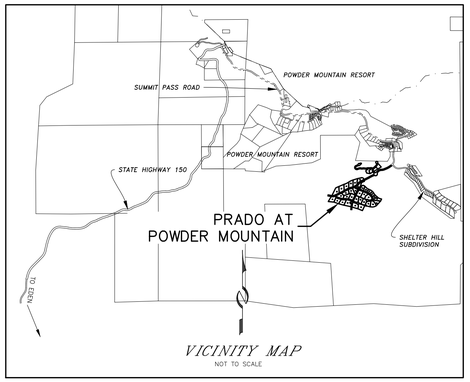

VICINITY MAP
NOT TO SCALE

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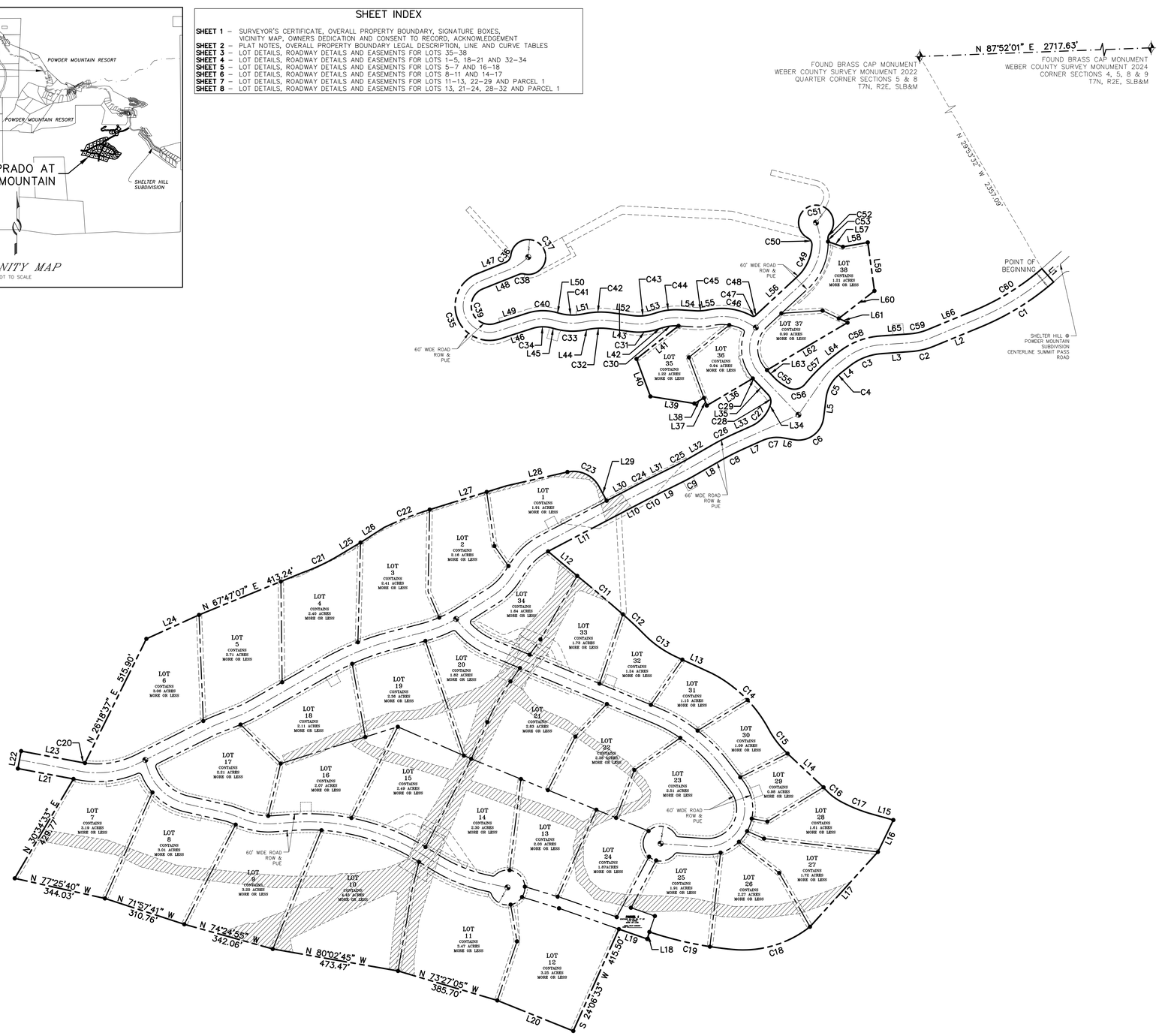


SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

DRAFT REVIEW

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner(s) I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the described property into lots and streets, together with easements, hereafter to be known as PRADO AT POWDER MOUNTAIN, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

PRADO DEVELOPER, LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE HEREON 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 AS PRADO AT POWDER MOUNTAIN, AND DOES HEREBY:

PRIVATE STREETS AND RIGHTS-OF-WAY: DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS, EXISTING OR FUTURE) ON, OVER AAND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OOF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS, TO BE MAINTAINED BY POWDER MOUNTAIN OWNERS ASSOCIATIO, 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 ERECTED WITHIN SUCH EASEMENTS.
PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES AS, 13 AN 14 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THERIN ARE INCORPORATED HEREIN BY REFERENCE.
OPEN SPACE AREAS: DECLARANT RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT PUBLIC HIKING AND BIKING TRAILS WITHIN THE DEFINED OPEN SPACE AREAS. THE DECLARANT SHALL ALSO HAVE THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT THE PRIVATE SKI TRAILS THROUGHOUT THE OPEN SPACE PARCELS FOR WINTER RECREATION.

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

BY: _____

NAME: BROOKE HONTZ TITLE: CHIEF DEVELOPMENT AND CONSTRUCTION OFFICER

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2025, BROOKE HONTZ, 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 she is the authorized signer for PRADO DEVELOPER, limited liability company, and that said document was signed freely and voluntarily by her on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

200' 0 200' 400'
SCALE: 1"=200' (24"x36" SHEET SIZE)

PRADO AT POWDER MOUNTAIN

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

10/22/25 SHEET 1 OF 8

JOB NO.: 25024 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25060 – POWDER Prado Subdivision\25060-PRADO.dwg

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200

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 _____, 2025

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR 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 _____, 2025

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 _____, 2025

WEBER COUNTY PLANNING COMMISION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISION ON THIS ____ DAY OF _____, 2025

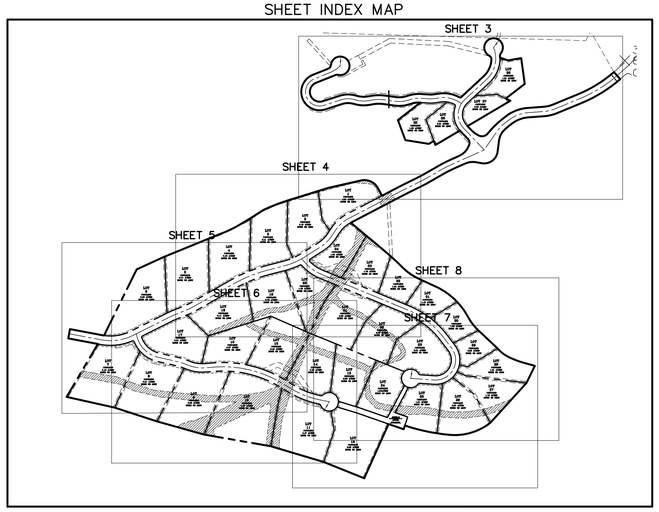
RECORDED

STATE OF UTAH, COUNTY OF WEBER, AND FILED

AT THE REQUEST OF _____

____ _____ _____ _____
FEE WEBER COUNTY RECORDER BOOK PAGE

SHEET INDEX MAP



OVERALL BOUNDARY DESCRIPTION

A parcel of land located in Section 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel of land being more particularly described as follows:

BEGINNING AT A POINT that is South 29°53'32" East a distance of 2357.09 feet from a Weber County brass cap survey monument for the north quarter corner of said Section 8, said point also being on the northerly right-of-way of Summit Pass as shown on the SHELTER HILL AT POWDER MOUNTAIN subdivision plat recorded as Entry No. 3362761 in Book 99, at pages 28-34 on file and of record in the office of the Weber County Recorder (Basis of Bearing for the herein described parcel of land being North 87°52'01" East 2717.63 feet from said Weber County brass cap survey monument for the north quarter corner of Section 8 to a Weber County brass cap survey monument for the northeast corner of said Section 8); and running thence coincident with said right-of-way South 41°36'41" East, a distance of 66.00 feet to a point on the southerly right-of-way of Summit Pass and a non tangent 983.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 320.07 feet (chord bears South 58°17'50" West a distance of 318.65 feet); thence along a line non-tangent to said curve, South 67°37'29" West, a distance of 186.82 feet to a point on a 283.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 90.41 feet (chord bears South 76°46'36" West a distance of 90.02 feet); thence South 85°55'43" West, a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 129.09 feet (chord bears South 68°53'11" West a distance of 127.20 feet); thence South 51°50'38" West, a distance of 36.40 feet to a point on a 217.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 35.33 feet (chord bears South 47°10'48" West a distance of 35.29 feet) to a point of compound curve to the left having a radius of 130.00 feet and a central angle of 35°21'48"; thence Southwesterly along the arc, a distance of 80.24 feet; thence South 07°09'10" West, a distance of 76.06 feet to a point on a 94.50 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 152.73 feet (chord bears South 53°27'12" West a distance of 136.64 feet); thence North 80°14'45" West, a distance of 42.49 feet to a point on a non tangent 130.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.62 feet (chord bears South 82°52'05" West a distance of 75.52 feet); thence South 65°58'58" West, a distance of 77.29 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 99.61 feet (chord bears South 63°01'55" West a distance of 99.56 feet); thence South 60°04'52" West, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 64.05 feet (chord bears South 61°51'26" West a distance of 64.04 feet); thence South 63°38'01" West, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 20.86 feet (chord bears South 63°00'56" West a distance of 20.86 feet); thence South 62°23'51" West, a distance of 138.57 feet; thence continue Southwesterly along said line, a distance of 279.31 feet; thence South 49°55'05" East, a distance of 141.71 feet to a point on a non tangent 5,637.56 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 222.56 feet (chord bears South 49°55'05" East a distance of 222.55 feet) to a point on a non tangent 1,239.80 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 106.32 feet (chord bears South 46°42'07" East a distance of 106.28 feet) to a point of reverse curve to the left having a radius of 403.56 feet and a central angle of 20°59'27"; thence Southeasterly along the arc, a distance of 147.85 feet; thence South 65°14'10" East, a distance of 148.39 feet to a point on a non tangent 499.40 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 299.84 feet (chord bears South 45°24'48" East a distance of 295.35 feet) to a point of reverse curve to the left having a radius of 348.96 feet and a central angle of 18°38'54"; thence Southeasterly along the arc, a distance of 113.58 feet; thence South 46°51'42" East, a distance of 185.78 feet to a point on a non tangent 218.16 feet radius curve to the left; thence Southeasterly along the arc of said curve a distance of 85.89 feet (chord bears South 50°39'00" East a distance of 85.33 feet) to a point on a non tangent 575.44 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 125.09 feet (chord bears South 68°17'19" East a distance of 124.84 feet); thence South 74°30'58" East, a distance of 80.87 feet; thence South 25°50'33" West, a distance of 132.06 feet; thence South 42°13'30" West, a distance of 376.17 feet to a point on a non tangent 402.14 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 301.22 feet (chord bears South 73°11'48" West a distance of 294.23 feet) to a point on a non tangent 1,389.42 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 323.67 feet (chord bears North 78°16'28" West a distance of 322.94 feet); thence along a line non-tangent to said curve, South 17°22'54" West, a distance of 27.45 feet; thence North 70°48'35" West, a distance of 111.75 feet; thence South 24°06'33" West, a distance of 415.50 feet; thence North 68°05'36" West, a distance of 304.80 feet; thence North 73°27'05" West, a distance of 385.70 feet; thence North 80°02'45" West, a distance of 473.47 feet; thence North 74°24'55" West, a distance of 342.06 feet; thence North 71°57'41" West, a distance of 310.76 feet; thence North 77°25'40" West, a distance of 344.03 feet; thence North 30°34'33" East, a distance of 429.77 feet; thence North 79°21'23" West, a distance of 210.58 feet; thence North 10°38'37" East, a distance of 66.00 feet; thence South 79°21'23" East, a distance of 229.21 feet to a point on a 317.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 12.49 feet (chord bears South 80°29'06" East a distance of 12.49 feet); thence along a line non-tangent to said curve, North 26°18'37" East, a distance of 515.90 feet; thence North 65°33'28" East, a distance of 215.32 feet; thence North 67°47'07" East, a distance of 413.24 feet to a point on a non tangent 775.40 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 153.01 feet (chord bears North 64°47'33" East a distance of 152.76 feet); thence North 59°08'22" East, a distance of 93.98 feet; thence North 57°23'40" East, a distance of 104.29 feet to a point on a non tangent 1,337.27 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 182.18 feet (chord bears North 68°36'23" East a distance of 182.04 feet); thence along a line non-tangent to said curve, North 72°46'24" East, a distance of 298.66 feet; thence North 77°14'30" East, a distance of 233.50 feet to a point on a non tangent 107.93 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 139.20 feet (chord bears South 65°10'18" East a distance of 129.75 feet); thence South 28°13'28" East, a distance of 59.64 feet; thence North 62°23'51" East, a distance of 137.23 feet to a point on a 1,033.00 feet radius curve to the right; thence Northeasterly along the arc of said curve a distance of 22.29 feet (chord bears North 63°00'56" East a distance of 22.29 feet); thence North 63°38'01" East, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 59.96 feet (chord bears North 61°51'26" East a distance of 59.95 feet); thence North 60°04'52" East, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Northeasterly along the arc of said curve a distance of 106.40 feet (chord bears North 63°01'55" East a distance of 106.36 feet); thence North 65°58'58" East, a distance of 59.65 feet to a point on a 130.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 103.63 feet (chord bears North 43°08'45" East a distance of 100.91 feet); thence North 20°18'31" East, a distance of 5.59 feet to a point on a non tangent 37.02 feet radius curve to the left; thence Northerly along the arc of said curve a distance of 41.24 feet (chord bears North 11°37'37" West a distance of 39.14 feet); thence along a line non-tangent to said curve, North 43°33'46" West, a distance of 75.70 feet to a point on a 170.51 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 7.34 feet (chord bears North 42°19'48" West a distance of 7.34 feet); thence along a line non-tangent to said curve, South 59°28'53" West, a distance of 198.84 feet; thence North 20°18'58" West, a distance of 30.48 feet; thence South 59°28'53" West, a distance of 41.14 feet; thence North 80°49'59" West, a distance of 166.01 feet; thence North 20°18'58" West, a distance of 149.09 feet; thence North 51°53'29" East, a distance of 198.92 feet to a point on a non tangent 170.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 62.53 feet (chord bears South 83°04'16" West a distance of 62.18 feet); thence South 72°32'00" West, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 100.95 feet (chord bears South 85°06'26" West a distance of 100.14 feet); thence North 82°19'08" West, a distance of 79.12 feet to a point on a 247.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 83.58 feet (chord bears South 87°59'14" West a distance of 83.18 feet); thence South 78°17'37" West, a distance of 4.51 feet to a point on a 249.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 121.08 feet (chord bears North 87°46'33" West a distance of 119.89 feet); thence North 73°50'43" West, a distance of 5.14 feet to a point on a 129.50 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.88 feet (chord bears South 89°08'53" West a distance of 75.75 feet); thence South 72°08'29" West, a distance of 125.56 feet to a point on a 128.50 feet radius curve to the right; thence Northerly along the arc of said curve a distance of 394.56 feet (chord bears North 19°49'50" West a distance of 256.85 feet); thence North 68°11'51" East, a distance of 114.51 feet to a point on a non tangent 33.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 35.86 feet (chord bears North 37°03'46" East a distance of 34.13 feet) to a point on a non tangent 65.00 feet radius curve to the right; thence Southeasterly along the arc of said curve a distance of 315.50 feet (chord bears South 34°55'28" East a distance of 85.20 feet) to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 35°55'51"; thence Westerly along the arc, a distance of 17.56 feet; thence South 68°11'51" West, a distance of 146.63 feet to a point on a 68.50 feet radius curve to the left; thence Southerly along the arc of said curve a distance of 210.48 feet (chord bears South 19°49'50" East a distance of 136.92 feet); thence North 72°08'29" East, a distance of 125.56 feet to a point on a 189.50 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 112.50 feet (chord bears North 89°08'53" East a distance of 110.85 feet); thence South 73°50'43" East, a distance of 5.14 feet to a point on a 189.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 91.90 feet (chord bears South 87°46'33" East a distance of 91.00 feet); thence North 78°17'37" East, a distance of 4.51 feet to a point on a 307.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 103.88 feet (chord bears North 87°59'14" East a distance of 103.39 feet); thence South 82°19'08" East, a distance of 79.12 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 74.62 feet (chord bears North 85°06'26" East a distance of 74.02 feet); thence North 72°32'00" East, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 84.60 feet (chord bears North 83°04'16" East a distance of 84.13 feet); thence South 86°23'27" East, a distance of 59.01 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 38.61 feet (chord bears North 87°06'12" East a distance of 38.52 feet); thence North 80°35'52" East, a distance of 24.24 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 153.04 feet (chord bears South 80°20'26" East a distance of 150.23 feet) to a point of reverse curve to the left having a radius of 11.00 feet and a central angle of 72°54'11"; thence Easterly along the arc, a distance of 14.00 feet to a point of reverse curve to the right having a radius of 170.51 feet and a central angle of 01°21'39"; thence Northeasterly along the arc, a distance of 4.05 feet; thence North 47°10'45" East, a distance of 208.86 feet to a point on a 170.50 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 132.95 feet (chord bears North 24°50'24" East a distance of 129.61 feet) to a point of compound curve to the left having a radius of 28.00 feet and a central angle of 64°53'46"; thence Northwesterly along the arc, a distance of 31.71 feet to a point of reverse curve to the right having a radius of 65.00 feet and a central angle of 281°14'52"; thence Easterly along the arc, a distance of 319.07 feet to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 42°48'47"; thence Southerly along the arc, a distance of 20.92 feet to a point of reverse curve to the right having a radius of 230.50 feet and a central angle of 02°37'45"; thence Southerly along the arc, a distance of 10.58 feet; thence along a line non-tangent to said curve, South 70°46'14" East, a distance of 58.75 feet; thence North 79°56'43" East, a distance of 93.68 feet; thence South 07°51'35" East, a distance of 182.14 feet; thence South 52°18'55" West, a distance of 167.68 feet; thence South 64°20'31" East, a distance of 36.11 feet; thence South 59°28'53" West, a distance of 348.12 feet; thence South 43°33'46" East, a distance of 37.28 feet to a point on a 189.50 feet radius curve to the left; thence Southeasterly along the arc of said curve a distance of 65.50 feet (chord bears South 53°27'51" East a distance of 65.17 feet) to a point of compound curve to the left having a radius of 52.00 feet and a central angle of 77°41'31"; thence Easterly along the arc, a distance of 70.51 feet to a point of reverse curve to the right having a radius of 650.00 feet and a central angle of 12°54'04"; thence Northeasterly along the arc, a distance of 146.36 feet; thence North 51°50'38" East, a distance of 27.05 feet to a point on a 283.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 168.35 feet (chord bears North 68°53'11" East a distance of 165.88 feet); thence North 85°55'43" East, a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 69.32 feet (chord bears North 76°46'36" East a distance of 69.03 feet); thence North 67°37'29" East, a distance of 186.82 feet to a point on a non tangent 917.00 feet radius curve to the left; thence Northeasterly along the arc of said curve a distance of 297.91 feet more or less (chord bears North 58°19'06" East a distance of 296.60 feet) to a point on the northerly right-of way of Summit Pass and the **POINT OF BEGINNING.**

Overall boundary contains 4,260,155 square feet or 97.80 acres, more or less.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°36'41" E	66.00'
L2	S 67°37'29" W	186.82'
L3	S 85°55'43" W	109.47'
L4	S 51°50'38" W	36.40'
L5	S 7°09'10" W	76.06'
L6	N 80°14'45" W	42.49'
L7	S 65°58'58" W	77.29'
L8	S 60°04'52" W	101.46'
L9	S 63°38'01" W	119.04'
L10	S 62°23'51" W	138.57'
L11	S 62°23'51" W	279.31'
L12	S 49°55'05" E	141.71'
L13	S 65°14'10" E	148.39'
L14	S 46°51'42" E	185.78'
L15	S 74°30'58" E	80.87'
L16	S 25°50'33" W	132.06'
L17	S 42°13'30" W	376.17'
L18	S 17°22'54" W	27.45'
L19	N 70°48'35" W	111.75'
L20	N 68°05'36" W	304.80'
L21	N 79°21'23" W	210.58'
L22	N 10°38'37" E	66.00'
L23	S 79°21'23" E	229.21'
L24	N 65°33'28" E	215.32'
L25	N 59°08'22" E	93.98'
L26	N 57°23'40" E	104.29'
L27	N 72°46'24" E	298.66'
L28	N 77°14'30" E	233.50'
L29	S 28°13'28" E	59.64'
L30	N 62°23'51" E	137.23'
L31	N 63°38'01" E	119.04'
L32	N 60°04'52" E	101.46'
L33	N 65°58'58" E	59.65'

LINE TABLE		
LINE	DIRECTION	LENGTH
L34	N 20°18'31" E	5.59'
L35	N 43°33'46" W	75.70'
L36	S 59°28'53" W	198.84'
L37	N 20°18'58" W	30.48'
L38	S 59°28'53" W	41.14'
L39	N 80°49'59" W	166.01'
L40	N 20°18'58" W	149.09'
L41	N 51°53'29" E	198.92'
L42	S 72°32'00" W	17.41'
L43	N 82°19'08" W	79.12'
L44	S 78°17'37" W	4.51'
L45	N 73°50'43" W	5.14'
L46	S 72°08'29" W	125.56'
L47	N 68°11'51" E	114.51'
L48	S 68°11'51" W	146.63'
L49	N 72°08'29" E	125.56'
L50	S 73°50'43" E	5.14'
L51	N 78°17'37" E	4.51'
L52	S 82°19'08" E	79.12'
L53	N 72°32'00" E	17.41'
L54	S 86°23'27" E	59.01'
L55	N 80°35'52" E	24.24'
L56	N 47°10'45" E	208.86'
L57	S 70°46'14" E	58.75'
L58	N 79°56'43" E	93.68'
L59	S 7°51'35" E	182.14'
L60	S 52°18'55" W	167.68'
L61	S 64°20'31" E	36.11'
L62	S 59°28'53" W	348.12'
L63	S 43°33'46" E	37.28'
L64	N 51°50'38" E	27.05'
L65	N 85°55'43" E	109.47'
L66	N 67°37'29" E	186.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	983.00'	320.07'	18°39'20"	S 58°17'50" W	318.65'
C2	283.00'	90.41'	18°18'15"	S 76°46'36" W	90.02'
C3	217.00'	129.09'	34°05'05"	S 68°53'11" W	127.20'
C4	217.00'	35.33'	9°19'40"	S 47°10'48" W	35.29'
C5	130.00'	80.24'	35°21'48"	S 24°50'04" W	78.97'
C6	94.50'	152.73'	92°36'05"	S 53°27'12" W	136.64'
C7	130.00'	76.62'	33°46'14"	S 82°52'05" W	75.52'
C8	967.00'	99.61'	5°54'06"	S 63°01'55" W	99.56'
C9	1033.00'	64.05'	3°33'09"	S 61°51'26" W	64.04'
C10	967.00'	20.86'	1°14'10"	S 63°00'56" W	20.86'
C11	5637.56'	222.56'	2°15'43"	S 49°55'05" E	222.55'
C12	1239.80'	106.32'	4°54'48"	S 46°42'07" E	106.28'
C13	403.56'	147.85'	20°59'27"	S 54°44'26" E	147.02'
C14	499.40'	299.84'	34°24'00"	S 45°24'48" E	295.35'
C15	348.96'	113.58'	18°38'54"	S 37°32'15" E	113.08'
C16	218.16'	85.89'	22°33'25"	S 50°39'00" E	85.33'
C17	575.44'	125.09'	12°27'18"	S 68°17'19" E	124.84'
C18	402.14'	301.22'	42°55'03"	S 73°11'48" W	294.23'
C19	1389.42'	323.67'	13°20'50"	N 78°16'28" W	322.94'
C20	317.00'	12.49'	2°15'26"	S 80°29'06" E	12.49'
C21	775.40'	153.01'	11°18'21"	N 64°47'33" E	152.76'
C22	1337.27'	182.18'	7°48'20"	N 68°36'23" E	182.04'
C23	107.93'	139.20'	73°53'40"	S 65°10'18" E	129.75'
C24	1033.00'	22.29'	1°14'10"	N 63°00'56" E	22.29'
C25	967.00'	59.96'	3°33'09"	N 61°51'26" E	59.95'
C26	1033.00'	106.40'	5°54'06"	N 63°01'55" E	106.36'
C27	130.00'	103.63'	45°40'27"	N 43°08'45" E	100.91'
C28	37.02'	41.24'	63°49'39"	N 11°37'37" W	39.14'
C29	170.51'	7.34'	2°27'55"	N 42°19'48" W	7.34'
C30	170.00'	62.53'	21°04'33"	S 83°04'16" W	62.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C31	230.00'	100.95'	25°08'52"	S 85°06'26" W	100.14'
C32	247.00'	83.58'	19°23'15"	S 87°59'14" W	83.18'
C33	249.00'	121.08'	27°51'40"	N 87°46'33" W	119.89'
C34	129.50'	76.88'	34°00'48"	S 89°08'53" W	75.75'
C35	128.50'	394.85'	176°03'22"	N 19°49'50" W	256.85'
C36	33.00'	35.86'	62°16'11"	N 37°03'46" E	34.13'
C37	65.00'	315.50'	278°06'21"	S 34°55'28" E	85.20'
C38	28.00'	17.56'	35°55'51"	S 86°09'47" W	17.27'
C39	68.50'	210.48'	176°03'22"	S 19°49'50" E	136.92'
C40	189.50'	112.50'	34°00'48"	N 89°08'53" E	110.85'
C41	189.00'	91.90'	27°51'40"	S 87°46'33" E	91.00'
C42	307.00'	103.88'	19°23'15"	N 87°59'14" E	103.39'
C43	170.00'	74.62'	25°08'52"	N 85°06'26" E	74.02'
C44	230.00'	84.60'	21°04'33"	N 83°04'16" E	84.13'
C45	170.00'	38.61'	13°00'42"	N 87°06'12" E	38.52'
C46	230.00'	153.04'	38°07'25"	S 80°20'26" E	150.23'
C47	11.00'	14.00'	72°54'11"	N 82°16'11" E	13.07'
C48	170.51'	4.05'	1°21'39"	N 46°29'55" E	4.05'
C49	170.50'	132.95'	44°40'43"	N 24°50'24" E	129.61'
C50	28.00'	31.71'	64°53'46"	N 29°56'51" W	30.05'
C51	65.00'	319.07'	281°14'52"	N 78°13'42" E	82.47'
C52	28.00'	20.92'	42°48'47"	S 17°26'44" W	20.44'
C53	230.50'	10.58'	2°37'45"	S 2°38'47" E	10.58'
C55	189.50'	65.50'	19°48'09"	S 53°27'51" E	65.17'
C56	52.00'	70.51'	77°41'31"	N 77°47'19" E	65.23'
C57	650.00'	146.36'	12°54'04"	N 45°23'36" E	146.05'
C58	283.00'	168.35'	34°05'05"	N 68°53'11" E	165.88'
C59	217.00'	69.32'	18°18'15"	N 76°46'36" E	69.03'
C60	917.00'	297.91'	18°36'50"	N 58°19'06" E	296.60'

LINE TABLE		
LINE	DIRECTION	LENGTH
L67	N 51°50'38" E	36.40'
L68	N 63°38'01" E	119.04'
L69	N 64°20'31" W	67.02'
L70	N 59°36'26" W	27.64'
L71	S 80°35'52" W	24.18'
L72	N 86°23'27" W	59.01'
L73	S 72°32'00" W	17.41'
L74	N 82°19'08" W	79.12'
L75	S 78°17'37" W	4.51'
L76	N 73°50'43" W	5.14'
L77	N 47°39'07" E	13.06'
L78	N 86°23'27" W	59.01'
L79	S 80°35'52" W	24.24'
L80	N 68°28'52" E	74.25'
L81	S 33°19'48" W	46.38'
L82	S 68°28'52" W	74.25'
L83	S 39°40'33" E	28.28'
L84	N 33°19'48" E	46.38'
L85	S 33°19'48" W	46.38'
L86	S 68°28'52" W	74.25'
L87	S 66°24'47" E	30.00'
L88	N 79°21'23" W	18.63'
L89	S 16°18'19" E	26.24'
L90	S 69°02'27" E	47.51'
L91	S 69°02'27" E	47.51'
L92	S 69°02'27" E	47.51'
L93	S 78°02'40" E	13.53'
L94	S 78°02'40" E	13.53'
L95	N 43°33'46" W	1.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	250.00'	74.70'	17°07'13"	N 43°17'02" E	74.42'
C62	1000.00'	62.00'	3°33'09"	N 61°51'26" E	61.99'
C63	140.51'	33.82'	13°47'32"	N 40°16'59" E	33.74'
C64	200.00'	138.95'	39°48'18"	N 79°30'00" W	136.17'
C65	200.00'	45.42'	13°00'42"	S 87°06'12" W	45.32'
C66	200.00'	73.57'	21°04'33"	S 83°04'16" W	73.15'
C67	200.00'	87.78'	25°08'52"	S 85°06'26" W	87.08'
C68	276.94'	93.73'	19°23'29"	S 87°59'14" W	93.28'
C69	219.00'	106.49'	27°51'40"	N 87°46'33" W	105.45'
C70	159.50'	94.69'	34°00'48"	S 89°08'53" W	93.30'
C71	200.00'	71.72'	20°32'44"	N 57°55'29" E	71.33'
C72	230.00'	52.23'	13°00'42"	S 87°06'12" W	52.12'
C73	170.00'	54.23'	18°16'42"	S 89°44'13" W	54.00'
C74	170.00'	52.75'	17°46'46"	N 72°14'03" W	52.54'
C75	11.00'	15.93'	82°57'20"	N 21°52'00" W	14.57'
C76	170.51'	180.67'	60°42'31"	N 10°44'36" W	172.34'
C77	500.00'	24.51'	2°48'32"	N 58°55'21" E	24.51'
C78	500.00'	132.31'	15°09'43"	N 67°54'29" E	131.93'
C79	500.00'	44.62'	5°06'48"	N 65°55'27" E	44.61'
C80	533.00'	47.57'	5°06'48"	S 65°55'27" W	47.55'
C81	11.00'	19.46'	101°21'48"	S 6°49'38" W	17.02'
C82	11.04'	15.13'	78°30'10"	N 77°12'39" W	13.97'
C83	467.00'	41.68'	5°06'48"	S 65°55'27" W	41.66'
C84	11.00'	15.59'	81°12'18"	S 21°26'27" W	14.32'
C85	11.00'	17.34'	90°20'37"	N 66°42'23" W	15.60'
C86	230.00'	32.94'	8°12'24"	S 73°08'39" E	32.92'
C87	200.00'	28.65'	8°12'24"	S 73°08'39" E	28.62'
C88	170.00'	24.35'	8°12'24"	S 73°08'39" E	24.33'
C89	220.00'	96.92'	25°14'30"	S 81°39'42" E	96.14'
C90	250.00'	110.14'	25°14'30"	S 81°39'42" E	109.25'
C91	280.00'	123.35'	25°14'30"	S 81°39'42" E	122.36'
C92	11.00'	11.01'	57°21'08"	N 49°22'06" W	10.56'
C93	11.00'	11.01'	57°21'08"	N 73°16'46" E	10.56'
C94	11.00'	11.01'	57°21'08"	N 65°15'25" E	10.56'
C95	11.00'	11.01'	57°21'08"	N 57°23'27" W	10.56'

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. 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 (i) Prado 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 (promulgated 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 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 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 (shown hereon as 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 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.

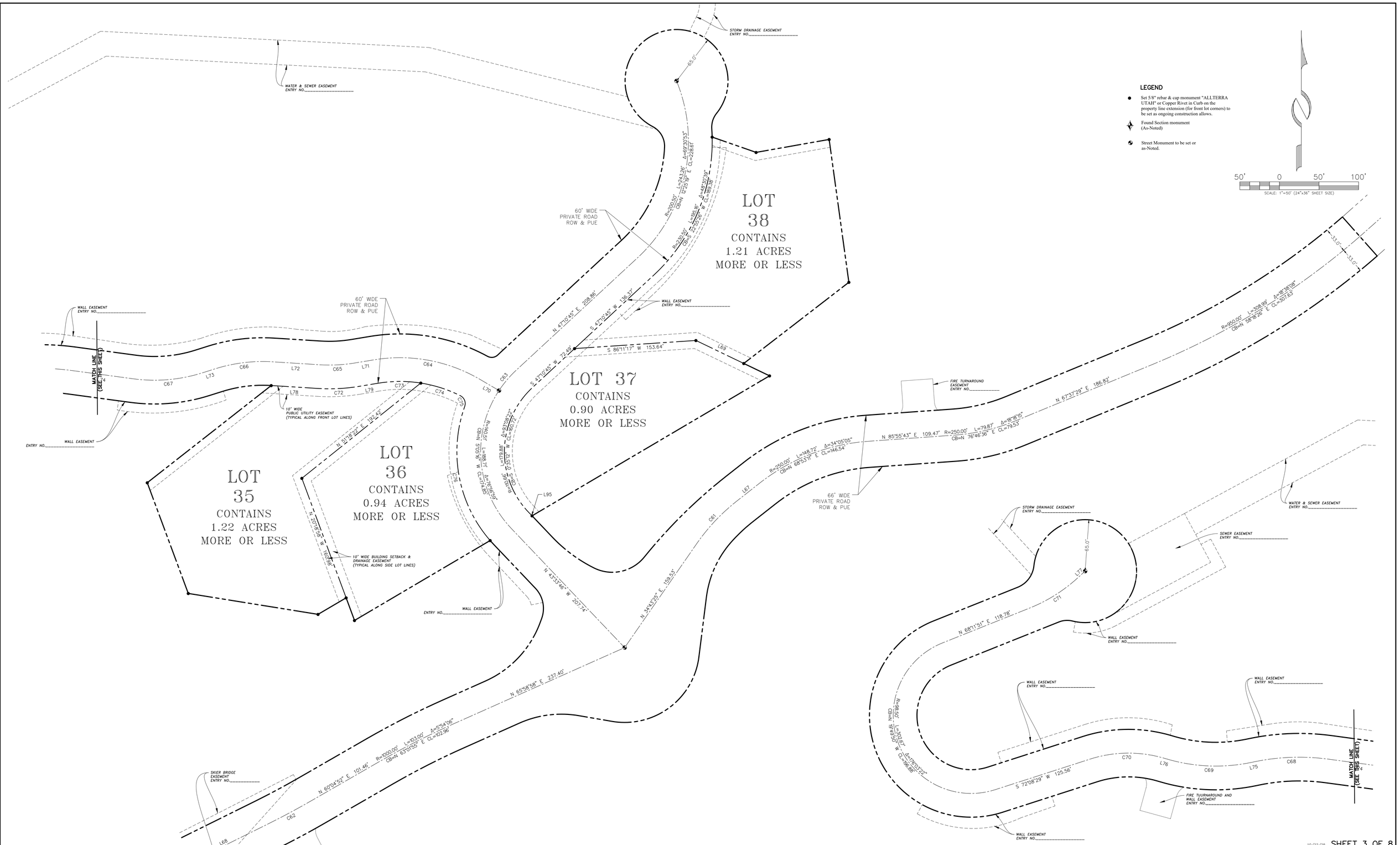
12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and the remaining Property for constructing and maintaining hiking and biking trails ("Trail Easement"). Master Developer may designate, add to, delete, or modify 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 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.

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. 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 ro



10/22/25 SHEET 3 OF 8

JOB NO.: 25024 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25060 – POWDER Prado Subdivision\25060-PRADO.dwg

PRADO AT POWDER MOUNTAIN

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
420 POSTONG VILLAGE DR. #B, PARKVILLE, UTAH 84098

RECORDED
STATE OF UTAH, COUNTY OF WEBER, AND FILED
AT THE REQUEST OF _____
FEE ____ WEBER COUNTY RECORDER ____ BOOK ____ PAGE ____

PRADO AT POWDER MOUNTAIN

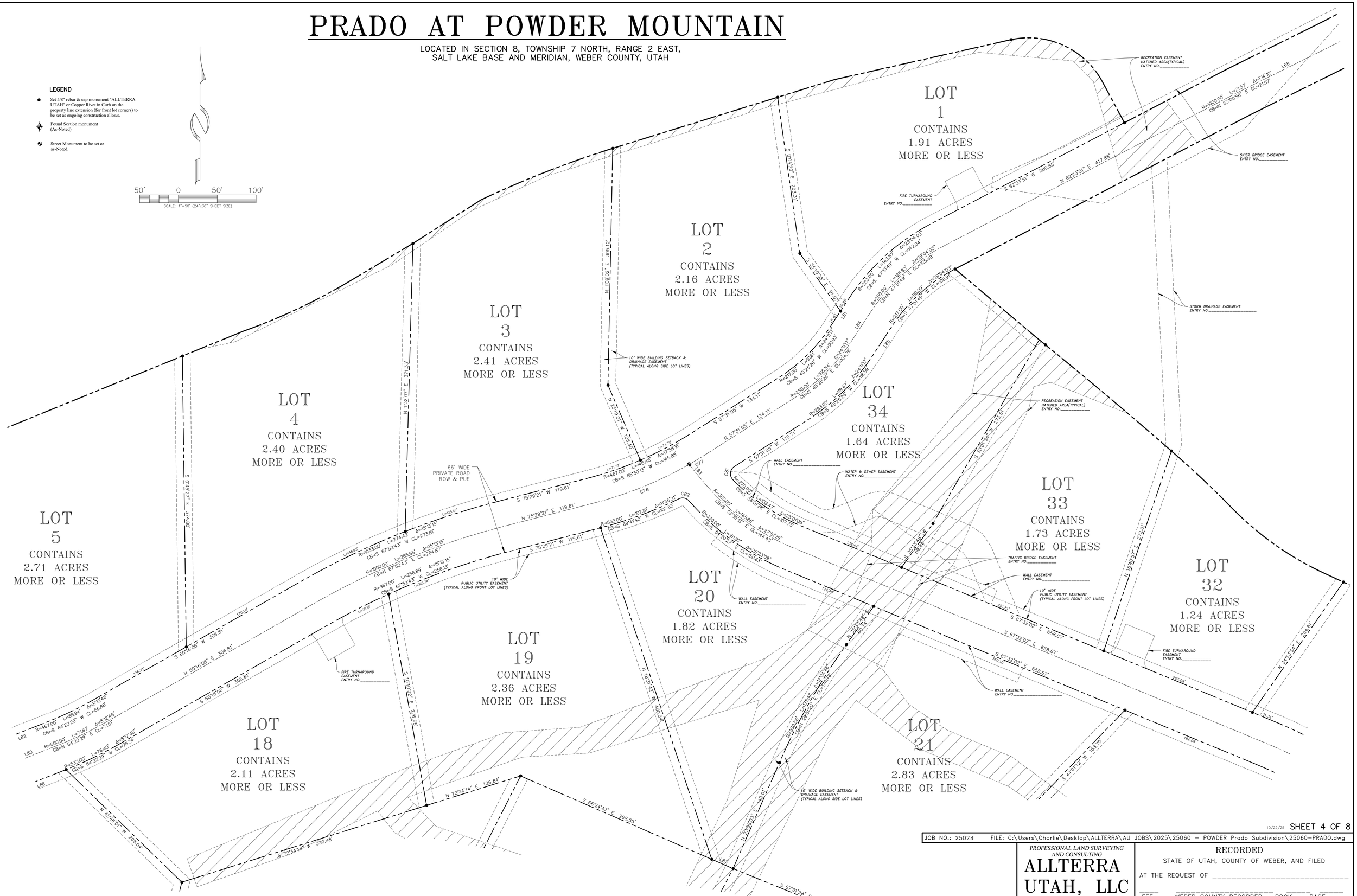
LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

50' 0 50' 100'

SCALE: 1"=50' (24"x36" SHEET SIZE)


LOT 1 CONTAINS 1.91 ACRES MORE OR LESS
LOT 2 CONTAINS 2.16 ACRES MORE OR LESS
LOT 3 CONTAINS 2.41 ACRES MORE OR LESS
LOT 4 CONTAINS 2.40 ACRES MORE OR LESS
LOT 5 CONTAINS 2.71 ACRES MORE OR LESS
LOT 18 CONTAINS 2.11 ACRES MORE OR LESS
LOT 19 CONTAINS 2.36 ACRES MORE OR LESS
LOT 20 CONTAINS 1.82 ACRES MORE OR LESS
LOT 21 CONTAINS 2.83 ACRES MORE OR LESS
LOT 32 CONTAINS 1.24 ACRES MORE OR LESS
LOT 33 CONTAINS 1.73 ACRES MORE OR LESS
LOT 34 CONTAINS 1.64 ACRES MORE OR LESS
RECREATION EASEMENT HATCHED AREA(TYPICAL) ENTRY NO._____
SKIER BRIDGE EASEMENT ENTRY NO._____
FIRE TURNAROUND EASEMENT ENTRY NO._____
STORM DRAINAGE EASEMENT ENTRY NO._____
10' WIDE BUILDING SETBACK & DRAINAGE EASEMENT (TYPICAL ALONG SIDE LOT LINES)
66' WIDE PRIVATE ROAD ROW & PUE
10' WIDE PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT LOT LINES)
WALL EASEMENT ENTRY NO._____
WATER & SEWER EASEMENT ENTRY NO._____
TRAFFIC BRIDGE EASEMENT ENTRY NO._____
S 62°23'51" W 280.65'
N 62°23'51" E 417.88'
S 67°32'02" E 658.67'
S 67°32'02" E 658.67'
S 67°32'02" E 658.67'
S 60°16'06" W 306.81'
N 60°16'06" E 306.81'
S 60°16'06" W 306.81'
N 75°29'21" E 119.61'
S 75°29'21" W 119.61'
S 75°29'21" W 119.61'
S 57°31'05" W 134.11'
N 57°31'05" E 134.11'
S 57°31'05" W 110.71'
S 50°01'54" W 273.51'
N 18°40'51" E 272.01'
N 37°53'54" E 204.81'
S 45°46'01" W 208.04'
S 72°34'14" W 330.48'
N 72°34'14" E 126.84'
S 66°24'47" E 268.55'
S 67°51'28" E
N 75°38'03" E 149.01'
N 75°51'42" W 436.56'
S 10°10'37" E 276.65'
N 1°32'07" E 371.33'
S 0°15'27" E 374.90'
N 17°09'02" E 305.12'
S 8°09'26" E 202.31'
S 15°10'58" E 91.02'
N 23°19'01" W 105.82'
S 35°13'46" W 65.44'
N 62°13'58" W 40.74'
S 4°01'12" W 168.10'
N 19°40'51" E 272.01'
R=1000.00' L=215.7' Δ=11°14'10" L68
CB=N 63°00'56" E CL=215.57'
R=467.00' L=66.34' Δ=8°12'46" L82
CB=S 64°22'29" W CL=66.88'
R=500.00' L=71.67' Δ=8°12'46" L80
CB=N 64°22'29" E CL=71.61'
R=533.00' L=76.40' Δ=8°12'46" L86
CB=S 64°22'29" W CL=76.34'
R=1033.00' L=274.42' Δ=15°13'15"
CB=S 67°52'43" W CL=273.61'
R=1000.00' L=265.65' Δ=15°13'15"
CB=N 67°52'43" E CL=264.87'
R=967.00' L=256.89' Δ=15°13'15"
CB=S 67°52'43" W CL=256.13'
R=533.00' L=107.81' Δ=11°35'21"
CB=S 69°41'40" W CL=107.63'
R=330.00' L=151.97' Δ=26°23'08"
CB=S 54°07'27" E CL=150.63'
R=330.00' L=145.86' Δ=25°19'29"
CB=S 53°38'58" E CL=144.63'
R=270.00' L=128.47' Δ=27°15'29"
CB=S 88°07'28" E CL=127.73'
R=283.00' L=139.42' Δ=28°11'17"
CB=S 45°25'26" W CL=138.09'
R=250.00' L=123.15' Δ=28°11'17"
CB=N 45°25'26" E CL=121.89'
R=207.00' L=101.94' Δ=28°11'17"
CB=S 45°25'26" W CL=100.93'
R=263.00' L=74.53' Δ=16°14'03"
CB=S 47°51'49" W CL=74.27'
R=250.00' L=126.83' Δ=29°04'03"
CB=N 47°51'49" E CL=125.48'
R=207.00' L=105.04' Δ=29°04'03"
CB=S 47°51'49" W CL=103.92'
R=207.00' L=110.09' Δ=30°29'03"
CB=S 47°51'49" W CL=108.78'
R=283.00' L=150.62' Δ=30°29'03"
CB=N 47°51'49" E CL=148.83'
R=283.00' L=73.40' Δ=14°51'42"
CB=N 59°51'42" E CL=73.24'
L81 L84 L85 L87 C77 C78 C79 C80 C81 C82 L83 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L110 L111 L112 L113 L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127

PRADO AT POWDER MOUNTAIN

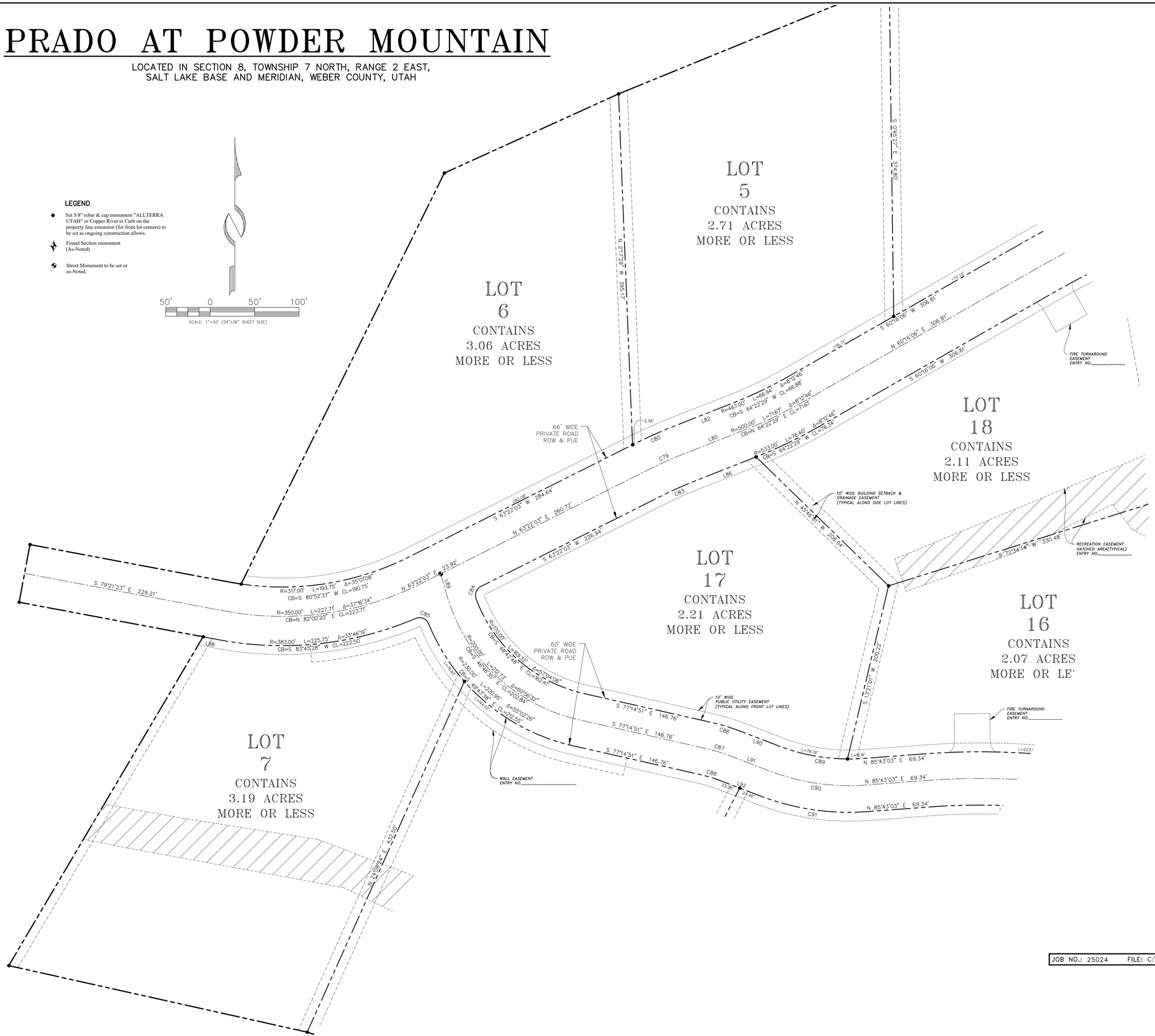
LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

50' 0 50' 100'

SCALE: 1"=50' (24"x36" SHEET SIZE)



10/22/25 SHEET 5 OF 8

JOB NO.: 25024 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25060 – POWDER Prado Subdivision\25060-PRADO.dwg

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
110 SOUTH HUNTSVILLE BLVD, STE 1, HUNTSVILLE, UTAH 84317

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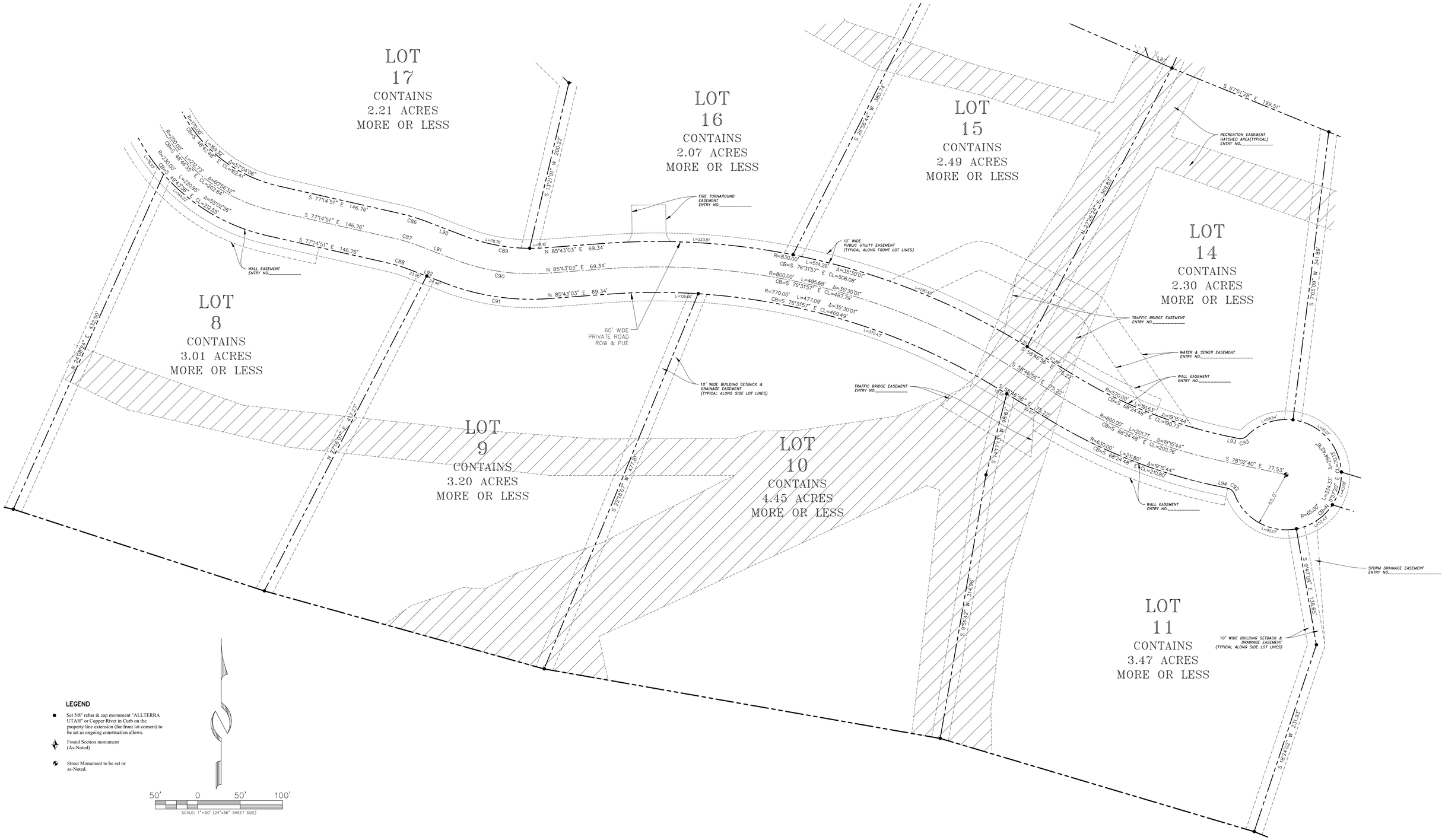

10/22/25 SHEET 6 OF 8

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PRADO AT POWDER MOUNTAIN

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
154 EAST 9000 SOUTH, SUITE B, SANDY, UTAH 84070

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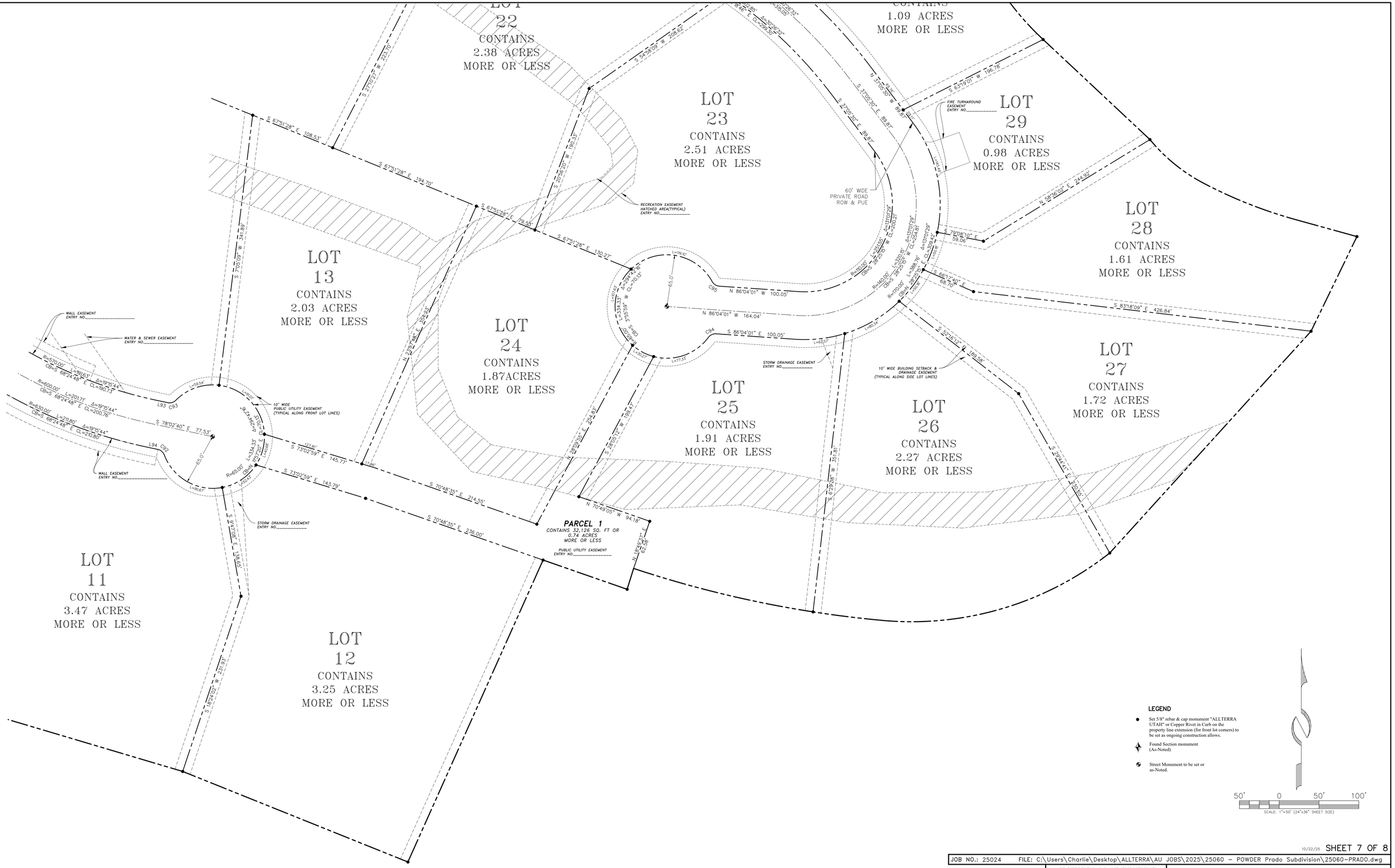
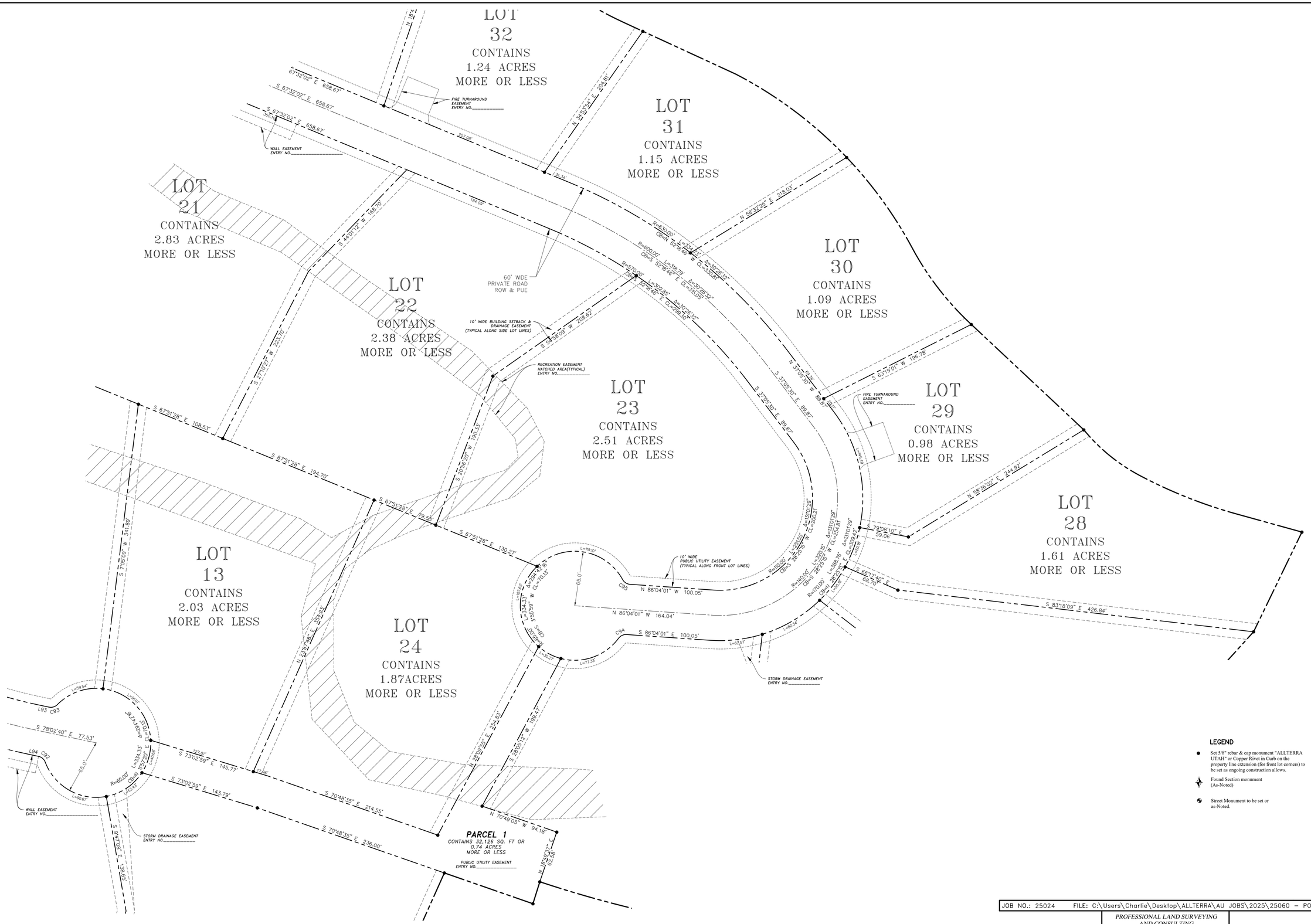

LOT 22 CONTAINS 2.38 ACRES MORE OR LESS
LOT 23 CONTAINS 2.51 ACRES MORE OR LESS
CONTAINS 1.09 ACRES MORE OR LESS
LOT 29 CONTAINS 0.98 ACRES MORE OR LESS
LOT 28 CONTAINS 1.61 ACRES MORE OR LESS
LOT 27 CONTAINS 1.72 ACRES MORE OR LESS
LOT 26 CONTAINS 2.27 ACRES MORE OR LESS
LOT 25 CONTAINS 1.91 ACRES MORE OR LESS
LOT 24 CONTAINS 1.87ACRES MORE OR LESS
LOT 13 CONTAINS 2.03 ACRES MORE OR LESS
LOT 11 CONTAINS 3.47 ACRES MORE OR LESS
LOT 12 CONTAINS 3.25 ACRES MORE OR LESS
PARCEL 1 CONTAINS 32,126 SQ. FT OR 0.74 ACRES MORE OR LESS
PUBLIC UTILITY EASEMENT ENTRY NO._____
60' WIDE PRIVATE ROAD ROW & PUE
FIRE TURNAROUND EASEMENT ENTRY NO._____
RECREATION EASEMENT HATCHED AREA(TYPICAL) ENTRY NO._____
WALL EASEMENT ENTRY NO._____
WATER & SEWER EASEMENT ENTRY NO._____
10' WIDE PUBLIC UTILITY EASEMENT (TYPICAL ALONG FRONT LOT LINES)
STORM DRAINAGE EASEMENT ENTRY NO._____
10' WIDE BUILDING SETBACK & DRAINAGE EASEMENT (TYPICAL ALONG SIDE LOT LINES)
S 67°51'28" E 108.53'
S 67°51'28" E 194.70'
S 67°51'28" E 79.55'
S 67°51'28" E 130.27'
S 54°58'09" W 208.62'
S 63°19'01" W 196.76'
N 58°36'02" E 244.02'
S 83°18'09" E 426.84'
S 29°44'41" E 210.55'
S 70°48'35" E 214.55'
S 70°48'35" E 236.00'
S 73°02'59" E 143.79'
S 73°02'59" E 145.77'
S 78°02'40" E 77.53'
N 86°04'01" W 100.05'
N 86°04'01" W 164.04'
S 86°04'01" E 100.05'
N 70°49'05" W 94.18'
N 18°49'37" E 62.58'
S 62°28'38" W 35.61'
S 18°24'02" W 231.93'
S 9°47'06" E 136.65'
S 20°36'20" W 190.33'
S 27°07'27" W 223.70'
S 7°05'09" W 341.89'
N 20°15'44" E 294.53'
S 26°05'12" W 199.27'
N 26°09'45" E 294.83'
S 66°12'40" E 68.70'
S 32°18'12" E 189.98'
S 79°08'10" E 59.06'
S 37°03'30" W 88.87'
N 37°03'30" W 88.87'
S 17°09'30" E 89.87'
R=570.00' L=191.63' CB=S 68°24'38" E CL=190.73' Δ=19°15'44"
R=600.00' L=201.71' CB=S 68°24'48" E CL=200.76' Δ=19°15'44"
R=630.00' L=211.80' CB=S 68°24'48" E CL=210.87' Δ=19°15'44"
R=65.00' L=334.33' CB=N 75°17'20" E CL=65.00'
R=70.00' L=62.57' CB=N 28°29'15" W CL=60.34'
R=140.00' L=320.15' CB=S 26°25'15" W CL=254.81' Δ=131°01'29"
R=180.00' L=411.52' CB=S 26°25'15" W CL=326.31' Δ=131°01'29"
R=140.00' L=68.76' CB=S 28°29'15" E CL=68.07' Δ=28°13'42"
L=79.91' L=78.97' L=80.34' L=77.37' L=38.27' L=90.67' L=19.54' L=19.54' L=19.54



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PRADO AT POWDER MOUNTAIN

LOCATED IN SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

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