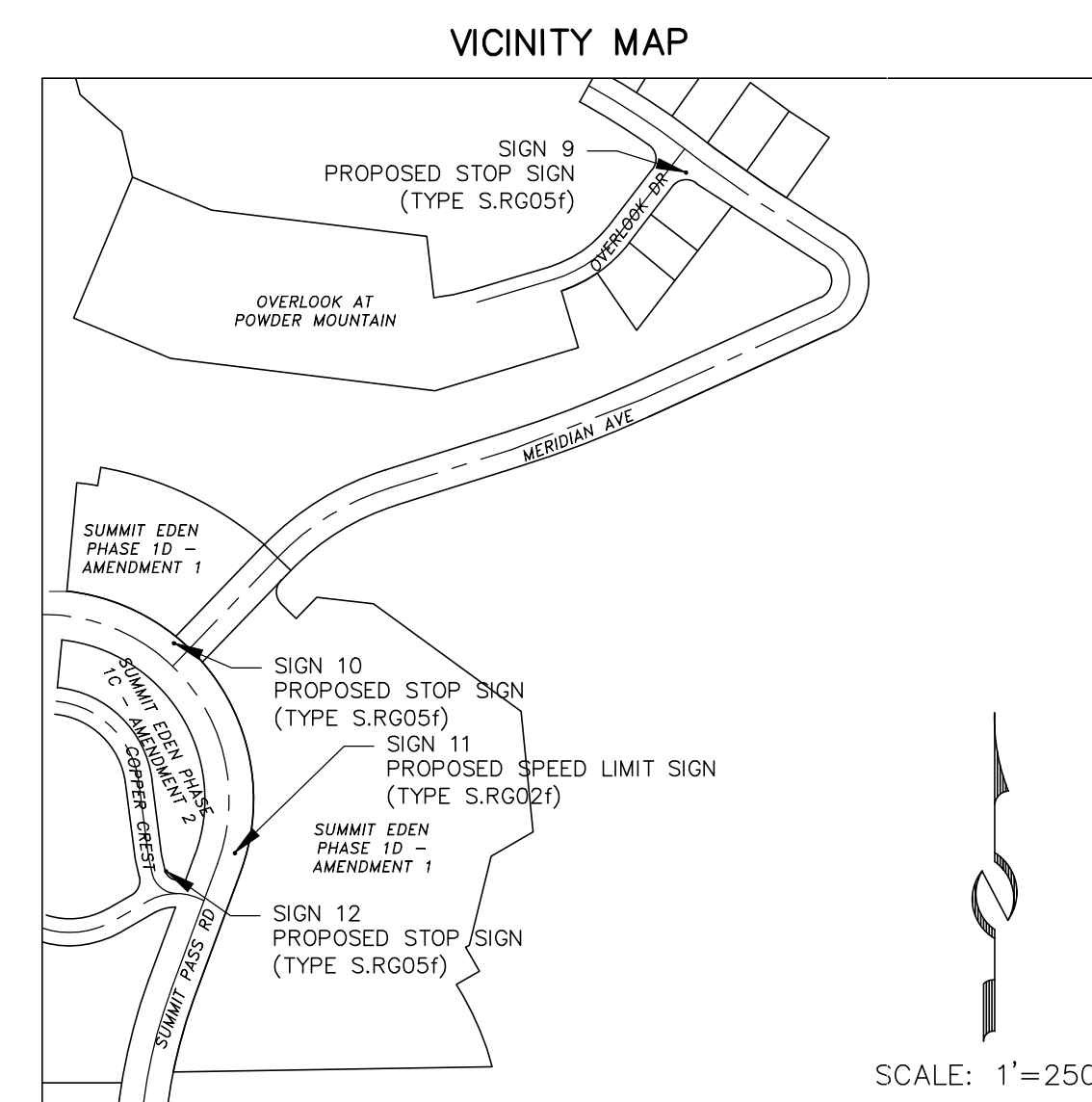
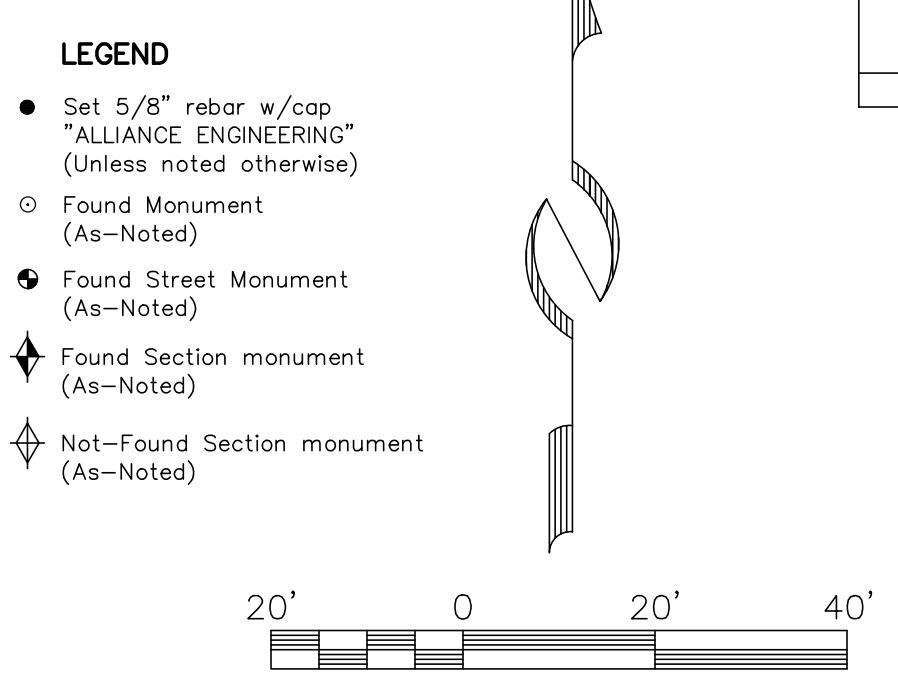
**FOR:** POWDER MOUNTAIN

**JOB NO.:** 13-8-25

**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

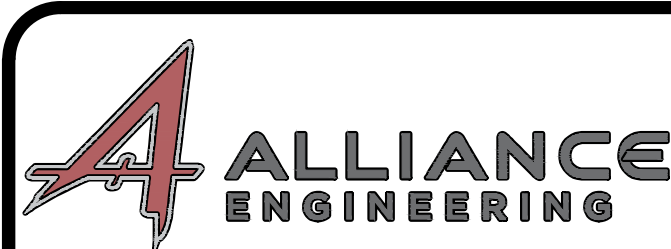
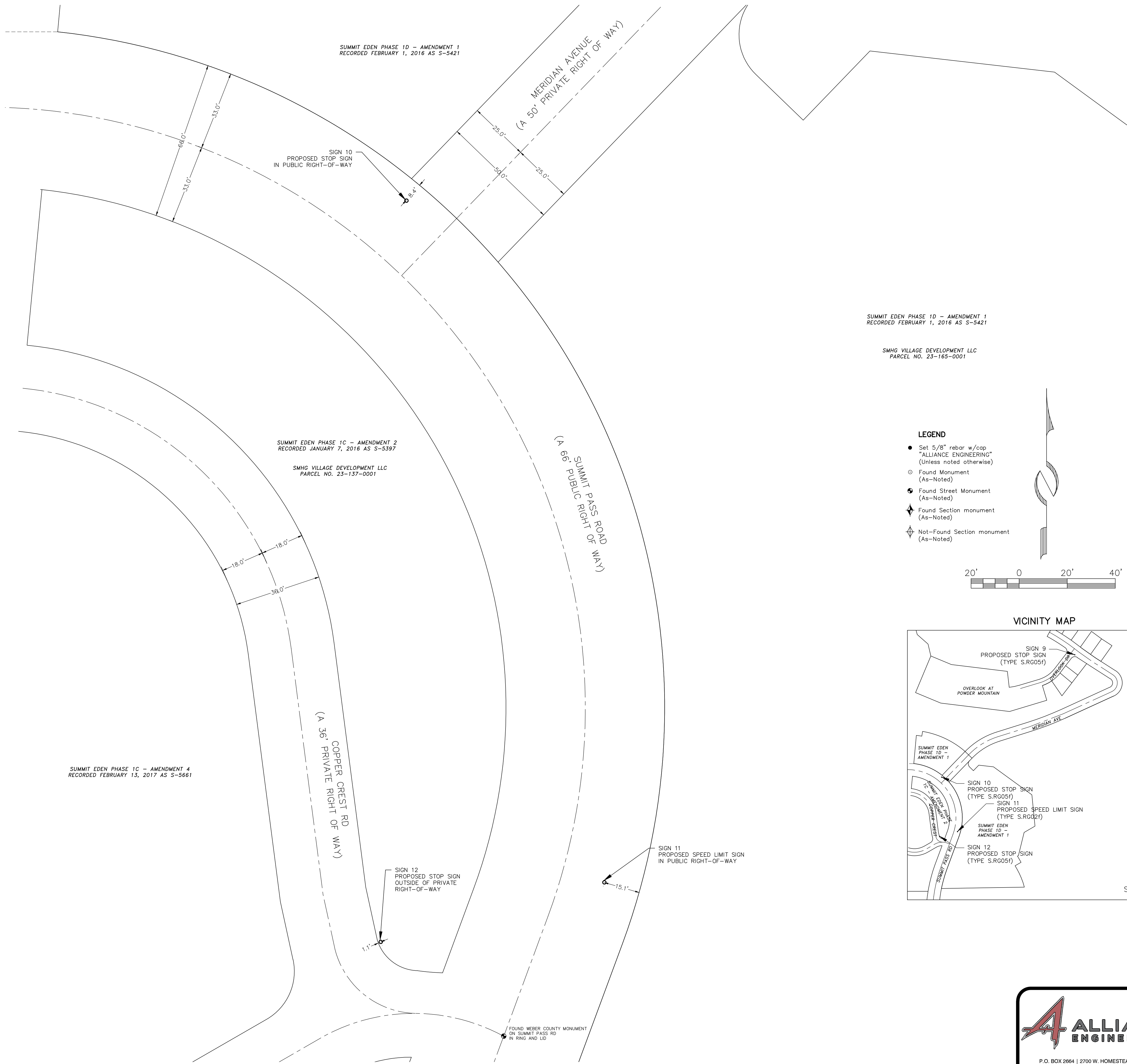
**SHEET**  
**10**  
**OF**  
**14**





 <p>P.O. BOX 2664   2700 W. HOMESTEAD RD, STE 50, PARK CITY, UT 84098   435-648-9467</p>	<b>STAFF:</b> MICHAEL DEMKOWICZ MEGAN BLOSSER CHRIS GERRAIS ROBERT LOCK RYAN BORGER	<b>SIGNAGE &amp; RIGHT OF WAY EXHIBIT</b> <b>STOP SIGN AT THE INTERSECTION OF</b> <b>MERIDIAN AVE &amp; SUMMIT PASS RD</b>	<b>SHEET</b> <b>11</b> <b>OF</b> <b>14</b>
	<b>DATE:</b> 9/8/2025	<b>FOR:</b> POWDER MOUNTAIN <b>JOB NO.:</b> 13-8-25 <b>FILE:</b> X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg	





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PARK CITY, UT 84098 | 435-649-9467

**STAFF:**  
MICHAEL DEMKOWICZ  
MEGAN BLOSSER  
CHRIS GERSVAIS  
ROBERT LOCK  
RYAN BORGER

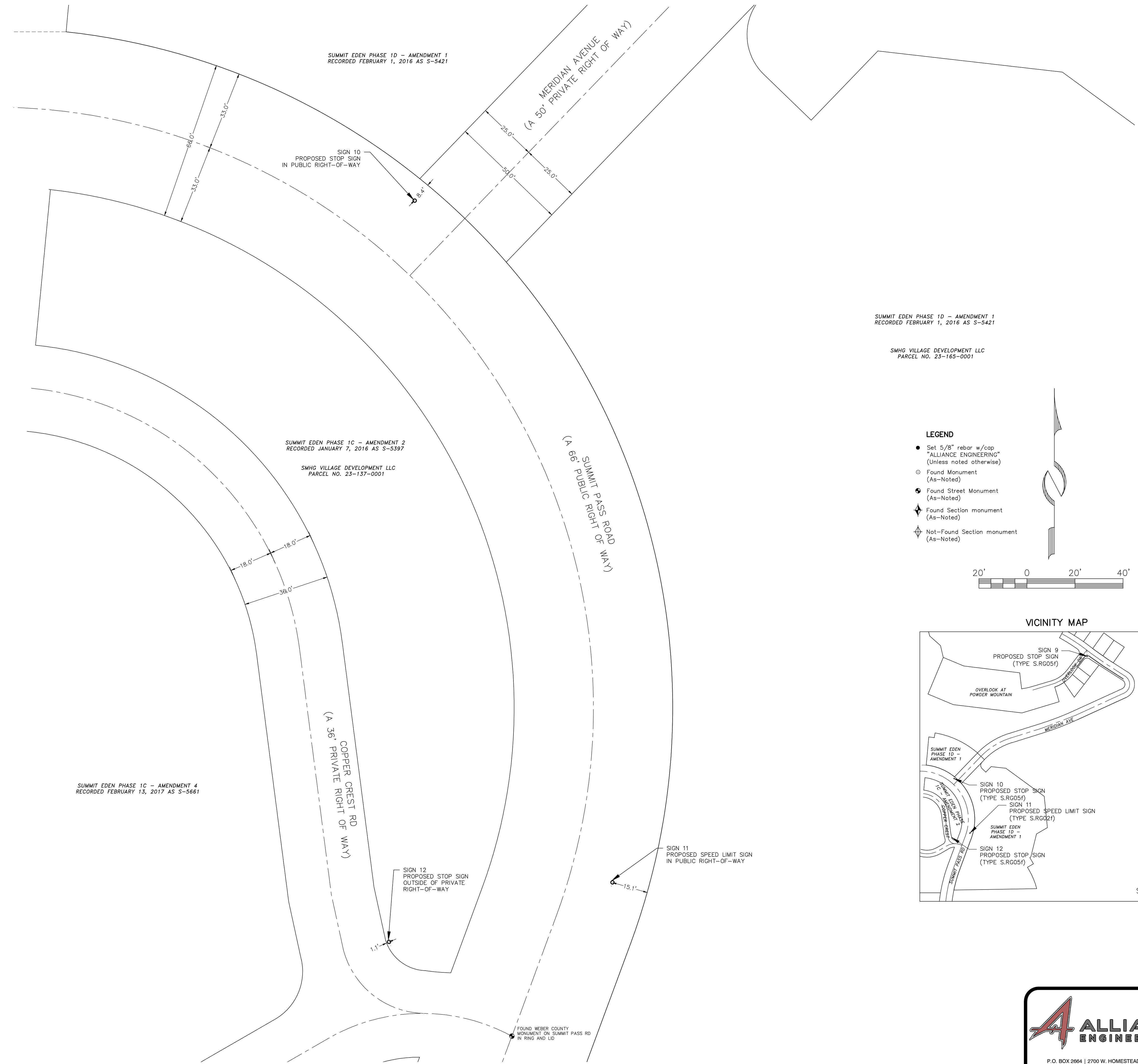
**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**SPEED LIMIT SIGN ON**  
**SUMMIT PASS RD**

**FOR:** POWDER MOUNTAIN  
**JOB NO.:** 13-8-25  
**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

**SHEET**  
**12**  
**OF**  
**14**

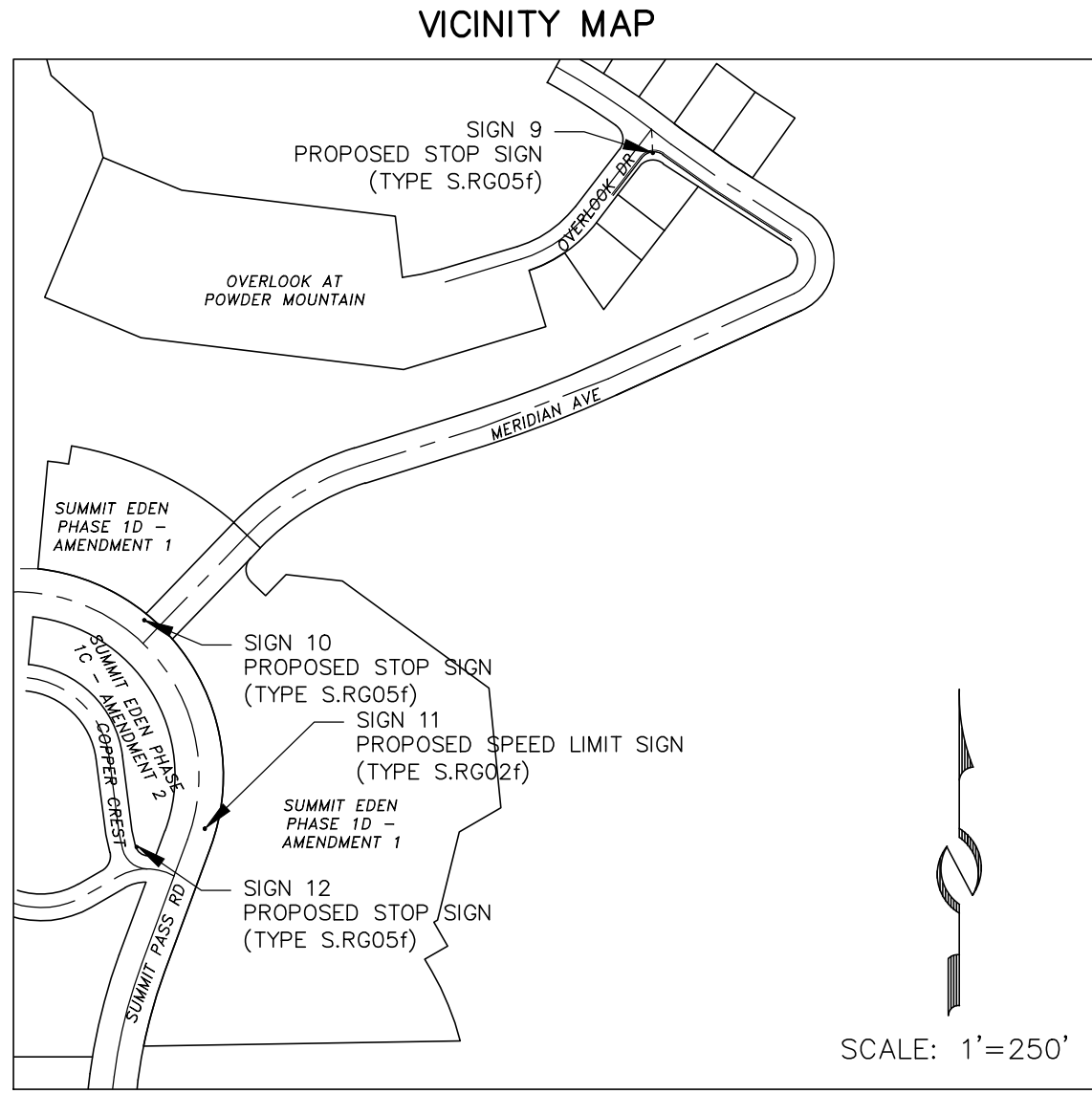
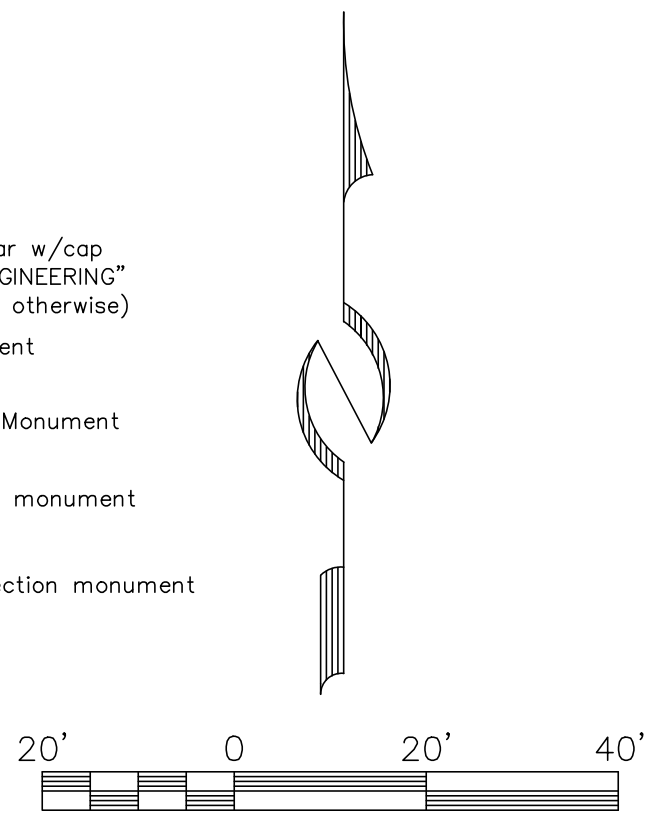




SUMMIT EDEN PHASE 1D - AMENDMENT 1  
RECORDED FEBRUARY 1, 2016 AS S-5421

SMHG VILLAGE DEVELOPMENT LLC  
PARCEL NO. 23-165-0001

- LEGEND**
- Set 5/8" rebar w/cap  
"ALLIANCE ENGINEERING"  
(Unless noted otherwise)
  - Found Monument  
(As-Noted)
  - Found Street Monument  
(As-Noted)
  - Found Section monument  
(As-Noted)
  - Not-Found Section monument  
(As-Noted)



PROPOSED STOP SIGN FACING NORTH



PROPOSED STOP SIGN FACING WEST



PROPOSED STOP SIGN FACING EAST



PROPOSED STOP SIGN FACING SOUTH



**ALLIANCE ENGINEERING**

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**DATE:** 9/8/2025

**SIGNAGE & RIGHT OF WAY EXHIBIT**  
**STOP SIGN AT THE INTERSECTION OF**  
**SUMMIT PASS RD & COPPER CREST RD**

**FOR:** POWDER MOUNTAIN  
**JOB NO.:** 13-8-25  
**FILE:** X:\Powder Mountain\Survey\2025\Signage Survey\Overall Sign Survey and Exhibits.dwg

**SHEET**  
**13**  
**OF**  
**14**



