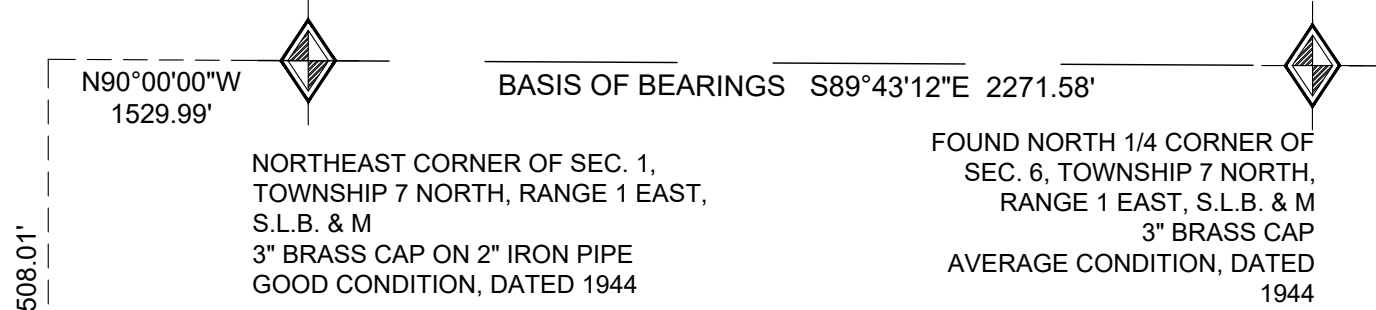
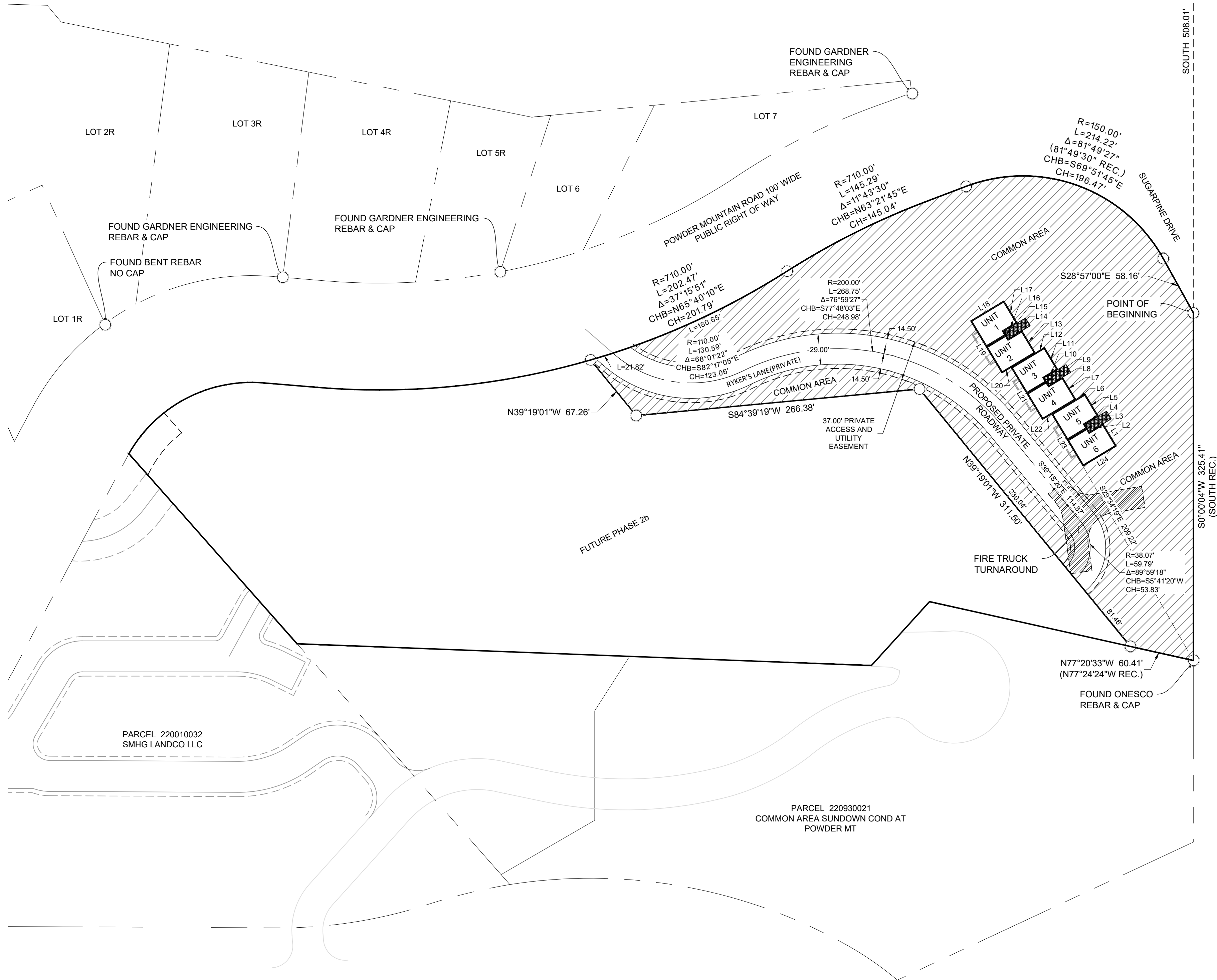


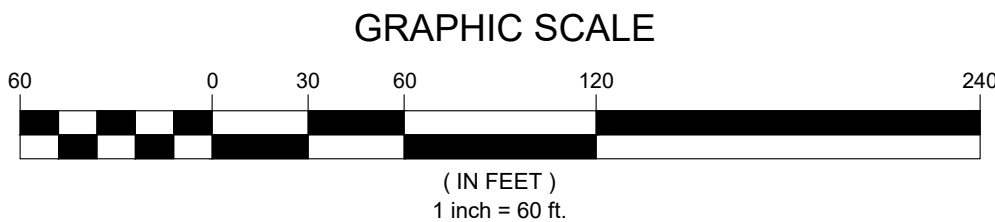
# SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2A

## A UTAH CONDOMINIUM PROJECT

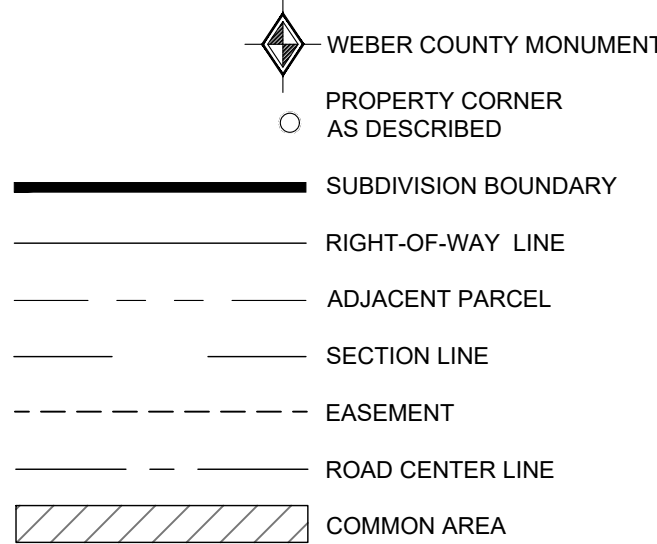
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JULY 2025



LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.21	N31° 04' 31\"W
L2	15.00	S58° 55' 29\"W
L3	8.50	N31° 04' 31\"W
L4	15.00	N58° 55' 29\"E
L5	24.22	N31° 04' 31\"W
L6	10.00	S58° 55' 29\"W
L7	24.21	N31° 04' 31\"W
L8	15.00	S58° 55' 29\"W
L9	8.50	N31° 04' 31\"W
L10	15.00	N58° 55' 29\"E
L11	24.22	N31° 04' 31\"W
L12	10.00	S58° 55' 29\"W
L13	24.21	N31° 04' 31\"W
L14	15.00	S58° 55' 29\"W
L15	8.50	N31° 04' 31\"W
L16	15.00	N58° 55' 29\"E
L17	24.22	N31° 04' 31\"W
L18	36.50	S58° 55' 29\"W
L19	56.93	S31° 04' 31\"E
L20	10.00	N58° 55' 29\"E
L21	56.93	S31° 04' 31\"E
L22	10.00	N58° 55' 29\"E
L23	56.93	S31° 04' 31\"E
L24	36.50	N58° 55' 29\"E



### LEGEND



### LEGAL DESCRIPTION

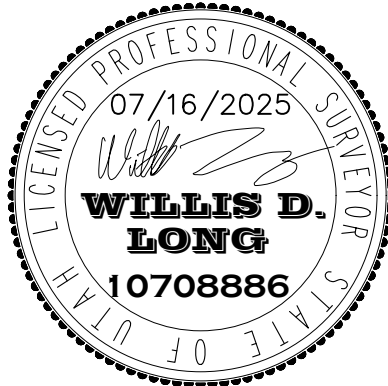
BEGINNING AT A POINT BEING LOCATED WEST 1529.99 FEET AND SOUTH 508.01 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°00'04\" WEST 325.41 FEET; ; THENCE NORTH 77°24'27\" WEST 60.32 FEET; THENCE NORTH 39°19'01\" WEST 311.50 FEET; THENCE SOUTH 84°39'19\" WEST 266.38 FEET; THENCE NORTH 39°19'01\" WEST 67.26 FEET; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 21.82 FEET HAVING A RADIUS OF 710.00 FEET A CENTRAL ANGLE OF 01°45'38\" AND CHORD BEARING AND DISTANCE OF NORTH 72°57'31\" EAST 21.82 FEET; ; THENCE CONTINUING NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 180.65 FEET HAVING A RADIUS OF 710.00 FEET A CENTRAL ANGLE OF 14°34'43\" AND CHORD BEARING AND DISTANCE OF NORTH 64°47'21\" EAST 180.17 FEET; ; THENCE NORTHEASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 145.29 FEET HAVING A RADIUS OF 710.00 FEET A CENTRAL ANGLE OF 11°43'30\" AND CHORD BEARING AND DISTANCE OF NORTH 63°21'45\" EAST 145.04 FEET; ; THENCE NORTH 69°13'30\" EAST 40.60 FEET; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 214.22 FEET HAVING A RADIUS OF 150.00 FEET A CENTRAL ANGLE OF 81°49'27\" AND CHORD BEARING AND DISTANCE OF SOUTH 69°51'45\" EAST 196.47 FEET; ; THENCE SOUTH 28°57'00\" EAST 58.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 115,509 SQUARE FEET OR 2.652 ACRES, MORE OR LESS.

### 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 58, 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 SUBDIVISION 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 16TH DAY OF JULY 2025.



### 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 PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### SUNDOWN CONDOMINIUMS - PHASE 2A - A UTAH CONDOMINIUM PROJECT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE 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 \_\_\_\_\_, 2024.

BY: (PRINTED NAME/TITLE) \_\_\_\_\_ BY: (SIGNATURE) \_\_\_\_\_

### NOTES

- ZONE FR-3 (FOREST RESIDENTIAL) CURRENT YARD SETBACKS: FRONT: 25 FEET // REAR: 30' // 8' WITH TOTAL WIDTH OF TWO REQUIRED SIDE YARDS OF NOT LESS THAN 18' PLUS ONE FOOT EACH SIDE FOR EACH ONE FOOT MAIN BUILDING IF OVER 35 FEET HIGH & 20' ON SIDE FACING STREET ON CORNER LOT.
- THE DIMENSIONS OF ALL THE CONDOMINIUMS ARE THE SAME, AND ALL UNITS HAVE THE SAME SQUARE FOOTAGE. A TYPICAL CONDO DIMENSION VIEW HAS BEEN PROVIDED TO SHOW LARGER DETAIL.
- ALL AREAS NOT DEDICATED AS ROAD WAY OR ENTITLED TO PRIVATE OWNERSHIP SHALL HERE BY BE DEDICATED AS COMMON AREA UNLESS OTHERWISE NOTED

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE THE NEXT PHASE OF SUNDOWN CONDOMINIUMS 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 89°43'12\" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared before me \_\_\_\_\_, 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 OWNER of FLAGSTAFF HOLDINGS & INVESTMENTS LLC, 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 \_\_\_\_\_ acknowledged to me that said \"Corporation executed the same.

STAMP

NOTARY PUBLIC

ENGINEER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S1 3	COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____		FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL		RECORDS, PAGE _____ RECORDED
FOR _____		COUNTY RECORDER
BY: _____		



LAYTON SURVEYS LLC  
Professional Land Surveying  
837 S 500 W, STE. 201  
(801) 563-1641 willis.long@laytonsurveys.com WOODS CROSS, UT 84010

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 \_\_\_\_\_, 2024.

COUNTY SURVEYOR

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 EFFECT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COUNTY ATTORNEY

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 \_\_\_\_\_, 2024.

COUNTY ENGINEER

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.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

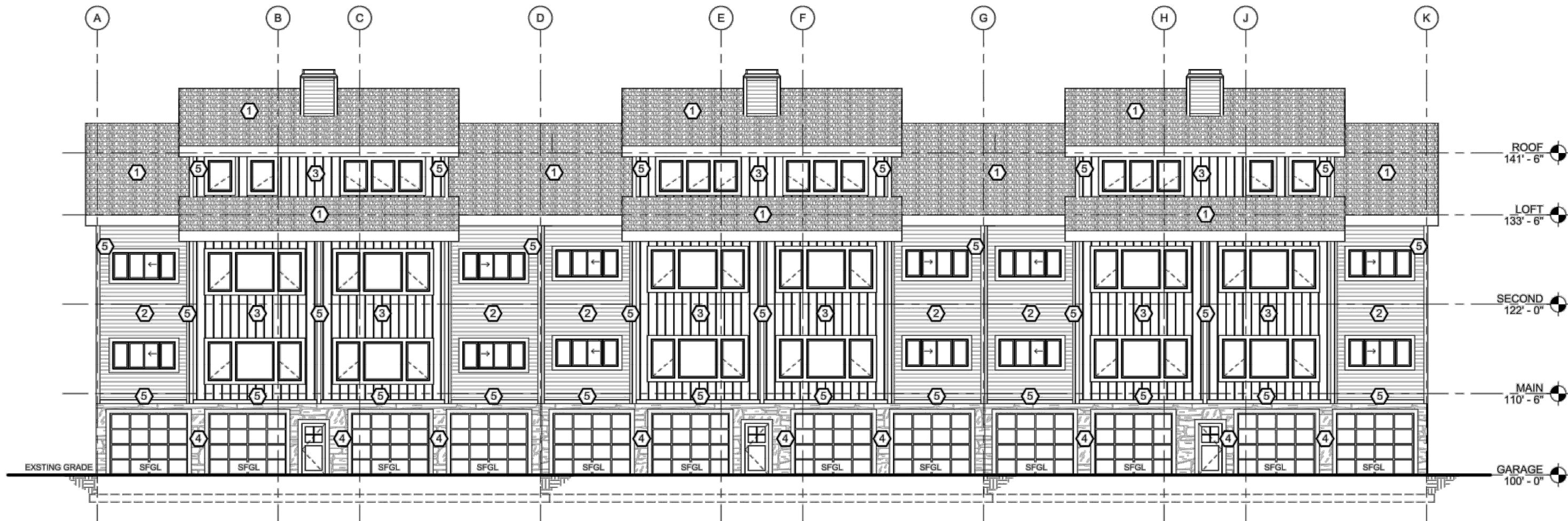
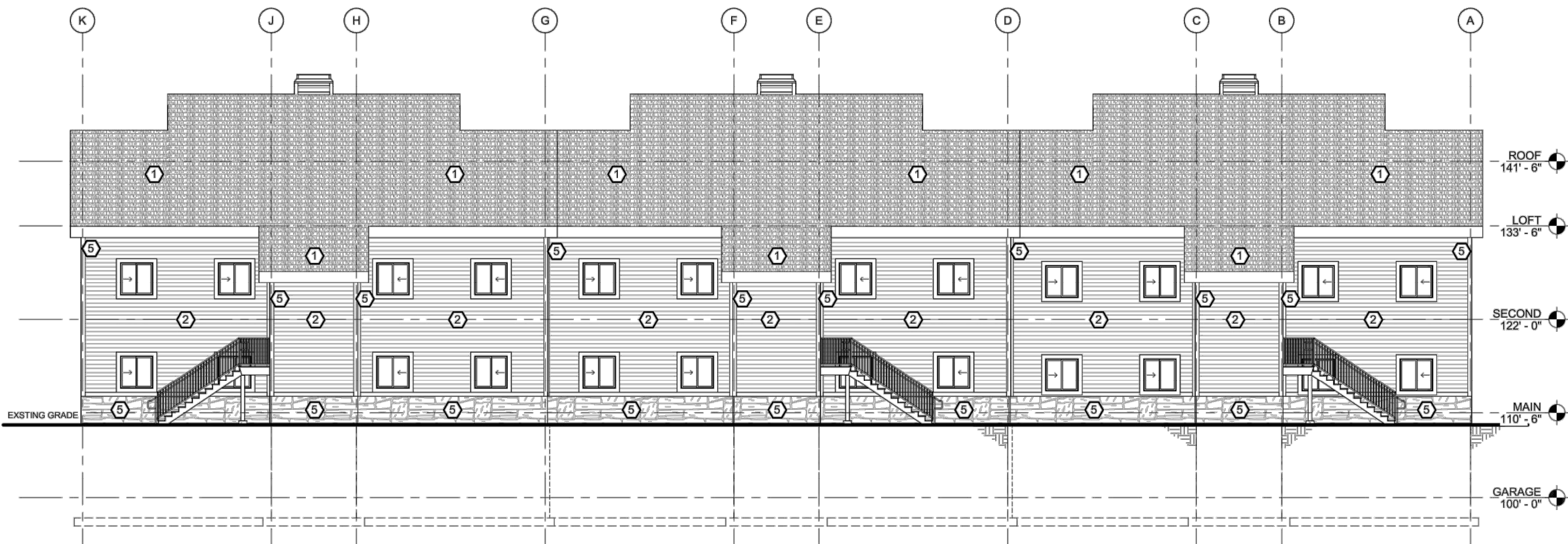
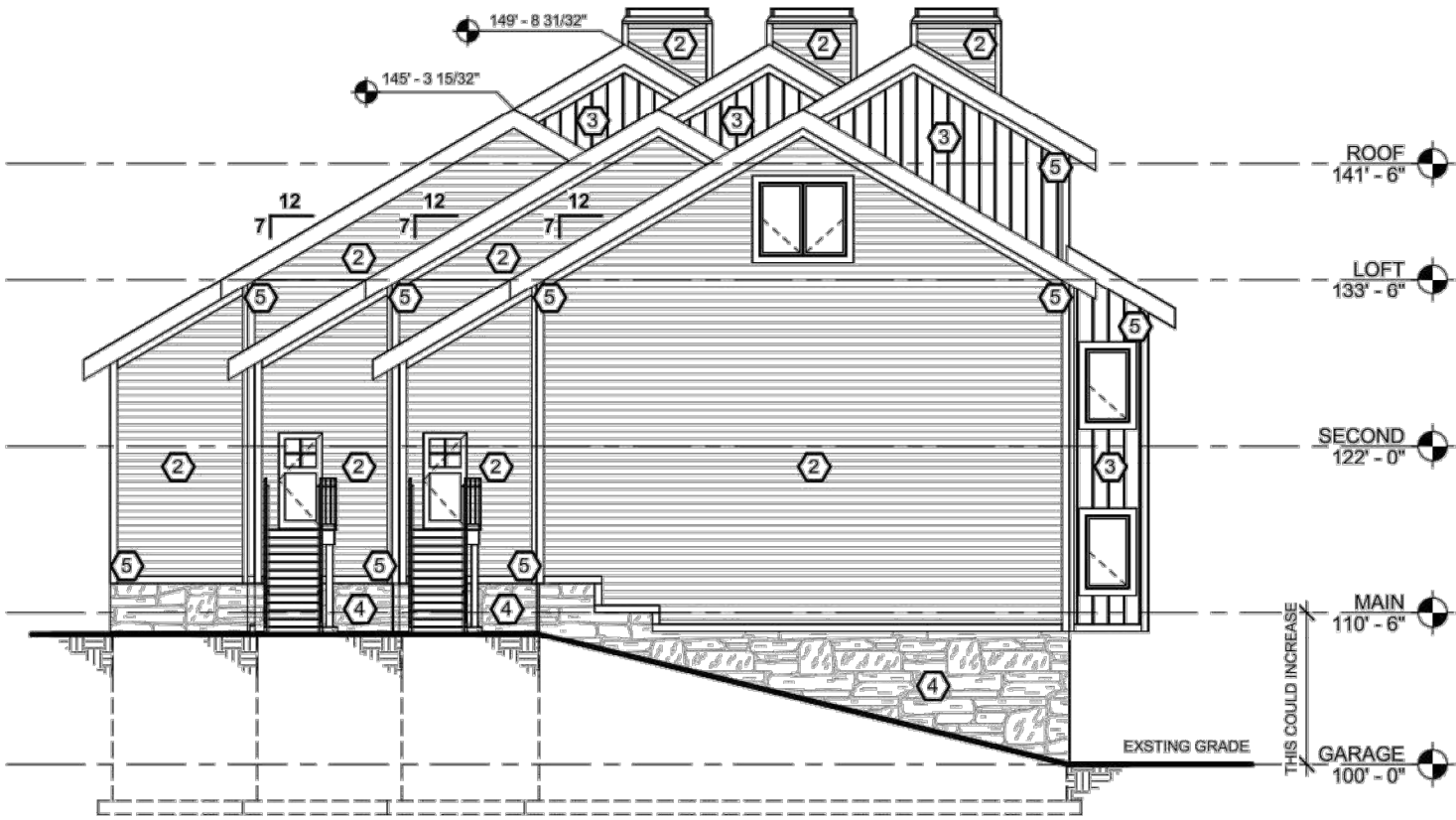
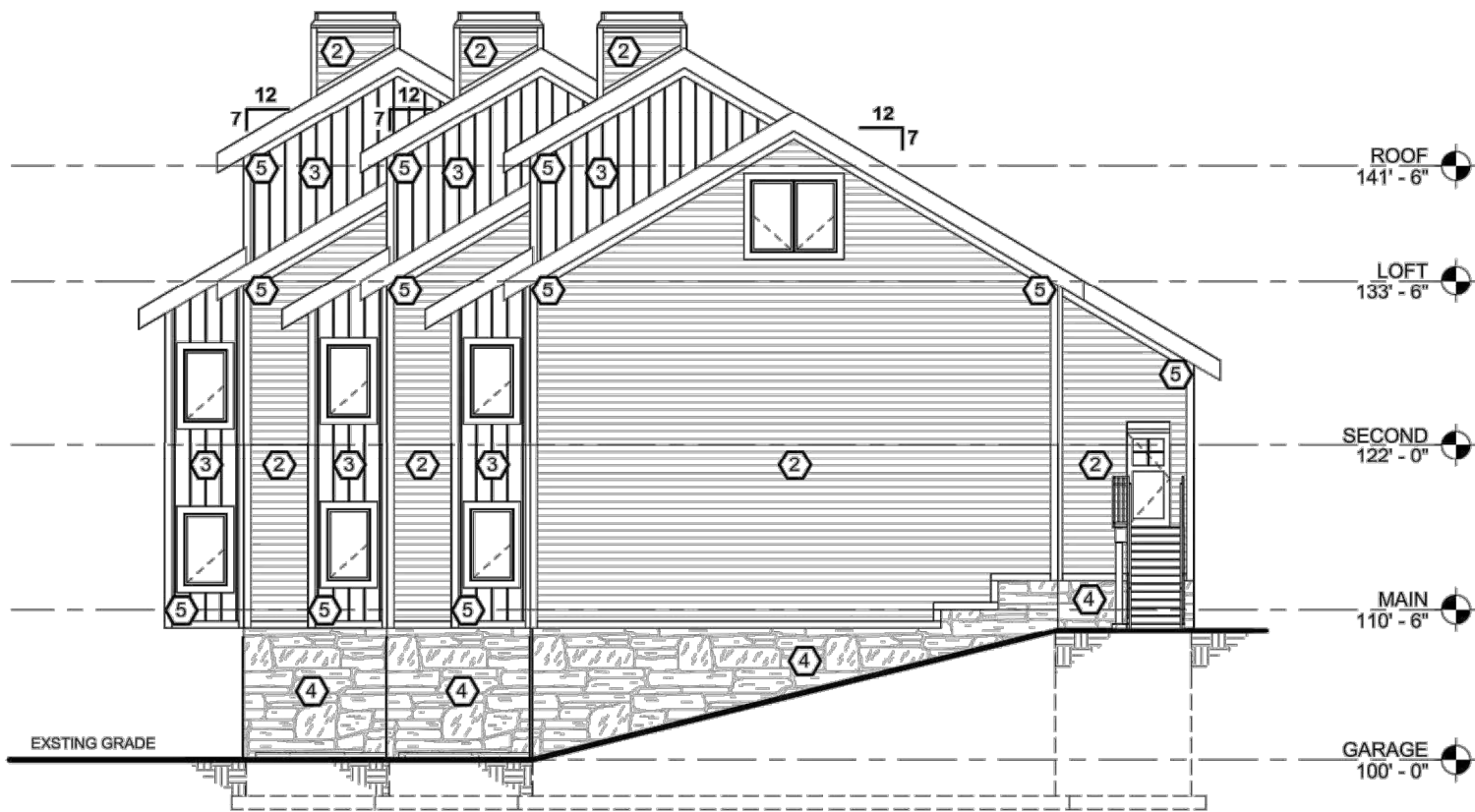
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DIRECTOR WEBER-MORGAN HEALTH DEPT.



SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2A  
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



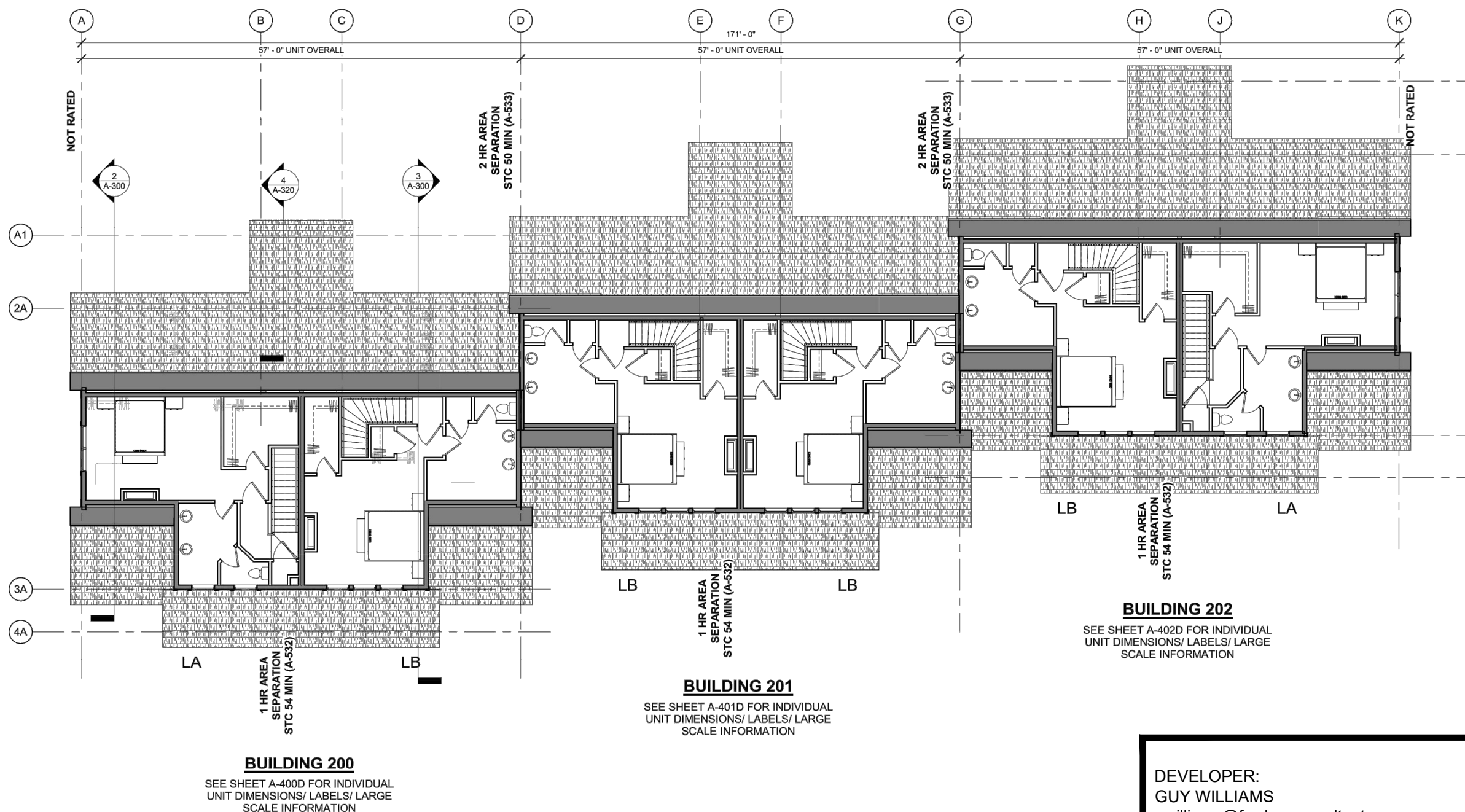
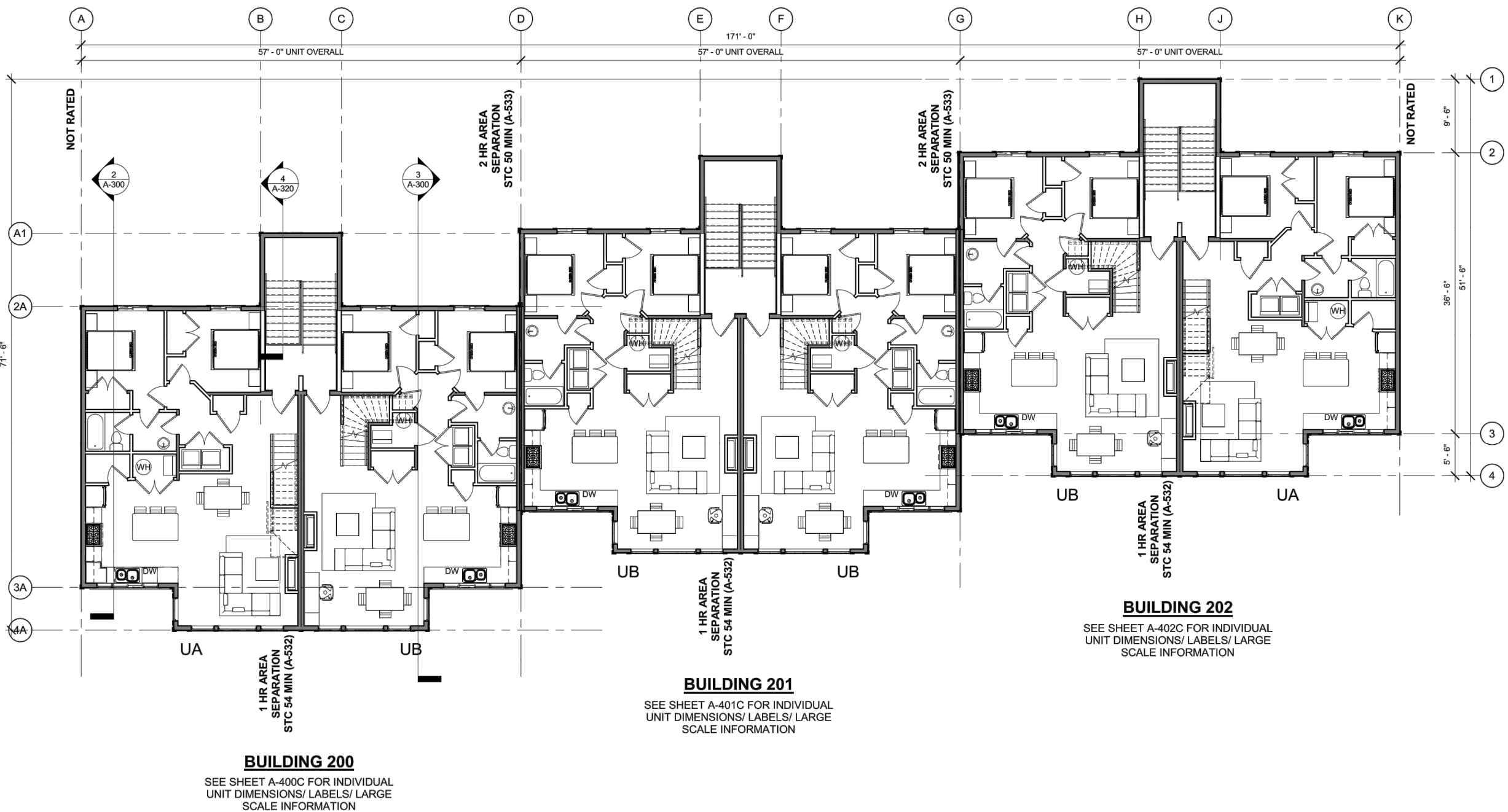
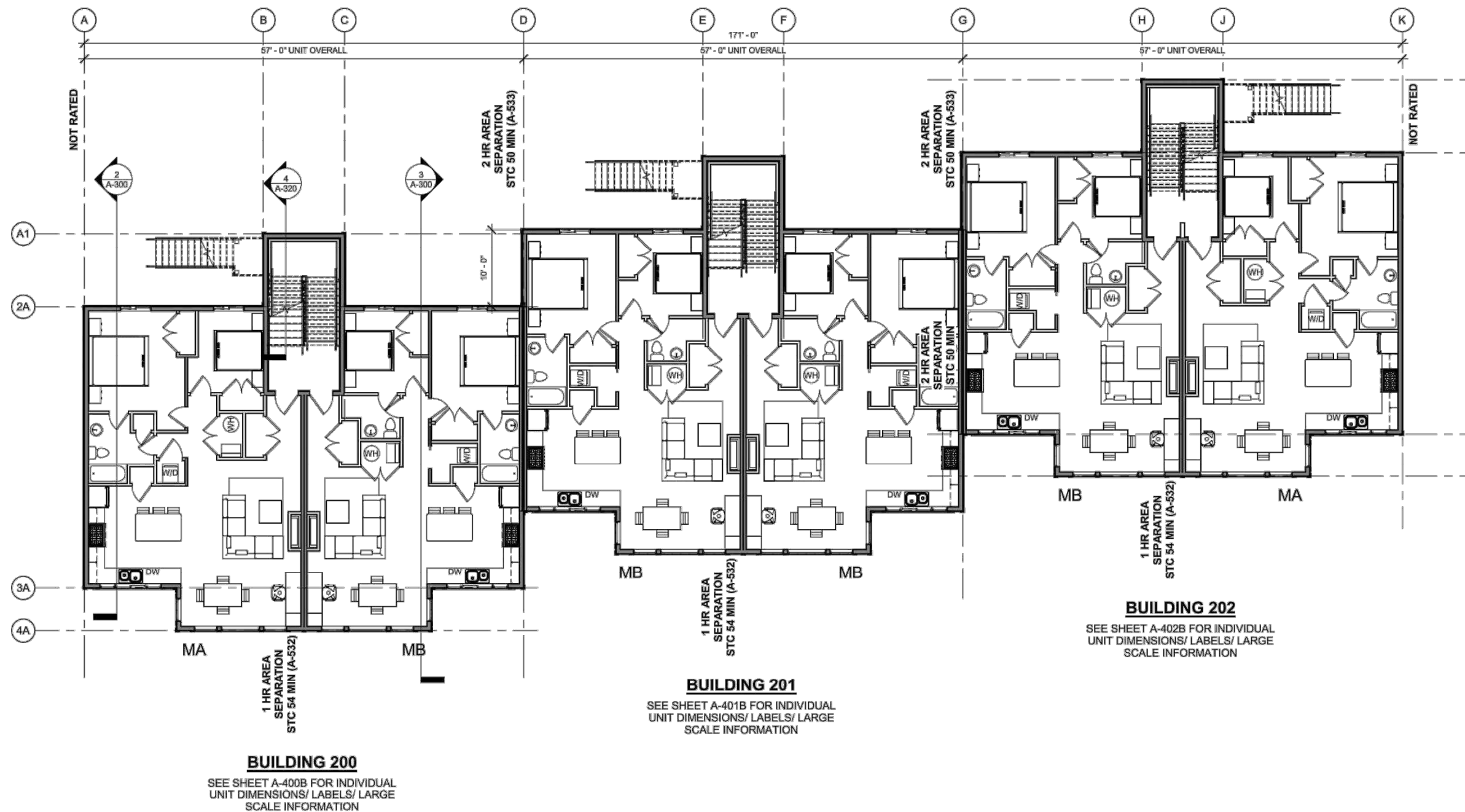
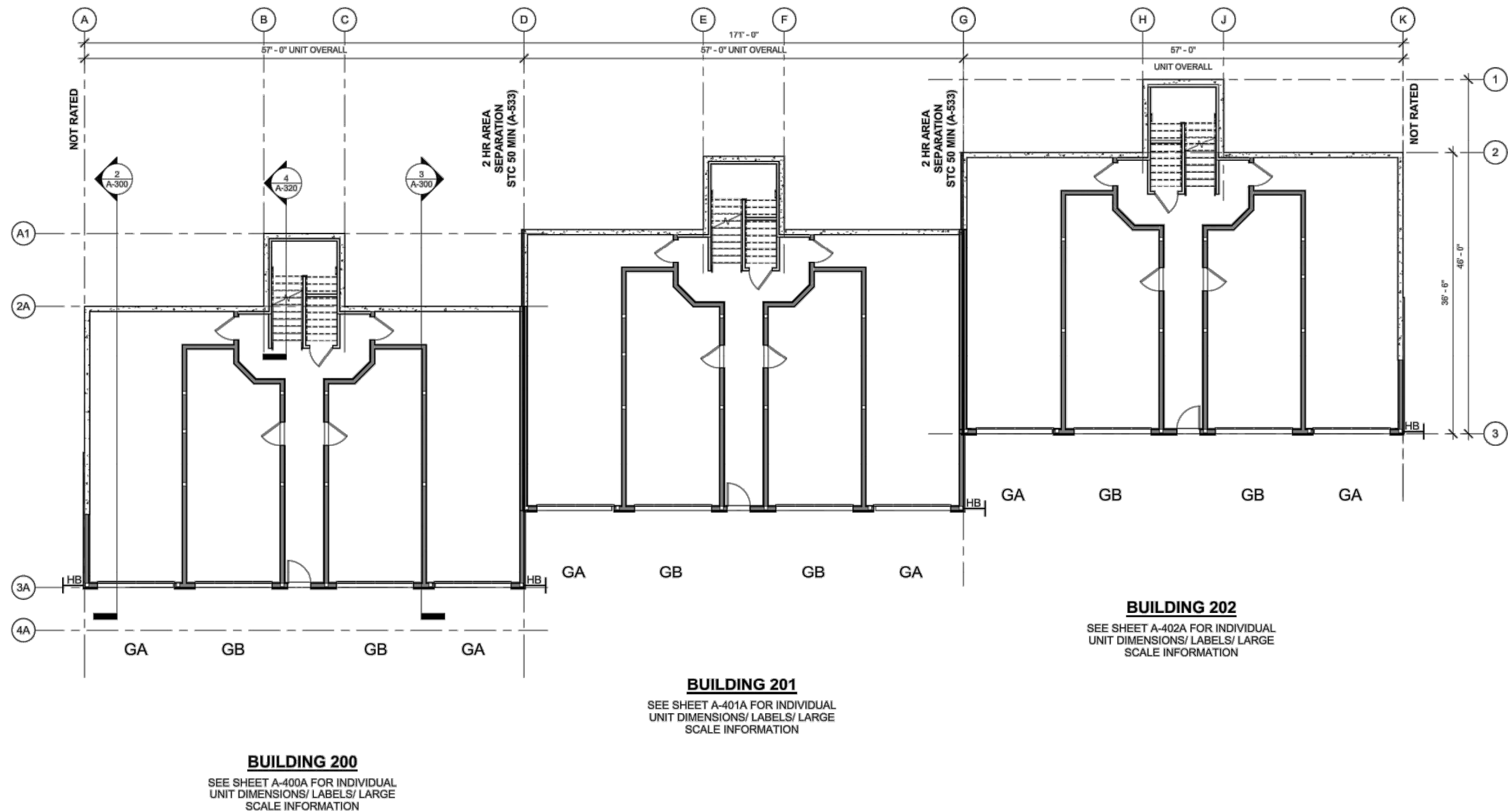
C:\USERS\WILLIAMSON\WORK\ITEMS\2020-2021\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOMINIUMS PLAT PHASE 2A.DWG

DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S2 3	COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____		FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL		RECORDS, PAGE _____ RECORDED
FOR _____		COUNTY RECORDER
BY: _____		

LAYTON SURVEYS LLC  
Professional Land Surveying  
837 S 500 W, STE. 201  
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SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- PHASE 2A  
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ENTRY NO. _____ FEE PAID _____		
FILED FOR AND RECORDED _____		
AT _____ IN BOOK _____ OF OFFICIAL		
RECORDS, PAGE _____ RECORDED		
FOR _____		
COUNTY RECORDER		
BY: _____		

