

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER POINT AT POWDER MOUNTAIN (NEIGHBORHOOD DECLARATION) EXECUTED BY OVERLOOK POINT, LLC ("DECLARANT") AS WELL AS THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION"), AS AMENDED, EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") THAT HAVE BEEN RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS SET FORTH IN THE NEIGHBORHOOD DECLARATION OR MASTER DECLARATION.
2. PURSUANT TO THE MASTER DECLARATION, POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION") IS RESPONSIBLE FOR MAINTAINING ALL OPEN SPACE, IF ANY, AND SHALL HAVE A PERPETUAL RIGHT TO BE MAINTAINED AND OPERATED, MAINTAINED AND REPAIRED BY POWDER MOUNTAIN OWNER'S ASSOCIATION, INC. ("COMMUNITY ASSOCIATION") FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION, AS APPLICABLE.
3. THE PROPERTY AS DEPICTED ON THIS PLAT IS SUBJECT TO THE RIGHTS OF DECLARANT AS DESCRIBED IN THE NEIGHBORHOOD DECLARATION, AND THE RIGHTS OF MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION.
4. THE LOTS ARE SERVED BY PRIVATE WATER AND WASTEWATER LATERAL LINES. EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING THE RESIDENCE AND RELATED IMPROVEMENTS ON SUCH OWNER'S LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMMSID").
5. ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND. NOTWITHSTANDING THE GRANT OF BLANKET UTILITY EASEMENTS IN THIS PLAT, DECLARANT AND MASTER DEVELOPER RESERVE THE RIGHT TO RECORD ONE OR MORE INSTRUMENTS WHICH NARROW AND LIMIT SUCH GRANT OF UTILITY EASEMENTS TO THE UTILITIES AND TO THOSE SPECIFIC AREAS WHICH ACTUALLY CONTAIN THE UTILITY FACILITIES DESCRIBED IN SUCH INSTRUMENT AND FOR THE PURPOSES DESCRIBED THEREIN.
6. DECLARANT HEREBY GRANTS TO ALL UTILITY PROVIDERS AN EASEMENT OVER AND ACROSS ALL AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING EQUIPMENT AND FACILITIES ABOVE AND BELOW GROUND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTAL AREAS.
7. THIS PLAT ESTABLISHES POWDER POINT (SHOWN HEREON AS ROAD PARCEL A) AS A LEGALLY RECOGNIZED AND PROPERLY SUBDIVIDED SEPARATE PARCEL OF REAL PROPERTY AND AS A PUBLIC UTILITY EASEMENT. THIS PARCEL IS TO BE MAINTAINED, MAINTAINED AND OPERATED, MAINTAINED AND REPAIRED BY POWDER MOUNTAIN OWNER'S ASSOCIATION, INC. ("COMMUNITY ASSOCIATION") FOR THE USE AND BENEFIT AND AT THE EXPENSE OF ITS MEMBERS IN ACCORDANCE WITH THE MASTER DECLARATION, AND NEIGHBORHOOD DECLARATION, AS APPLICABLE.
8. PMMSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE COMMUNITY.
9. AS FURTHER DESCRIBED IN THE MASTER DECLARATION, ALL LOTS AND ALL RESIDENCES AND IMPROVEMENTS CONSTRUCTED ON THE LOTS, SHALL COMPLY WITH THE SUMMIT POWDER MOUNTAIN DESIGN GUIDELINES VERSION 3.6 DATED JANUARY 2021 (AS MAY BE AMENDED OVER TIME) AND SHALL COMPLY WITH THE SPECIFIC GUIDELINES PERTAINING TO THE MOUNTAIN HOME DISTRICT.
10. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO UNILATERALLY AMEND THE PLAT, WITHOUT THE CONSENT OF THE AFFECTED OWNER, AT ANY TIME AND FROM TIME TO TIME IF SUCH AMENDMENT IS NECESSARY TO SATISFY THE REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITY TO CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES, OR FOR ANY OTHER PURPOSE SO LONG AS SUCH AMENDMENT TO THE PLAT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE TO ANY PROPERTY AND IS IN ACCORDANCE WITH WEBER COUNTY ORDINANCES AND UTAH LAW.
11. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS AND MASTER DEVELOPER, A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT").
12. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND PARCELS FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR THE GENERAL USE OF SKIERS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS ("SKI EASEMENT").
13. DECLARANT RESERVES FOR THE BENEFIT OF 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, AND NEIGHBORHOOD DECLARATION AS APPLICABLE.
14. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A BLANKET EASEMENT AND RIGHT ON, OVER, UNDER AND ACROSS ALL PRIVATE ROADS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF TUNNELS, BRIDGES AND/OR SKI LIFTS OVER AND UNDER THE ROAD.
15. CERTAIN PARCELS MAY BE DESIGNATED AS "OPEN SPACE". SUCH OPEN SPACE PARCELS SHALL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE NEIGHBORHOOD ASSOCIATION OR COMMUNITY ASSOCIATION.
16. DECLARANT GIVES NOTICE THAT THE LOTS SHOWN ON THIS PLAT ARE IN A SKI RESORT AREA ("SKI RESORT") IN WHICH HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS HAVE THE POTENTIAL TO CAUSE AVALANCHES IN CERTAIN AREAS.
17. ALL LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A LIGHTLY DEVELOPED SEMI-WILDERNESS AREA CONTAINING ANIMALS TYPICALLY FOUND IN THE MOUNTAINS, INCLUDING WITHOUT LIMITATION BEARS, MOUNTAIN LIONS, MOOSE, DEER, ELK, SKUNKS, SOUVRELS, RACCOONS, AND OTHER ANIMALS, BIRDS, INSECTS, AND REPTILES NATIVE OR MIGRATORY TO THE AREA.

POWDER POINT AT POWDER MOUNTAIN AMENDMENT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH NOVEMBER 2023

PLAT NOTES (CONTINUED):

- 18. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THEIR LOT AND THE REMAINDER OF THIS PROPERTY.
19. THIS NOTE HAS BEEN DELETED INTENTIONALLY.
20. PARKING ON ANY STREETS AND ROADS SHOWN ON THIS PLAT IS PROHIBITED.
21. THE NEIGHBORHOOD DECLARATION AND MASTER DECLARATION SET FORTH THE TERMS AND RESTRICTIONS FOR NIGHTLY RENTALS AND LEASING OF LOTS IN THE PROJECT.
22. ACCESS TO THE PROJECT IS BY WAY OF A STATE HIGHWAY (MAINTAINED BY THE UTAH DEPARTMENT OF TRANSPORTATION), WEBER COUNTY PUBLIC ROADS (MAINTAINED BY WEBER COUNTY), AS WELL AS PRIVATE ROADS (MAINTAINED BY THE COMMUNITY ASSOCIATION). SEVERE WEATHER CONDITIONS MAY MAKE CERTAIN ROADS IMPASSABLE OR SUBJECT TO REDUCED VISIBILITY, SNOW, ICE, AND OTHER RISKS, AND ROADS MAY BE CLOSED DURING CERTAIN PERIODS.
23. DECLARANT RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER A SNOW STORAGE EASEMENT AS A BLANKET SNOW RELOCATION AND SNOW STORAGE EASEMENT OVER AND ACROSS ALL LOTS AND PARCELS FOR THE RELOCATION, MOVEMENT, AND STORAGE OF SNOW ("SNOW STORAGE EASEMENT").
24. THE PROPERTY AS DEPICTED ON THIS PLAT IS LOCATED WITHIN THE NATURAL HAZARDS AREA. A GEOTECHNICAL AND GEOLOGIC INVESTIGATION HAS BEEN PERFORMED BY "CMT ENGINEERING LABORATORIES" DATED DECEMBER 7, 2021, PROJECT #17623. THIS REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
25. OWNERS SHALL ENSURE THAT ALL CONSTRUCTION CONTRACTS FOR EARTHWORK ON ANY LOT SHALL CONTAIN, AND OWNERS SHALL ENFORCE, THE FOLLOWING PROVISION: CONTRACTORS DURING EARTHWORK - IF PERSISTENT AND RECOGNIZABLE GROUNDWATER FLOW, DEFINED AS CONTINUOUS SUBSURFACE FLOW INTO AN EXCAVATION THAT PERSISTS FOR FORTY-EIGHT (48) HOURS, IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL HIRE A QUALIFIED GEOTECHNICAL AND/OR GROUNDWATER HYDROLOGY PROFESSIONAL TO PERFORM A SITE-SPECIFIC GROUNDWATER HYDROLOGY STUDY AND RECOMMEND APPROPRIATE MITIGATION TECHNIQUES.
26. ALL LOTS DEPICTED IN THIS PLAT ARE SUBJECT TO AN ASSESSMENT LIEN PURSUANT TO WEBER COUNTY ASSESSMENT ORDINANCE NO. 2013-21, AS AMENDED BY ORDINANCE NO. 2013-24 (AS AMENDED, THE "ORDINANCE") WHEREBY EACH LOT SHALL BE ASSESSED ONE EQUIVALENT RESIDENTIAL UNIT AS DEFINED IN THE ORDINANCE.
27. THE MASTER DECLARATION RESTRICTS THE USE OF THE LOTS TO ONE PRIVATE DWELLING UNIT (AS DEFINED IN THE MASTER DECLARATION). NO ACCESSORY BUILDINGS OR GUEST HOUSES MAY BE CONSTRUCTED WITHOUT THE PRIOR WRITTEN APPROVAL OF MASTER DEVELOPER.

OWNER'S DEDICATION:

OVERLOOK POINT 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 ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS POWDER POINT AT POWDER MOUNTAIN AMENDMENT 1, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, RIGHTS-OF-WAY. DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, AND SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. AS MASTER DEVELOPER 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 ERECTED WITHIN SUCH EASEMENTS.
PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 2, 11, 12, 13, 14, AND 23 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
OPEN SPACES. GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE OPEN SPACE PARCELS FOR THE LIMITED PURPOSE OF GUARANTEEING TO WEBER COUNTY THAT THE OPEN SPACE PARCELS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE FOREGOING SHALL NOT CONSTITUTE A DEDICATION OF THE OPEN SPACE PARCELS FOR PUBLIC USE, SUCH PARCELS BEING RESTRICTED TO USE BY THE ASSOCIATION MEMBERS AND THEIR GUESTS AND OTHERS AS SET FORTH IN THE NEIGHBORHOOD DECLARATION AND THE MASTER DECLARATION.

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY OF, 2023

OVERLOOK POINT LLC, A UTAH LIMITED LIABILITY COMPANY

BY:
NAME:
TITLE:

ACKNOWLEDGEMENT:

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS DAY OF 2023 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AS THE AUTHORIZED SIGNATORY OF OVERLOOK POINT LLC, A UTAH 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:

Table with 4 columns: OWNER, WEBER COUNTY ATTORNEY, WEBER COUNTY SURVEYOR, WEBER COUNTY ENGINEER, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER COUNTY COMMISSION ACCEPTANCE. Each column contains a signature line and a notary/acknowledgment section.

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, POWDER POINT AT POWDER MOUNTAIN AMENDMENT 1, 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

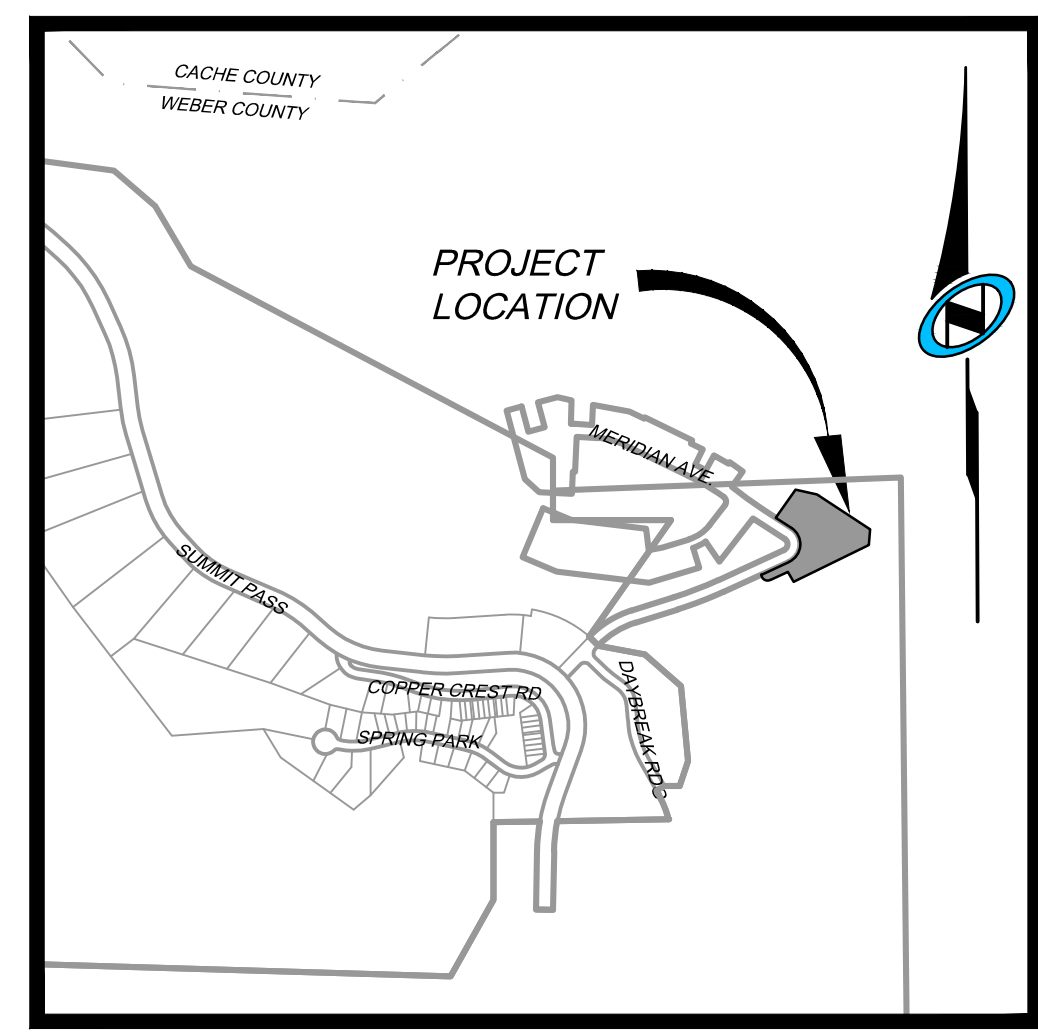
LOCATED IN THE NORTH QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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 9312.68 FEET), AND RUNNING 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 122°34'51" (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 126.56 FEET; THENCE SOUTH 77°12'23" EAST 208.00 FEET, THENCE SOUTH 54°35'12" EAST 320.21 FEET, THENCE SOUTH 14°24'39" 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.

CONTAINING 166,288 S.F. OR 3.817 AC.

SURVEYOR'S NARRATIVE:

- 1. 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.
2. 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.)
3. 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.



VICINITY MAP
N.T.S.



TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1320

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

POWDER POINT AT POWDER MOUNTAIN AMENDMENT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND NORTHWEST QUARTER OF SECTION 9
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 NOVEMBER 2023

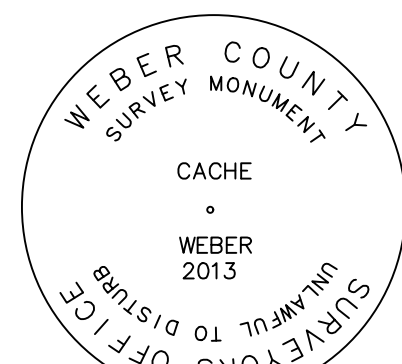
NORTHEAST CORNER SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND GLO 1944, 4" BRASS CAP,
 GOOD CONDITION
 6" ABOVE GROUND
 DETAIL "B"

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

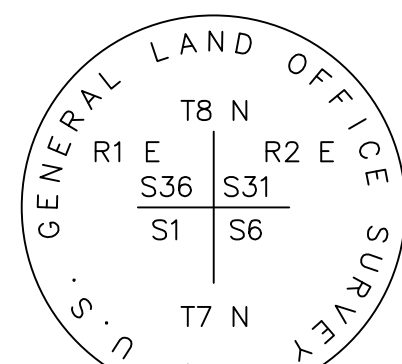
S 53°43'38" E
 9312.68' (TIE)

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

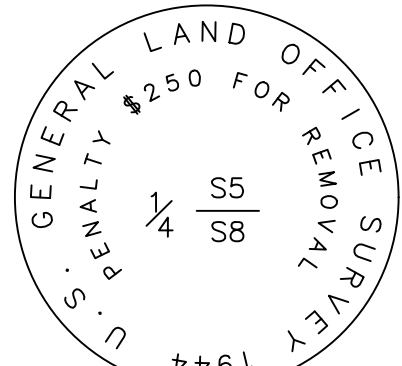
NORTH QUARTER CORNER SECTION
 8, TOWNSHIP 7 NORTH, RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN,
 FOUND 1944 GLO 4" BRASS CAP,
 GOOD CONDITION
 6" ABOVE GROUND
 DETAIL "C"



DETAIL "A"



DETAIL "B"



DETAIL "C"

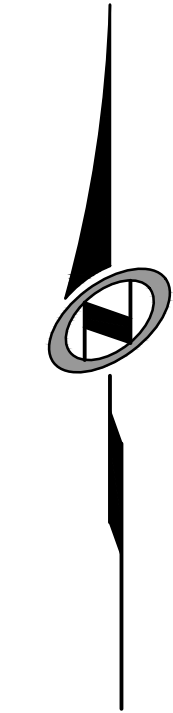
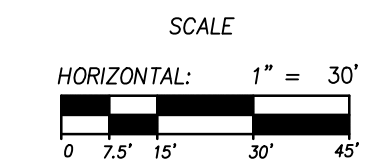
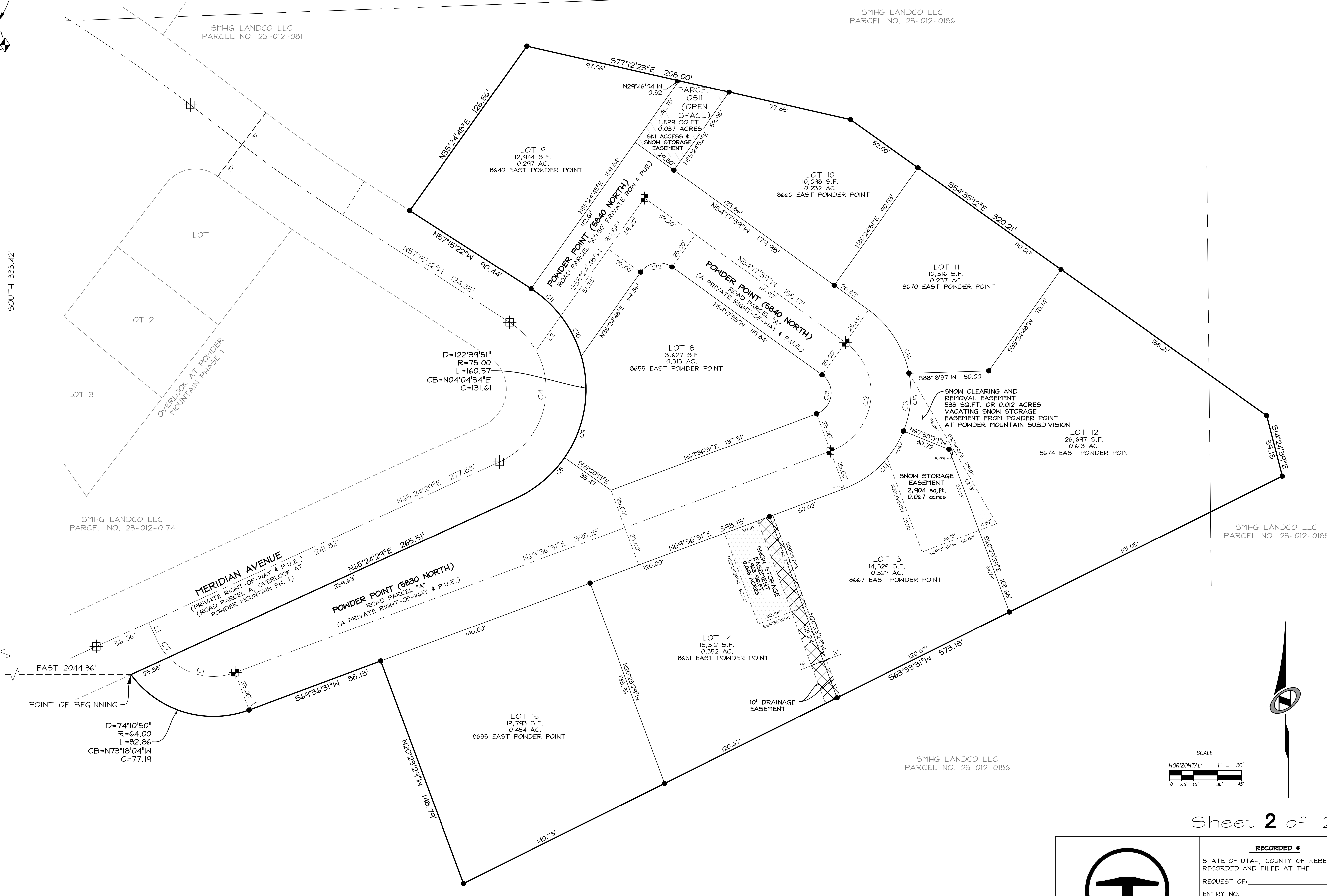
LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO. 5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SNOW STORAGE/REMOVAL EASEMENT
- SKI ACCESS EASEMENT

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	64.00	138.40	123°54'10"	N07°39'26"E	112.97
C4	50.00	107.04	122°39'51"	N04°04'34"E	87.74
C5	50.00	82.48	94°31'06"	S18°08'56"W	73.44
C6	50.00	24.56	28°08'45"	S43°10'59"E	24.32
C7	39.00	13.14	19°17'58"	N34°14'29"W	13.07
C8	75.00	40.01	30°33'57"	S50°07'31"W	39.54
C9	75.00	66.90	51°06'22"	S09°17'21"W	64.70
C10	75.00	28.35	21°39'32"	N27°05'35"W	28.18
C11	75.00	25.31	19°20'01"	N47°35'22"W	25.19
C12	14.00	22.06	90°17'37"	S80°33'36"W	19.85
C13	14.00	30.09	123°07'52"	N08°02'28"E	24.62
C14	64.00	53.27	47°41'31"	N45°45'46"E	51.75
C15	64.00	36.77	32°55'06"	N05°27'27"E	36.27
C16	64.00	48.36	43°17'33"	N32°38'52"W	47.22

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

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



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