

POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2

COMPRISING POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDED
PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

OCTOBER 2013

BOUNDARY DESCRIPTION

PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT THE WEBER COUNTY MONUMENT MARKING THE COUNTY LINE, SAID POINT BEING THE PERIMETER DESCRIPTION SET FORTH ON THE PLAT OF PHASE 1, PARCEL 1 OF PHASE 1, POWDER RIDGE CONDOMINIUMS AND RUNNING THENCE SOUTH 47°15'00" EAST 33.08 FEET; THENCE DUE SOUTH 152.40 FEET; THENCE SOUTH 54°56'34" EAST 36.65 FEET; THENCE DUE SOUTH 40.00 FEET; THENCE DUE EAST 15.22 FEET; THENCE SOUTH 54°56'34" EAST 66.82 FEET; THENCE DUE SOUTH 101.74 FEET; THENCE SOUTH 83°55'00" EAST 155.55 FEET; THENCE SOUTH 04°03'12" WEST 120.00 FEET; THENCE SOUTH 44°17'42" WEST 62.93 FEET; THENCE SOUTH 22°39'13" EAST 154.29 FEET; THENCE DUE SOUTH 6.81 FEET; THENCE DUE EAST 28.00 FEET; THENCE SOUTH 13°48'54" EAST 62.82 FEET; THENCE SOUTH 02°09'17" WEST 68.03 FEET; THENCE SOUTH 13°10'00" WEST 81.32 FEET; THENCE SOUTH 48°53'21" WEST 31.73 FEET; THENCE SOUTH 85°53'48" WEST 73.96 FEET; THENCE SOUTH 05°00'00" WEST 94.77 FEET TO THE SOUTH BOUNDARY OF THE PLAT OF POWDER RIDGE CONDOMINIUMS, PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES: NORTH 75°00'00" WEST 164.83 FEET, SOUTH 30°05'07" WEST 59.92 FEET, NORTH 19°15'33" WEST 105.00 FEET, NORTH 36°54'08" EAST 84.77 FEET; DUE NORTH 245.66 FEET; DUE WEST 140.05 FEET TO A POINT OF CURVATURE TO A 1667.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 363.53 FEET (CENTRAL ANGLE = 01°15'19" CHORD BEARING AND DISTANCE = NORTH 09°55'26" WEST 36.53 FEET) NORTH 09°17'36" WEST 309.10 FEET TO A POINT OF CURVATURE TO A 402.11-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 160.88 FEET (CENTRAL ANGLE = 22°55'25" CHORD BEARING AND DISTANCE = NORTH 20°45'19" WEST 159.81 FEET) NORTH 57°44'00" EAST 264.83 FEET TO THE POINT OF BEGINNING, CONTAINING 6.524 ACRES.

LESS AND EXCEPTING THE FOLLOWING EXPANDABLE AREA PARCEL:

BEGINNING AT A POINT WHICH IS EAST 2415.00 FEET AND SOUTH 3488.00 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE SOUTH 270.00 FEET; THENCE WEST 69.02 FEET; THENCE NORTH 45°00'00" WEST 22.61 FEET; THENCE NORTH 200.02 FEET; THENCE EAST 15.00 FEET; THENCE NORTH 54.00 FEET; THENCE EAST 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.505 ACRES. NET AREA = 6.019 ACRES.

BASIS OF BEARING IS SOUTH 8°34'41" EAST BETWEEN THE NORTHEAST CORNER OF BUILDING 9A AND THE NORTHEAST CORNER OF BUILDING 3D AS SHOWN ON THE PLAT OF PHASE 1 POWDER RIDGE CONDOMINIUM.

SURVEYOR'S CERTIFICATE

I, VON R. HILL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT HAVE DIVIDED SAID TRACT HEREafter TO BE KNOWN AS POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2, AND I FURTHER CERTIFY THAT THIS MAP IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF SECTION 57-8-13(1), UTAH CONDOMINIUM OWNERSHIP ACT. I ALSO CERTIFY THAT THIS CONDOMINIUM PROJECT MEETS THE REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCES.

VON R. HILL DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE POWDER RIDGE VILLAGE OWNERS ASSOCIATION INC., ACTING FOR AND ON BEHALF OF THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY SUBDIVIDE THE SAME INTO CONDOMINIUM UNITS, LIMITED COMMON AREAS, AND COMMON AREAS TO BE KNOWN AS POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2 (THE "PROJECT"), AS SET FORTH ON THIS AMENDED RECORD OF SURVEY MAP, WHICH CONSISTS OF THREE (3) PAGES (THE "AMENDED MAP") AND DOES HEREBY CONSENT TO THE RECORDED OF THIS AMENDED MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. ALL ENTRANCES TO AND EXITS FROM THE PROJECT PROVIDING ACCESS TO OR FROM THE PROJECT TO OR FROM PUBLIC OR PRIVATE ROADS OUTSIDE THE PROJECT AND ALL ACCESS AND SERVICE ROADWAYS INSIDE THE PROJECT AND OTHER AREAS WITHIN THE PROJECT AS DESIGNATED ON THIS AMENDED MAP, ARE HEREBY DEDICATED AS PRIVATE ACCESS EASEMENTS. THESE PRIVATE ACCESS EASEMENTS ARE HEREBY DEDICATED AND GRANTED (A) TO THE OWNERS OF THE RESPECTIVE CONDOMINIUM UNITS (AND THE TIMESHARE INTERESTS THEREIN) WITHIN THE PROJECT FOR THEIR NON-EXCLUSIVE USE; (B) TO GUESTS AND AUTHORIZED OCCUPANTS OF CONDOMINIUM UNITS OR TIMESHARE INTERESTS WITHIN THE PROJECT FOR THEIR NON-EXCLUSIVE USE CONSISTENT WITH THE TERMS AND CONDITIONS OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2 (THE "DECLARATION") RECORDED CONCURRENTLY WITH THIS AMENDED MAP; AND (C) TO (I) THE OWNERS OF APPROXIMATELY 8.1 ACRES OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED IN AN EASEMENT GRANT RECORDED CONCURRENTLY WITH THIS AMENDED MAP, WHICH 8.1 ACRES IS LOCATED ADJACENT TO THE ABOVE DESCRIBED PROPERTY, AND (II) THE OWNERS OF APPROXIMATELY 1.91 ACRES OF REAL PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED IN A SEPARATE EASEMENT GRANT RECORDED CONCURRENTLY WITH THIS AMENDED MAP, WHICH 1.91 ACRES IS LOCATED NORTH AND SOUTH OF THE ABOVE DESCRIBED PROPERTY, FOR THE NON-EXCLUSIVE USE AND BENEFIT OF SAID OWNERS OF SAID ADJACENT PARCELS OF REAL PROPERTY FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND OPERATING WATER, SEWER, ELECTRIC, TELEPHONE, STORM DRAIN, AND OTHER UTILITY LINES AND SERVICES THEREIN AND PROVIDING INGRESS TO AND EGRESS FROM SAID ADJACENT PARCELS OF REAL PROPERTY, GRANTING AND RESERVING TO THE OWNERS OF SAID ADJACENT PARCELS OF REAL PROPERTY THE RIGHT TO GRANT TO THEIR SUCCESSORS A RIGHT TO USE SUCH PRIVATE ACCESS EASEMENTS ON A NON-EXCLUSIVE BASIS WITH THE OWNERS OF THE RESPECTIVE CONDOMINIUM UNITS (AND THE TIMESHARE INTERESTS THEREIN) WITHIN THE PROJECT.

THIS AMENDED MAP, CONSISTING OF THREE (3) PAGES, AMENDS IN ITS ENTIRETY, RESTATES, SUPERSEDES, AND COMPLETELY REPLACES THE ORIGINAL MAP (AS DEFINED IN THE AMENDED DECLARATION AND FILED OF RECORD ON SEPTEMBER 28, 1988 AS ENTRY NO. 1058214 IN BOOK 30, AT PAGES 92-93, WEBER COUNTY, UTAH RECORDER'S OFFICE) AND ANY AND ALL OTHER "RECORD OF SURVEY MAPS" OR OTHER MAPS FOR POWDER RIDGE CONDOMINIUMS OR FOR ANY PHASE, PART, OR VARIATION THEREOF (COLLECTIVELY THE "OTHER MAPS") WHICH MAY HAVE BEEN RECORDED IN WEBER COUNTY, STATE OF UTAH AT ANY TIME PRIOR TO THE RECORDED OF THIS AMENDED MAP. ANY REAL PROPERTY WHICH MAY HAVE BEEN INCLUDED IN THE ORIGINAL MAP OR ANY OTHER MAPS WHICH IS NOT SPECIFICALLY INCLUDED IN THE ABOVE BOUNDARY DESCRIPTION IS HEREBY RELEASED FROM ANY AND ALL PROVISIONS OF AND ANY AFFECTS OF ANY SUCH MAP. ONLY THE REAL PROPERTY DESCRIBED IN THE ABOVE BOUNDARY DESCRIPTION IS A PART OF POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2.

IN WITNESS WHEREOF, BARTELL JENSEN, PRESIDENT OF POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC. HAS EXECUTED THIS OWNER'S DEDICATION ON THIS _____ DAY OF _____, 20____ AND HEREBY CERTIFIES THAT THE CREATION OF CONDOMINIUM UNITS 9A AND 9B AND THE AMENDMENT OF THE PROJECT BOUNDARIES AND ALL OTHER CHANGES TO THE ORIGINAL MAP AND THE PROJECT DEFINED IN THE AMENDED DECLARATION OR AS REFLECTED ON THIS AMENDED MAP, CONSISTING OF THREE (3) PAGES, HAS BEEN APPROVED BY THE AFFIRMATIVE VOTE OF AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE TOTAL VOTES OF THE POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC.

POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC.

BY: _____
BARTELL JENSEN, PRESIDENT

SHEET 1 OF 3

WEBER COUNTY SURVEYOR

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.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE _____

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____.

SIGNATURE _____

Any unfinished or incomplete developments within the boundaries of this project must be addressed by a landscaping plan. From what I understand, the area designated as 'Convertible Land' has been previously excavated and has not been restored. Please provide a landscaping plan for this area in compliance with LUC 108-2-5.

Please include the individual or company name and address of the applicant. LUC 106-1-5 (a)(3)

Please include the dimensions of existing shed. LUC 106-1-5 (a)(6)

Please include Weber-Morgan Health certificate of approval

Please include Clerk's certificate of attest

The recording information should be 3 inch by 3 inch. LUC 106-1-8 (i)

EXTERIOR WALL BEARINGS

- BUILDING 2C
- c N85°53'32"E
- d N4°06'28"W
- BUILDING 9A
- e N88°03'42"W
- f N1°56'18"E
- BUILDING 10B
- g N86°32'31"W
- h N3°27'29"E

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY BARTELL JENSEN, PRESIDENT OF POWDER RIDGE VILLAGE OWNERS ASSOCIATION, INC., A UTAH NON-PROFIT CORPORATION.

NOTARY PUBLIC

COORDINATE VALUES FOR POINTS SHOWN ON BUILDINGS

- ② N 6,662.34
E 12,213.71
- ③ N 6198.04
E 12,321.90
- ④ N 6,315.51
E 12,495.87

ADDRESS

6172 NORTH POWDER RIDGE
EDEN, UTAH

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARD 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____.

SIGNATURE _____

WEBER COUNTY PLANNING COMMISSION

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SIGNATURE _____

WEBER COUNTY COMMISSION APPROVAL

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 ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

SIGNATURE _____

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS,

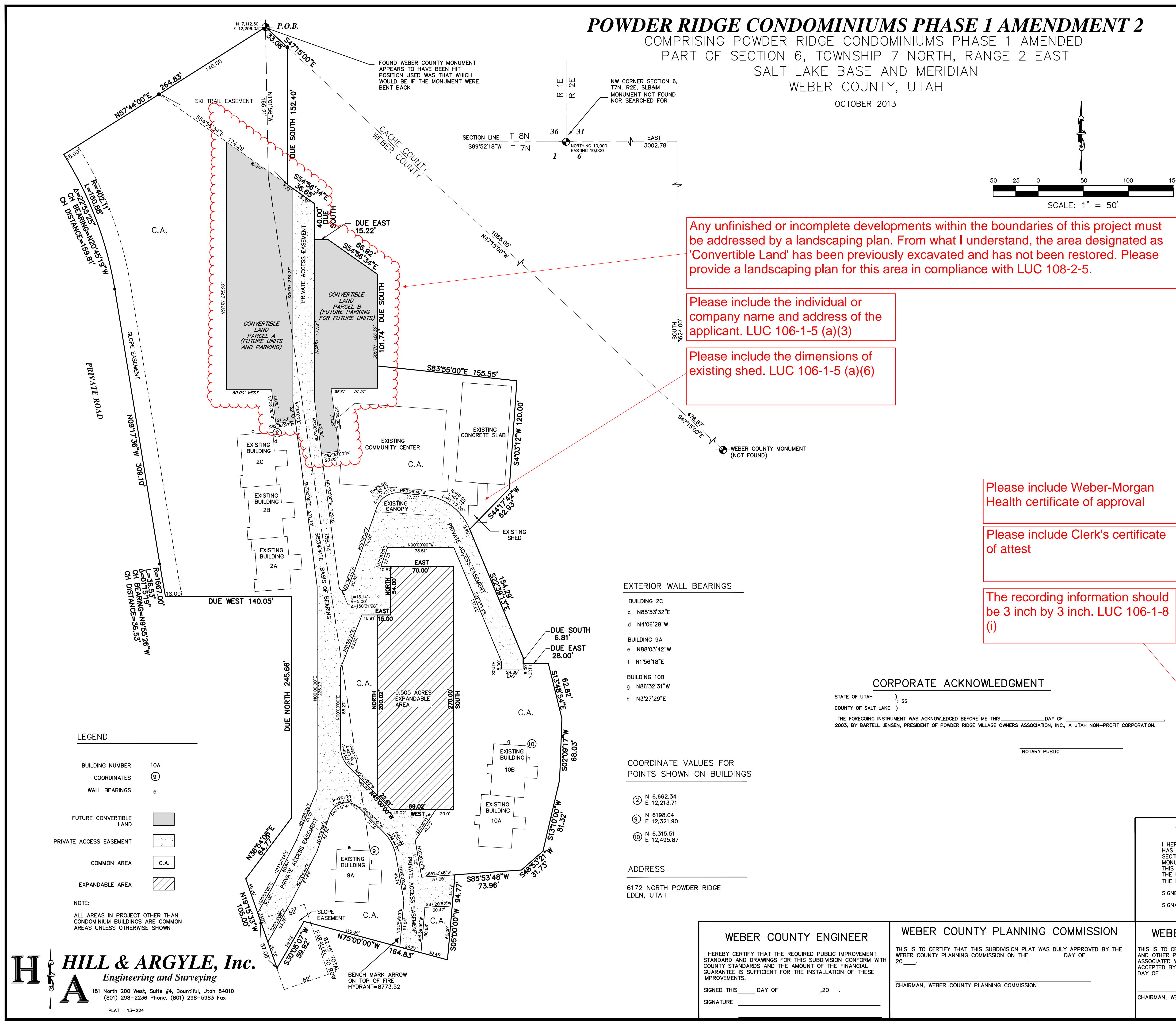
PAGE _____

COUNTY RECORDER _____

BY _____

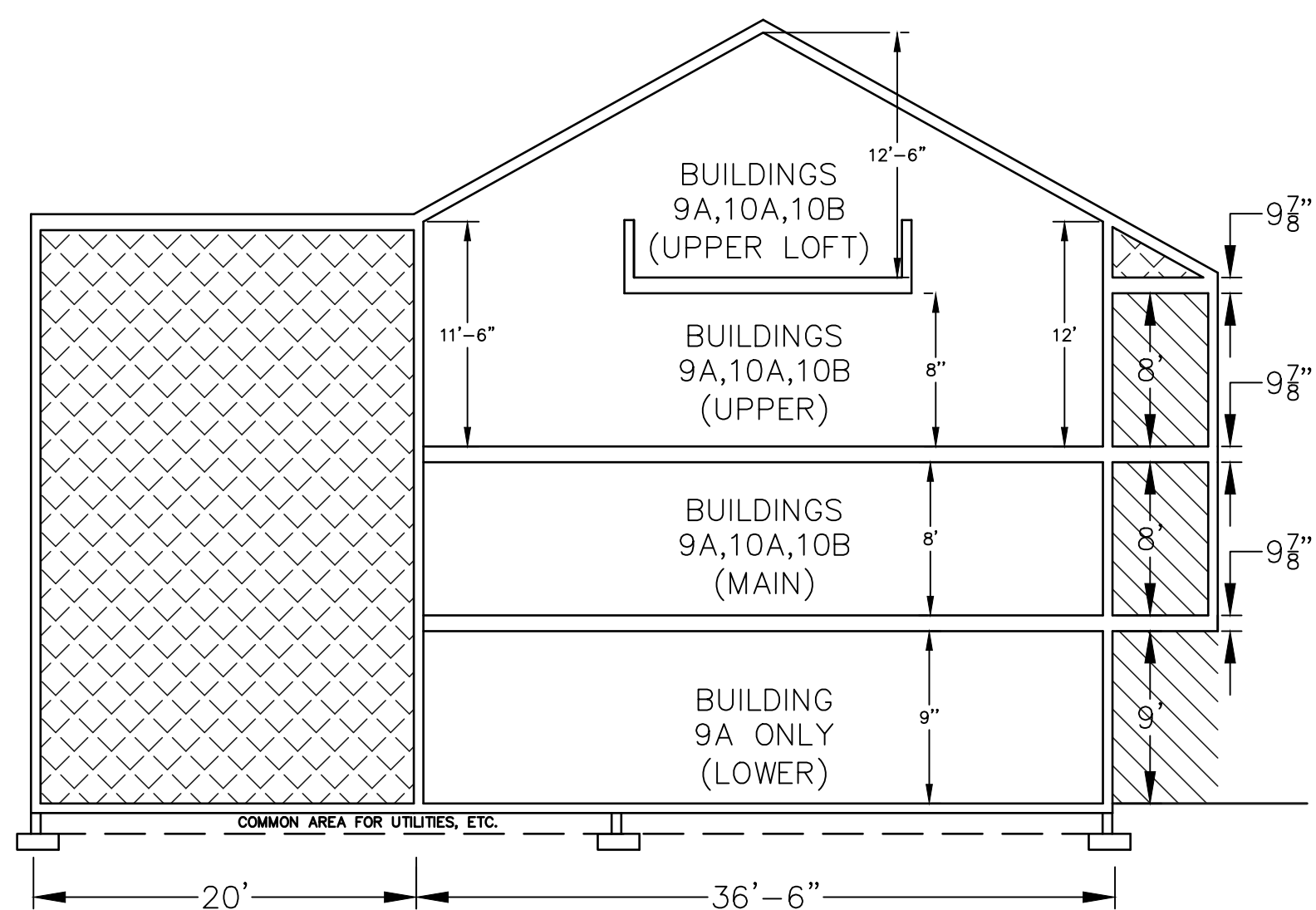
DEPUTY _____

H HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
PLAT 13-224



POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2

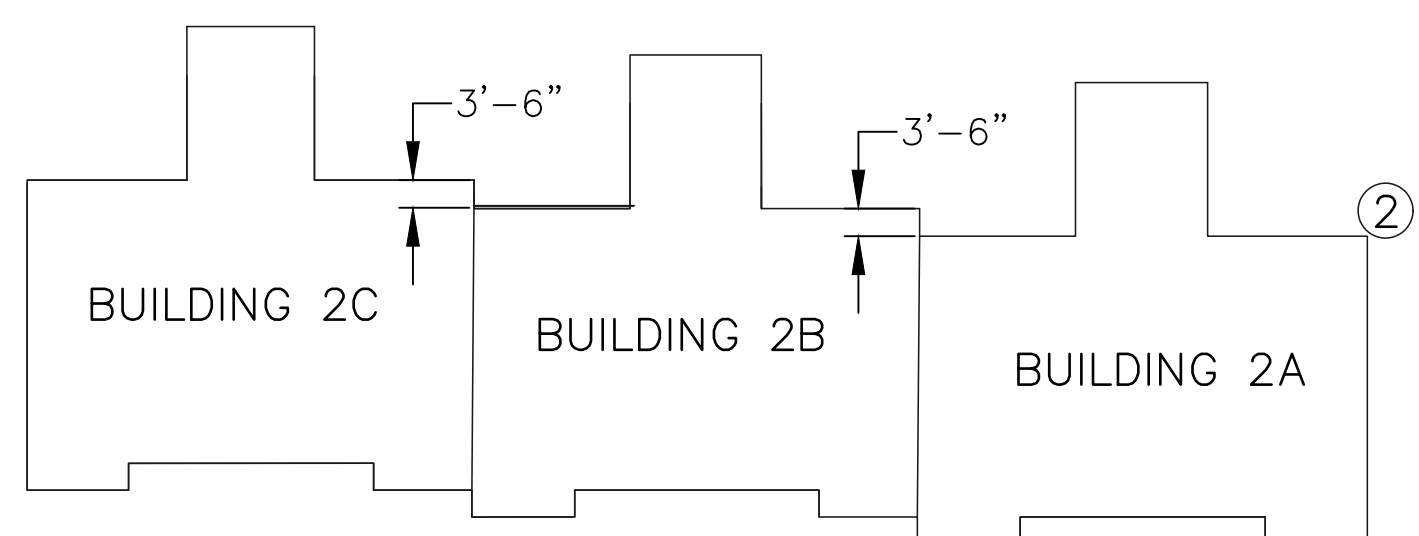
PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2013



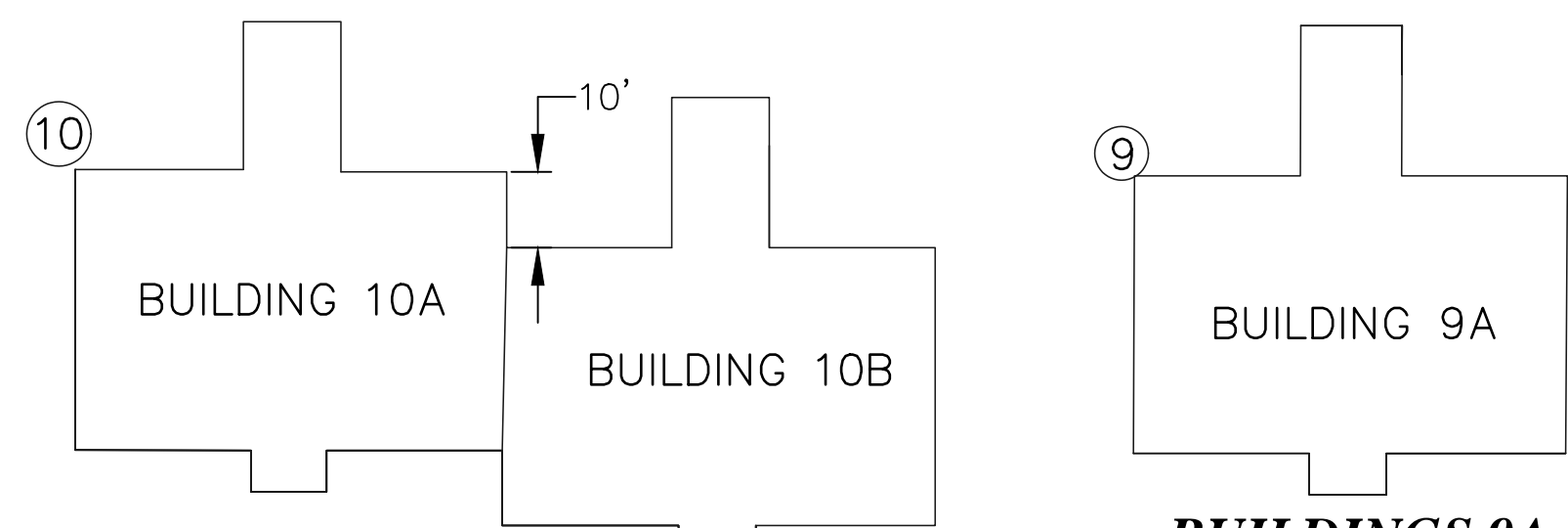
9A5 & 9A6 LOWER FINISHED FLOOR ELEV=8758.0
10A1 & 10A2 LOWER FINISHED FLOOR ELEV=8784.0
10B1 & 10B2 LOWER FINISHED FLOOR ELEV=8786.0

**SECTION C -
BUILDINGS 9A, 10A, 10B**

BUILDING OFFSET DIMENSIONS

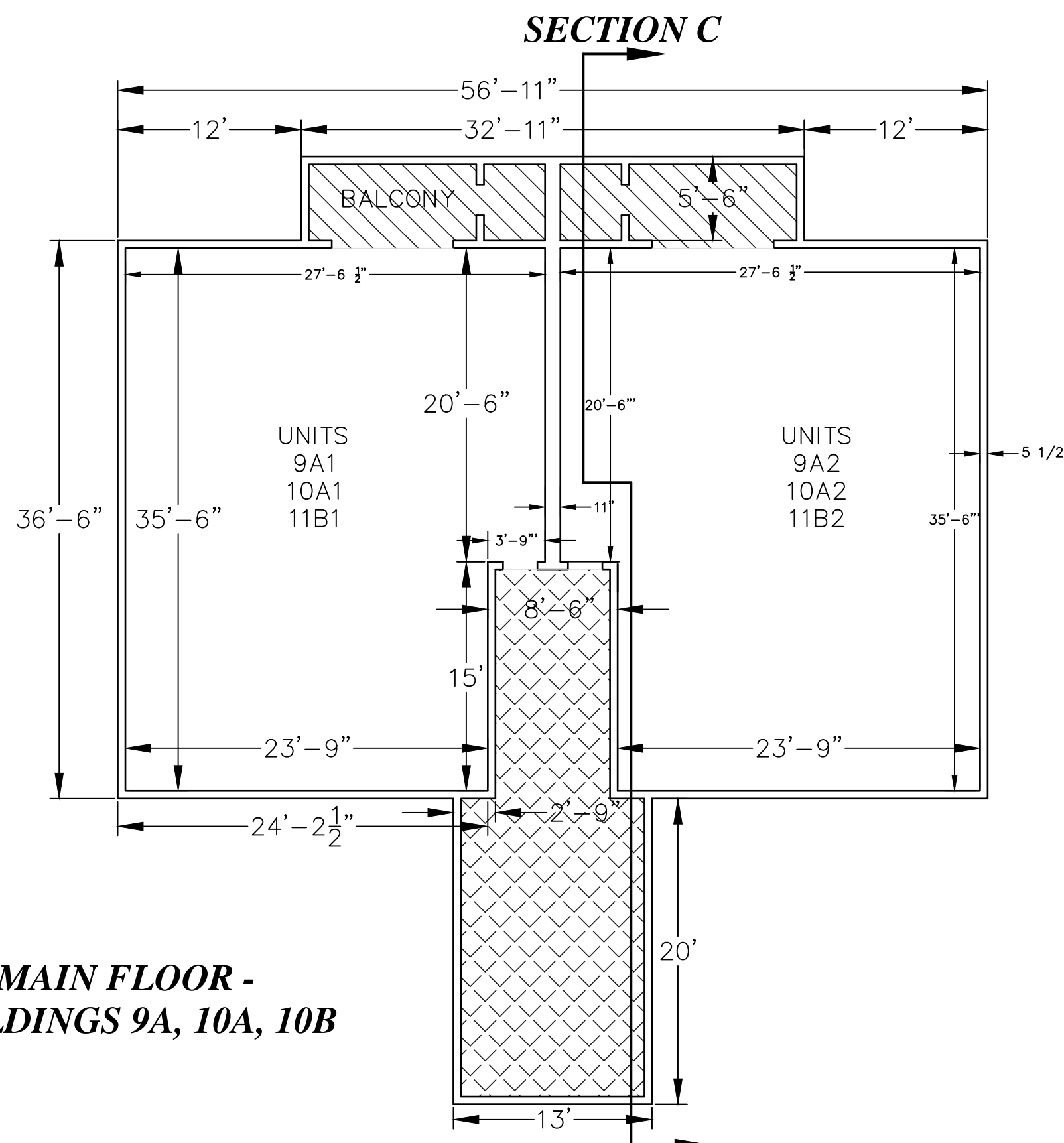


BUILDINGS 2A, 2B, 2C

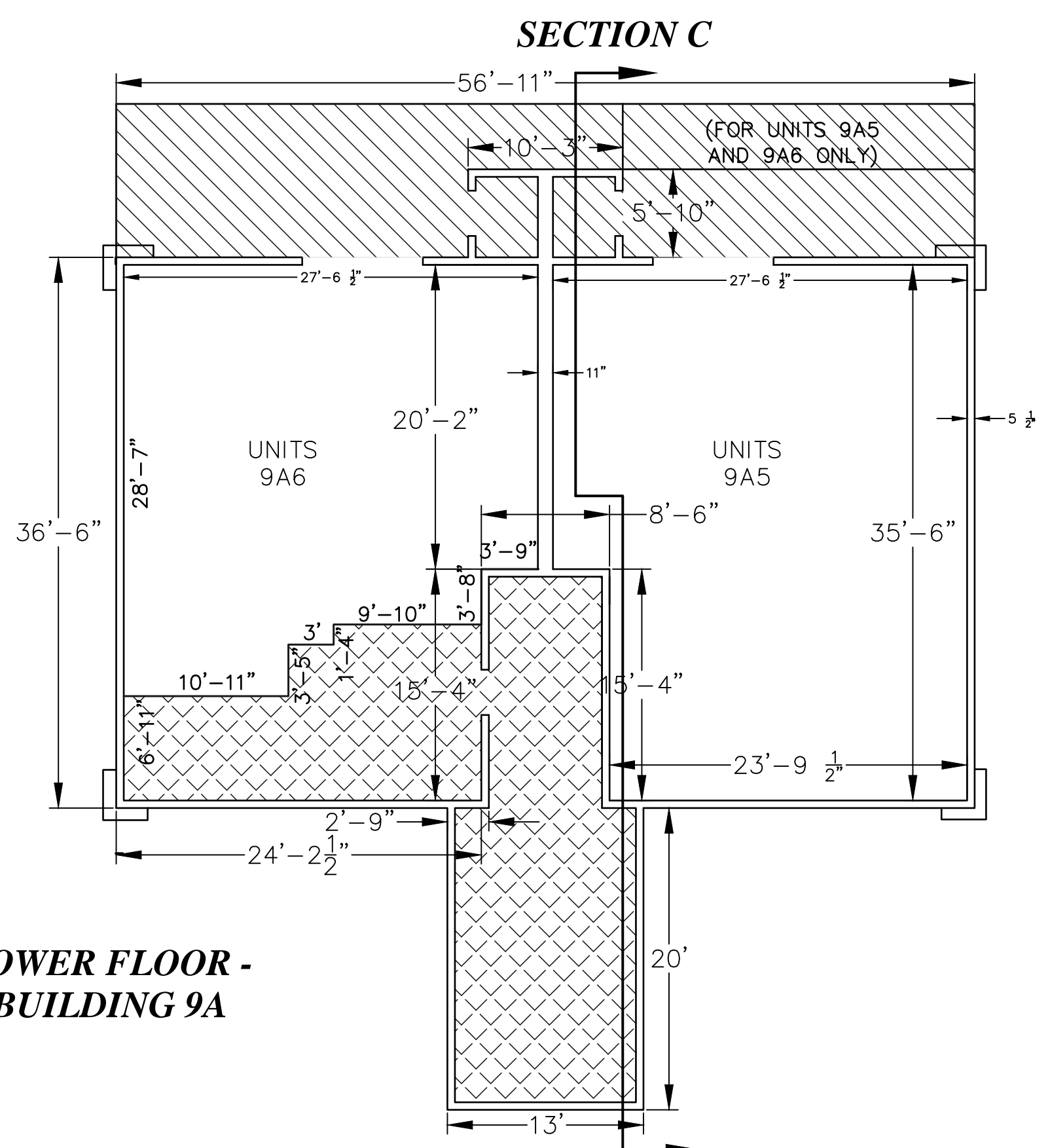


BUILDINGS 10A, 10B

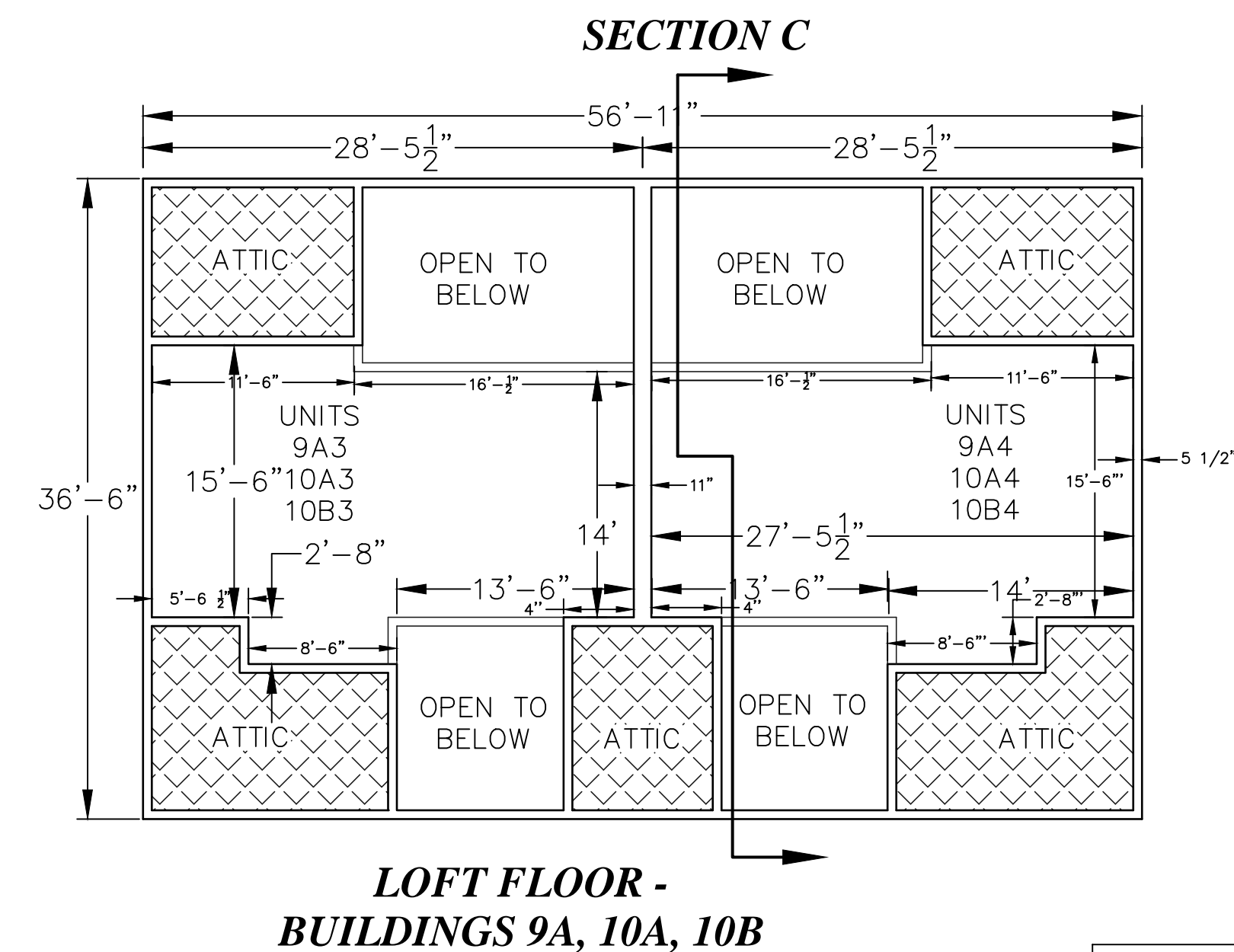
BUILDINGS 9A



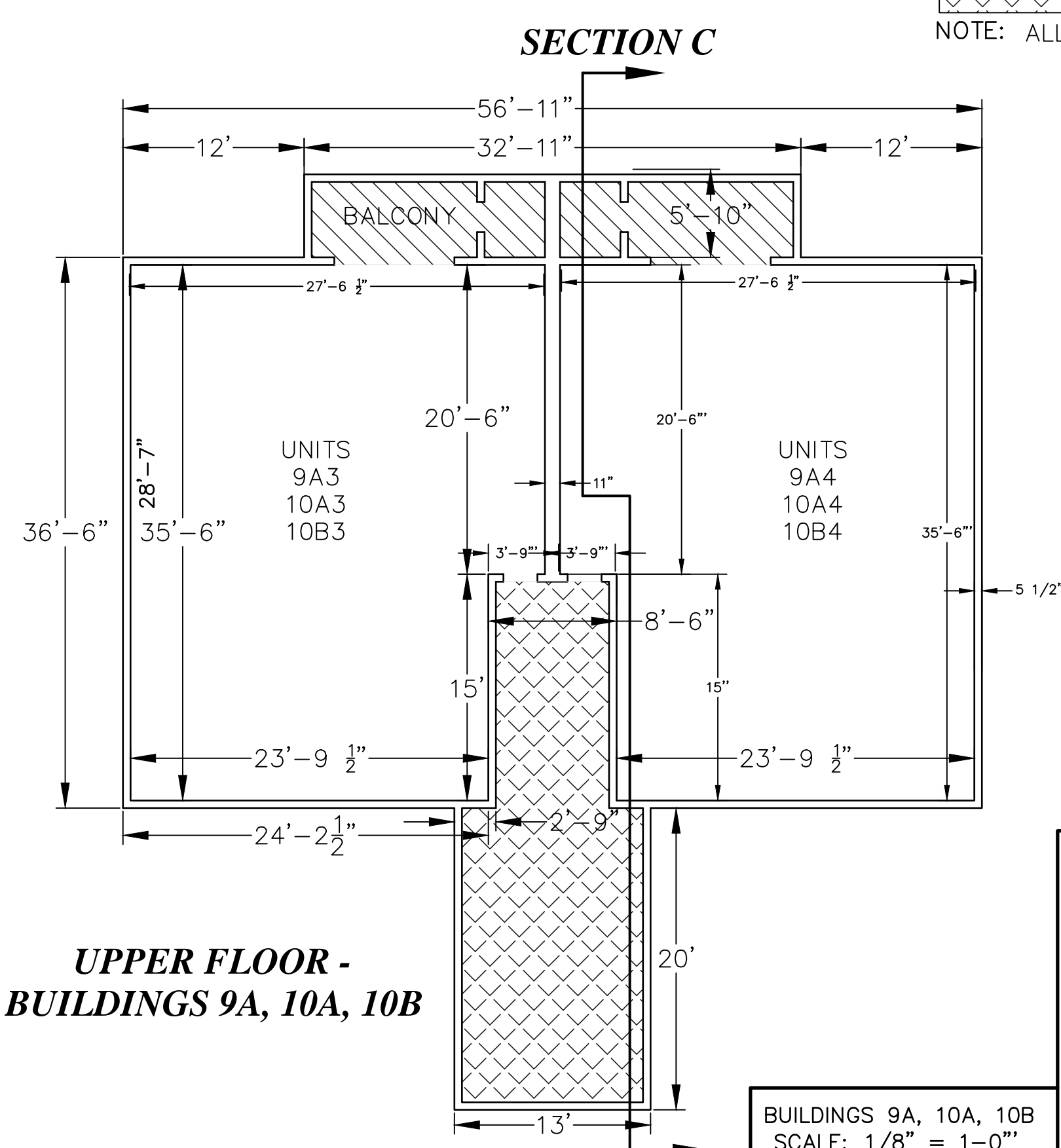
**MAIN FLOOR -
BUILDINGS 9A, 10A, 10B**



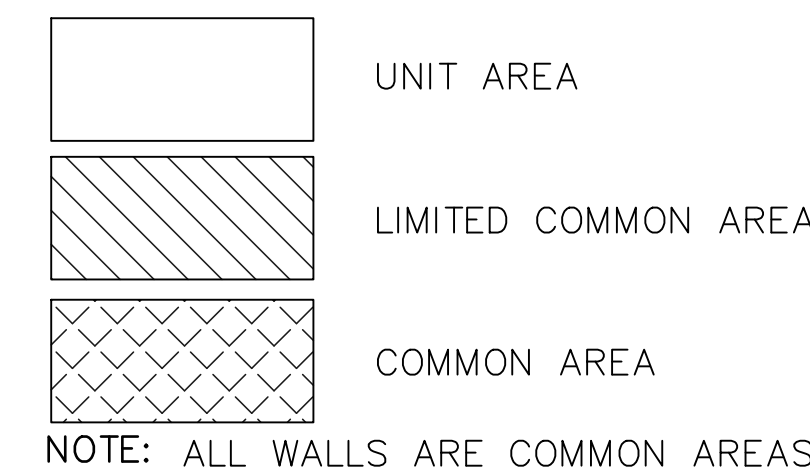
**LOWER FLOOR -
BUILDING 9A**



**LOFT FLOOR -
BUILDINGS 9A, 10A, 10B**



**UPPER FLOOR -
BUILDINGS 9A, 10A, 10B**



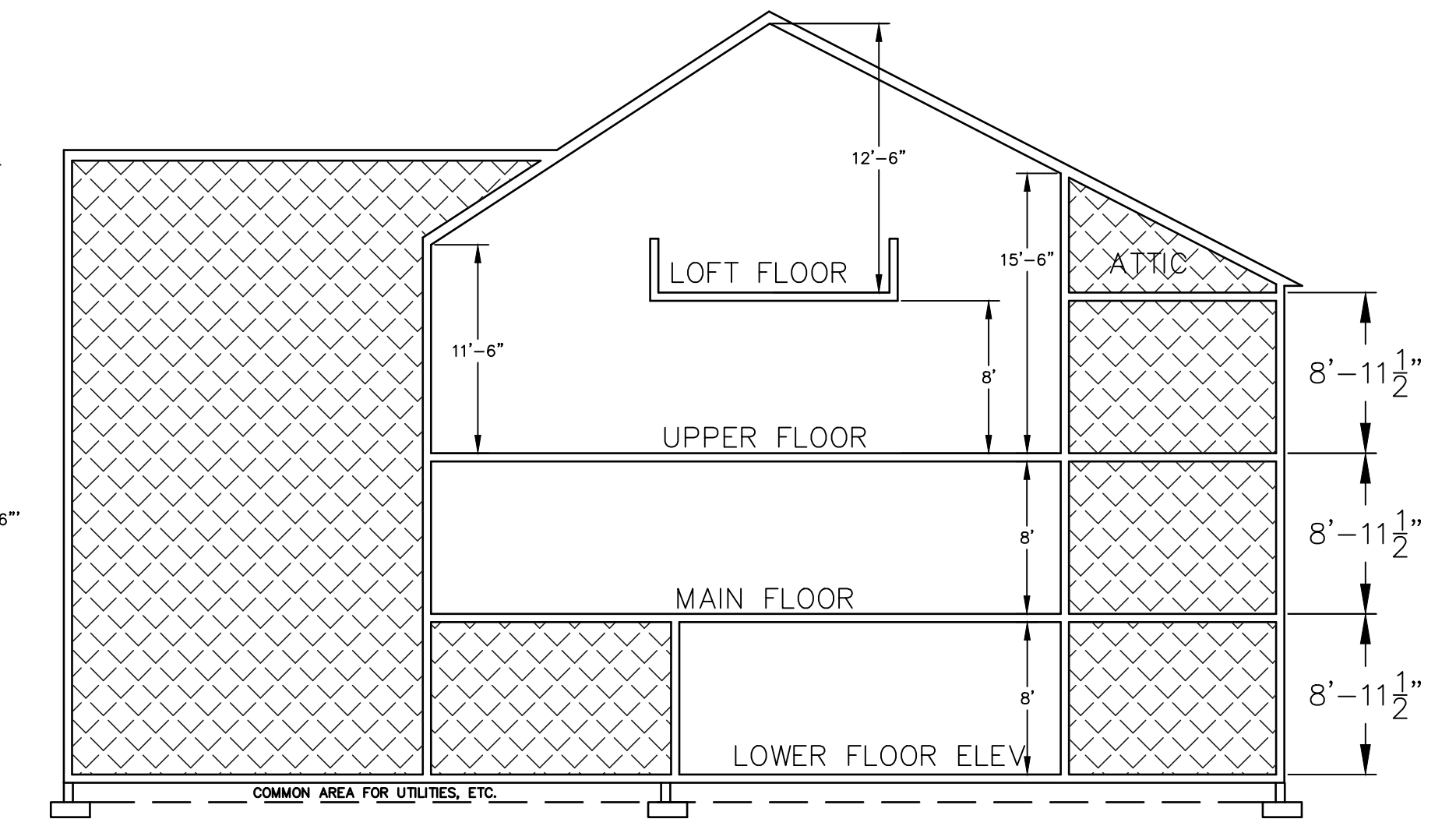
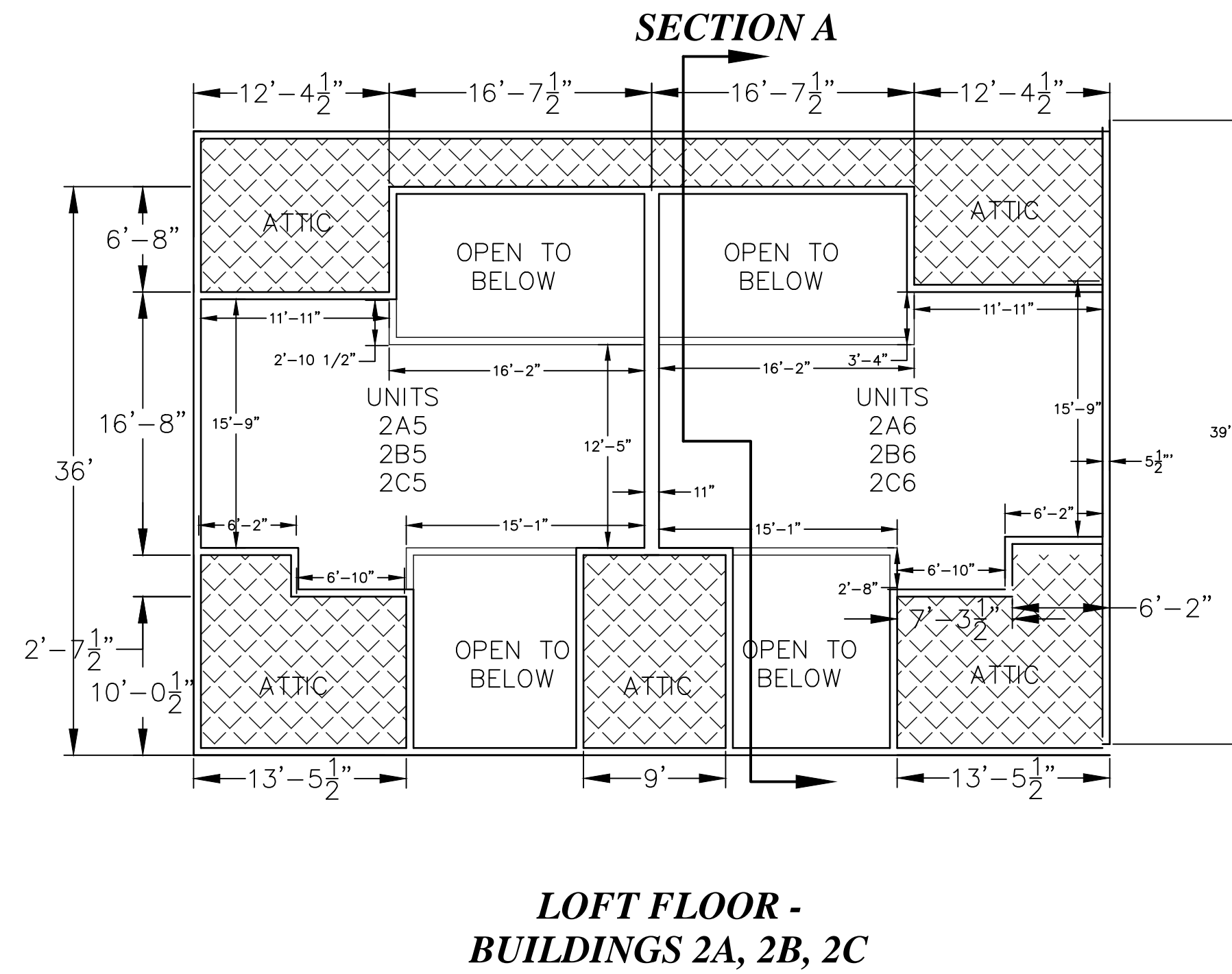
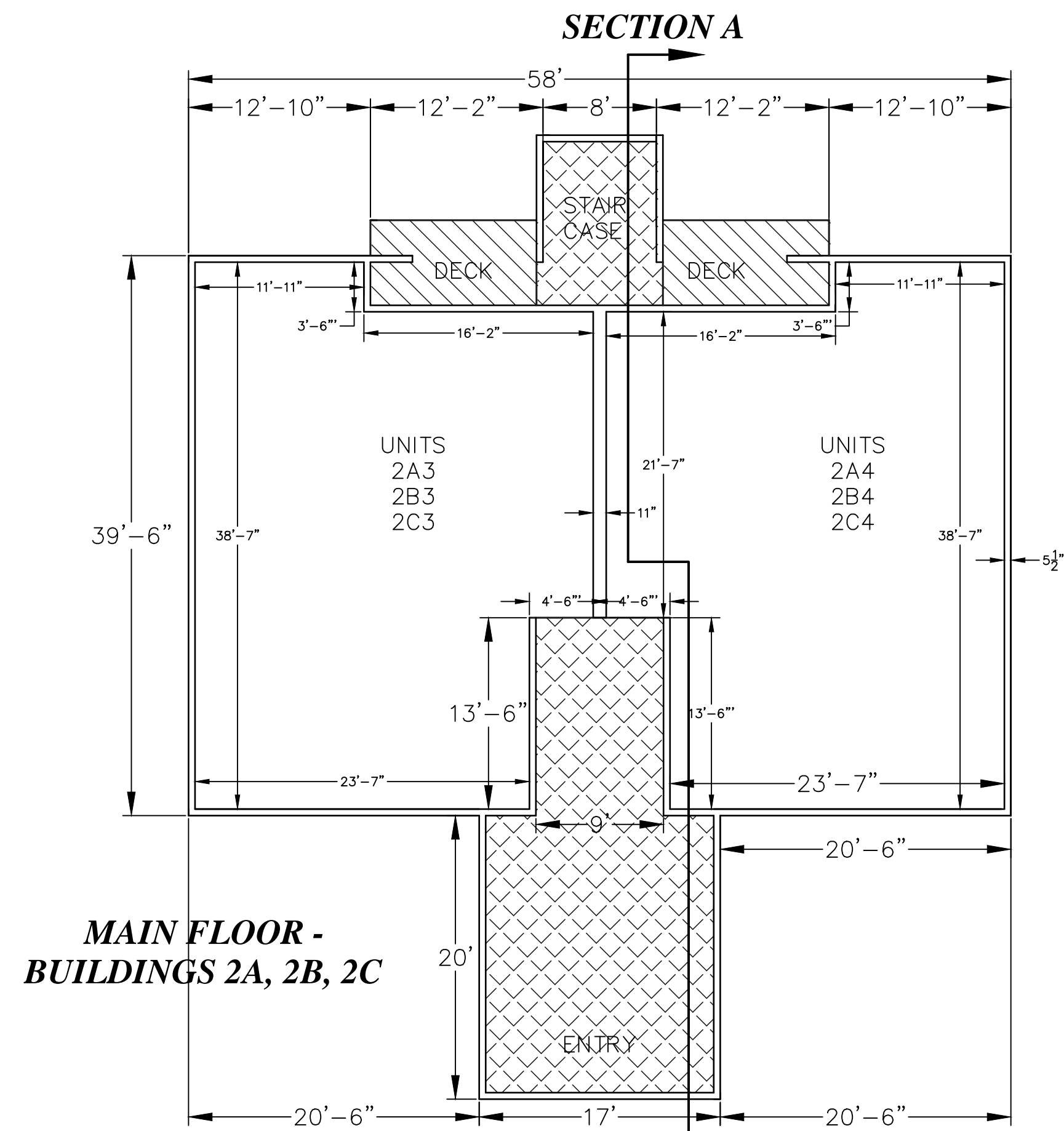
SHEET 2 OF 3

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____.
FOR: _____
COUNTY RECORDER
BY: _____
DEPUTY

BUILDINGS 9A, 10A, 10B
SCALE: 1/8" = 1'-0"
PAGE 3 OF 4

POWDER RIDGE CONDOMINIUMS PHASE 1 AMENDMENT 2

PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
OCTOBER 2013



2A1 & 2A2 LOWER FINISHED FLOOR ELEV=8737.0
2B1 & 2B2 LOWER FINISHED FLOOR ELEV=8734.0
2C1 & 2C2 LOWER FINISHED FLOOR ELEV=8731.0

SECTION A -
BUILDINGS 2A, 2A, 2B

NOTE:
ALL WALLS ARE COMMON AREAS

