#### VICINITY MAP TYPICAL CONDO DIMENSIONS 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 975 SQFT **JULY 2025** N90°00'00"W 1529.99' NORTHEAST CORNER OF SEC. 1, TOWNSHIP 7 NORTH, RANGE 1 EAST. S.L.B. & M 3" BRASS CAP ON 2" IRON PIPE GOOD CONDITION, DATED 1944 FOUND GARDNER ENGINEERING CURVE # | LENGTH | RADIUS | DELTA LOT 3R LOT 2R LOT 4R LOT 5R FOUND GARDNER ENGINEERING FOUND GARDNER ENGINEERING **REBAR & CAP REBAR & CAP** FOUND BENT REBAR L=268.75' NO CAP <sup>2</sup> Δ=76°59'27" CHB=S77°48'03"E POINT OF BEGINNING LOT 1R 37 00' PRIVATE ACCESS AND EASEMENT /L=59.79' √ Δ=89°59'18" /CHB=S5°41'20"W N77°20'33"W 60.41' (N77°24'24"W REC.) FOUND ONESCO **REBAR & CAP** PARCEL 220010032 SMHG LANDCO LLC ---PARCEL 220930021 COMMON AREA SUNDOWN COND AT POWDER MT WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY COMMISSION WEBER COUNTY PLANNING WEBER - MORGAN HEALTH WEBER COUNTY SURVEYOR DEPARTMENT ACCEPTANCE COMMISSION APPROVAL HEREBY CERTIFY THAT THE WEBER COUNTY I HAVE EXAMINED THE FINANCIAL I HEREBY CERTIFY THAT THE REQUIRED SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT GUARANTEE AND OTHER DOCUMENTS PUBLIC IMPROVEMENT STANDARDS AND THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT THIS IS TO CERTIFY THAT THIS I DO HEREBY CERTIFY THAT THE SOILS, ASSOCIATED WITH THIS SUBDIVISION PLAT DRAWINGS FOR THIS SUBDIVISION — — — ADJACENT PARCEL FOR MATHEMATICAL CORRECTNESS, SECTION PERCOLATION RATES, AND SITE THE DEDICATION OF STREETS AND OTHER PUBLIC SUBDIVISION WAS DULY APPROVED BY AND IN MY OPINION THEY CONFORM WITH CONFORM WITH COUNTY STANDARDS AND CORNER DATA, AND FOR HARMONY WITH LINES CONDITION FOR THIS SUBDIVISION HAVE THE WEBER COUNTY PLANNING WAYS AND FINANCIAL GUARANTEE OF PUBLIC AND MONUMENTS ON RECORD IN COUNTY THE COUNTY ORDINANCE APPLICABLE THE AMOUNT OF THE FINANCIAL BEEN INVESTIGATED BY THIS OFFICE AND MPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION COMMISSION. OFFICES. THE APPROVAL OF THIS PLAT BY THE THERETO AND NOW IN FORCE AND EFFECT GUARANTEE IS SUFFICIENT FOR THE ARE APPROVED FOR ON-SITE THEREON ARE HEREBY APPROVED AND ACCEPTED WEBER COUNTY SURVEYOR DOES NOT RELIEVE INSTALLATION OF THESE IMPROVEMENTS. ---- EASEMENT BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. WASTEWATER DISPOSAL SYSTEMS. THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR SIGNED THIS\_\_\_DAY OF \_\_\_\_ ----- ROAD CENTER LINE SIGNED THIS\_\_\_DAY OF \_\_\_\_\_\_, 202\_\_ LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS\_\_\_\_DAY OF \_\_\_ SIGNED THIS\_\_\_\_DAY OF\_\_ SIGNED THIS\_\_\_DAY OF \_\_\_\_ SIGNED THIS\_\_\_\_DAY OF \_\_\_\_\_\_, 202\_ CHAIRMAN, WEBER COUNTY COMMISSION **COUNTY ATTORNEY** DIRECTOR WEBER-MORGAN HEALTH DEPT CHAIRMAN, WEBER COUNTY PLANNING COUNTY SURVEYOR COUNTY ENGINEER

#### LEGAL DESCRIPTION

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 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" ANI 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

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 TH OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT I ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT 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 ACCURATEL ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY

SIGNED THIS 22ND DAY OF JULY 2025.

**CURVE TABLE** 

234.50 24°25'59" S77°54'32"E

LINE TABLE

N31° 04' 31"W

N31° 04' 31"W

N58° 55' 29"E

N31° 04' 31"W

N31° 04' 31"W

S58° 55' 29"W

N58° 55' 29"E

N31° 04' 31"W

S58° 55' 29"W

S58° 55' 29"W

N31° 04' 31"W

N58° 55' 29"E

N58° 55' 29"E

S31° 04' 31"E

S31° 04' 31"E

10.00 N58° 55' 29"E

36.50 N58° 55' 29"E

L26 | 16.00 | N0° 07' 32"W

L27 60.50 S51° 00' 41"E

1 inch = 60 ft.

WEBER COUNTY MONUMENT

PROPERTY CORNER

SUBDIVISION BOUNDARY

- RIGHT-OF-WAY LINE

AS DESCRIBED

——— SECTION LINE

COMMON AREA

SNOW STORAGE EASEMENT AREA

**LEGEND** 

16.00 | S24° 47' 47"W

LINE # | LENGTH | BEARING

8.50

15.00

24.22

10.00

24.21

15.00

15.00

24.22

15.00

8.50

15.00

L20 10.00

L21 56.93

L25

56.93

L18 36.50 S58° 55' 29"W

L19 | 56.93 | S31° 04' 31"E

L7

L8

93.04 218.50 24°23'51" N77°55'37"W

FOUND NORTH 1/4 CORNER OF

SEC. 6, TOWNSHIP 7 NORTH

AVERAGE CONDITION, DATED

CHORD BEARING | CHORD LENGTH

99.24

92.34

RANGE 1 EAST, S.L.B. & M

3" BRASS CAP



#### OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AN SUBDIVIDE THE SAME INTO LOTS, PARCELS AND PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME SAI

# 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 PUBL THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON ANI UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR TI INSTALLATION. MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURA STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

<b>GNED THIS</b>	DAY OF	202

# BY: (PRINTED NAME/TITLE)

## BY: (SIGNATURE)

- 1. 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. 2. 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. 3. ALL AREAS NOT DEDICATED AS ROAD WAY OR ENTITLED TO PRIVATE OWNERSHIP SHALL HERE BY BE
- DEDICATED AS COMMON AREA UNLESS OTHERWISE NOTED

## NARRATIVE

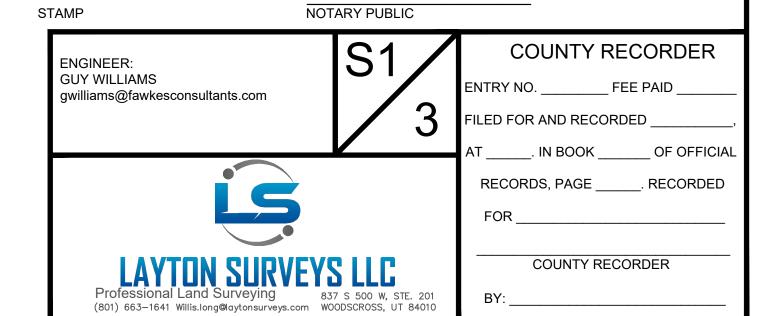
THE PURPOSE OF THIS SURVEY WAS TO CREATE THE NEXT PHASE OF SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN, ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GUY WILLIAMS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. 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

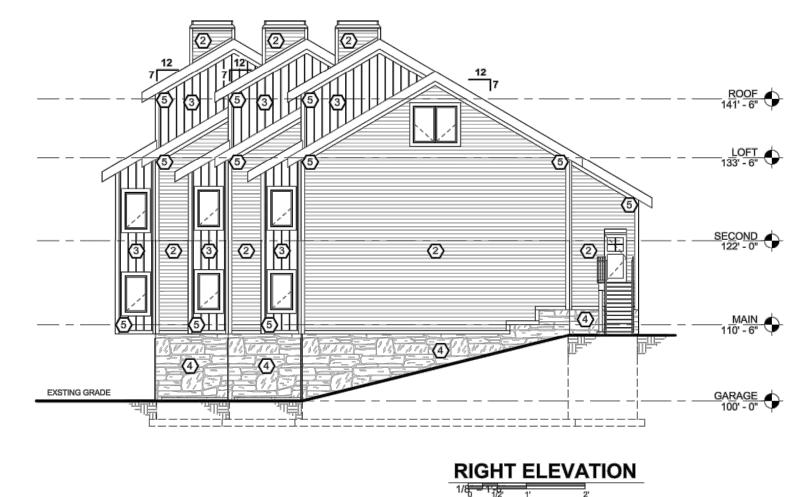
\_\_\_202\_\_, personally appeared before me \_ identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the OWNER of FLAGSTAFF HOLDINGS & INVESTMENTS LLC, and that said document was signed by him/her in behalf of said \*Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and

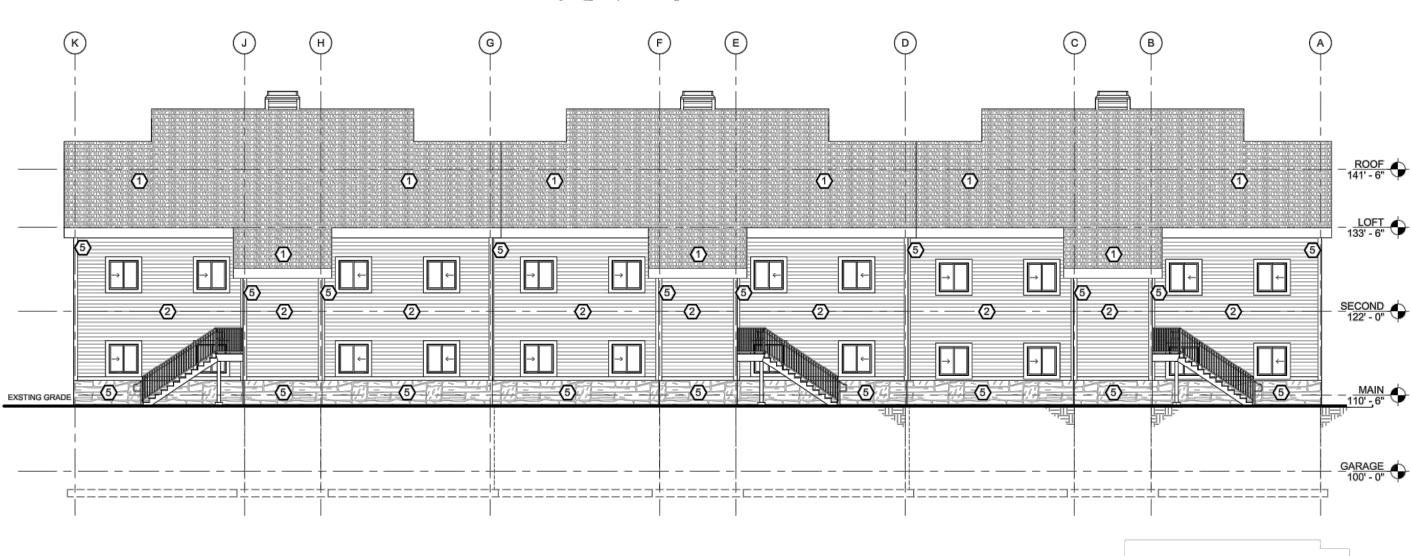
acknowledged to me that said \*Corporation executed the same.

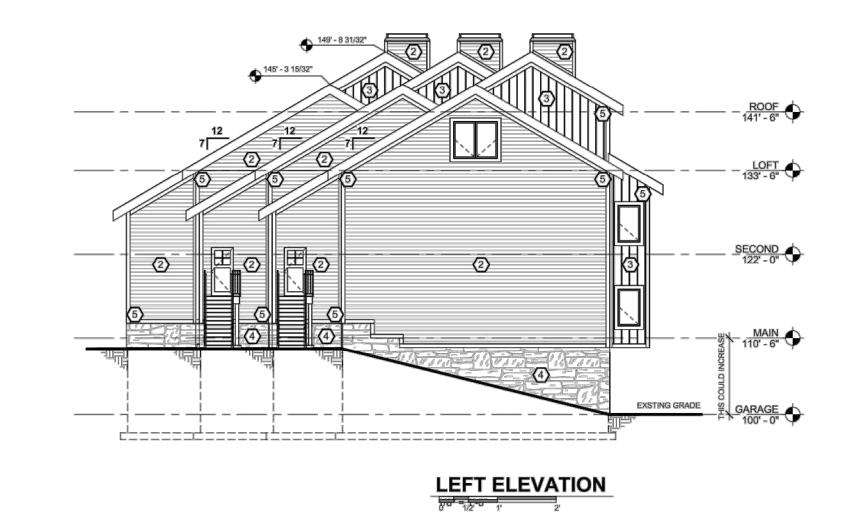


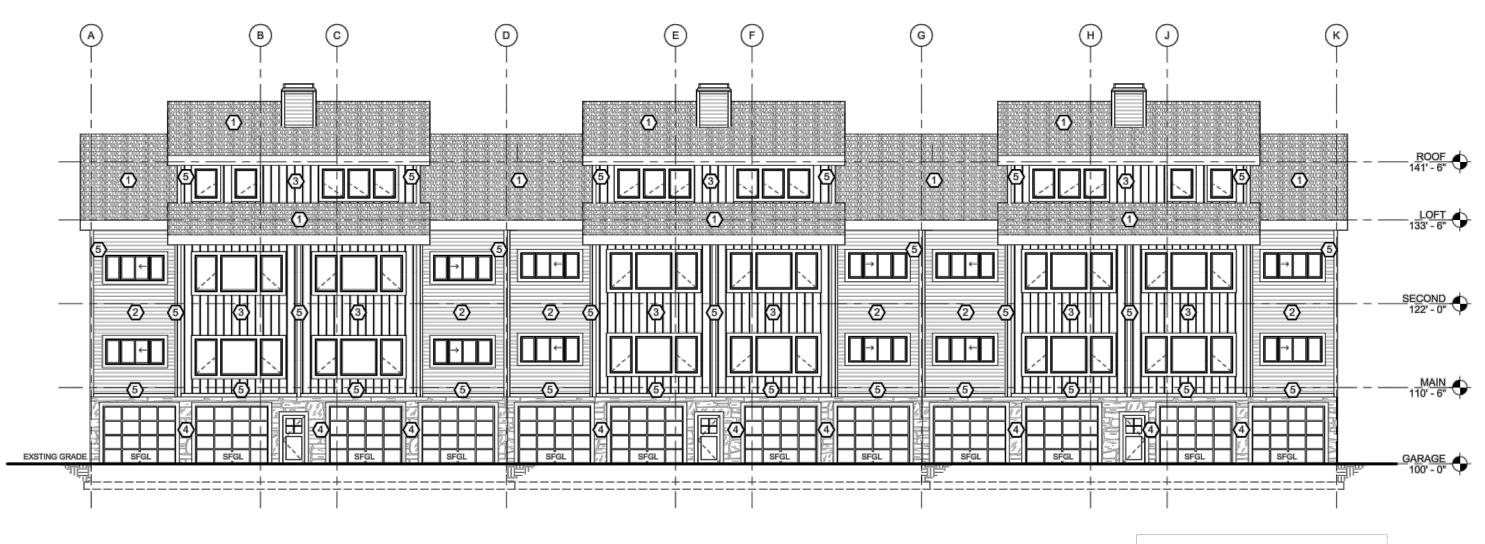
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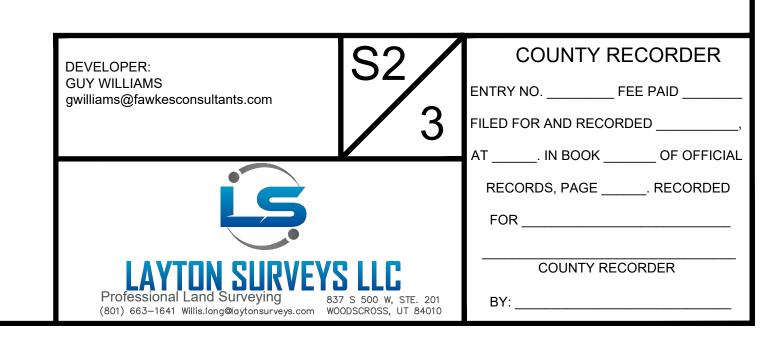
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TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH







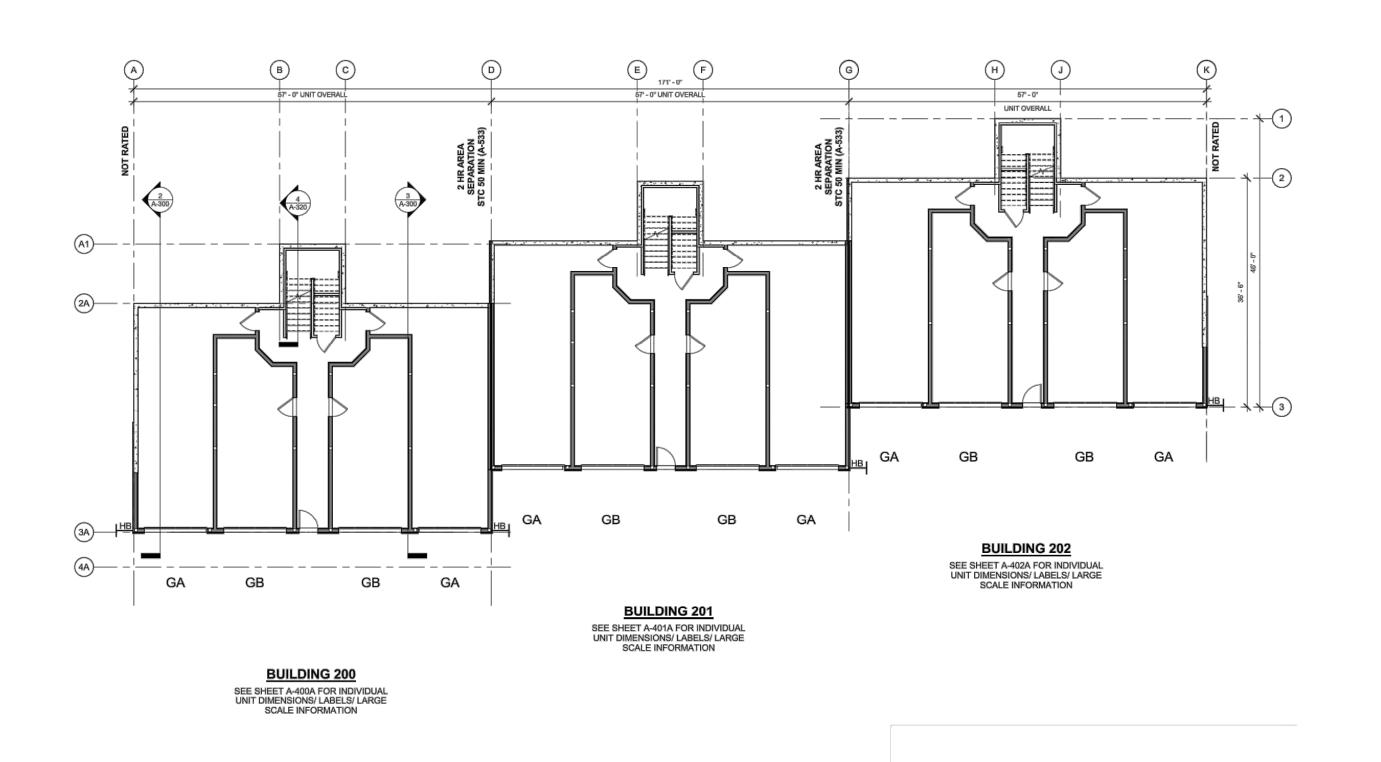


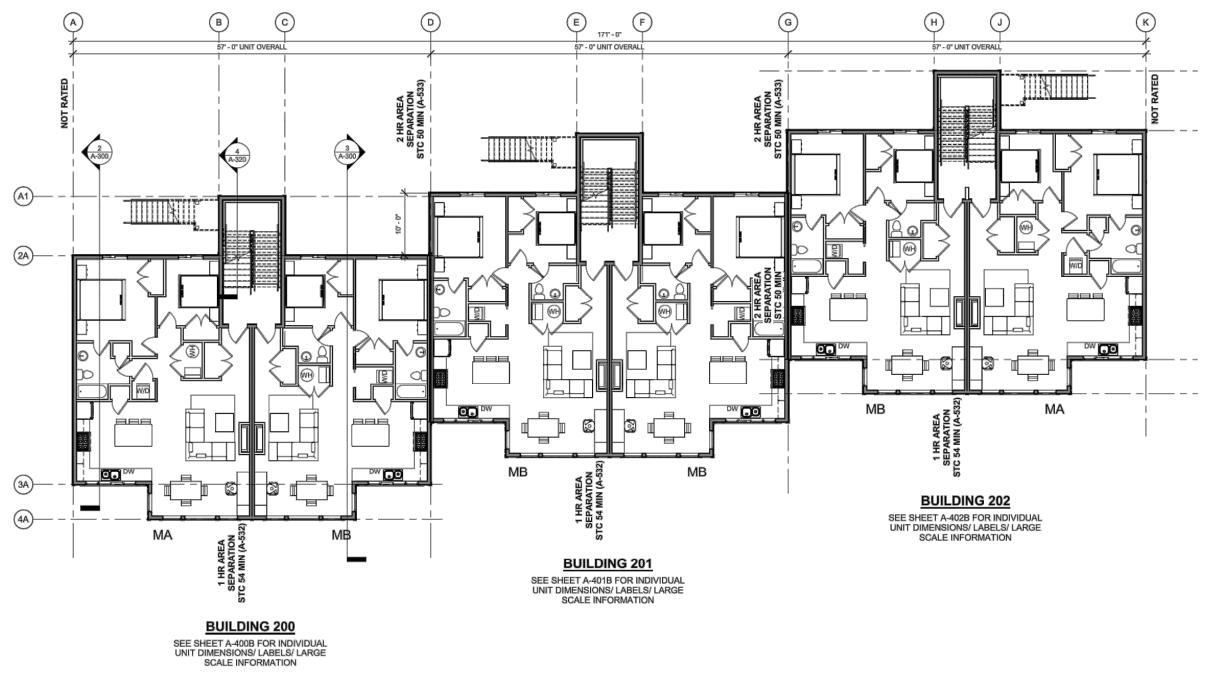


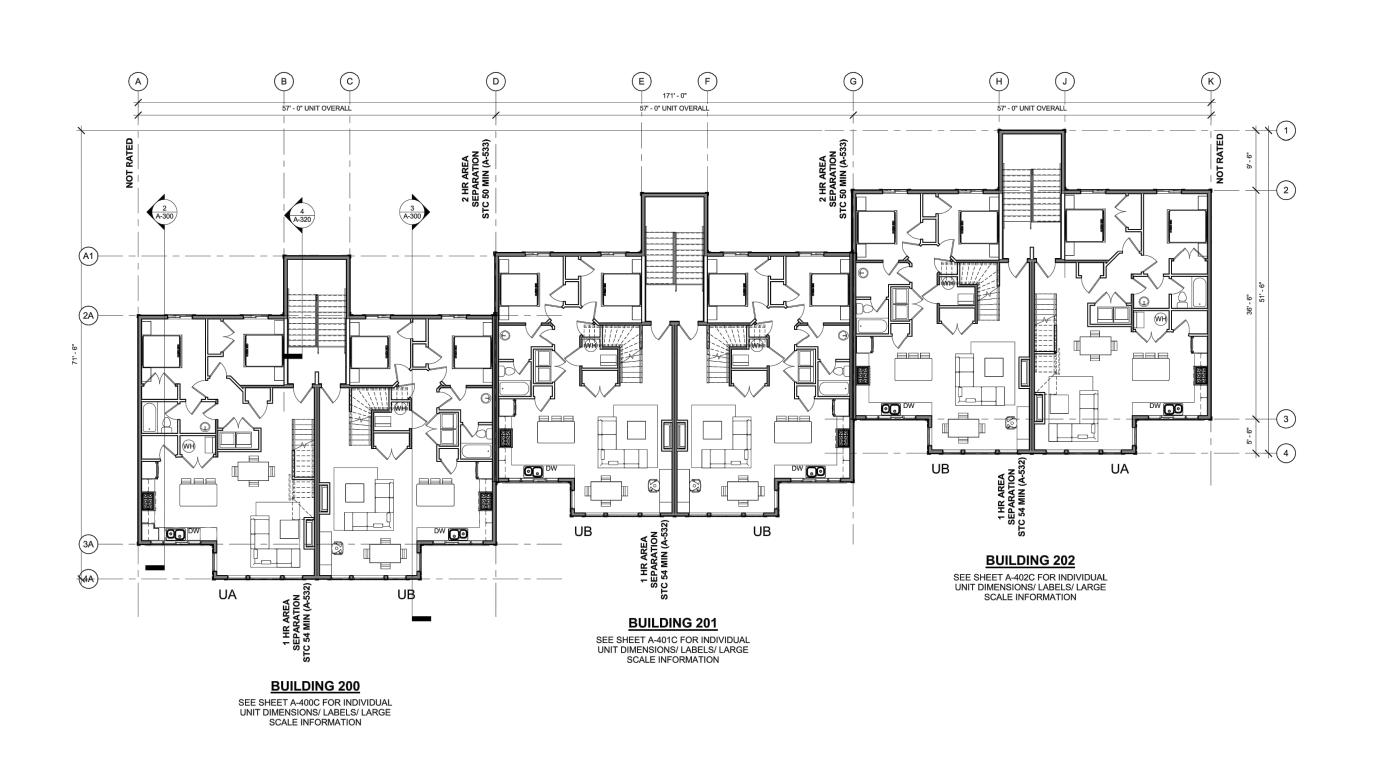
LLINLAYTON SURVEYS DROPBOXNAYTON SURVEYS WORK ITEMS 2020-2022/SUNDOWN CONDOS - POWDER MOUNTAIN/SUNDOWN C

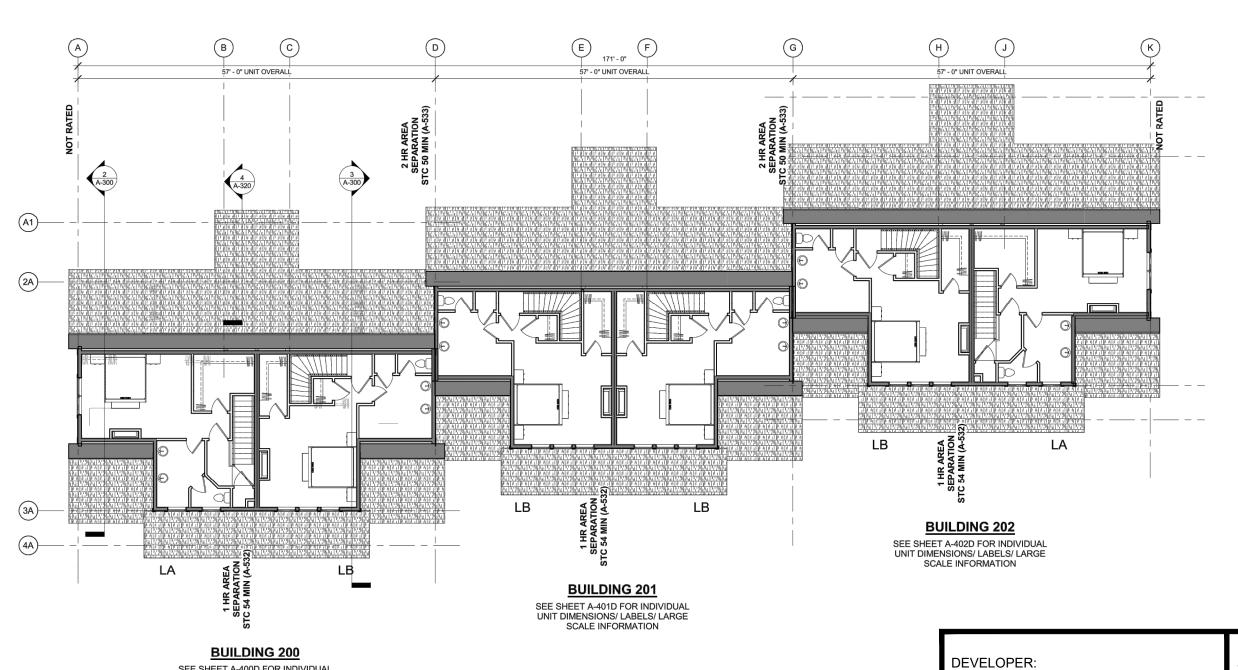
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH









SEE SHEET A-400D FOR INDIVIDUAL UNIT DIMENSIONS/ LABELS/ LARGE SCALE INFORMATION

LAYTON SURVEYS LLC

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WOODSCROSS, UT 84010

**GUY WILLIAMS** 

gwilliams@fawkesconsultants.com

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_\_ FEE PAID \_\_\_\_\_\_,

FILED FOR AND RECORDED \_\_\_\_\_\_,

AT \_\_\_\_\_. IN BOOK \_\_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_. RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER