

DATE: _____ TIME: _____ DRAWING NAME: _____
SEWER: _____ SERVICE: _____ PLATTING VIEW: _____
PART: _____ EXEMPT: _____ PROJ. MAP: _____

VEEFS: _____

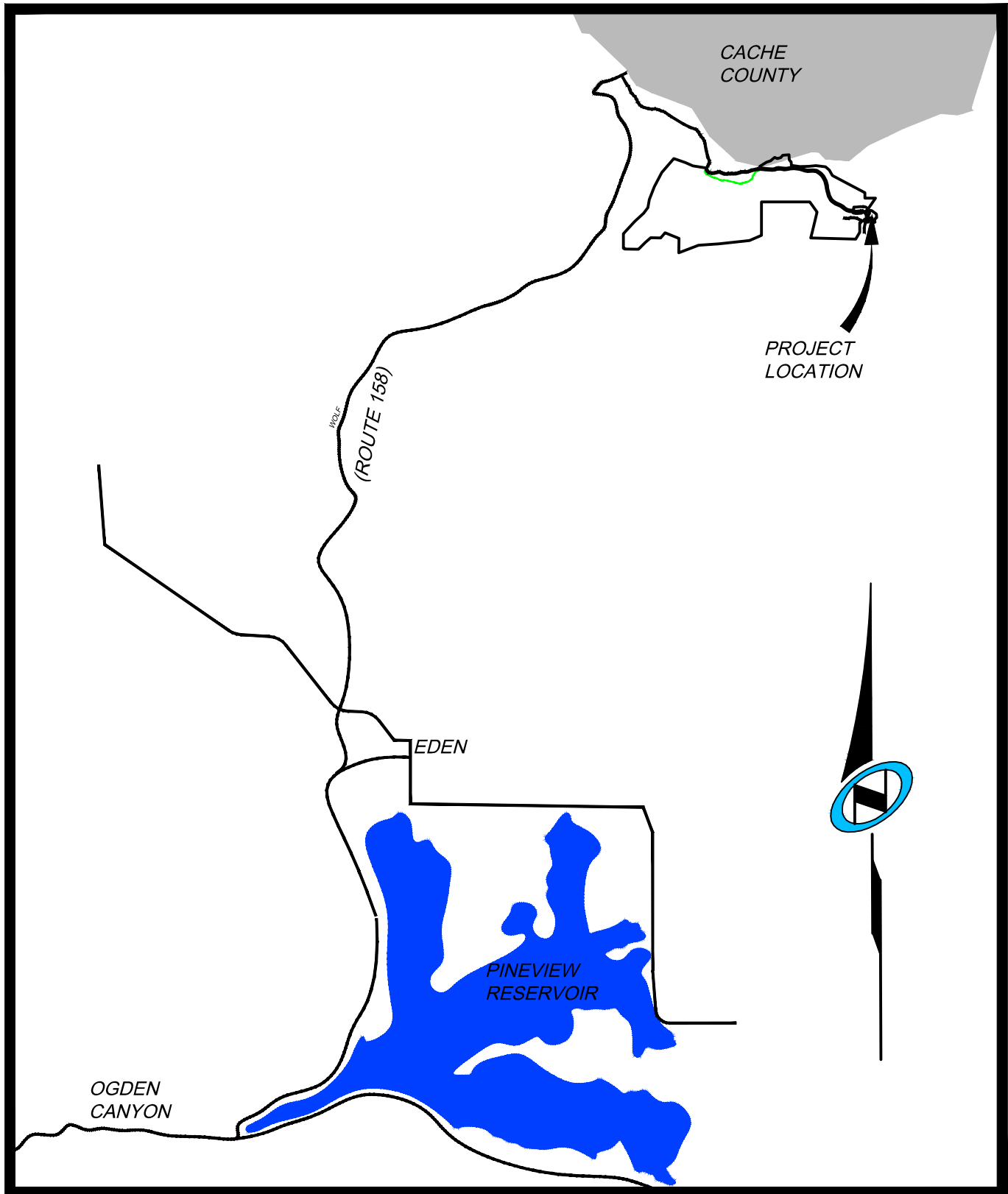
SUMMIT AT POWDER MOUNTAIN PHASE 1D

LOCATED IN THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS, SAID POINT BEING SOUTH 3,424.35 FEET AND EAST 4,053.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 43°58'09" EAST 130.63 FEET; THENCE NORTH 43°58'09" EAST 23.00 FEET; THENCE SOUTH 46°01'51" EAST 43.00 FEET; THENCE SOUTHERLY ALONG A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 01°01'52" EAST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 90°00'01", 36.13 FEET; THENCE NORTH 46°01'52" WEST 0.00 FEET; THENCE SOUTH 46°01'51" EAST 34.34 FEET; THENCE NORTH 43°58'09" EAST 40.00 FEET; THENCE SOUTH 83°27'23" EAST 77.29 FEET; THENCE SOUTH 53°50'59" EAST 246.81 FEET; THENCE SOUTH 05°42'44" EAST 21.86 FEET; THENCE SOUTH 05°42'44" EAST 141.88 FEET; THENCE SOUTH 59°58'58" WEST 65.49 FEET; THENCE SOUTH 13°45'23" WEST 123.76 FEET; THENCE SOUTH 59°58'58" WEST 5.57 FEET; THENCE SOUTH 30°01'02" EAST 37.31 FEET; THENCE SOUTH 59°58'58" WEST 36.00 FEET; THENCE NORTH 30°01'02" WEST 126.68 FEET; THENCE NORTHWESTERLY ALONG A 343.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 21°30'10" WEST A DISTANCE OF 101.57 FEET), THROUGH A CENTRAL ANGLE OF 17°01'43", 101.94 FEET; THENCE SOUTH 85°44'00" WEST 87.02 FEET; THENCE SOUTHERLY ALONG A 218.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 10°22'22" WEST A DISTANCE OF 74.77 FEET), THROUGH A CENTRAL ANGLE OF 19°44'57", 75.14 FEET; THENCE SOUTH 20°14'58" WEST 79.14 FEET; THENCE SOUTHWESTERLY ALONG A 58.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 65°14'58" WEST A DISTANCE OF 82.73 FEET), THROUGH A CENTRAL ANGLE OF 90°00'00", 91.89 FEET; THENCE NORTH 69°45'02" WEST 36.55 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 20°16'24" EAST 132.23 FEET, 2) NORTHERLY ALONG A 283.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 02°28'52" EAST A DISTANCE OF 172.95 FEET), THROUGH A CENTRAL ANGLE OF 35°35'04", 175.76 FEET; THENCE NORTH 85°44'00" EAST 52.01 FEET; THENCE NORTHERLY ALONG A 118.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS NORTH 15°18'44" EAST A DISTANCE OF 78.73 FEET), THROUGH A CENTRAL ANGLE OF 38°58'23", 80.26 FEET; THENCE NORTH 34°47'56" EAST 6.10 FEET; THENCE NORTHERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 05°36'59" WEST A DISTANCE OF 29.82 FEET), THROUGH A CENTRAL ANGLE OF 80°49'44", 32.45 FEET; THENCE NORTH 46°01'51" WEST 5.45 FEET; THENCE NORTH 46°01'51" WEST 64.33 FEET; THENCE WESTERLY ALONG A 23.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, (CHORD BEARS SOUTH 88°58'09" WEST A DISTANCE OF 32.53 FEET), THROUGH A CENTRAL ANGLE OF 90°00'00", 36.13 FEET; THENCE SOUTH 43°58'09" WEST 71.63 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF SUMMIT PASS; THENCE NORTHWESTERLY ALONG A 283.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS NORTH 46°01'51" WEST A DISTANCE OF 50.00 FEET), THROUGH A CENTRAL ANGLE OF 10°08'10", ALONG SAID EASTERLY RIGHT OF WAY LINE 50.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 138,293 SQUARE FEET OR 3.175 ACRES.



Vicinity Map

N.T.S.

PLAT PREPARED FOR:

SUMMIT MOUNTAIN HOLDING GROUP, LLC.
1355 NORTH 5900 EAST
EDEN, UTAH 84310

SUMMIT AT POWDER MOUNTAIN PHASE 1D COVER SHEET, SIGNATURES, & VICINITY MAP

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

SURVEYOR'S CERTIFICATE:

I, Richard W. Miller, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 155641, as prescribed under the laws of the state of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and that same streets, hereafter to be known as SUMMIT AT POWDER MOUNTAIN PHASE 1D has been correctly surveyed and staked on the ground as shown on this plat.

RICHARD W. MILLER _____ Date of Survey _____
Professional Land Surveyor
Utah Certificate No. 155641

SURVEY NARRATIVE:

1-THE SURVEY WAS 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 BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE.

OWNER'S DEDICATION:

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

SUMMIT AT POWDER MOUNTAIN PHASE 1D

do hereby dedicate for perpetual use of the public all easements, trails and rights-of-way as shown on this plat as intended for Public use.

In witness whereof _____ have hereunto set _____
this _____ day of _____ A.D., 20____, _____

BY:

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

State of Utah }
County of _____ } S.S.

The foregoing instrument was acknowledged before me this _____ day
of _____ A.D., 20____, by _____,
who is the _____ of _____.

Notary

My commission expires: _____ Residing at: _____

Sheet 1 of 2

NIV5

NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

RECORDED

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

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS DEDICATION
PLAT WAS DULY APPROVED BY THE OFFICE
OF THE WEBER COUNTY ENGINEER
THIS _____ OF _____, A.D., 20____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE OFFICE
OF THE WEBER COUNTY ENGINEER
THIS _____ OF _____, A.D., 20____.

COUNTY ENGINEER

WEBER COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY
OF _____, 20____.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

APPROVED THIS _____ DAY
OF _____, A.D., 20____.

WEBER COUNTY ATTORNEY

WEBER COUNTY COMMISSION

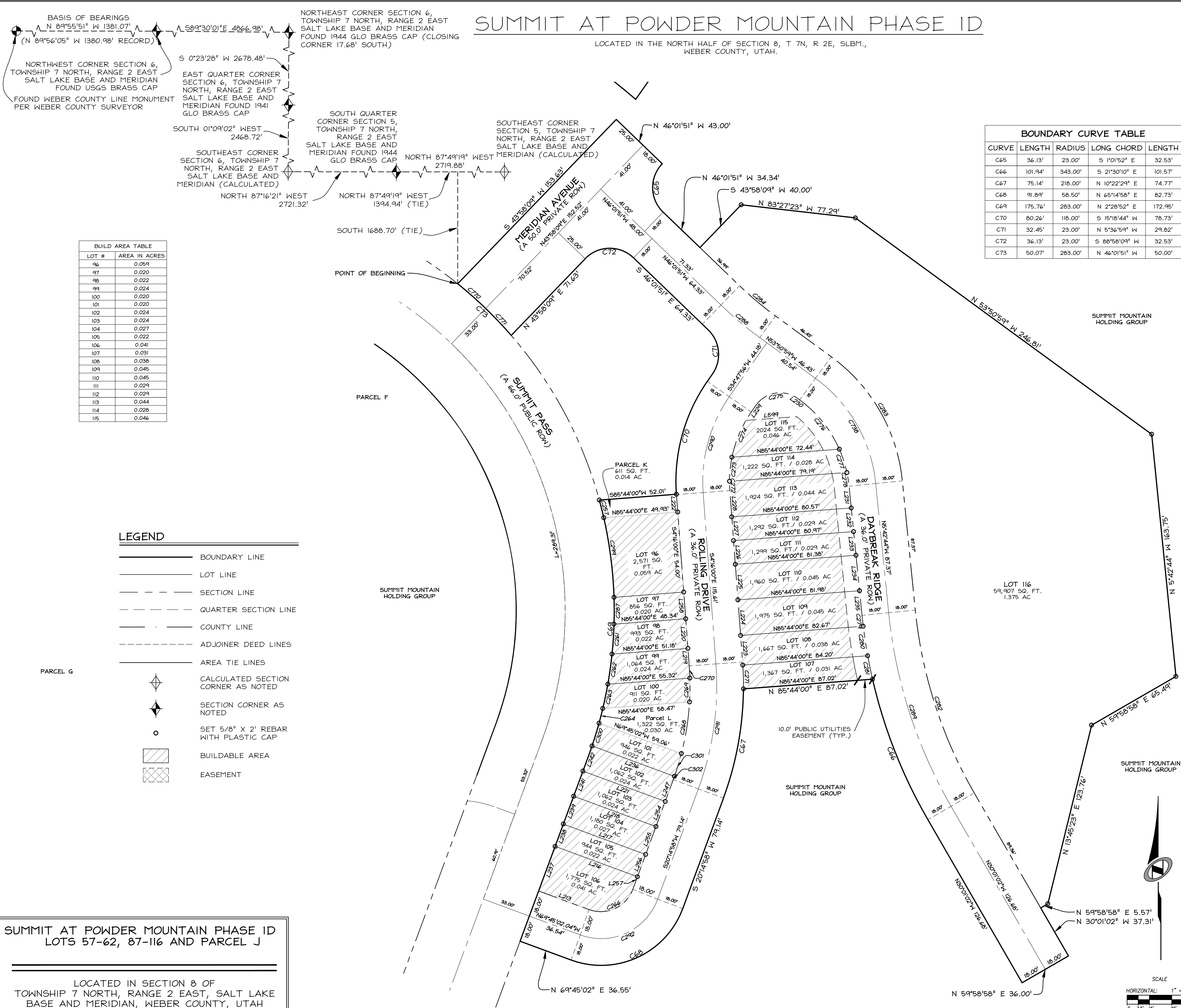
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER
PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS
SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF
WEBER COUNTY, UTAH

SIGNED THIS _____ OF _____, A.D., 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:
COUNTY CLERK

DRAWING NAME: SUMMIT AT POWDER MOUNTAIN PHASE 1D
DATE: 11/11/2024
SCALE: 1" = 30'
SHEET: 2 OF 2



BUILD AREA TABLE	
LOT #	AREA IN ACRES
96	0.059
97	0.020
98	0.022
99	0.024
100	0.020
101	0.020
102	0.024
103	0.024
104	0.027
105	0.022
106	0.041
107	0.031
108	0.036
109	0.045
110	0.045
111	0.029
112	0.029
113	0.044
114	0.028
115	0.046

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	COUNTY LINE
	ADJOINER DEED LINES
	AREA TIE LINES
	CALCULATED SECTION CORNER AS NOTED
	SECTION CORNER AS NOTED
	SET 5/8" X 2' REBAR WITH PLASTIC CAP
	BUILDABLE AREA
	EASEMENT

SUMMIT AT POWDER MOUNTAIN PHASE 1D
LOTS 57-62, 87-116 AND PARCEL J

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

SUMMIT AT POWDER MOUNTAIN PHASE 1D

LOCATED IN THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.,
WEBER COUNTY, UTAH.

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C65	36.13'	23.00'	S 1°01'52" E	32.53'
C66	101.94'	343.00'	S 21°30'10" E	101.57'
C67	75.14'	218.00'	N 10°22'29" E	74.77'
C68	91.89'	58.50'	N 65°14'58" E	82.73'
C69	175.76'	283.00'	N 2°28'52" E	172.95'
C70	80.26'	118.00'	S 15°18'44" W	78.73'
C71	32.45'	23.00'	N 5°36'59" W	29.82'
C72	36.13'	23.00'	S 88°58'09" W	32.53'
C73	50.07'	283.00'	N 46°01'51" W	50.00'

LINE TABLE		
LINE	LENGTH	DIRECTION
L213	36.04'	N 69°45'02" W
L216	59.03'	N 69°45'02" W
L217	59.03'	N 69°45'02" W
L218	59.01'	N 69°45'02" W
L219	11.80'	S 4°16'00" E
L220	20.00'	S 4°16'00" E
L221	59.01'	N 69°45'02" W
L222	11.81'	S 4°16'00" E
L223	17.88'	S 4°16'00" E
L224	24.00'	S 4°16'00" E
L225	24.00'	S 4°16'00" E
L226	16.00'	S 4°16'00" E
L227	16.00'	S 4°16'00" E
L228	17.72'	S 4°16'00" E
L229	5.27'	S 34°47'56" W
L230	1.63'	N 53°50'59" W
L231	14.71'	N 5°42'44" W
L232	16.01'	N 5°42'44" W
L233	16.01'	N 5°42'44" W
L234	24.01'	N 5°42'44" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L235	16.65'	N 5°42'44" W
L236	59.10'	S 69°45'02" E
L247	15.64'	N 20°14'58" E
L254	18.00'	N 20°14'58" E
L255	20.00'	N 20°14'58" E
L256	16.00'	N 20°14'58" E
L257	9.00'	N 20°14'58" E
L258	18.00'	N 4°16'00" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C264	10.26'	283.00'	N 14°25'03" E	10.26'
C266	36.13'	23.00'	N 65°14'58" E	32.53'
C268	35.21'	182.00'	N 8°54'59" E	35.15'
C269	16.07'	182.00'	N 0°50'43" E	16.06'
C270	8.20'	182.00'	N 2°58'31" W	8.20'
C271	16.02'	218.00'	N 1°36'19" W	16.02'
C273	16.28'	82.00'	S 5°48'32" W	16.25'
C274	33.35'	82.00'	S 23°08'50" W	33.12'
C275	31.89'	20.00'	S 80°28'29" W	28.62'
C276	43.06'	82.00'	N 38°48'24" W	42.57'
C277	16.50'	82.00'	N 17°59'59" W	16.47'
C279	7.36'	343.00'	S 61°19'38" E	7.36'
C280	20.06'	343.00'	S 8°37'04" E	20.06'
C281	16.13'	343.00'	S 11°38'27" E	16.13'
C282	130.23'	307.00'	S 17°51'53" E	129.26'
C283	99.14'	118.00'	N 29°46'51" W	96.25'
C284	31.66'	232.00'	S 49°56'25" E	31.63'
C288	34.12'	250.00'	S 49°56'25" E	34.09'
C289	137.86'	325.00'	S 17°51'53" E	136.83'
C290	68.18'	100.00'	S 15°15'58" W	66.87'

CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C291	85.58'	200.00'	S 7°59'29" W	84.93'
C292	63.62'	40.50'	S 65°14'58" W	57.28'
C299	66.34'	283.00'	S 8°35'44" E	66.19'
C301	16.03'	182.00'	S 16°58'54" W	16.03'
C302	2.36'	264.15'	S 20°14'58" W	2.36'
C738	84.02'	100.00'	N 29°46'51" W	81.57'
C770	25.03'	283.00'	S 48°33'54" E	25.02'
C771	25.03'	283.00'	S 43°29'49" E	25.02'

RECORDED #

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

REQUEST OF: _____

ENTRY NO.: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

Sheet 2 of 2

NV5

NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300
801.743.1300 TEL. 801.743.0300 FAX
MURRAY, UT 84107
WWW.NOLTE.COM