

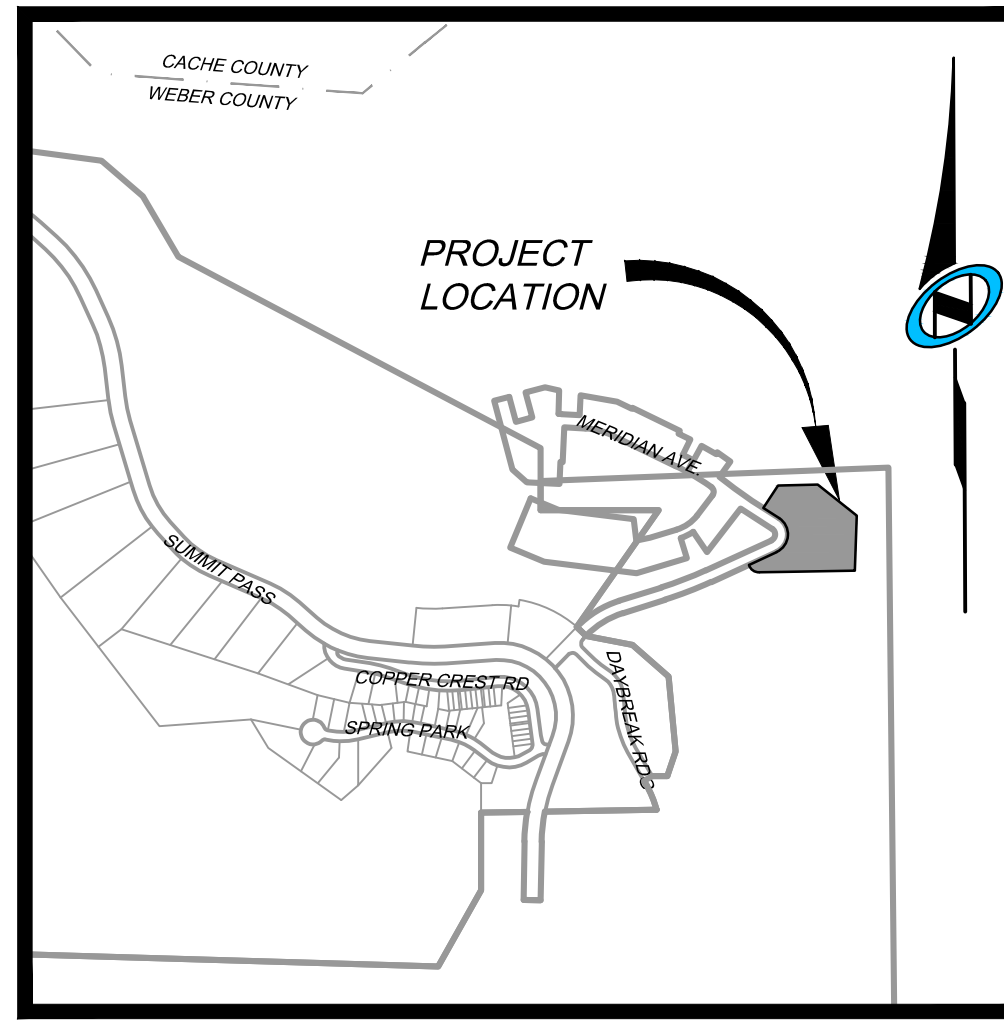
POWDER POINT AT POWDER MOUNTAIN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2023

PLAT NOTES:

(PLAT NOTES TO BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)

A notice that runs with the land shall be recorded, and, if applicable, a note on the subdivision plat shall be required, which provide:
 Notice that the parcel is located within a natural hazard study area;
 Notice that a natural hazard study and report is available for public inspection in the county planning division office;
 Notice that a hazard has been identified on the parcel and the type and severity of the hazard;
 The professional who prepared the report, with his or her contact information; and
 Any restrictions on the use of the parcel required within the natural hazard report, or by the land use authority.



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 HCO 106-1-8(C)(2), AND THAT THIS PLAT, POWDER POINT 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

LOCATED IN THE NORTH QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT BEING SOUTH 333.42 FEET AND EAST 2044.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING 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 4912.68 FEET, THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF MERIDIAN AVENUE NORTH 65°24'29" EAST 265.51 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 237°20'04" (CHORD BEARS NORTH 04°04'34" EAST 131.61 FEET) FOR AN ARC DISTANCE OF 160.57 FEET, THENCE NORTH 57°15'22" WEST 90.44 FEET, THENCE LEAVING SAID RIGHT OF WAY, NORTH 35°24'48" EAST 125.56 FEET, THENCE SOUTH 77°12'33" EAST 209.00 FEET, THENCE SOUTH 54°35'12" EAST 320.21 FEET, THENCE SOUTH 14°24'34" EAST 39.18 FEET, THENCE SOUTH 63°33'31" WEST 573.18 FEET, THENCE NORTH 20°23'29" WEST 148.79 FEET, THENCE SOUTH 69°36'31" WEST 88.13 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET THROUGH A CENTRAL ANGLE OF 74°10'50" (CHORD BEARS NORTH 73°18'04" WEST 77.19 FEET) FOR AN ARC DISTANCE OF 82.86 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

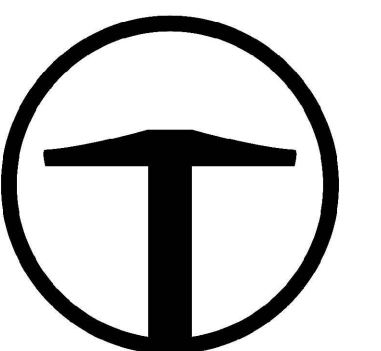
- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1., 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 0°00'014" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- A PORTION OF THE WESTERLY BOUNDARY WAS DETERMINED BY MERIDIAN AVE, AS SHOWN ON OVERLOOK AT POWDER MOUNTAIN PHASE I. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON SAID EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.

OWNER'S DEDICATION:

(OWNERS DEDICATION WILL BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)

ACKNOWLEDGEMENT:

(ACKNOWLEDGEMENT WILL BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)



TALISMAN
 CIVIL CONSULTANTS
 5217 SOUTH STATE STREET
 SUITE 200
 MURRAY, UT 84107
 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

<p style="text-align: center; font-weight: bold; font-size: small;">OWNER</p> <p style="text-align: center;"> OVERLOOK POINT LLC 3923 N. WOLF CREEK DR. EDEN, UT 84310 </p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ATTORNEY</p> <p style="font-size: x-small;"> 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____. </p> <p style="text-align: center; font-size: x-small;">_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY SURVEYOR</p> <p style="font-size: x-small;"> 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____. </p> <p style="text-align: center; font-size: x-small;">_____ COUNTY SURVEYOR</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ENGINEER</p> <p style="font-size: x-small;"> 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____. </p> <p style="text-align: center; font-size: x-small;">_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p style="font-size: x-small;"> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____. </p> <p style="text-align: center; font-size: x-small;">_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p style="font-size: x-small;"> 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____. </p> <p style="text-align: center; font-size: x-small;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p style="text-align: center; font-size: x-small;">_____ ATTEST:</p> <p style="text-align: center; font-size: x-small;">_____ TITLE:</p>
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POWDER POINT AT POWDER MOUNTAIN

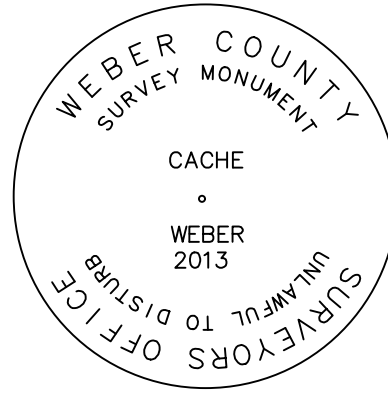
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 SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2023

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"

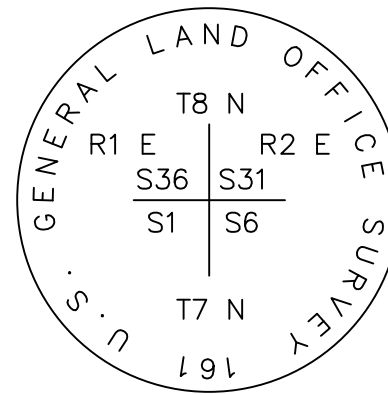
BASIS OF BEARINGS
 N 89°55'51" W 1381.07'
 (N 89°56'05" W 1380.98' RECORD)

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

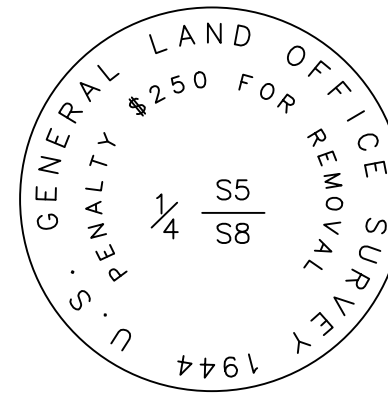
NORTH QUARTER CORNER SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN,
 FOUND 1944 GLO 4" BRASS CAP,
 GOOD CONDITION
 6" ABOVE GROUND
 DETAIL "C"



DETAIL "A"



DETAIL "B"



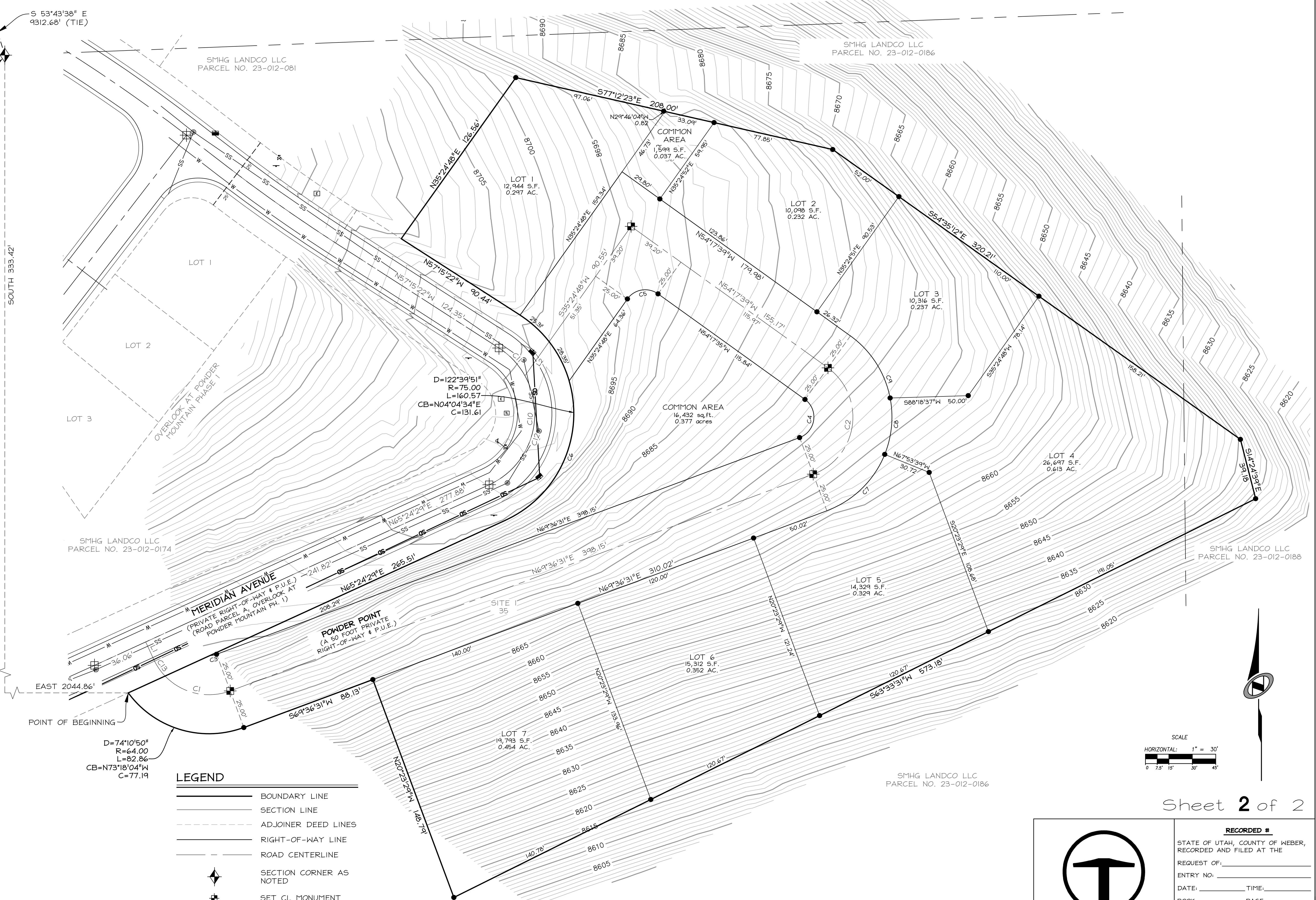
DETAIL "C"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	39.00	45.27	66°30'00"	S77°08'28"E	42.77
C2	39.00	84.03	123°26'24"	N07°53'16"E	68.69
C3	14.00	4.59	18°46'20"	N78°59'42"E	4.57
C4	14.00	30.09	123°07'52"	N08°02'28"E	24.62
C5	14.00	22.06	90°17'37"	S80°33'36"W	19.85
C6	75.00	106.91	81°40'19"	S24°34'20"W	98.08
C7	64.00	53.27	47°41'31"	N45°45'46"E	51.75
C8	64.00	36.77	32°55'06"	N05°27'27"E	36.27
C9	64.00	48.36	43°17'33"	N32°38'52"W	47.22
C10	50.00	107.04	122°39'51"	N04°04'34"E	87.74
C11	50.00	24.56	28°08'45"	S43°10'59"E	24.32
C12	50.00	82.46	94°31'06"	S18°08'56"W	73.44
C13	39.00	13.14	19°17'58"	N34°14'29"W	13.07

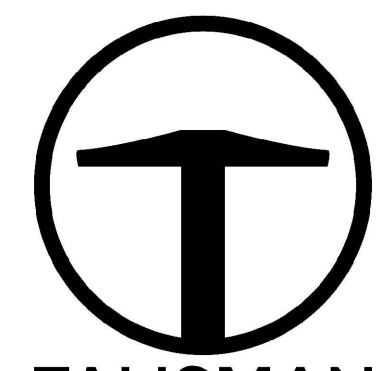
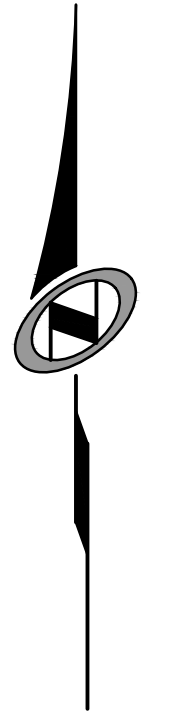
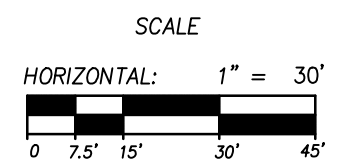
LINE TABLE		
LINE	LENGTH	BEARING
L1	12.11	N24°35'31"W
L2	26.71	S35°24'48"W

LEGEND

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



OVERLOOK POINT LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84310



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 CIVIL CONSULTANTS
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