

Y, UTA 5 	\Н						SOUTH 508.01	C S F C C	Y IORTHEAST CORNER OF ECTION 1, T7 E.L.B.&M OUND 3" BRA OUND 3" BRA AP ON 2" IRO GOOD CONDIT OATED 1944	SS N PIPE	CORNER 6, T7N, F FOUND 3	V Y TH QUARTER OF SECTION R1E, S.L.B.&M "BRASS CAP E CONDITION, DATED 1944
004 93												
00"W 1004.93												
DED –	/	/						LINE T	ABLE		LINE TA	ABLE
	L						LINE #	LENGTH	BEARING	LINE	# LENGTH	BEARING
- + -	-			CURVE TA	ABLE	1	L1	26.50	N64° 44' 49"W	L56	56.00	S26° 23' 40"W
1	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	L2	56.00	N25° 15' 11"E	L57	26.50	S63° 36' 20"E
	C1	7.39	50.00	8°27'52"	S33° 06' 52"W	7.38	L3	26.50	S64° 44' 49"E	L58	26.50	N63° 36' 20"W
/	C2	43.73	41.00	61°07'04"	N59° 26' 28"E	41.69	L4	12.50	N25° 15' 14"E	L59	12.50	S26° 23' 40"W
	C3	41.35	40.00	59°13'47"	N60° 23' 06"E	39.53	L5	26.50	S64° 44' 49"E	L60	12.50	N26° 23' 40"E
(/	C4	86.22	41.00	120°29'24"	N29° 28' 29"W	71.19	L6	12.50	N25° 15' 11"E	L61	56.00	N26° 23' 40"E
	C4 C5	36.15	80.00	25°53'38"	S77° 20' 00"W	35.85	L7	26.50	S64° 44' 49"E	L62	26.50	S63° 36' 20"E
//	C6	52.99	41.00	74°03'25"	N78° 35' 07"W	49.38	L8	12.50	N25° 15' 00"E	L63	12.50	N26° 23' 40"E
							L9	26.50	S64° 44' 49"E	L64	26.50	S63° 36' 20"E
L	C7	35.63	48.00	42°32'09"	N69° 00' 32"E	34.82	L10	56.00	S25° 15' 11"W	L65	56.00	S26° 23' 40"W
	C8	20.96	27.81	43°11'15"	N69° 10' 31"E	20.47	L11	26.50	N64° 44' 49"W	L66	26.50	N63° 36' 20"W
	C9	5.34	3.00	102°04'31"	N51° 18' 53"E	4.67	L12	12.50	N25° 15' 00"E	L67	12.50	S26° 23' 40"W
	C10	37.08	28.00	75°52'57"	S39° 42' 23"E	34.43	L13	26.50	N64° 44' 49"W	L68	26.50	N63° 36' 20"W
IESCO	C11	43.98	28.00	90°00'00"	N45° 16' 37"E	39.60	L14	12.50	N25° 15' 11"E	L69	56.00	N26° 23' 40"E
CAP	C12	34.82	496.20	4°01'13"	S55° 18' 16"W	34.81	L15	26.50	N64° 44' 49"W	L70	26.50	S63° 36' 20"E
	C13	53.82	441.28	6°59'16"	N37° 52' 59"E	53.78	L16	12.50	N25° 15' 11"E	L71	12.99	N26° 23' 42"E
	C14	37.87	58.00	37°24'44"	S8° 04' 09"E	37.20	L17	56.00	S25° 15' 11"W	L72	26.50	N63° 36' 20"W
	C15	24.53	23.00	61°07'04"	N59° 26' 28"E	23.39	L18	26.50	N64° 44' 49"W	L73	56.00	S26° 23' 40"W
	C16	7.15	29.50	13°53'20"	N35° 15' 48"W	7.13	L19	12.50	S25° 15' 11"W	L74	26.50	S63° 36' 20"E
	C17	56.61	448.77	7°13'40"	N80° 33' 05"E	56.57	L20	26.50	S64° 44' 49"E	L75	12.50	S26° 23' 51"W
	C18	17.91	30.50	33°39'24"	N25° 15' 28"E	17.66	L20	12.50	S25° 15' 11"W	L76	26.50	N63° 36' 20"W
	C19	30.11	80.51	21°25'27"	N52° 47' 53"E	29.93	L22	26.50	S64° 44' 49"E	L70	56.00	N26° 27' 08"E
				\sim			L22	12.50	S25° 15' 11"W	L78	26.50	S63° 32' 52"E
				20930021			L23	26.50	S64° 44' 49"E	L70	12.50	N26° 27' 08"E
/				A SUNDO\ S AT POWI				56.00	S25° 15' 11"W	L80	26.50	S63° 32' 52"E
		CONDO	MOUN				L25					
		0			\sim		L26	26.50	N64° 44' 49"W	L81	12.50	N26° 27' 03"E
			REBAR (KED "10		\mathbb{N}		L27	12.50	S25° 15' 11"W	L82	26.50	N63° 32' 57"W
\swarrow	/ /			10000			L28	26.50	N64° 44' 49"W	L83	56.00	S26° 27' 03"W
	///						L29	12.50	S25° 15' 11"W	L84	26.50	S63° 32' 57"E
	/ / Q	N14.4°		4 5 4 1			L30	26.50	N64° 44' 49"W	L85	12.50	S26° 27' 08"W
A A A A A A A A A A A A A A A A A A A			20'50"E 34	т. Ј I			L31	12.50	S25° 15' 11"W	L86	26.50	N63° 32' 52"W
	/						L32	26.50	S64° 44' 49"E	L87	12.50	S26° 27' 08"W
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		14	0				L33	56.00	N25° 15' 11"E	L88	26.50	N63° 32' 52"W
/) i	1		647 177 177 177 177 177 177				L34	26.50	S64° 44' 49"E	L89	51.55	N89° 42' 54"W
		(XXX)	<u>کر *نو</u>	- Dug			L35	12.50	S25° 15' 11"W	L90	20.01	S0° 16' 37"W
		$\times$	$X \setminus X \setminus X$				L36	26.50	S64° 44' 49"E	L91	48.96	N0° 16' 37"E
. No.		ommon Af	JEA	, 730 100, 57			L37	12.50	S25° 15' 11"W	L92	23.00	S0° 13' 58"W
.05/	à XXXX	A MONA		· 57, 1			L38	26.50	N64° 44' 49"W	L93	20.00	S89° 43' 23"E
- NAP NOT	ν ζζ	DVUN.			<b>`</b>		L39	56.00	N25° 15' 11"E	L94	22.00	N0° 16' 37"E
		$\sim \cdot \times \times \sim$	· · · · · · ·	AR & CAP	Ž		L40	26.50	S64° 44' 49"E	L95	20.00	N0° 16' 37"E
🖉 🖉 29.00' ACC	CĚŠŠ ŘÒĂĎ ENT PER /	Ж М	ARKED '	'1070886"			L41	12.50	N25° 15' 11"E	L96	52.00	S89° 43' 23"E
	#907299	$\otimes$		(THIR)	$\mathcal{V}$		L42	26.50	N64° 44' 49"W	L97	11.99	S35° 56' 23"E
			RUM				L43	12.50	N25° 15' 11"E	L98	72.59	S54° 03' 35"W
				$\backslash$			L44	26.50	N64° 44' 49"W	L99	45.77	N89° 43' 23"W
<u>ANN</u> C	)*- \			$\backslash$	R=548.88'		L45	56.00	N26° 23' 40"E	L100	34.85	S73° 37' 24"W
	$\backslash$			$\backslash$	L=84.41' −Δ=8°48'42"		L46	26.50	S63° 36' 20"E	L101	6.39	N48° 49' 12"W
	\	\ R=4	57.05'		CHB=S76°04'3	6"W	L47	12.50	N26° 23' 40"E	L102	3.83	N90° 00' 00"E
		L=33	3.23'		CH=84.33'		L48	26.50	S63° 36' 20"E	L103	29.61	N28° 58' 41"E
R=448.7			°09'58" 3=S74°51	1'10"\\/			L49	56.00	S26° 23' 40"W	L104	15.31	N28° 19' 08"W
L=97.88' Δ=12°29			:33.23'	10 11			L50	26.50	N63° 36' 20"W	L105	63.13	S25° 15' 11"W
	3°11'08"W						L51	12.50	S26° 23' 40"W		I	·J
								1	1	1		



L6	12.50	N25° 15' 11"E
L7	26.50	S64° 44' 49"E
L8	12.50	N25° 15' 00"E
L9	26.50	S64° 44' 49"E
L10	56.00	S25° 15' 11"W
L11	26.50	N64° 44' 49"W
L12	12.50	N25° 15' 00"E
L13	26.50	N64° 44' 49"W
L14	12.50	N25° 15' 11"E
L15	26.50	N64° 44' 49"W
L16	12.50	N25° 15' 11"E
L17	56.00	S25° 15' 11"W
L18	26.50	N64° 44' 49"W
L19	12.50	S25° 15' 11"W
L20	26.50	S64° 44' 49"E
L21	12.50	S25° 15' 11"W
L22	26.50	S64° 44' 49"E
L23	12.50	S25° 15' 11"W
L24	26.50	S64° 44' 49"E
L25	56.00	S25° 15' 11"W
L26	26.50	N64° 44' 49"W
L27	12.50	S25° 15' 11"W
L28	26.50	N64° 44' 49"W
L29	12.50	S25° 15' 11"W
L30	26.50	N64° 44' 49"W
L31	12.50	S25° 15' 11"W
L32	26.50	S64° 44' 49"E
L33	56.00	N25° 15' 11"E
L34	26.50	S64° 44' 49"E
L35	12.50	S25° 15' 11"W
L36	26.50	S64° 44' 49"E
L37	12.50	S25° 15' 11"W
L38	26.50	N64° 44' 49"W
L39	56.00	N25° 15' 11"E
L40	26.50	S64° 44' 49"E
L41	12.50	N25° 15' 11"E
L42	26.50	N64° 44' 49"W
L43	12.50	N25° 15' 11"E
L44	26.50	N64° 44' 49"W
L45	56.00	N26° 23' 40"E
L46	26.50	S63° 36' 20"E
L47	12.50	N26° 23' 40"E
L47	26.50	S63° 36' 20"E
L40 L49	56.00	S26° 23' 40"W
L49 L50	26.50	N63° 36' 20"W
	12.50	S26° 23' 40"W
L51		
L52	26.50	N63° 36' 20"W
L53	56.00 26.50	N26° 23' 40"E
L54	26.50	S63° 36' 20"E
L55	26.50	N63° 36' 20"W

LINE TABLE						
LINE # LENGTH BEARING						
L56	56.00	S26° 23' 40"W				
L57	26.50	S63° 36' 20"E				
L58	26.50	N63° 36' 20"W				
L59	12.50	S26° 23' 40"W				
L60	12.50	N26° 23' 40"E				
L61	56.00	N26° 23' 40"E				
L62	26.50	S63° 36' 20"E				
L63	12.50	N26° 23' 40"E				
L64	26.50	S63° 36' 20"E				
L65	56.00	S26° 23' 40"W				
L66	26.50	N63° 36' 20"W				
L67	12.50	S26° 23' 40"W				
L68	26.50	N63° 36' 20"W				
L69	56.00	N26° 23' 40"E				
L70	26.50	S63° 36' 20"E				
L71	12.99	N26° 23' 42"E				
L72	26.50	N63° 36' 20"W				
L73	56.00	S26° 23' 40"W				
L74	26.50	S63° 36' 20"E				
L75	12.50	S26° 23' 51"W				
L76	26.50	N63° 36' 20"W				
L77	56.00	N26° 27' 08"E				
L78	26.50	S63° 32' 52"E				
L79	12.50	N26° 27' 08"E				
L80	26.50	S63° 32' 52"E				
L81	12.50	N26° 27' 03"E				
L82	26.50	N63° 32' 57"W				
L83	56.00	S26° 27' 03"W				
L84	26.50	S63° 32' 57"E				
L85	12.50	S26° 27' 08"W				
L86	26.50	N63° 32' 52"W				
L87	12.50	S26° 27' 08"W				
L88	26.50	N63° 32' 52"W				
L89	51.55	N89° 42' 54"W				
L90	20.01	S0° 16' 37"W				
L91	48.96	N0° 16' 37"E				
L92	23.00	S0° 13' 58"W				
L93	20.00	S89° 43' 23"E				
L94	22.00	N0° 16' 37"E				
L95	20.00	N0° 16' 37"E				
L96	52.00	S89° 43' 23"E				
L97	11.99	S35° 56' 23"E				
L98	72.59	S54° 03' 35"W				
L99	45.77	N89° 43' 23"W				
L100	34.85	S73° 37' 24"W				
L101	6.39	N48° 49' 12"W				
L102	3.83	N90° 00' 00"E				
L103	29.61	N28° 58' 41"E				
L104	15.31	N28° 19' 08"W				
L105	63.13	S25° 15' 11"W				

COMMON ARE

SNOW STORA

## LEGAL DESCRIPTION

BEGINNING AT A POINT BEING LOCATED WEST 1529.99 FEET, SOUTH 508.01 FEET AND SOUTH 82°28'00" WEST 1004.93 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 41°29'36" EAST 399.38 FEET;

THENCE SOUTH 41°24'59" EAST 138.96 FEET TO A POINT ON THE NORTHERLY LINE OF POWDER MOUNTAIN ROAD; THENCE ALONG SAID POWDER MOUNTAIN ROAD THE FOLLOWING NINE(9) COURSES AND DISTANCES:

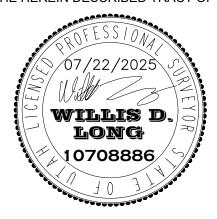
- 1. WESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 84.41 FEET HAVING A RADIUS OF 548.88 FEET A CENTRAL ANGLE OF 08°48'42" AND CHORD BEARING AND DISTANCE OF SOUTH 76°04'36" WEST 84.33 FEET; WESTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 33.23 FEET HAVING A RADIUS OF 457.05
- FEET A CENTRAL ANGLE OF 04°09'58" AND CHORD BEARING AND DISTANCE OF SOUTH 74°51'10" WEST 33.23 FEET WESTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 97.88 FEET HAVING A RADIUS OF 448.77 FEET A CENTRAL ANGLE OF 12°29'48" AND CHORD BEARING AND DISTANCE OF SOUTH 83°11'08" WEST 97.69 FEET
- 4. NORTH 89°43'23" WEST 511.38 FEET; 5. NORTH 54°04'41" EAST 41.04 FEET
- NORTH 54°03'40" EAST 84.99 FEET;
- NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 170.87 FEET HAVING A RADIUS OF 475.70 FEET A CENTRAL ANGLE OF 20°34'51" AND CHORD BEARING AND DISTANCE OF NORTH 47°05'37" EAST 169.95 FFFT
- 8. NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 74.51 FEET HAVING A RADIUS OF 467.87 FEET A CENTRAL ANGLE OF 09°07'28" AND CHORD BEARING AND DISTANCE OF NORTH 31°34'50" EAST 74.43 FEET; 9. NORTH 28°01'16" EAST 213.40 FEET TO THE POINT OF BEGINNING.

CONTAINS: 145,887 SQUARE FEET OR 3.349 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 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 22ND 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 TOWNHOMES - A UTAH TOWNHOME 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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ___ 2024

BY: (PRINTED NAME/TITLE)

BY: (SIGNATURE)

#### NOTES

- 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 SUNDOWN TOWNHOMES 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

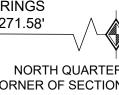
STATE OF UTAH

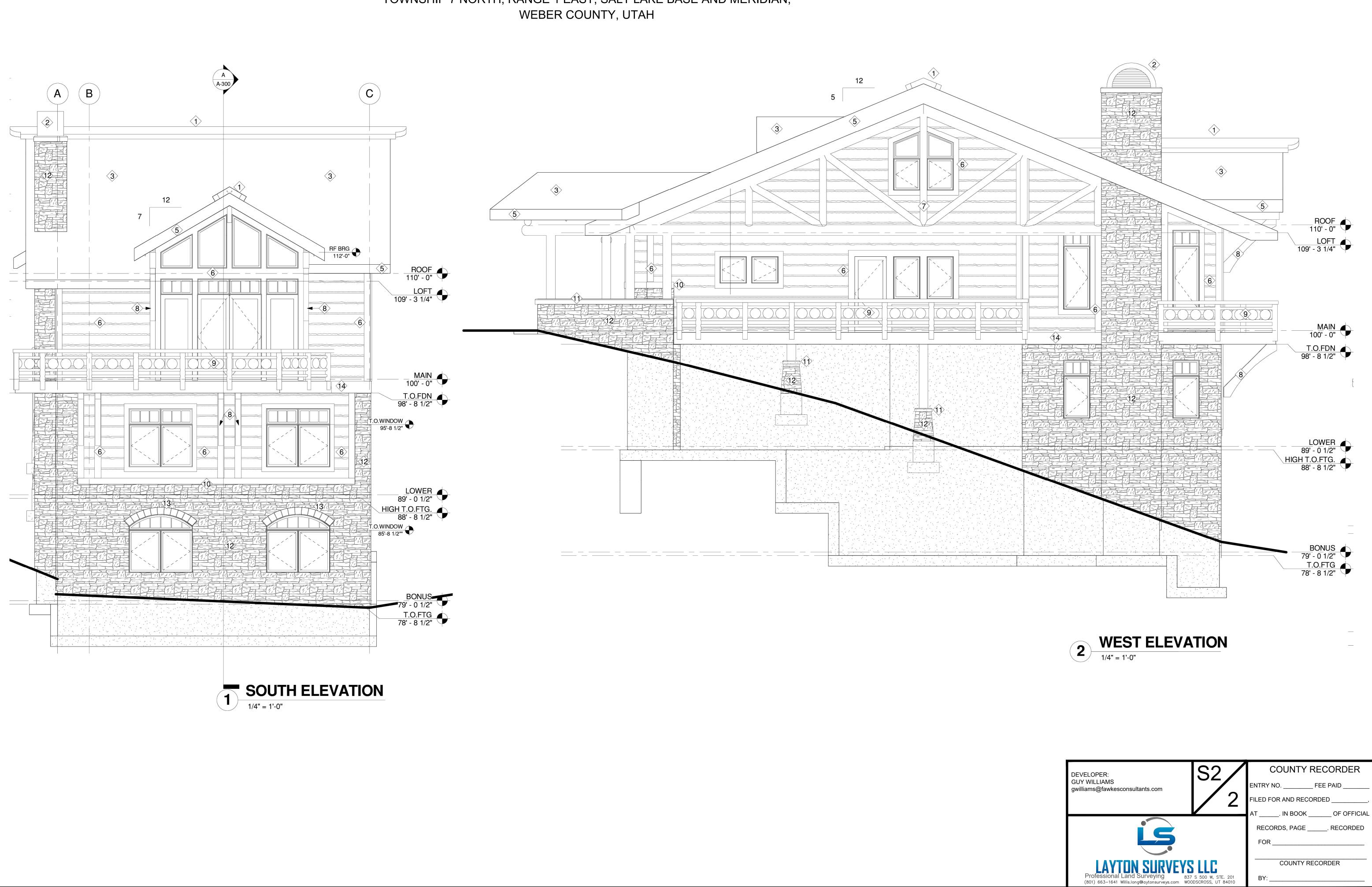
COUNTY OF WEBER

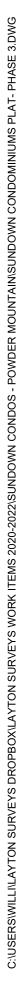
On this day of 202 , personally appeared before me identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the OWNER of FLAGSTAFF HOLDINGS & INVESTMENTS LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and

acknowledged to me that said *Corporation executed the same.

S	ТАМР	NOTARY PUBLIC			
A GE EASEMENT AREA	DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S1/2	COUNTY RECORDER ENTRY NO FEE PAID FILED FOR AND RECORDED,		
		AT IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR			
	<b>LAYTON SURVE</b> Professional Land Surveying (801) 663–1641 Willis.long@laytonsurveys.com	837 S 500 W, STE. 201	COUNTY RECORDER BY:		







# SUNDOWN CONDOMINIUMS - PHASE 3 A UTAH CONDOMINIUM PROJECT

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