

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, 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 WITHH.

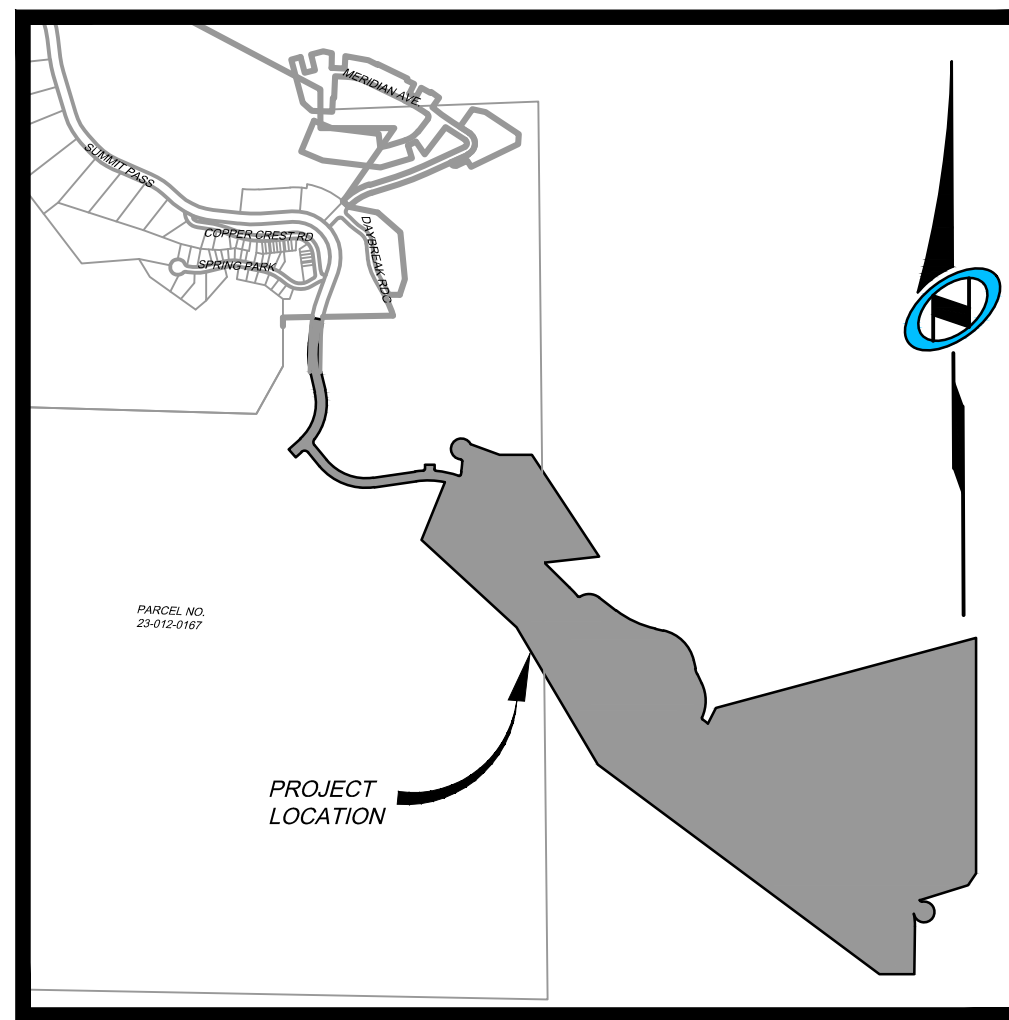
NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991

PLAT NOTES:

- 1. This Plat is subject to the Neighborhood Declaration of Covenants, Conditions, Easements, and Restrictions for Mountain Homes at Powder Mountain...
2. Pursuant to the Master Declaration, Powder Haven (Owners Association, Inc.), a Utah nonprofit corporation...
3. Development within the project defined by this Plat (the @Project) is subject to and shall conform to the terms and provisions of the Weber County Zoning Development Agreement...
4. No improvements may be made to any Lot without review and approval of the Shelter Hill Developer LLC...
5. All Lots have a designated @Building Envelope...
6. Landscaping and irrigation on each Lot must comply with the Powder Haven Design Guidelines...
7. The Property as depicted on this Plat is subject to the rights of Shelter Hill Developer LLC...
8. The Lots are served by a water district and wastewater lateral lines...
9. All utilities within the Project shall be underground...
10. This Plat establishes Shelter Hill Road and Loop Road Parcels as legally recognized and properly subdivided separate Parcels of real property...
11. Declarant reserves the right to unilaterally amend the Plat without affected Owners' consent...
12. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and Parcels for constructing and maintaining hiking and biking trails...
13. Declarant reserves for itself, its successors, assigns, Community Association, and Master Developer a blanket easement across all Lots and Parcels for constructing and maintaining ski trails...
14. Declarant reserves for itself, its successors, assigns, and Master Developer a temporary blanket easement across all Lots adjacent to private roads...
15. The Lots are in a ski resort area...
16. All Lots depicted on this Plat are located in a semi-wilderness area...
17. Due to the topography, all Owners are responsible for managing stormwater runoff...
18. Restricted (R) Lots are subject to Weber County Land Use Code Section 10B-14...
19. Parking is prohibited on any streets and roads.

SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AUGUST 2024



VICINITY MAP

N.T.S.

OWNER'S DEDICATION:

SHELTER HILL DEVELOPER, 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 SHELTER HILL AT POWDER MOUNTAIN, 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...
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...
PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 2, 13, 14, AND 23 OF THIS PLAT.

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

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE DAY OF 2024 SHELTER HILL DEVELOPER, LLC

BY:
NAME:
TITLE:

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THIS DAY OF 2024 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:

LEGAL DESCRIPTION

LOCATED IN THE EAST HALF OF SECTION OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

BEGINNING AT A POINT BEING SOUTH 1231.91 FEET AND EAST 1322.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS 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 SOUTH 80°20'46" EAST, 66.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 667.00 FEET, (CHORD BEARS SOUTH 08°26'18" WEST 28.30 FEET), THROUGH A CENTRAL ANGLE OF 02°25'52", FOR AN ARC DISTANCE OF 28.30 FEET; THENCE SOUTH 71°3'21" WEST, 126.48 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET, (CHORD BEARS SOUTH 03°06'45" EAST 167.56 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", FOR AN ARC DISTANCE OF 168.47 FEET; THENCE SOUTH 13°26'51" EAST, 116.44 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 358.00 FEET, (CHORD BEARS SOUTH 12°27'56" WEST, 312.90 FEET), THROUGH A CENTRAL ANGLE OF 51°49'34", FOR AN ARC DISTANCE OF 323.82 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, (CHORD BEARS SOUTH 00°43'03" EAST 35.31 FEET), THROUGH A CENTRAL ANGLE OF 78°11'32", FOR AN ARC DISTANCE OF 38.21 FEET; THENCE SOUTH 39°48'49" EAST, 118.86 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 313.00 FEET, (CHORD BEARS SOUTH 69°02'10" EAST, 305.62 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 319.28 FEET; THENCE NORTH 81°44'28" EAST, 260.91 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING RADIUS OF 563.00 FEET, (CHORD BEARS NORTH 84°19'37" EAST 50.80 FEET), THROUGH A CENTRAL ANGLE OF 51°01'17", FOR AN ARC DISTANCE OF 50.82 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS NORTH 43°57'38" EAST 14.99 FEET), THROUGH A CENTRAL ANGLE OF 85°54'14", FOR AN ARC DISTANCE OF 16.49 FEET; THENCE NORTH 1°00'31" EAST, 27.47 FEET; THENCE SOUTH 88°59'29" EAST, 60.00 FEET; THENCE SOUTH 1°00'31" WEST, 27.47 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING RADIUS OF 11.00 FEET, (CHORD BEARS SOUTH 41°56'36" EAST 14.99 FEET), THROUGH A CENTRAL ANGLE OF 85°54'14", FOR AN ARC DISTANCE OF 16.49 FEET; THENCE EASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 563.00 FEET, (CHORD BEARS SOUTH 78°19'37" EAST 128.80 FEET), THROUGH A CENTRAL ANGLE OF 13°08'13", FOR AN ARC DISTANCE OF 129.09 FEET; THENCE SOUTH 71°47'49" EAST, 12.52 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11.01 FEET, (CHORD BEARS NORTH 60°03'57" EAST 16.38 FEET), THROUGH A CENTRAL ANGLE OF 96°11'11", FOR AN ARC DISTANCE OF 18.48 FEET; THENCE NORTH 11°55'43" EAST, 18.65 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, (CHORD BEARS NORTH 5°36'58" EAST, 63.77 FEET), THROUGH A CENTRAL ANGLE OF 12°37'30", FOR AN ARC DISTANCE OF 63.90 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS NORTH 43°40'38" WEST 15.00 FEET), THROUGH A CENTRAL ANGLE OF 85°57'41", FOR AN ARC DISTANCE OF 16.50 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, (CHORD BEARS NORTH 33°08'03" EAST 112.82 FEET), THROUGH A CENTRAL ANGLE OF 23°39'50", FOR AN ARC DISTANCE OF 271.80 FEET; THENCE SOUTH 69°54'12" EAST, 188.27 FEET; THENCE EAST, 200.00 FEET; THENCE SOUTH 33°27'12" EAST, 751.79 FEET; THENCE SOUTH 83°25'40" WEST, 339.88 FEET; THENCE SOUTH 45°28'28" EAST, 219.36 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, (CHORD BEARS SOUTH 43°09'24" EAST 75.22 FEET), THROUGH A CENTRAL ANGLE OF 4°38'08", FOR AN ARC DISTANCE OF 75.24 FEET; THENCE EASTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS SOUTH 80°36'18" EAST 14.07 FEET), THROUGH A CENTRAL ANGLE OF 79°31'57", FOR AN ARC DISTANCE OF 15.27 FEET; THENCE NORTH 59°37'44" EAST, 5.89 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, (CHORD BEARS SOUTH 86°23'09" EAST, 111.80 FEET), THROUGH A CENTRAL ANGLE OF 67°58'14", FOR AN ARC DISTANCE OF 118.63 FEET; THENCE SOUTH 52°24'02" EAST, 131.90 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 610.00 FEET, (CHORD BEARS SOUTH 65°02'52" EAST, 267.11 FEET), THROUGH A CENTRAL ANGLE OF 25°17'39", FOR AN ARC DISTANCE OF 269.30 FEET; THENCE SOUTH 77°41'42" EAST, 51.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, (CHORD BEARS 45°24'59" EAST 261.68 FEET), THROUGH A CENTRAL ANGLE OF 64°33'26", FOR AN ARC DISTANCE OF 276.05 FEET; THENCE SOUTH 13°08'16" EAST, 51.88 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS SOUTH 19°08'16" EAST, 35.54 FEET) THROUGH A CENTRAL ANGLE OF 12°00'01", AN ARC DISTANCE OF 35.61 FEET; THENCE SOUTH 25°08'17" EAST, 64.64 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, (CHORD BEARS SOUTH 00°22'49" EAST, 209.39 FEET), THROUGH A CENTRAL ANGLE OF 49°30'56", AN ARC DISTANCE OF 216.05 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.50 FEET, (CHORD BEARS SOUTH 15°02'25" EAST 13.33 FEET), THROUGH A CENTRAL ANGLE OF 78°50'09", FOR AN ARC DISTANCE OF 14.45 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 52°17'05" EAST 40.20 FEET), THROUGH A CENTRAL ANGLE OF 4°20'50", FOR AN ARC DISTANCE OF 40.21 FEET; THENCE NORTH 26°49'25" EAST, 108.51 FEET; THENCE NORTH 74°58'20" EAST, 1663.43 FEET; THENCE SOUTH 0°03'35" WEST, 1,452.71 FEET ALONG THE NORTH-SOUTH X SECTION LINE; THENCE SOUTH 33°36'14" WEST, 87.97 FEET; THENCE SOUTH 72°50'43" WEST, 310.95 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, (CHORD BEARS SOUTH 21°15'39" EAST 2.48 FEET), THROUGH A CENTRAL ANGLE OF 0°19'48", FOR AN ARC DISTANCE OF 2.48 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 64.81 FEET, (CHORD BEARS SOUTH 33°36'08" WEST 91.56 FEET), THROUGH A CENTRAL ANGLE OF 27°07'14", FOR AN ARC DISTANCE OF 305.56 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS SOUTH 05°09'26" EAST 77.55 FEET), THROUGH A CENTRAL ANGLE OF 12°01'51", FOR AN ARC DISTANCE OF 77.64 FEET; THENCE SOUTH 0°51'30" WEST, 2293.72 FEET; THENCE SOUTH 89°53'07" WEST, 213.98 FEET; THENCE NORTH 53°21'53" WEST, 2,166.41 FEET; THENCE NORTH 30°36'45" WEST, 984.90 FEET; THENCE NORTH 47°25'24" WEST, 797.63 FEET; THENCE NORTH 22°09'59" EAST, 384.03 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 503.00 FEET, (CHORD BEARS NORTH 88°11'46" WEST 175.77 FEET), THROUGH A CENTRAL ANGLE OF 20°07'31", FOR AN ARC DISTANCE OF 176.68 FEET; THENCE SOUTH 81°44'28" WEST, 260.91 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 373.00 FEET, (CHORD BEARS NORTH 69°02'10" WEST 364.20 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 380.48 FEET; THENCE NORTH 39°48'49" WEST, 109.34 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, (CHORD BEARS NORTH 85°42'45" WEST 40.21 FEET), THROUGH A CENTRAL ANGLE OF 91°47'52", FOR AN ARC DISTANCE OF 44.86 FEET; THENCE SOUTH 48°23'19" WEST, 48.92 FEET; THENCE NORTH 41°36'41" WEST, 66.00 FEET; THENCE NORTH 48°23'19" EAST, 98.06 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 292.00 FEET, (CHORD BEARS NORTH 17°28'14" EAST, 300.07 FEET), THROUGH A CENTRAL ANGLE OF 61°50'10", FOR AN ARC DISTANCE OF 315.14 FEET; THENCE NORTH 13°26'51" WEST, 116.44 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.00 FEET, (CHORD BEARS NORTH 3°06'45" WEST, 191.24 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", FOR AN ARC DISTANCE OF 192.28 FEET; THENCE NORTH 71°3'21" EAST, 126.48 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.00 FEET, (CHORD BEARS NORTH 08°26'18" EAST, 31.10 FEET), THROUGH A CENTRAL ANGLE OF 02°25'52", FOR AN ARC DISTANCE OF 31.10 FEET TO THE POINT OF BEGINNING,

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 4,298,905 SQUARE FEET, 98.69 ACRES, MORE OR LESS

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.1.B.M.#11, 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°00'14" 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.



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

REQUEST OF:
ENTRY NO:
DATE: TIME:
BOOK: PAGE:
FEE \$
WEBER COUNTY RECORDER

OWNER
SHELTER HILL DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310

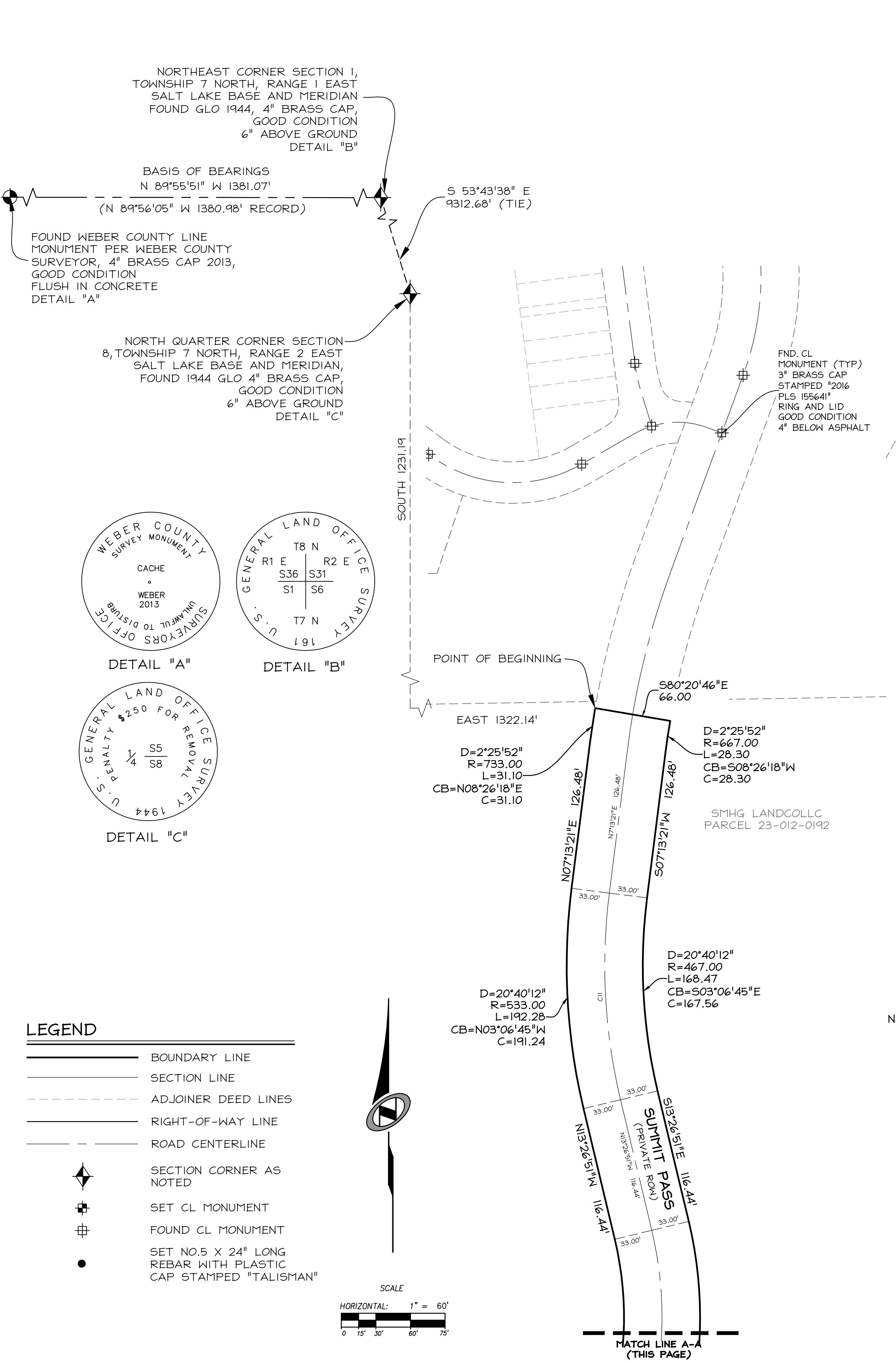
WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS DAY OF 20

WEBER COUNTY SURVEYOR
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

WEBER COUNTY ENGINEER
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

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS DAY OF 20

WEBER COUNTY COMMISSION ACCEPTANCE
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
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST:
TITLE:



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	11.00	16.49	85°54'14"	S41°56'36\"W	14.99
C2	563.00	141.37	14°23'15"	N77°42'06\"W	141.00
C3	11.00	18.73	97°33'49"	N60°42'37\"E	16.55
C4	290.00	63.90	12°37'30"	N05°36'58\"E	63.77
C5	11.00	16.50	85°57'41"	N43°40'38\"W	15.00
C6	10.50	14.45	78°50'09"	S15°02'25\"E	13.33
C7	530.00	40.21	4°22'50"	N52°17'05\"W	40.20
C8	430.00	2.48	0°19'48"	N21°15'39\"W	2.48
C9	11.04	15.45	80°11'50"	S61°21'34\"E	14.22
C11	500.00	180.38	20°40'12"	N03°06'45\"W	179.40
C12	325.00	350.75	61°50'10"	N17°28'14\"E	333.98
C13	325.00	293.97	51°49'34"	S12°27'56\"W	284.05
C14	325.00	45.98	8°06'19"	S42°25'53\"W	45.94
C15	325.00	10.80	1°54'16"	S47°26'11\"W	10.80
C16	343.00	349.88	58°26'43"	S69°02'10\"E	334.91
C17	533.00	245.80	26°25'21"	S85°02'51\"E	243.63
C18	525.72	86.21	9°23'45"	N86°24'28\"E	86.11
C19	540.14	159.56	16°55'33"	S80°25'53\"E	158.98
C20	320.00	73.29	13°07'21"	N05°22'02\"E	73.13
C21	320.00	70.51	12°37'30"	N05°36'58\"E	70.37

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	320.00	2.78	0°29'51"	N00°56'43\"W	2.78
C23	150.00	89.94	34°21'15"	N54°37'11\"W	88.60
C24	172.00	72.93	24°17'39"	N25°17'44\"W	72.38
C25	290.00	233.14	46°09'43"	S36°10'47\"E	226.91
C26	290.00	9.74	1°55'30"	S14°06'40\"E	9.74
C27	290.00	174.42	34°27'34"	S32°18'12\"E	171.80
C28	290.00	48.98	9°40'38"	S54°22'19\"E	48.92
C29	460.06	87.72	10°55'27"	N53°44'55\"W	87.58
C30	400.00	19.63	2°48'43"	N46°52'50\"W	19.63
C31	300.00	91.77	17°31'34"	N63°02'02\"W	91.41
C32	370.28	142.55	22°03'28"	N43°14'31\"W	141.67
C33	1487.11	148.72	5°43'47"	S35°04'35\"E	148.65
C34	300.00	39.44	7°32'00"	S41°42'28\"E	39.42
C35	900.00	267.30	17°01'00"	N36°58'02\"W	266.32
C36	900.00	106.82	6°48'02"	S42°04'31\"E	106.76
C37	900.00	160.47	10°12'58"	S33°34'01\"E	160.26
C38	70.00	83.04	67°58'14"	S86°23'09\"E	78.26
C39	640.00	282.54	25°17'39"	S65°02'52\"E	280.25
C40	215.00	242.25	64°33'26"	S45°24'59\"E	229.64
C41	200.00	41.89	12°00'01"	S19°08'16\"E	41.81

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C43	220.00	190.13	49°30'56"	N00°22'49\"W	184.26
C44	220.00	178.05	46°22'11"	S01°57'12\"E	173.23
C45	220.00	12.08	3°08'45"	S22°48'16\"W	12.08
C46	1687.00	179.09	6°04'56"	S31°30'00\"E	179.00
C47	314.18	150.00	27°21'17"	S48°13'07\"E	148.58
C48	500.00	279.90	32°04'27"	N45°51'32\"W	276.26
C49	500.00	31.81	3°38'42"	S60°04'24\"E	31.80
C50	500.00	248.09	28°25'45"	S44°02'10\"E	245.55
C51	430.00	225.39	30°01'54"	S44°50'15\"E	222.81
C52	203.00	106.70	30°06'51"	N44°47'47\"W	105.47
C53	247.00	222.91	51°42'24"	S55°35'33\"E	215.42
C54	247.00	71.38	16°33'25"	S38°01'03\"E	71.13
C55	247.00	51.81	12°01'03"	S52°18'17\"E	51.71
C56	247.00	99.72	23°07'57"	S69°52'47\"E	99.05
C57	213.00	80.27	21°35'33"	N70°38'59\"W	79.80
C58	513.00	74.63	8°20'07"	S64°01'16\"E	74.57
C60	597.00	160.44	15°23'51"	S60°29'24\"E	159.95
C61	597.00	42.51	4°04'46"	S66°08'56\"E	42.50
C62	597.00	46.78	4°29'23"	S61°51'52\"E	46.77
C63	597.00	71.15	6°49'42"	S56°12'19\"E	71.11

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C65	413.00	50.91	7°03'44"	S56°19'20\"E	50.87
C67	1000.00	85.76	4°54'48"	N57°23'48\"W	85.73
C68	400.00	305.38	43°44'34"	N33°04'07\"W	298.02
C69	65.00	29.36	25°52'46"	N14°08'01\"W	29.11
C70	350.00	80.16	13°07'21"	N05°22'02\"E	79.99
C71	11.00	15.44	80°26'07"	S28°17'20\"E	14.21
C72	397.28	145.75	21°01'15"	N57°59'47\"W	144.94
C73	397.28	105.90	15°16'22"	N39°50'58\"W	105.59
C74	1460.98	84.37	3°18'31"	S33°52'05\"E	84.36
C75	1460.98	61.63	2°25'01"	S36°43'52\"E	61.62
C76	400.00	3.54	0°30'23"	S38°11'40\"E	3.54
C77	400.00	49.06	7°01'37"	S41°57'39\"E	49.03
C78	503.00	55.26	6°17'42"	N74°59'10\"W	55.24
C79	145.00	56.36	22°16'09"	N60°39'44\"W	56.00
C80	145.00	92.07	36°22'45"	N31°20'18\"W	90.53
C81	317.00	131.99	23°51'20"	S25°04'35\"E	131.03
C82	317.00	101.41	18°19'48"	S46°10'09\"E	100.98
C83	317.00	21.45	3°52'35"	S67°16'20\"E	21.44
C84	433.06	17.72	2°20'38"	N58°02'19\"W	17.72
C85	433.06	84.76	11°12'50"	N51°15'35\"W	84.62

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12	N37°26'34\"W
L2	37.87	N13°08'55\"W
L3	62.58	N48°17'11\"W
L4	9.93	S45°28'28\"E
L5	40.67	N59°37'44\"E
L6	34.40	N24°22'39\"E
L8	23.57	N34°32'28\"W
L9	43.83	S68°11'20\"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C86	800.00	120.42	8°37'29"	N41°47'23\"W	120.31
C87	800.00	113.68	8°08'30"	N50°10'23\"W	113.58
C88	800.00	120.42	8°37'29"	N41°47'23\"W	120.31
C89	800.00	86.79	6°12'58"	S34°22'09\"E	86.75
C90	870.00	78.18	5°08'56"	N42°54'00\"W	78.16
C91	870.00	135.81	8°56'39"	N35°51'12\"W	135.67
C92	870.00	44.40	5°55'26"	N29°55'10\"W	44.39
C93	1717.00	62.25	2°04'39"	S29°29'51\"E	62.25
C94	1717.00	65.79	2°11'43"	S31°38'02\"E	65.79
C95	1717.00	54.23	1°48'34"	S33°38'11\"E	54.22
C96	1952.74	127.59	3°44'37"	S45°41'09\"E	127.57
C97	344.18	38.29	6°22'29"	S37°43'43\"E	38.27
C98	1952.74	124.01	3°38'19"	S38°55'06\"E	123.99
C99	1952.74	116.21	3°24'35"	S42°06'33\"E	116.19
C100	344.18	96.09	15°59'47"	S48°54'51\"E	95.78
C101	344.18	29.94	4°59'00"	S59°24'15\"E	29.93
C102	1952.74	127.59	3°44'37"	S45°41'09\"E	127.57
C103	1952.74	116.95	3°25'53"	S49°16'24\"E	116.93
C104	1952.74	125.56	3°41'03"	S52°49'52\"E	125.54
C105	1952.74	115.56	3°23'27"	S56°22'07\"E	115.54

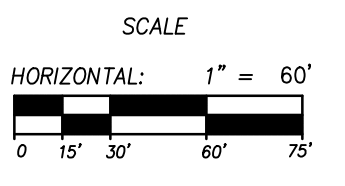
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C106	470.00	35.33	4°18'25"	N59°44'32\"W	35.32
C107	530.00	187.68	20°17'21"	S39°57'59\"E	186.70
C110	400.00	84.23	12°03'54"	S35°51'15\"E	84.07
C112	400.00	125.43	17°58'00"	S50°52'12\"E	124.92
C114	483.00	70.27	8°20'07"	S64°01'16\"E	70.21
C116	627.00	76.30	6°58'19"	S64°42'10\"E	76.25
C117	627.00	92.20	8°25'32"	S57°00'14\"E	92.12
C119	383.00	47.21	7°03'44"	S56°19'20\"E	47.18
C122	1030.00	88.33	4°54'48"	S57°23'48\"E	88.30
C125	430.00	66.32	8°50'15"	S50°31'16\"E	66.26
C126	430.00	185.19	24°40'35"	S33°45'15\"E	183.77
C127	470.00	227.77	27°46'02"	N43°42'18\"W	225.55
C128	460.00	102.38	12°45'06"	S36°11'51\"E	102.16
C129	460.00	138.73	17°16'49"	S51°24'48\"E	138.21
C130	173.00	57.92	19°11'00"	N50°15'42\"W	57.65
C131	173.00	33.00	10°55'51"	N35°12'17\"W	32.95
C132	277.00	249.98	51°42'24"	S55°35'33\"E	241.58
C133	183.00	68.97	21°35'33"	N70°38'59\"W	68.56
C134	970.00	83.18	4°54'48"	N57°23'48\"W	83.16
C135	370.00	282.64	43°46'02"	N33°03'23\"W	275.82

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C164	223.00	46.77	12°01'03"	N52°18'17\"W	46.69

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C136	11.00	20.45	106°31'52"	S17°30'11\"W	17.63
C137	40.00	39.68	56°49'50"	N80°48'58\"W	38.07
C139	670.00	295.78	25°17'39"	N65°02'52\"W	293.39
C141	185.00	208.45	64°33'26"	N45°24'59\"W	197.59
C143	230.00	48.17	12°00'01"	N19°08'16\"W	48.08
C145	190.00	153.77	46°22'11"	N01°57'12\"W	149.61
C146	10.50	17.75	96°52'21"	N69°40'04\"E	15.71
C148	284.18	135.68	27°21'17"	S48°13'07\"E	134.39
C150	1657.00	175.90	6°04'56"	S31°30'00\"E	175.82
C152	930.00	118.57	7°18'17"	S32°06'36\"E	118.49
C153	12.00	33.70	160°54'48"	N65°22'59\"E	23.67
C154	343.28	11.66	1°56'45"	S33°11'09\"E	11.66
C156	1514.10	11.49	0°26'05"	S32°25'44\"E	11.49
C157	12.00	34.16	163°06'47"	S48°54'37\"W	23.74
C158	263.00	158.18	34°27'34"	N32°18'12\"W	155.80
C159	11.00	14.68	76°26'34"	N08°04'29\"W	13.61
C160	11.00	16.46	85°44'39"	N73°01'07\"E	14.97
C161	573.00	44.90	4°29'23"	S61°51'52\"E	44.89
C162	11.00	17.23	89°45'58"	S14°44'11\"E	15.52
C163	11.00	17.57	91°32'23"	S75°54'59\"W	15.76

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\"/>



SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AUGUST 2024

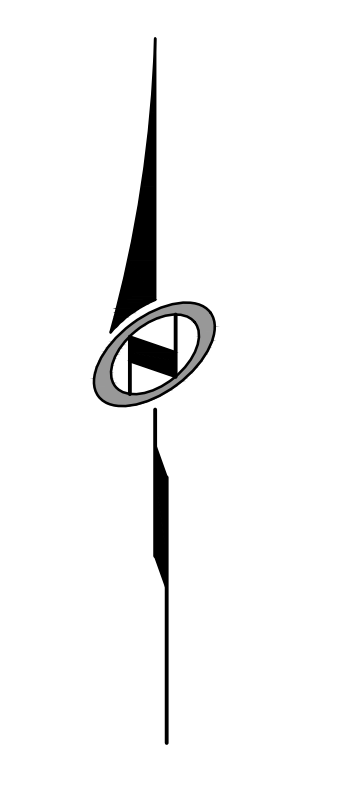
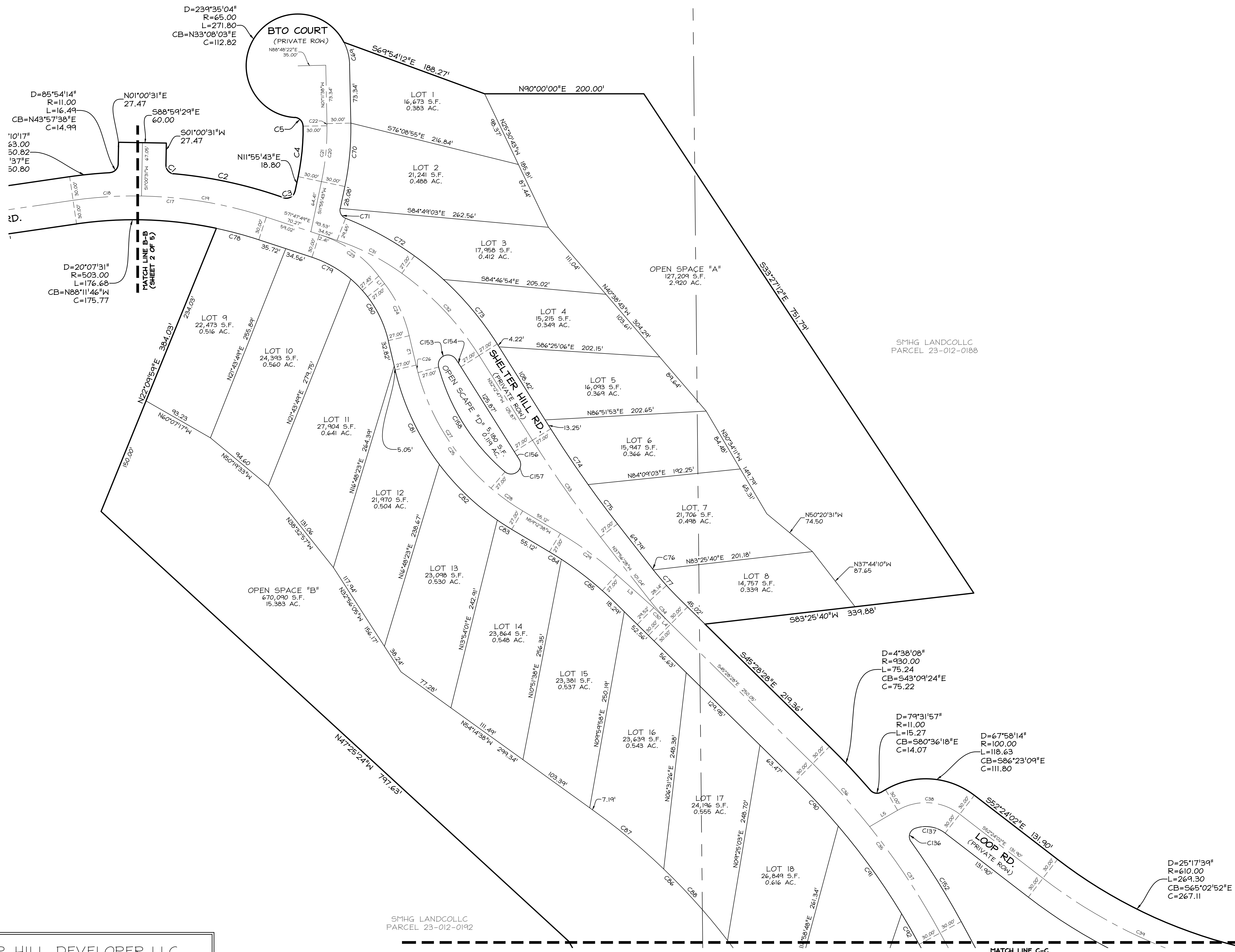
SHELTER HILL DEVELOPER, LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84310



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

SHELTER HILL AT POWDER MOUNTAIN

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AUGUST 2024



SHELTER HILL DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

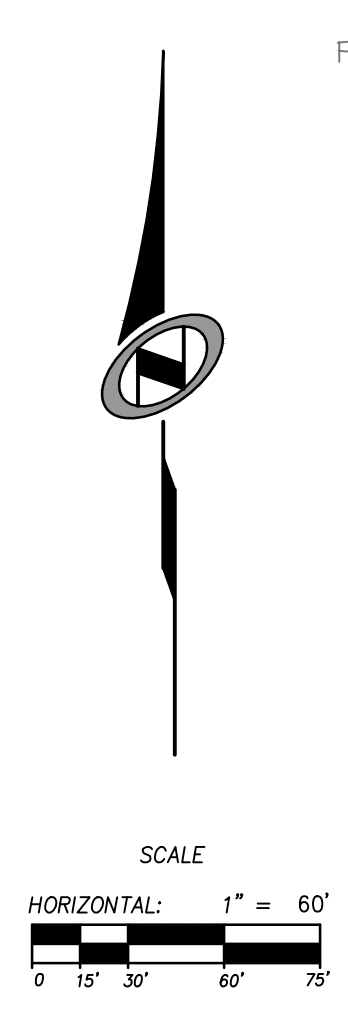
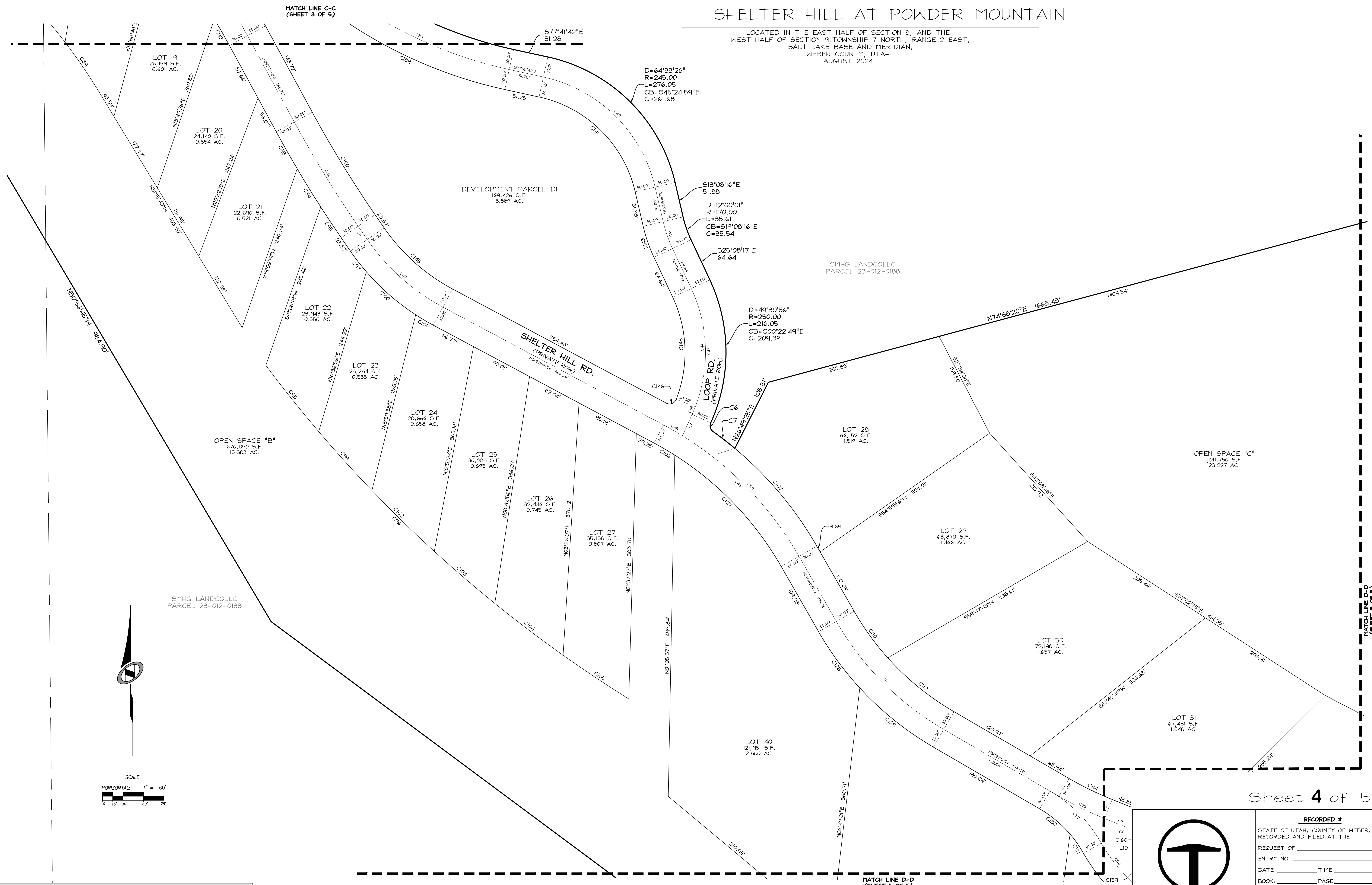
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SHELTER HILL AT POWDER MOUNTAIN

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AUGUST 2024

SHELTER HILL DEVELOPER, LLC
2014-1-17
NONE
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Sheet 4 of 5

SHELTER HILL DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310

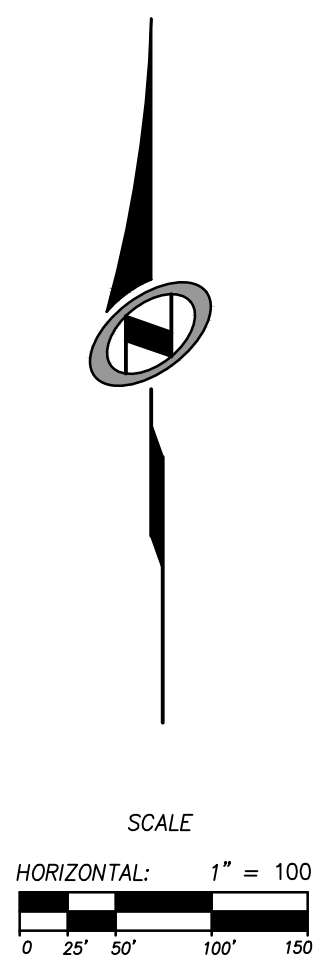
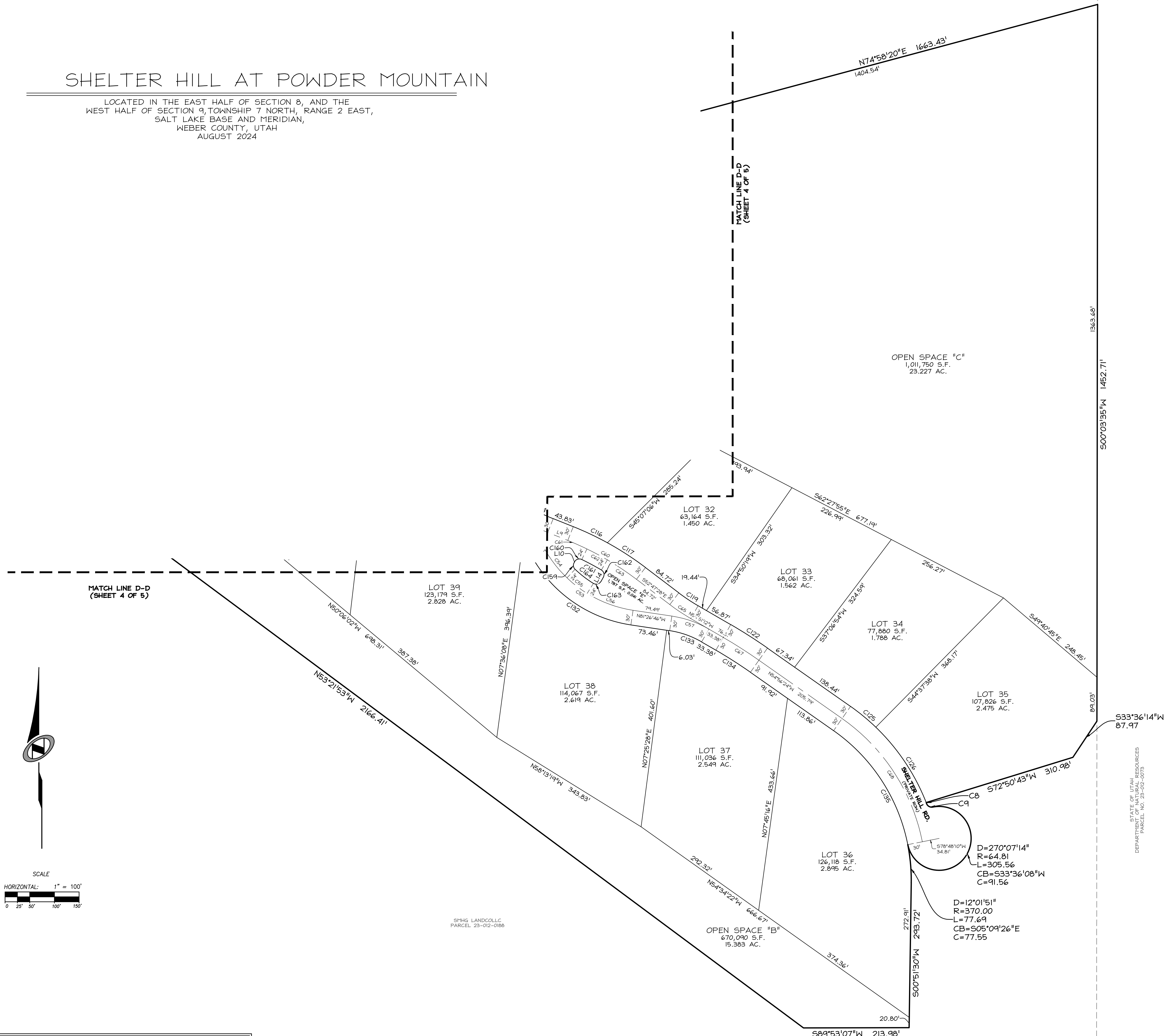


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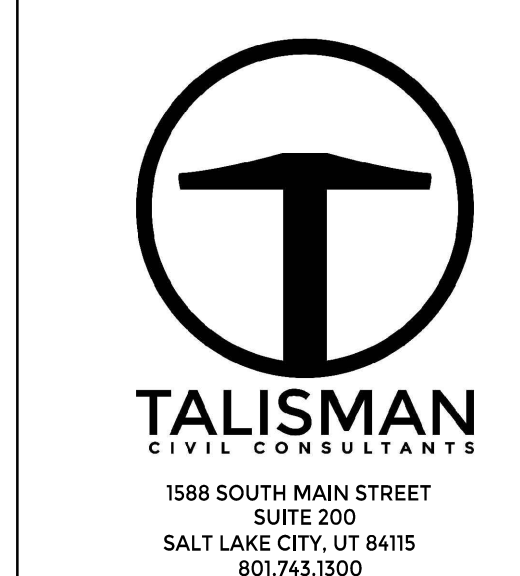
SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
AUGUST 2024

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SHELTER HILL DEVELOPER, LLC
3923 N. WOLF CREEK DR.
EDEN, UT, 84310



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