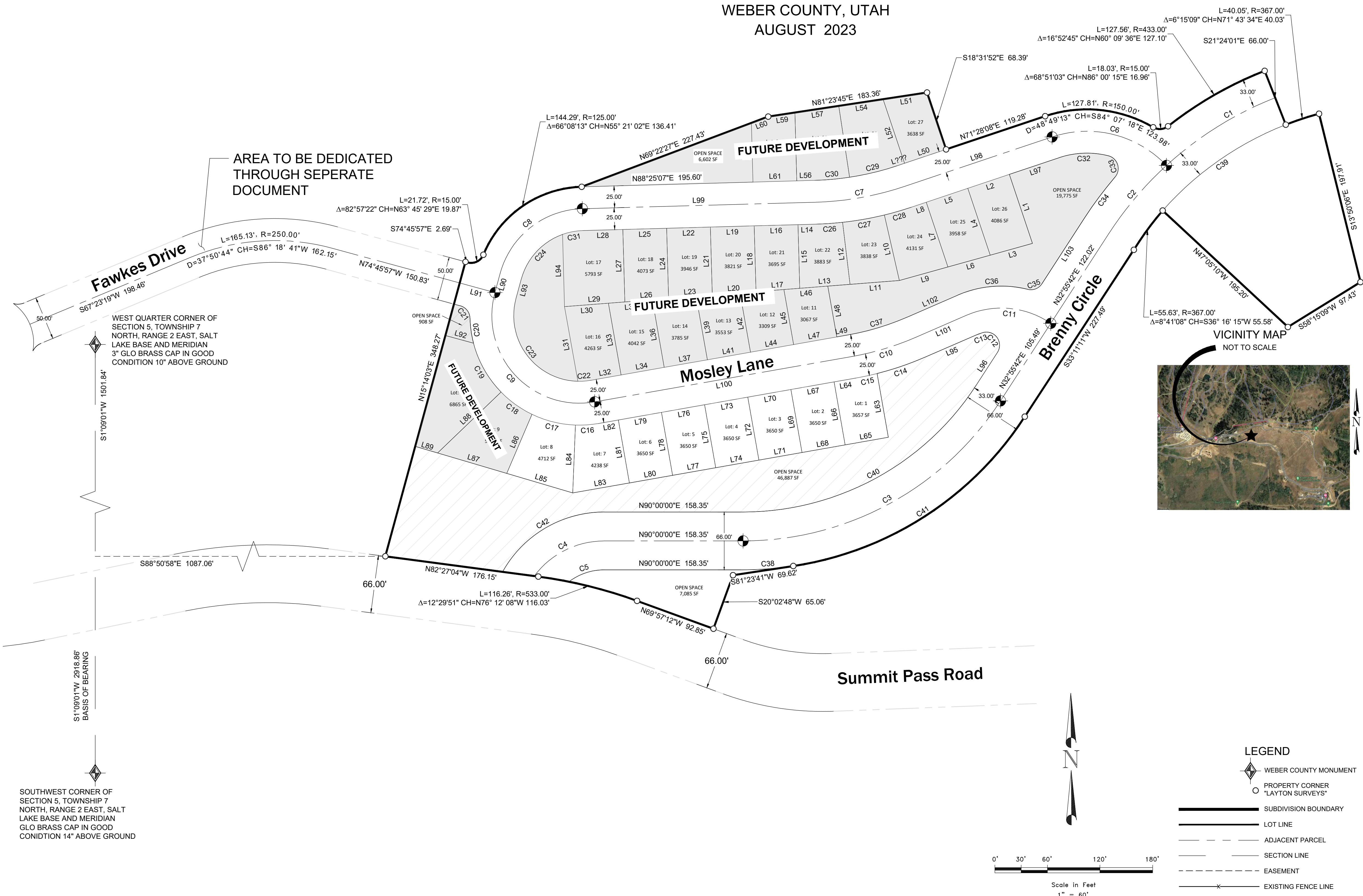


MONUMENT AT POWDER MOUNTAIN PHASE 1 A UTAH SUBDIVISION PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2023



AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY BOUNDARY LINE OF SUMMIT EDAN PHASE 1, SAID POINT BEING SOUTH 01°09'02" WEST 1501.84 FEET ALONG THE SECTION LINE AND SOUTH 88°50'58" EAST 1087.06 FEET, FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 15°14'03" EAST, 348.27 FEET; THENCE SOUTH 74°45'57" EAST, 2.69 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, (CHORD BEARS NORTH 63°45'29" EAST 19.87 FEET) FOR AN ARC DISTANCE OF 21.72 FEET; THENCE NORTHEASTERLY ALONG REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, (CHORD BEARS NORTH 55°21'02" EAST 136.41 FEET) AN ARC DISTANCE OF 144.29 FEET; THENCE NORTH 69°22'27" EAST, 227.43 FEET; THENCE NORTH 81°23'45" EAST, 183.36 FEET; THENCE SOUTH 18°31'52" EAST, 68.39 FEET; THENCE NORTH 71°28'08" EAST, 119.28 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, (CHORD BEARS SOUTH 84°07'18" EAST 123.98 FEET), AN ARC DISTANCE OF 127.81 FEET; THENCE EASTERLY ALONG REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, (CHORD BEARS NORTH 86°00'15" EAST 16.96 FEET), FOR AN ARC DISTANCE OF 18.03 FEET; THENCE NORTHEASTERLY ALONG OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET, (CHORD BEARS NORTH 60°09'36" EAST 127.10 FEET), FOR AN ARC DISTANCE OF 127.56 FEET; THENCE SOUTH 21°24'01" EAST, 66.00 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 367.00 FEET, (CHORD BEARS NORTH 71°43'34" EAST 40.03 FEET), FOR AN ARC DISTANCE OF 40.05 FEET; THENCE SOUTH 13°50'06" EAST, 197.91 FEET; THENCE SOUTH 58°15'09" WEST, 97.43 FEET; THENCE NORTH 47°05'10" WEST, 195.20 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 367.00 FEET, (CHORD BEARS SOUTH 37°16'15" WEST 55.58 FEET), FOR AN ARC DISTANCE OF 55.63 FEET; THENCE SOUTH 33°11'11" WEST, 227.49 FEET TO A CURVE TO RIGHT HAVING A RADIUS OF 383.00 FEET (CHORD BEARING AND DISTANCE OF S57°09'39"W 314.40 FEET) FOR AN ARC DISTANCE OF 323.97 FEET; THENCE S81°53'41"W 69.62 FEET; THENCE S20°02'48"W 65.06 FEET TO THE NORTH RIGHT OF WAY LINE OF SUMMIT PASS ROAD; THENCE ALONG THE NORTH LINE OF SUMMIT PASS ROAD THE FOLLOWING 3 COURSES, N69°57'12"W 92.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET (CHORD BEARING AND DISTANCE OF N76°12'08"W 116.03 FEET) FOR AN ARC LENGTH OF 116.26, THENCE N82°27'04"W 176.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 59, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 24TH DAY OF AUGUST, 2023.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MONUMENT AT POWDER MOUNTAIN - PHASE 1 - A UTAH SUBDIVISION PROJECT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____ 2023.

BY: (PRINTED NAME/TITLE) _____ BY: (SIGNATURE) _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION NAMED " MONUMENT AT POWDER MOUNTAIN", ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GUY WILLIAMS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 01°09'01" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE EXTERIOR BOUNDARY SHOWN HERE ON WAS BASED OFF OF THE TITLE COMMITMENT ISSUED BY ALPINE TITLE ISSUED 11/28/2022 AT 8AM AS COMMITMENT NO. 322-1002

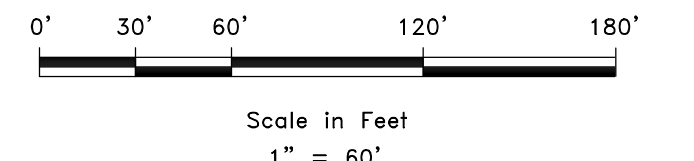
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____ 2023, personally appeared before me (NAME OF DOCUMENT SIGNER), 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 he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

- LEGEND**
- WEBER COUNTY MONUMENT
 - PROPERTY CORNER
 - "LAYTON SURVEYS"
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE



<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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 EFFECT.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ NAME/TITLE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ___ DAY OF _____, 2023.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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DEVELOPER: MICHAEL BRENNY 4421 NORTH THANKSGIVING WAY SUITE 200 LEHI, UTAH 84043	S1 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
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C:\USERS\WILLIS.LONG\LAYTON SURVEYS\DRP\POWDER MOUNTAIN SURVEY\NEW POWDER PLAT EXPLODED.DWG