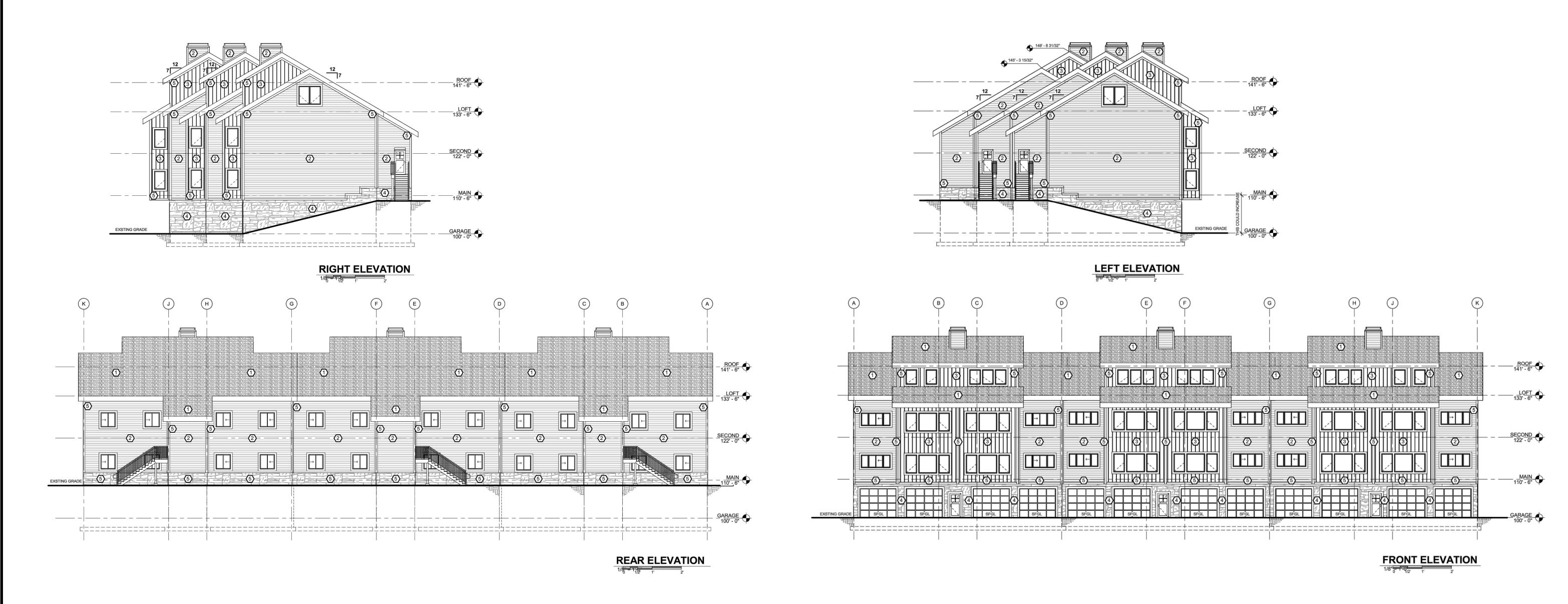
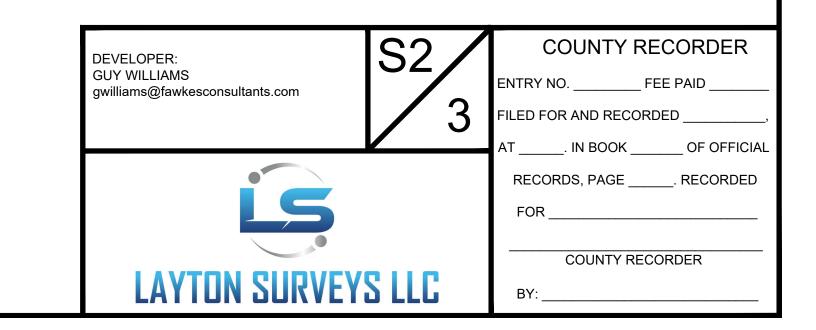
VICINITY MAP LEGAL DESCRIPTION TYPICAL CONDO DIMENSIONS SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2 BEGINNING AT A POINT BEING LOCATED WEST 1529.99 FEET AND SOUTH 508.01 FEET FROM THE NORTHEAS' CORNER OF SECTION 1. TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°00'04" WEST 325.41 FEET ; THENCE NORTH 77°24'27" WEST 253.00 FEET; THENCE A UTAH CONDOMINIUM PROJECT SOUTH 42°17'29" WEST 80.92 FEET: THENCE NORTH 87°49'39" WEST 537.97 FEET: THENCE NORTH 41°28'33" Legal Description does WEST 237.52 FEET; THENCE ALONG THE ARC OF A 132.10 FOOT RADIUS CURVE TO THE RIGHT 150.09 FEET not match plat (CHORD BEARS NORTH 62°12'52" EAST 142.15 FEET); THENCE SOUTH 85°14'09" EAST 50.00 FEET; THENCE LOCATED IN THE NORTHEAST QUARTER OF SECTION 1. ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE LEFT 461.77 FEET (CHORD BEARS NORTH 76°07'56" EAST 453.68 FEET); THENCE ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT 975 SQFT TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 214.22 FEET (CHORD BEARS SOUTH WEBER COUNTY, UTAH 69°51'45" EAST 196.47 FEET); THENCE SOUTH 28°57'00" EAST 58.16 FEET TO THE POINT OF BEGINNING 975 SQFT "Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of CONTAINS: 299,912 SQUARE FEET OR 6.885 ACRES MORE OR LESS **JUNE 2024** said tract of land designated as common areas The existing location, widths, and oth to be used for recreational and open space N90°00'00"W BASIS OF BEARINGS S89°43'12"E 2271.58' dimensions of all existing or platted purposes for the benefit of each lot (unit) owners Tie data does not match deed 1529.99' easements within and immediately association member in common with all others in SURVEYOR'S CERTIFICATE original sub plat, or adjoining deeds need to FOUND NORTH 1/4 CORNER OF the subdivision and grant and dedicate to the adjacent (within 30') to the tract of land NORTHEAST CORNER OF SEC. 1. show record vs measured and if different SEC. 6, TOWNSHIP 7 NORTH, TOWNSHIP 7 NORTH, RANGE 1 EAST. to be subdivided. county a perpetual open space right and RANGE 1 EAST, S.L.B. & M I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE O explain in narrative S.L.B. & M 3" BRASS CAP UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE easement on and over the common areas to 3" BRASS CAP ON 2" IRON PIPE Dedicate and show Snow Storage Easements PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF TH AVERAGE CONDITION, DATED guarantee to Weber County that the common GOOD CONDITION, DATED 1944 OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT I existing sewer and water to the correct entity areas remain open and undeveloped except for ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE approved recreational, parking and open space FOUND GARDNER MONUMENTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE ENGINEERING OR REESTABLISH THIS SURVEY: AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATEL' ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. Add to owners dedication LINE TABLE LINE TABLE Proposed Subdivision Boundary is fully LINE # LENGTH BEARING LINE # | LENGTH | BEARING SIGNED THIS 24TH DAY OF JUNE 2024 dimensioned and matches description 24.21 N78° 54' 24"W L66 36.50 N11° 56' 08"E Missing Boundary Call 'Dedicate and reserve unto themselves, their 6-24-2024 15.00 S11° 05' 36"W L67 56.93 N78° 03' 52"W LOT 3R heirs, their grantees and assigns, a right-of-way LOT 2R LOT 4R 8.50 N78° 54' 24"W L68 10.00 S11° 56' 08"W to be used in common with all others within said subdivision (and those adjoining subdivisions 15.00 N11° 05' 36"E L69 56.93 N78° 03' 52"W WILLIS D. LOT 5R that may be subdivided by the undersigned Long 24.22 N78° 54' 24"W L70 10.00 S11° 56' 08"W owners, their successors, or assigns) on, over 10708886 L71 56.93 N78° 03' 52"W 10.00 S11° 05' 36"W and across all those portions or parts of said L72 36.50 S11° 56' 08"W 24.21 N78° 54' 24"W tract of land designated on said plat as private 15.00 S11° 05' 36"W L73 24.21 S81° 23' 53"E streets (private rights-of-way) as access to the FOUND GARDNER ENGINEERING individual lots, to be maintained by a lot (unit) 8.50 N78° 54' 24"W L74 | 15.00 | N8° 36' 07"E FOUND GARDNER ENGINEERING **REBAR & CAP** owners' association whose membership consists **REBAR & CAP** L10 | 15.00 | N11° 05' 36"E L75 8.50 S81° 23' 53"E OWNER'S DEDICATION of said owners, their grantees, successors, or L76 | 15.00 | S8° 36' 07"W 24.21 N78° 54' 24"W FOUND BENT REBAR I THE UNDERSIGNED CWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND L12 10.00 S11° 05' 36"W L77 24.22 S81° 23' 53"E NO CAP SUBDIVIDE THE SAME INTO LOTS, PARCELS AND PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME L13 24.21 N78° 54' 24"W L78 10.00 N8° 36' 07"E need curve data Proposed Street Centerlines and Right of Way lines are SAID TRACT: L79 24.21 S81° 23' 53"E | 15.00 | S11° 05' 36"W | fully dimensioned, including any other CHB=S77°48'03"E POINT OF CH=248 98 8.50 N78° 54' 24"W L80 15.00 N8° 36' 07"E SUNDOWN CONDOMINIUMS - PHASE 2 - A UTAH CONDOMINIUM PROJECT LOT 1R Dimension all ROW curves on along private street L16 15.00 N11° 05' 36"E L81 8.50 S81° 23' 53"E N78° 54' 24"W AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTION -S85°14'09"E 50.00' OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS. THE SAME TO BE USED AS PUBLIC 36.50 S11° 05' 36"W L83 24.21 S81° 23' 53"E THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND 56.93 S78° 54' 24"E L84 10.00 N8° 36' 07"E UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR TH INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAG 10.00 N11° 05' 36"E L85 24.21 S81° 23' 53"E FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURA 56.93 L86 | 15.00 | N8° 36' 07"E STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS L87 8.50 S81° 23' 53"E √ Λ=50°04'48" OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. 56.93 S78° 54' 24"E L88 15.00 S8° 36' 07"W /CH=63.49' SIGNED THIS ____ DAY OF 36.50 N11° 05' 36"E L89 24.22 S81° 23' 53"E Owner's Dedication and RYKER'S LANE 1 25 24.21 N82° 15' 14"W L90 36.50 N8° 36' 07"E L91 56.93 N81° 23' 53"W the current deed and AND UTILITY EASEMENT BY: (PRINTED NAME/TITLE) BY: (SIGNATURE) R=75.00' 8.50 N82° 15' 14"W L92 10.00 S8° 36' 07"W latest County Ownership L=70.77' SET REBAR & CAP 15.00 Δ=54°03'45" MARKED "1070886' CHB=N64°01'26"W Δ=7°43'52" CH=S89° 27' 49"W 497.13 was not checked ZONE FR-3 (FOREST RESIDENTIAL) CURRENT YARD SETBACKS: FRONT: 25 FEET // REAR: 30' // 8' WITH 10.00 TOTAL WIDTH OF TWO REQUIRED SIDE YARDS OF NOT LESS THAN 18' PLUS ONE FOOT EACH SIDE FOR L96 36.50 S8° 36' 07"W 24.21 N82° 15' 14"W Δ=49°40'41" ² PRIVATE ROADWAY TO CONNECT EACH ONE FOOT MAIN BUILDING IF OVER 35 FEET HIGH & 20' ON SIDE FACING STREET ON CORNER LOT. CHB=N61°49'54"W TO POWDER MOUNTAIN ROAD L32 | 15.00 | S7° 44' 46"W L97 24.21 N35° 28' 38"W 2. THE DIMENSIONS OF ALL THE CONDOMINIUMS ARE THE SAME, AND ALL UNITS HAVE THE SAME SQUARI CH=37 81 THROUGH NEIGHBORING PARCEL FOOTAGE. A TYPICAL CONDO DIMENSION VIEW HAS BEEN PROVIDED TO SHOW LARGER DETAIL. 8.50 N82° 15' 14"W L98 15.00 S54° 31' 22"W (SAME OWNER) TO BE CREATED BY SEPARATÉ 3. ALL AREAS NOT DEDICATED AS ROAD WAY OR ENTITLED TO PRIVATE OWNERSHIP SHALL HERE BY BI 15.00 N7° 44' 46"E L99 8.50 N35° 28' 38"W DOCUMENT DEDICATED AS COMMON AREA UNLESS OTHERWISE NOTED L35 24.21 N82° 15' 14"W L100 15.00 N54° 31' 22"E ∠∆=179°58'37" L36 | 10.00 | S7° 44' 46"W L101 24.22 N35° 28' 38"W CHB=S50°40'59"W [^] L37 24.21 N82° 15' 14"W L102 10.00 S54° 31' 22"W (N77°24'24"W REC.) PARCEL 220010032 L38 | 15.00 | S7° 44' 46"W L103 24.21 N35° 28' 38"W SMHG LANDCO LLC FOUND ONESCO **NARRATIVE** L104 15.00 S54° 31' 22"W 8.50 N82° 15' 14"W N87°49'39"W 537.97' **REBAR & CAP** L40 15.00 N7° 44' 46"E L105 8.50 N35° 28' 38"W Give Square footage of common and THE PURPOSE OF THIS SURVEY WAS TO CREATE THE NEXT PHASE OF SUNDOWN CONDOMINIUMS AT -S42°17'29"W 80.92' L106 15.00 N54° 31' 22"E 24.22 N82° 15' 14"W Check adjoiners parcel # FOUND ONESCO unlimited common area added together POWDER MOUNTAIN, ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS FOUND ONESCO **REBAR & CAP** FOUND ONESCO REBAR & CAP 36.50 S7° 44' 46"W L107 24.22 N35° 28' 38"W REBAR & CAP 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 L43 56.93 S82° 15' 14"E L108 | 10.00 | S54° 31' 22"W Also Square footage of Private Street The existing location, widths, and other THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST OF L109 24.21 N35° 28' 38"W 10.00 N7° 44' 46"E THE SALT LAKE BASE AND MERIDIAN. WHICH BEARS SOUTH 89°43'12" EAST. WEBER COUNTY, UTAH NORTH dimensions of all existing or platted 56.93 | S82° 15' 14"E L110 15.00 S54° 31' 22"W streets or railroad lines within and NAD 83 STATE PLANE GRID BEARING. immediately adjacent (within 30') to the 10.00 N7° 44' 46"E L111 8.50 N35° 28' 38"W Narrative does not mention the original subdivision tract of land to be subdivided. 56.93 S82° 15' 14"E L112 | 15.00 | N54° 31' 22"E Sugarpine drive 36.50 N7° 44' 46"E L113 24.22 N35° 28' 38"W L49 24.21 S78° 03' 52"E L114 36.50 S54° 31' 22"W PARCEL 220930021 COMMON AREA SUNDOWN COND AT L50 | 15.00 | N11° 56' 08"E L115 56.93 S35° 28' 38"E POWDER MT L51 8.50 S78° 03' 52"E L116 10.00 N54° 31' 22"E **ACKNOWLEDGEMENT** L117 56.93 S35° 28' 38"E Permanent street monuments shall be L52 | 15.00 | S11° 56' 08"W accurately set at points necessary to L53 24.22 S78° 03' 52"E L118 10.00 N54° 31' 22"E STATE OF UTAH establish all lines of the street. L119 | 56.93 | S35° 28' 38"E L54 | 10.00 | N11° 56' 08"E Centerline monuments shall be noted PARCEL 220010032 L55 24.21 S78° 03' 52"E L120 36.50 N54° 31' 22"E COUNTY OF WEBER SMHG LANDCO LLC L56 | 15.00 | N11° 56' 08"E Represents suggested location of _2024, personally appeared before me _ Centerline Monuments L57 8.50 S78° 03' 52"E is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say NOTE: Addressing for L58 | 15.00 | S11° 56' 08"W that he/she is the OWNER of **€LAGSTAFF** HOLDINGS & INVESTMENTS LLC and that said document was signed by street and condos will be The individual or company names and him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said L59 24.21 S78° 03' 52"E NOTE: When street monuments are done on next review once addresses of the engineer and land acknowledged to me that said *Corporation executed the same. required, send "Subdivision L60 10.00 N11° 56' 08"E surveyor of the subdivision. boundary and tie is Monumentation Letter" to developer of L61 24.21 S78° 03' 52"E does not match current owner determined Subdivision to notify of the L62 | 15.00 | N11° 56' 08"E The individual or company names and MIA and its associated cost addresses of the applicant of the L63 8.50 S78° 03' 52"E Letter will be sent on next review when subdivision STAMP **NOTARY PUBLIC** L64 15.00 S11° 56' 08"W (IN FEET) location of street monuments are added to 1 inch = 60 ft. L65 24.22 S78° 03' 52"E LEGEND COUNTY RECORDER DEVELOPER: WEBER COUNTY MONUMENT WEBER COUNTY SURVEYOR WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH **GUY WILLIAMS** ENTRY NO. FEE PAID DEPARTMENT gwilliams@fawkesconsultants.com **COMMISSION APPROVAL** ACCEPTANCE PROPERTY CORNER HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED O AS DESCRIBED FILED FOR AND RECORDED PUBLIC IMPROVEMENT STANDARDS AND SURVEYOR'S OFFICE HAS REVIEWED THIS PLA **GUARANTEE AND OTHER DOCUMENTS** (W) EXISTING WATER METER I DO HEREBY CERTIFY THAT THE SOILS, THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT THIS IS TO CERTIFY THAT THIS FOR MATHEMATICAL CORRECTNESS, SECTION ASSOCIATED WITH THIS SUBDIVISION DRAWINGS FOR THIS SUBDIVISION PERCOLATION RATES, AND SITE THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY SUBDIVISION BOUNDARY - - - - - - - - EXISTING WATER LINE _ OF OFFICIAL CONFORM WITH COUNTY STANDARDS CORNER DATA, AND FOR HARMONY WITH LINES PLAT AND IN MY OPINION THEY CONFORM (W) EXISTING WATER MANHOLE . IN BOOK _ CONDITION FOR THIS SUBDIVISION HAVE THE WEBER COUNTY PLANNING WAYS AND FINANCIAL GUARANTEE OF PUBLIC AND MONUMENTS ON RECORD IN COUNTY WITH THE COUNTY ORDINANCE AND THE AMOUNT OF THE FINANCIAL MPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION BEEN INVESTIGATED BY THIS OFFICE AND COMMISSION. RIGHT-OF-WAY LINE **GUARANTEE IS SUFFICIENT FOR THE** - - - - IRR - EXISTING IRRIGATION LINE OFFICES. THE APPROVAL OF THIS PLAT BY THE APPLICABLE THERETO AND NOW IN **©** EXISTING FIRE HYDRANT ARE APPROVED FOR ON-SITE THEREON ARE HEREBY APPROVED AND ACCEPTED RECORDS, PAGE _____. RECORDED WEBER COUNTY SURVEYOR DOES NOT RELIEVE FORCE AND EFFECT INSTALLATION OF THESE IMPROVEMENTS BY THE COMMISSIONERS OF WEBER COUNTY, UTAH WASTEWATER DISPOSAL SYSTEMS. —— — — ADJACENT PARCEL — — — sd — EXISTING STORM DRAIN THE LICENSED LAND SURVEYOR WHO EXECUTE ₩ EXISTING WATER VALVE THIS PLAT FROM THE RESPONSIBILITIES AND/OR SIGNED THIS____DAY OF _____ SIGNED THIS____DAY OF _____, 2024. — SECTION LINE — — — ss — EXISTING SANITARY SEWER LIABILITIES ASSOCIATED THEREWITH. (E) EXISTING STORM MANHOLE SIGNED THIS___DAY OF___ SIGNED THIS___DAY OF ____ SIGNED THIS____DAY OF ____ ___, 2024. SIGNED THIS ____DAY OF _____, 2024. ---- EASEMENT —— — — OH —— EXISTING OVERHEAD POWER EXISTING CATCH BASIN COUNTY RECORDER CHAIRMAN, WEBER COUNTY COMMISSION LAYTON SURVEYS LLC ----- - ROAD CENTER LINE DIRECTOR WEBER-MORGAN HEALTH DEPT — — — G — EXISTING GAS LINE CHAIRMAN, WEBER COUNTY PLANNING (S) EXISTING SEWER MANHOLE COUNTY SURVEYOR COUNTY ATTORNEY COUNTY ENGINEER NAME/TITLE

SUNDOWN CONDOMINIUMS - PHASE 2 A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH





RS\WILL\DROPBOXIMEGANS WORK ITEMS\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOES WITH IMAGERY AND SURFACE\SUNDOWN

SUNDOWN CONDOMINIUMS - PHASE 2 A UTAH CONDOMINIUM PROJECT LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH F 171' - 0" F 57" - 0" UNIT OVERAL **BUILDING 202** SEE SHEET A-402A FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION SEE SHEET A-402B FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION GB BUILDING 201 SEE SHEET A-401B FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION SEE SHEET A-401A FOR INDIVIDUAL SEE SHEET A-400A FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION SEE SHEET A-400B FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION GARAGE LEVEL FLOOR PLAN 1/8" = 1'-0" 0' 2' 8' 16' 20' 32' **MAIN FLOOR PLAN**

