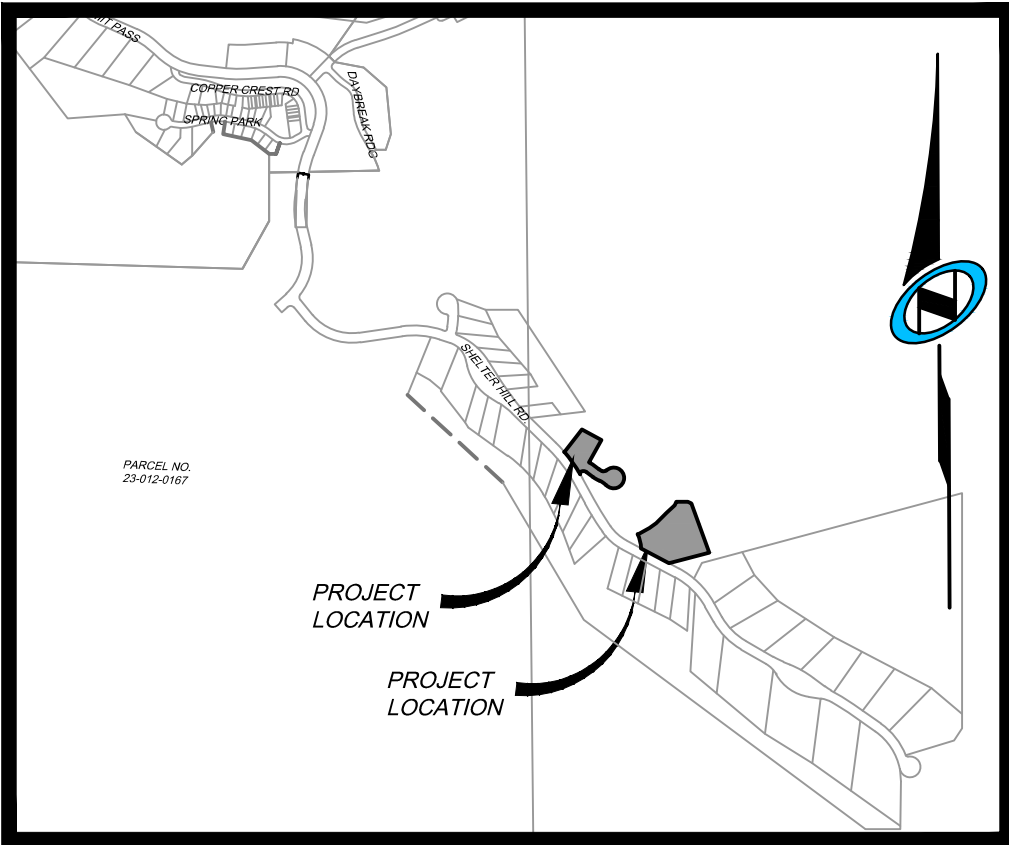


PLAT NOTES:

CHALETS AT POWDER MOUNTAIN

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



VICINITY MAP

N.T.S.

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, CHALETS 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
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

LEGAL DESCRIPTION

WEST PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OR WAY LINE OF SHELTER HILL ROAD, SAID POINT BEING SOUTH 2953.92 FEET AND EAST 2964.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6, TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 932.68 FEET), AND RUNNING, THENCE NORTH 37°17'32" EAST, 176.51 FEET; THENCE SOUTH 61°29'16" EAST, 137.41 FEET; THENCE SOUTH 28°32'23" WEST, 158.39 FEET; THENCE SOUTHEASTERLY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 92.00 FEET, (CHORD BEARS SOUTH 60°55'16" EAST, 24.36 FEET), THROUGH A CENTRAL ANGLE OF 15°12'55", FOR AN ARC DISTANCE OF 24.45 FEET; THENCE SOUTH 53°18'48" EAST, 50.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 58°32'15" EAST 21.85 FEET), THROUGH A CENTRAL ANGLE OF 10°26'54", FOR AN ARC DISTANCE OF 21.88 FEET; THENCE EASTERLY ALONG A COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, (CHORD BEARS NORTH 80°46'36" EAST, 26.69 FEET), THROUGH A CENTRAL ANGLE OF 70°55'25", FOR AN ARC DISTANCE OF 25.47 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, (CHORD BEARS SOUTH 17°45' WEST, 40.34 FEET), THROUGH A CENTRAL ANGLE OF 27°15'14", FOR AN ARC DISTANCE OF 308.53 FEET; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, (CHORD BEARS NORTH 55°20'22" WEST, 47.18 FEET), THROUGH A CENTRAL ANGLE OF 25°13'56", FOR AN ARC DISTANCE OF 47.56 FEET; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS NORTH 60°38'04" WEST, 45.87 FEET), THROUGH A CENTRAL ANGLE OF 14°38'31", FOR AN ARC DISTANCE OF 46.00 FEET; THENCE NORTH 53°18'48" WEST, 50.21 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 82.00 FEET, (CHORD BEARS NORTH 87°26'09" WEST, 35.90 FEET), THROUGH A CENTRAL ANGLE OF 68°14'41", FOR AN ARC DISTANCE OF 38.12 FEET; THENCE SOUTH 57°19'55" WEST, 0.33 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS SOUTH 13°34'37" WEST, 15.21 FEET), THROUGH A CENTRAL ANGLE OF 87°30'36", FOR AN ARC DISTANCE OF 16.80 FEET, TO A POINT OF CUSP, AND THE SAID NORTHERLY ROW LINE OF SHELTER HILL RD. ; THENCE ALONG SAID NORTHERLY ROW LINE AND NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, (CHORD BEARS NORTH 35°23'07" WEST, 168.80 FEET), THROUGH A CENTRAL ANGLE OF 10°24'51", FOR AN ARC DISTANCE OF 169.04 FEET, TO THE POINT OF BEGINNING.

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

CONTAINING 52,828.47 SQUARE FEET, 1.2128 ACRES, MORE OR LESS

EAST PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OR WAY LINE OF SHELTER HILL ROAD, SAID POINT BEING SOUTH 3548.42 FEET AND EAST 3438.70 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6, TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 932.68 FEET), AND RUNNING THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 221.74 FEET, (CHORD BEARS NORTH 13°58'34" WEST, 89.76 FEET), THROUGH A CENTRAL ANGLE OF 23°21'16", FOR AN ARC DISTANCE OF 90.38 FEET; THENCE NORTH 61°34'10" EAST, 82.61 FEET; THENCE NORTH 54°24'46" EAST, 50.40 FEET; THENCE NORTH 44°41'54" EAST, 42.67 FEET; THENCE NORTH 47°40'12" EAST, 65.42 FEET; THENCE NORTH 26°38'45" EAST, 25.66 FEET; THENCE NORTH 90°00'00" EAST, 70.89 FEET; THENCE SOUTH 62°02'05" EAST, 22.98 FEET; THENCE SOUTH 20°06'13" EAST, 322.77 FEET; THENCE SOUTH 74°58'20" WEST, 256.29 FEET, TO THE SAID NORTHERLY ROW LINE OF SHELTER HILL RD.; THENCE ALONG SAID NORTHERLY ROW LINE, NORTH 61°53'45" WEST, 194.64 FEET, TO THE POINT OF BEGINNING.

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

CONTAINING 102,167.89 SQUARE FEET, 2.3455 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

- 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.
- 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.4M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)

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, TO BE THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN SHELTER HILL 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 COMMON 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.
- OPEN SPACE AREAS. DECLARANT RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT PUBLIC WALKING 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.

ACKNOWLEDGEMENT:

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

BY: _____

NAME: _____

TITLE: _____

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS _____ DAY OF _____ 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AS THE AUTHORIZED SIGNATORY OF SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: _____

RESIDING IN: _____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

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

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____

TITLE:

OWNER

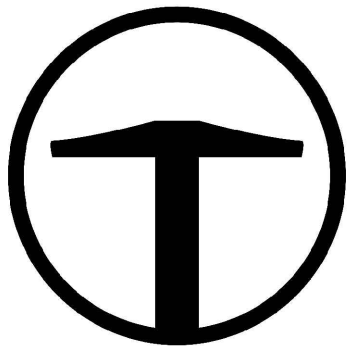
SHELTER HILL
DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310

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

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

CHALETS AT POWDER MOUNTAIN

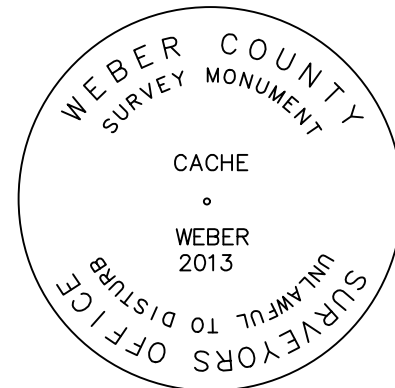
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025

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

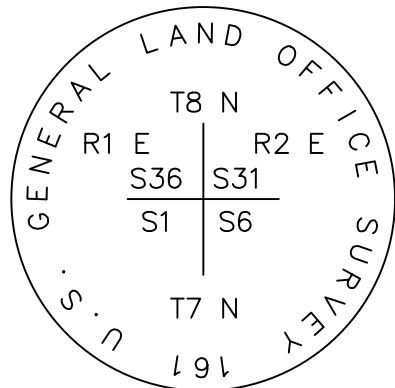
BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

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

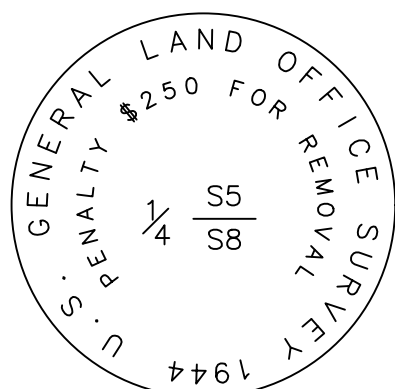
NORTH QUARTER CORNER SECTION
8, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND 1944 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"



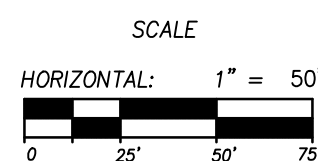
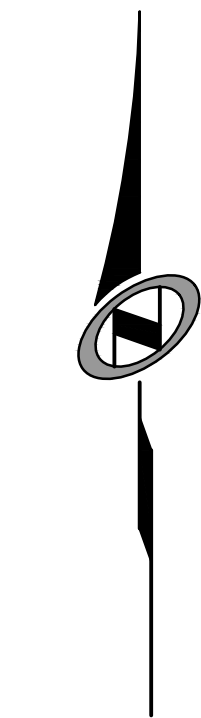
DETAIL "A"



DETAIL "B"



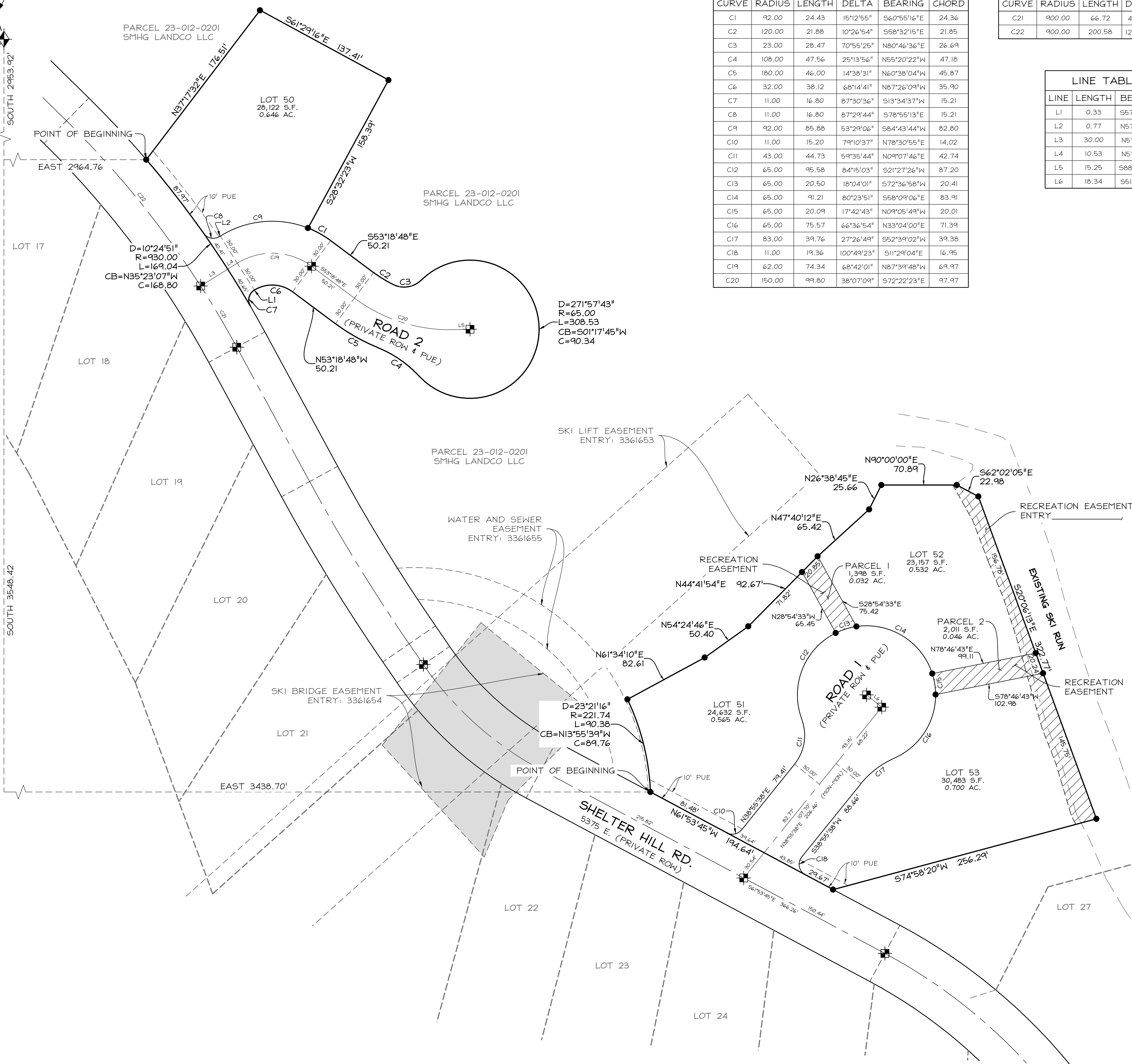
DETAIL "C"



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- PUE AND EASEMENTS
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- RECREATION EASEMENT
- EXISTING SKI BRIDGE EASEMENT

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	92.00	24.43	15°12'55"	S60°55'16"E	24.36
C2	120.00	21.88	10°26'54"	S58°32'15"E	21.85
C3	23.00	28.47	70°55'25"	N80°46'36"E	26.69
C4	108.00	47.56	25°13'56"	N55°20'22"W	47.18
C5	180.00	46.00	14°38'31"	N60°38'04"W	45.87
C6	32.00	38.12	68°14'41"	N87°26'09"W	35.90
C7	11.00	16.80	87°30'36"	S13°34'37"W	15.21
C8	11.00	16.80	87°29'44"	S78°55'13"E	15.21
C9	92.00	85.88	53°29'06"	S84°43'44"W	82.80
C10	11.00	15.20	79°10'37"	N78°30'55"E	14.02
C11	43.00	44.73	59°35'44"	N09°07'46"E	42.74
C12	65.00	95.58	84°15'03"	S21°27'26"W	87.20
C13	65.00	20.50	18°04'01"	S72°36'58"W	20.41
C14	65.00	91.21	80°23'51"	S58°09'06"E	83.91
C15	65.00	20.09	17°42'43"	N09°05'49"W	20.01
C16	65.00	75.57	66°36'54"	N33°04'00"E	71.39
C17	83.00	39.76	27°26'49"	S52°39'02"W	39.38
C18	11.00	19.36	100°49'23"	S11°29'04"E	16.95
C19	62.00	74.34	68°42'01"	N87°39'48"W	69.97
C20	150.00	99.80	38°07'09"	S72°22'23"E	97.97

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	900.00	66.72	4°14'52"	N30°34'53"W	66.71
C22	900.00	200.58	12°46'09"	N39°05'23"W	200.16

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.33	S57°19'55"W
L2	0.77	N57°19'55"E
L3	30.00	N57°59'11"E
L4	10.53	N57°59'11"E
L5	15.25	S88°34'03"W
L6	18.34	S51°04'22"E

Sheet 2 of 2



RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO: _____
DATE: _____ TIME: _____
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FEE \$ _____
WEBER COUNTY RECORDER