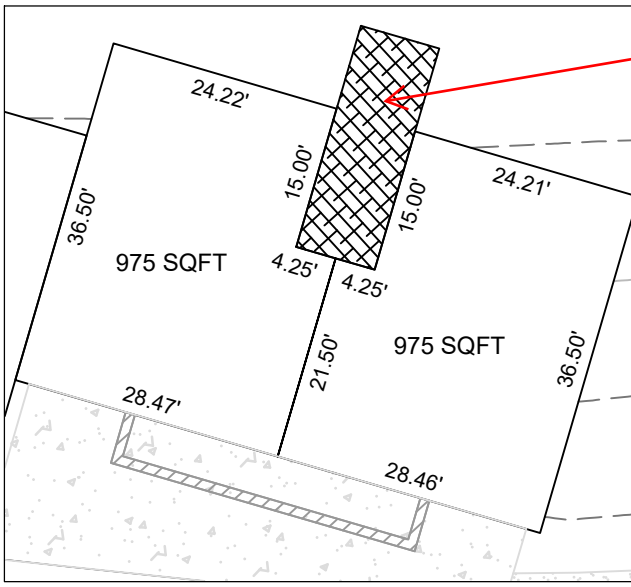


VICINITY MAP
NOT TO SCALE



TYPICAL CONDO DIMENSIONS



All limited common area needs to be labeled and dimensioned. limited common area includes decks, private yards, front porches, etc.

SUNDOWN CONDOMINIUMS - PHASE 2 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
JANUARY 2022

All units need to be plot-able in relationship to the property line.
All units need to be fully dimensioned.

AS-SURVEYED 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 325.40 FEET; THENCE NORTH 77°24'27" WEST 252.99 FEET; THENCE SOUTH 42°17'29" WEST 80.92 FEET; THENCE NORTH 87°49'39" WEST 537.97 FEET; THENCE NORTH 41°28'33" WEST 237.52 FEET; THENCE ALONG THE ARC OF A 132.40 FOOT RADIUS CURVE TO THE RIGHT 150.09 FEET (CHORD BEARS NORTH 62°12'52" EAST 142.15 FEET); THENCE SOUTH 85°14'09" EAST 50.00 FEET; THENCE ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE LEFT 461.78 FEET (CHORD BEARS NORTH 76°07'56" EAST 453.88 FEET); THENCE ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT 145.29 FEET (CHORD BEARS 63°21'45" EAST 145.04 FEET); THENCE NORTH 69°13'03" EAST 40.60 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 214.22 FEET (CHORD BEARS SOUTH 69°51'45" EAST 196.47 FEET); THENCE SOUTH 28°57'00" EAST 58.16 FEET TO THE POINT OF BEGINNING.

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 RECORD OF SURVEY 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 19TH DAY OF JANUARY, 2022.



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 STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SUNDOWN CONDOMINIUMS - PHASE 2 - 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 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 ___ 2022.

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.

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 ___ 2022, 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

DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

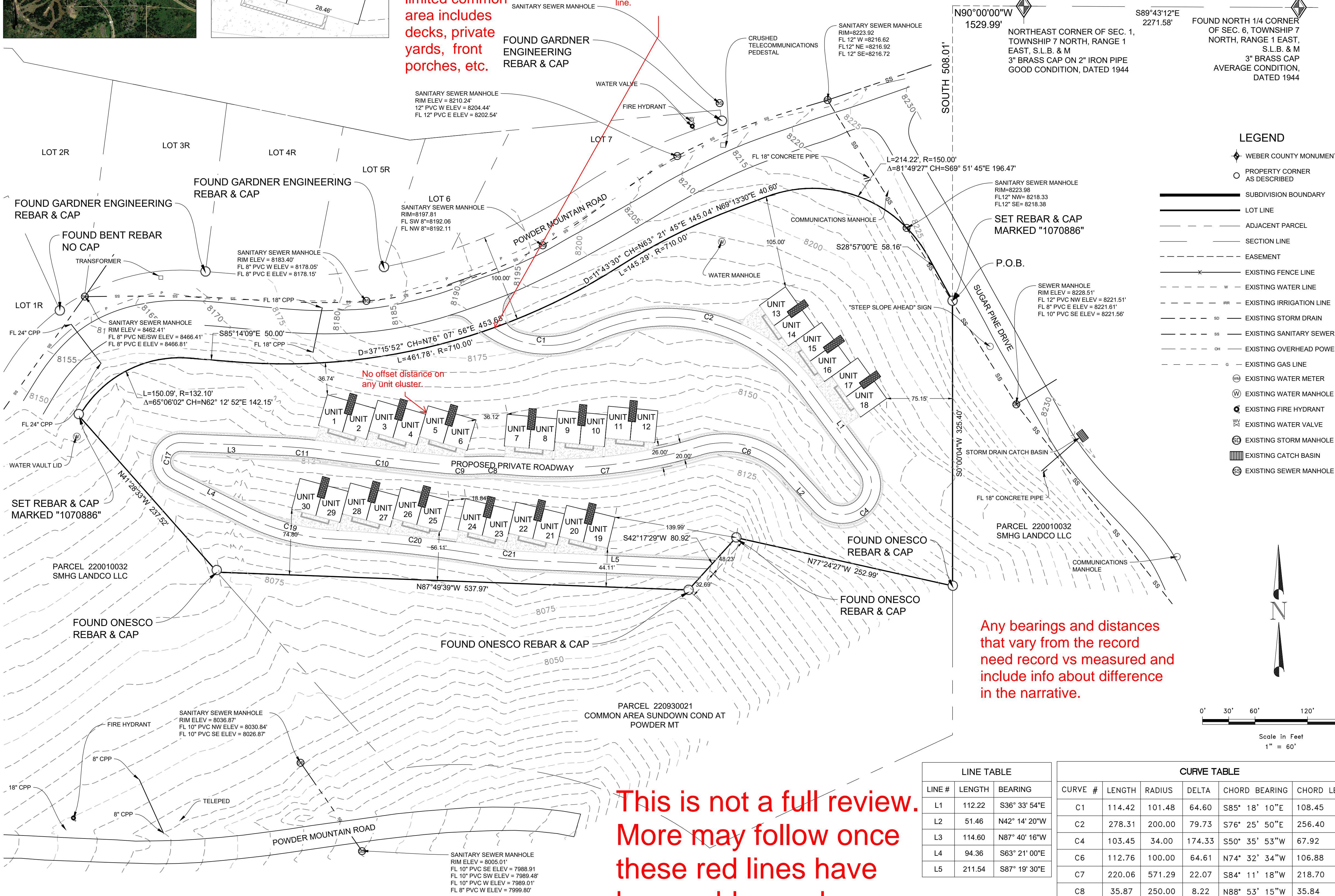
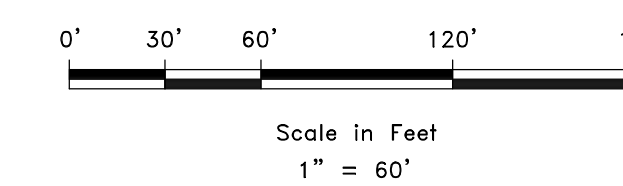
COUNTY RECORDER

BY: _____

LAYTON SURVEYS LLC

LEGEND

- WEBER COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE



No offset distance on any unit cluster.

Any bearings and distances that vary from the record need record vs measured and include info about difference in the narrative.

This is not a full review. More may follow once these red lines have been addressed.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	112.22	S36° 33' 54"E
L2	51.46	N42° 14' 20"W
L3	114.60	N87° 40' 16"W
L4	94.36	S63° 21' 00"E
L5	211.54	S87° 19' 30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	114.42	101.48	64.60	S85° 18' 10"E	108.45
C2	278.31	200.00	79.73	S76° 25' 50"E	256.40
C4	103.45	34.00	174.33	S50° 35' 53"W	67.92
C6	112.76	100.00	64.61	N74° 32' 34"W	106.88
C7	220.06	571.29	22.07	S84° 11' 18"W	218.70
C8	35.87	250.00	8.22	N88° 53' 15"W	35.84
C9	38.83	250.00	8.90	N88° 32' 56"W	38.79
C10	138.63	4530.74	1.75	N83° 13' 24"W	138.62
C11	46.28	498.00	5.32	N85° 00' 32"W	46.26
C12	23.43	13.74	97.75	N22° 35' 55"W	20.69
C14	23.43	13.74	97.75	N22° 35' 55"W	20.69
C17	59.76	21.99	155.68	S14° 29' 22"W	43.00
C19	104.64	250.00	23.98	S75° 20' 28"E	103.88
C20	183.77	1415.34	7.44	S83° 36' 45"E	183.64
C21	32.43	250.00	7.43	S83° 36' 32"E	32.41

Record of Survey# 7082

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.

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.

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.

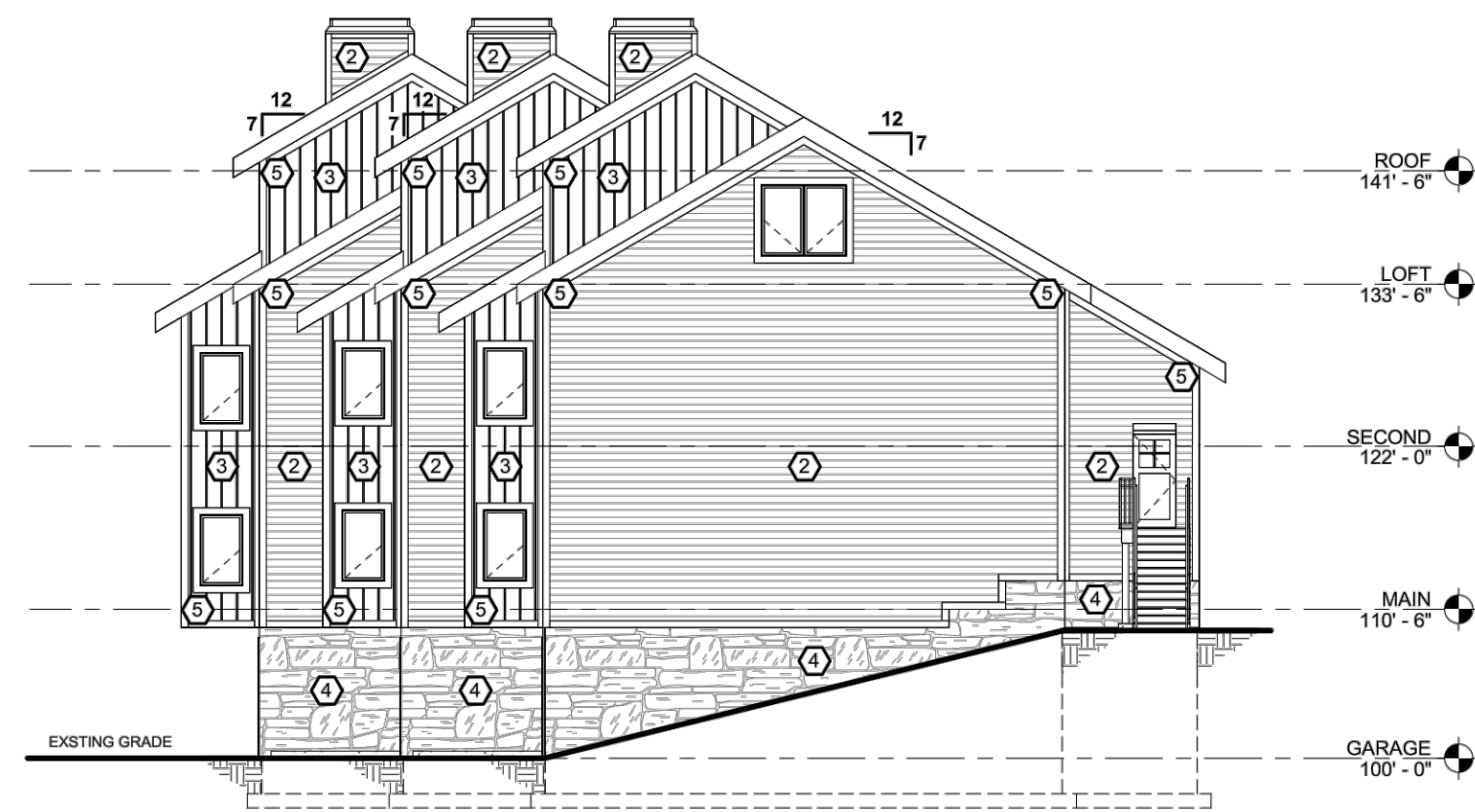
WEBER COUNTY COMMISSION ACCEPTANCE: THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

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

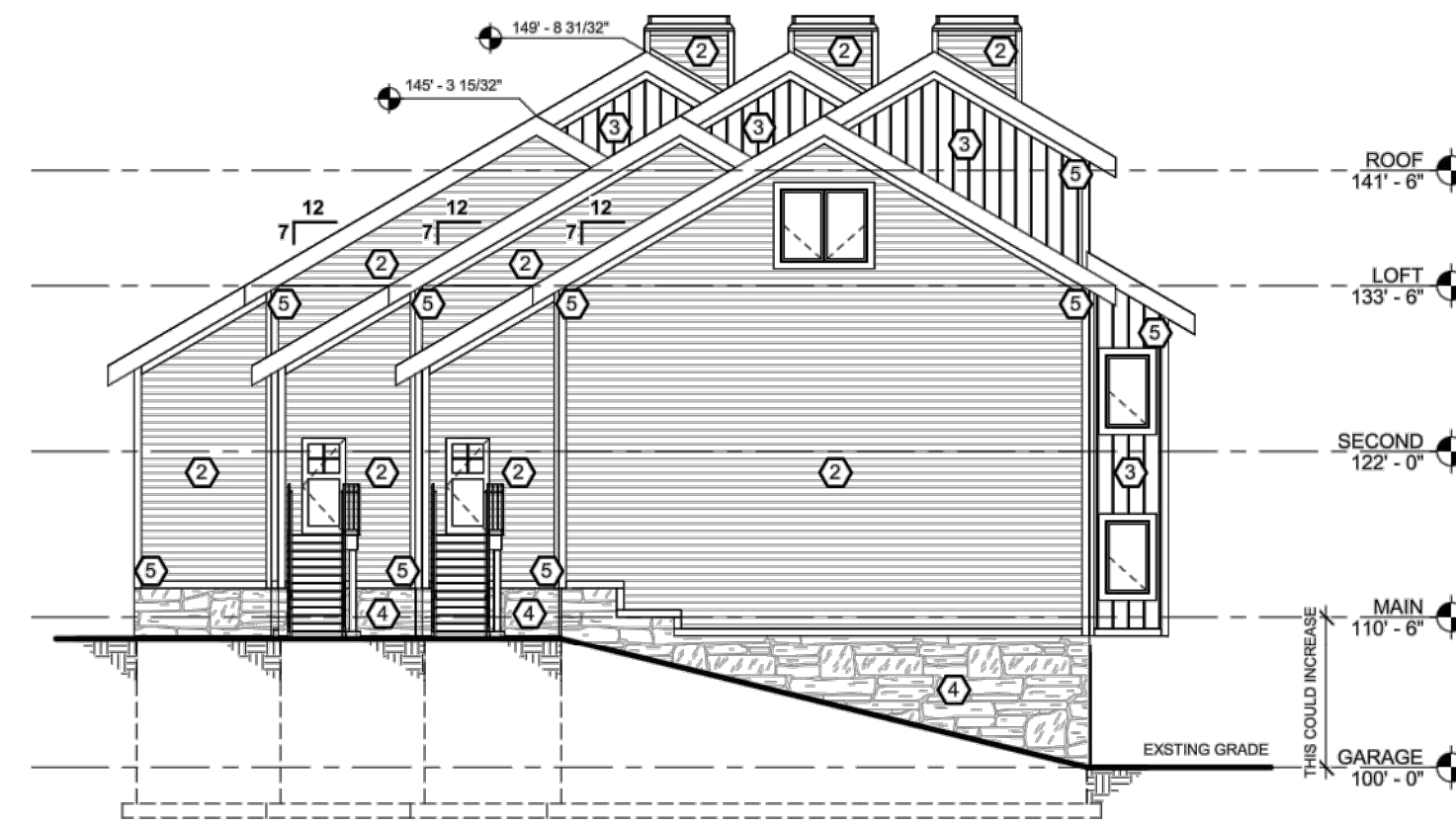
WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ___ DAY OF ___ 2022.

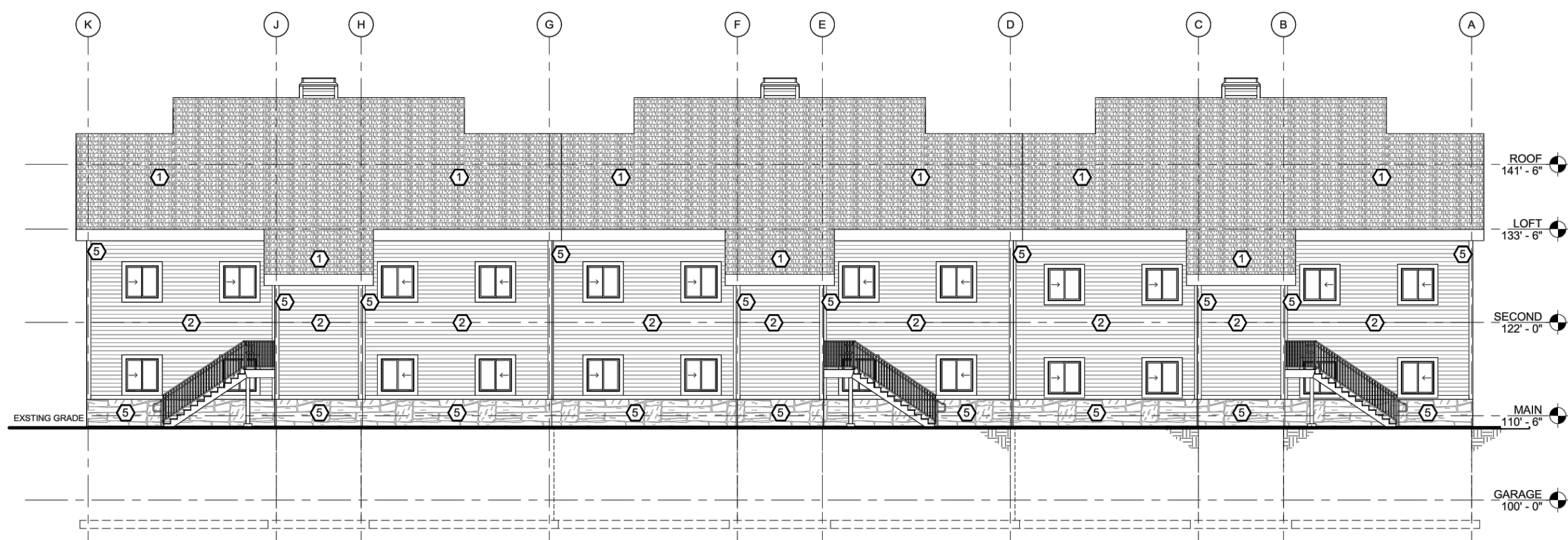
SUNDOWN CONDOMINIUMS - PHASE 2
A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
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 WEBER COUNTY, UTAH
 JANUARY 2022



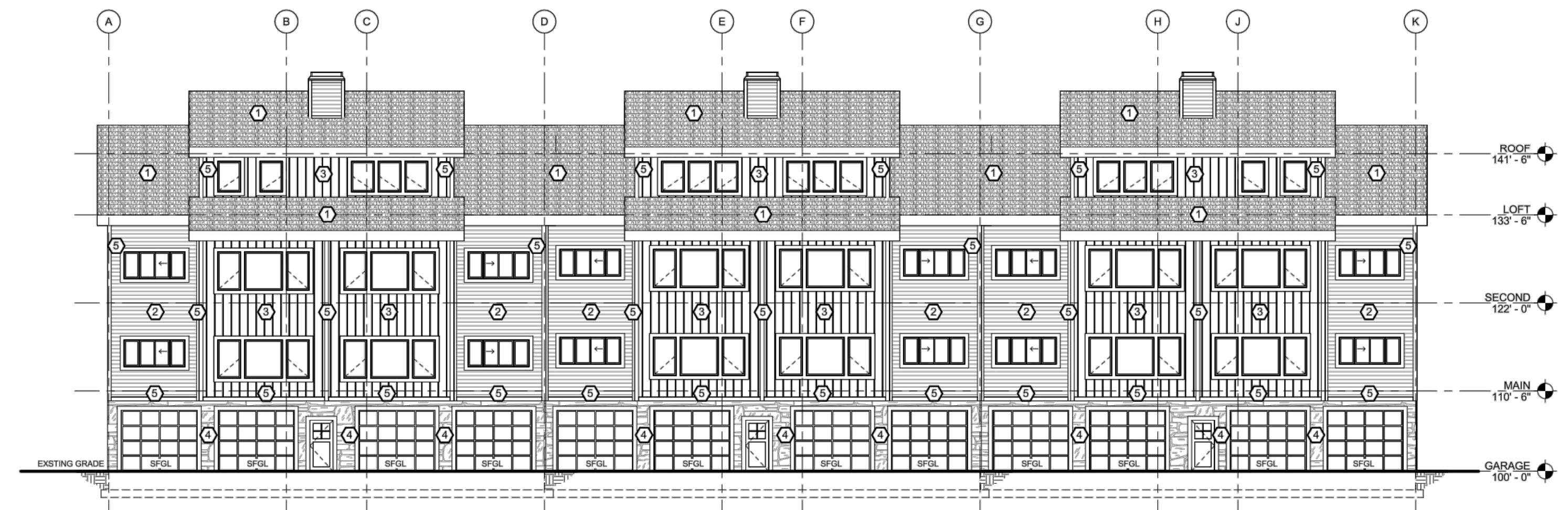
RIGHT ELEVATION



LEFT ELEVATION




REAR ELEVATION

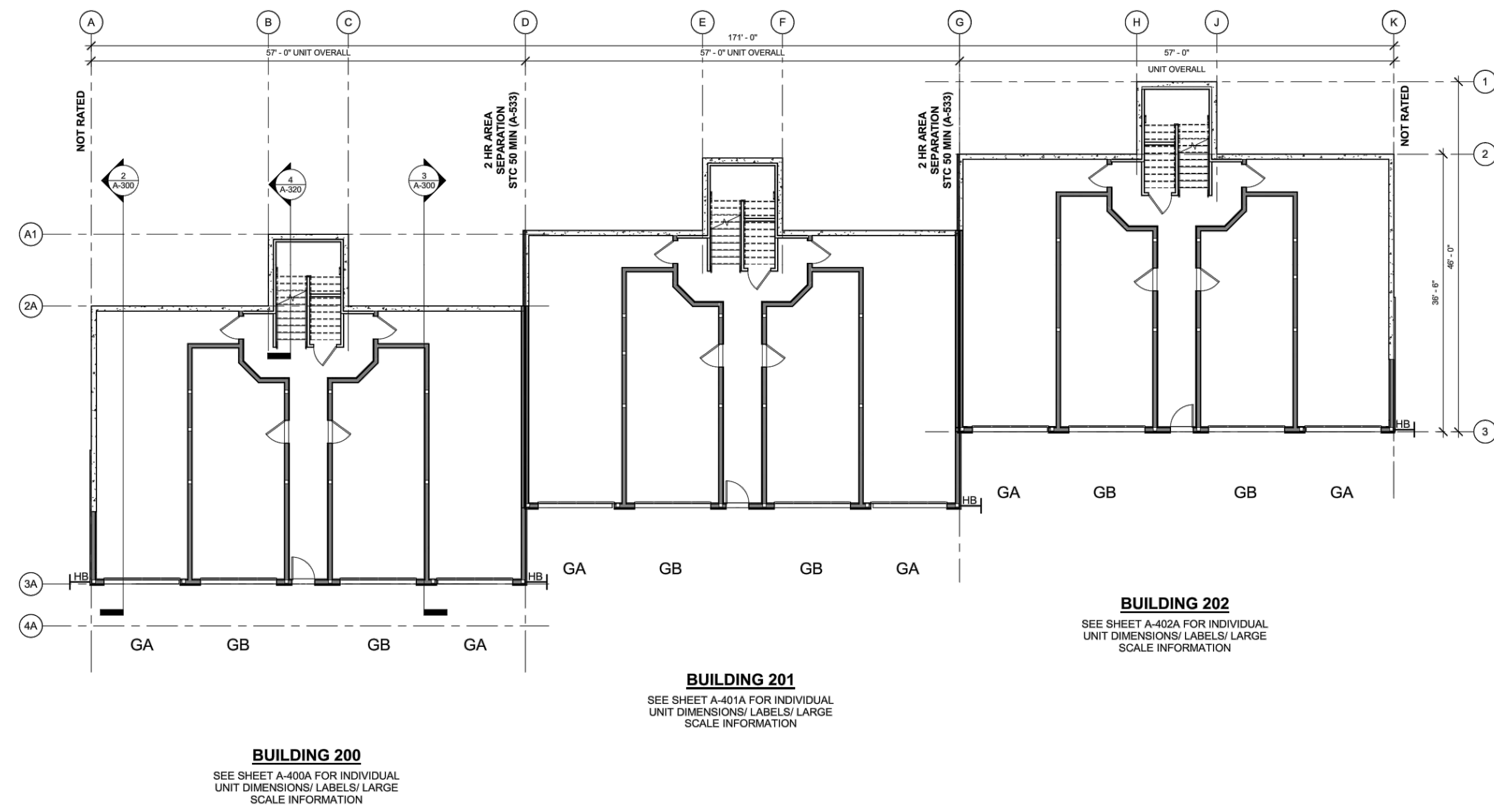


FRONT ELEVATION

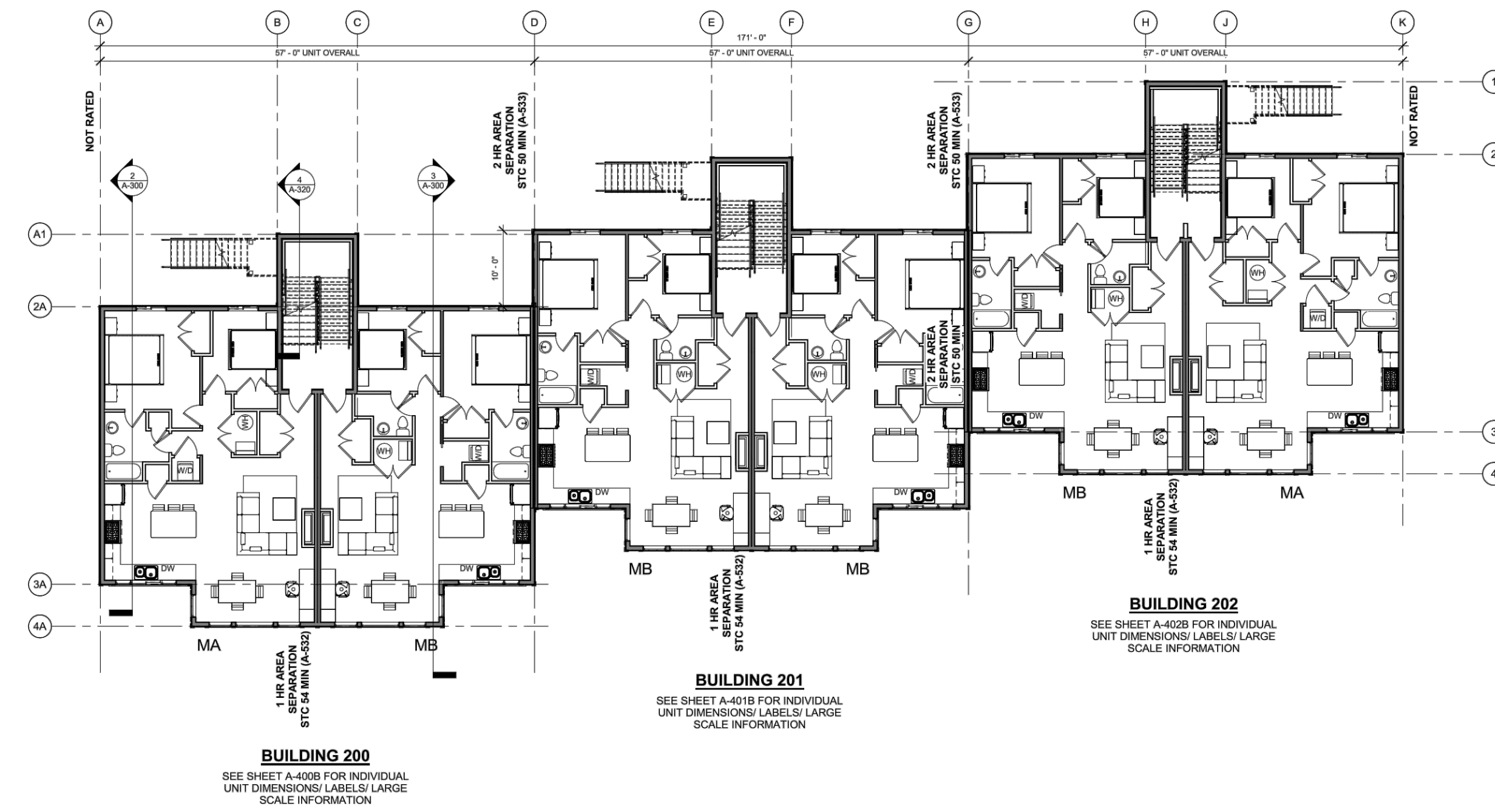
C:\USERS\WILLIAMS\WORK\ITEMS\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOS WITH IMAGERY AND SURFACE\SUNDOWN CONDOMINIUMS PLT.DWG

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: _____
		

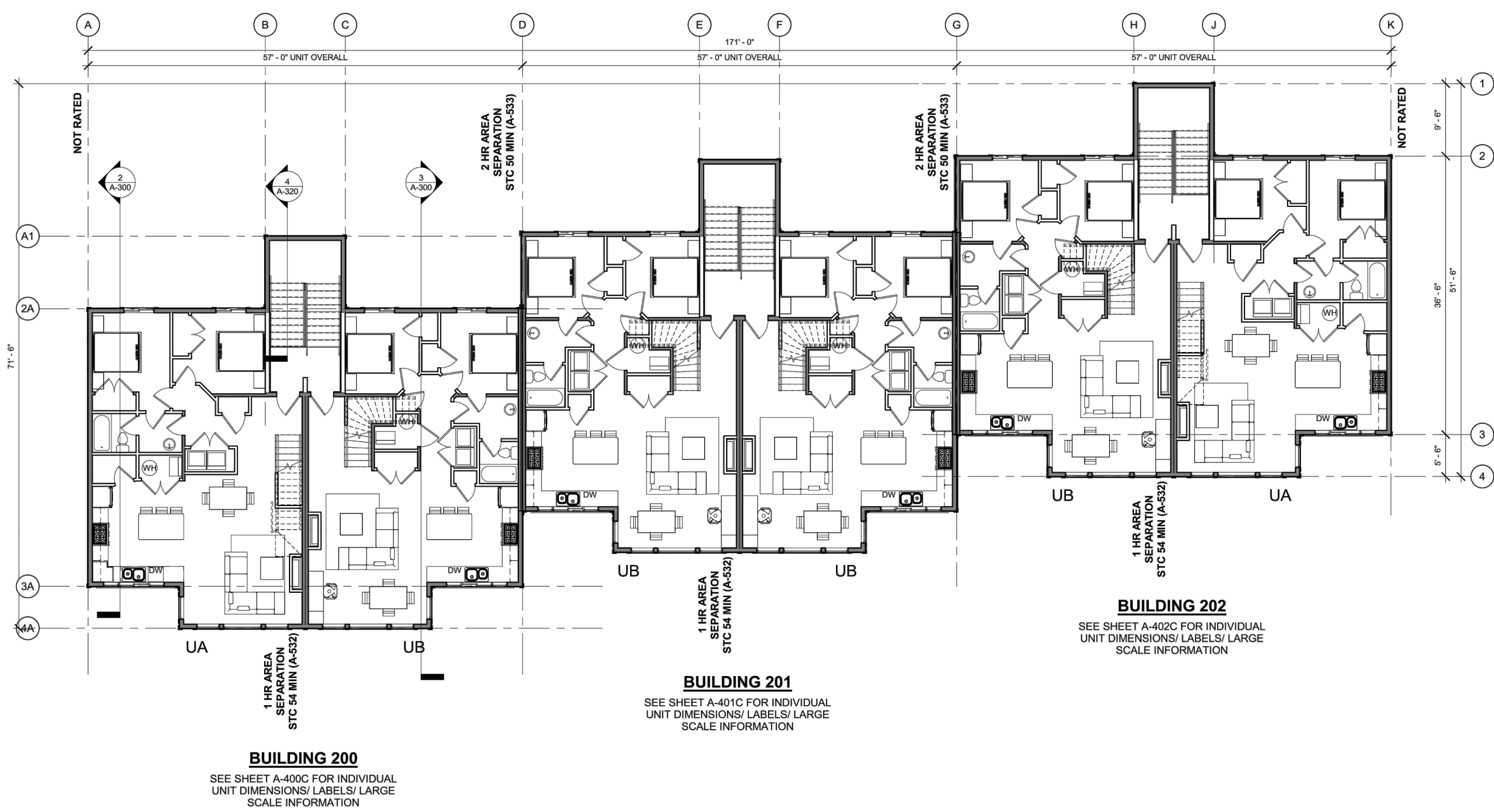
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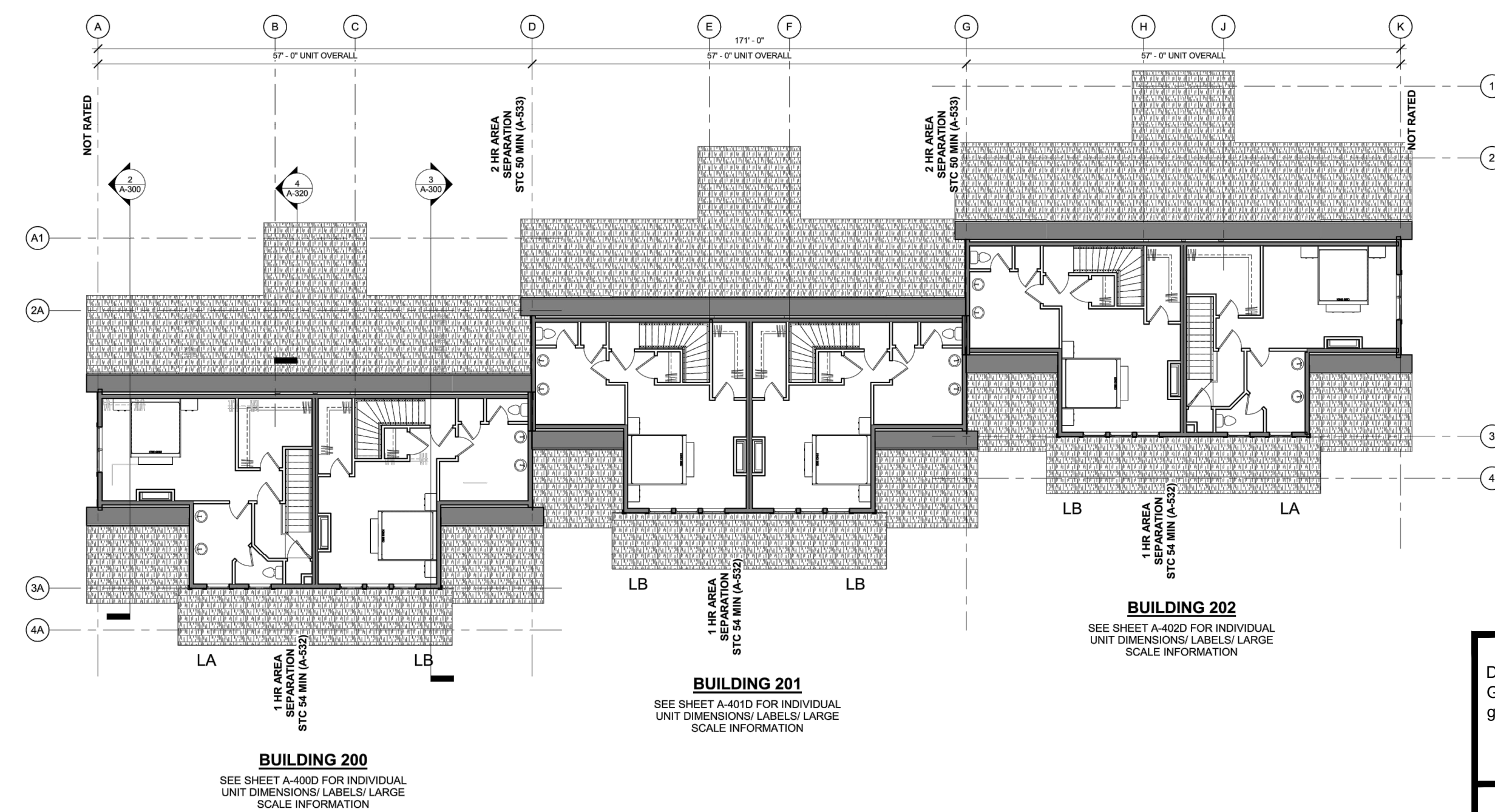
GARAGE LEVEL FLOOR PLAN
 1/8" = 1'-0"



MAIN FLOOR PLAN
 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
 1/8" = 1'-0"



LOFT FLOOR PLAN
 1/8" = 1'-0"

C:\USERS\WILLIAMS\WORK\TEMP\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOS WITH IMAGERY AND SURFACES\SUNDOWN CONDOMINIUMS PLAT.DWG

DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com	S3 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____