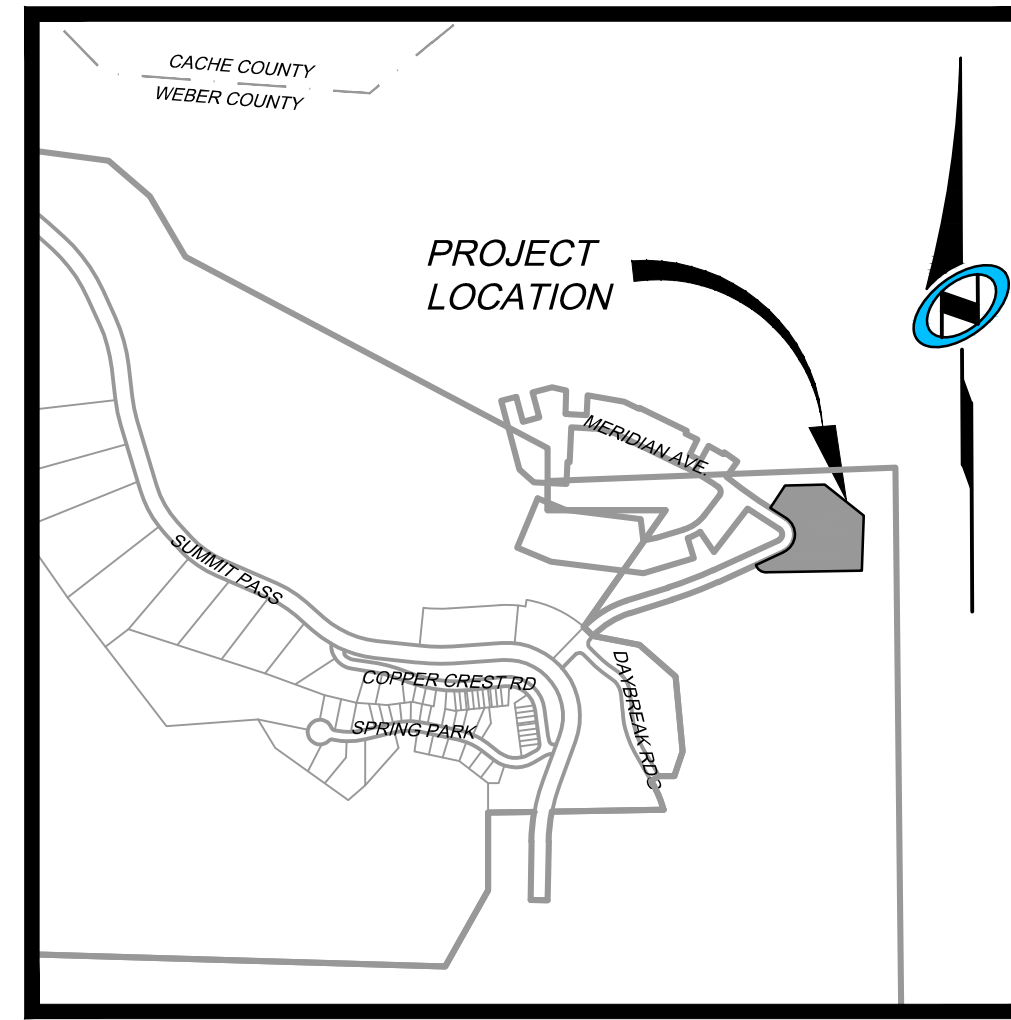


POWDER POINT AT POWDER MOUNTAIN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2023

PLAT NOTES:

(PLAT NOTES TO BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)



VICINITY MAP

N.T.S.

legal description
does not match map

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, POWDER POINT AT POWDER MOUNTAIN, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

NATHAN CHRISTENSEN
 PROFESSIONAL LAND SURVEYOR
 UTAH CERTIFICATE NO. 1075991

LEGAL DESCRIPTION

LOCATED IN THE NORTH QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT BEING SOUTH 333.42 FEET AND EAST 2044.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 4912.68 FEET, THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF MERIDIAN AVENUE NORTH 65°24'29" EAST 265.51 FEET, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 237°20'23" (CHORD BEARS NORTH 04°04'34" EAST 131.61 FEET) FOR AN ARC DISTANCE OF 160.87 FEET, THENCE NORTH 57°15'22" WEST 90.44 FEET, THENCE LEAVING SAID RIGHT OF WAY, NORTH 85°24'48" EAST 125.50 FEET, THENCE SOUTH 41°23'33" EAST 208.00 FEET, THENCE SOUTH 54°35'12" EAST 320.21 FEET, THENCE SOUTH 14°24'39" EAST 39.18 FEET, THENCE SOUTH 63°33'31" WEST 573.18 FEET, THENCE NORTH 20°23'29" WEST 148.79 FEET, THENCE SOUTH 69°36'31" WEST 88.13 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET THROUGH A CENTRAL ANGLE OF 74°10'50" (CHORD BEARS NORTH 73°18'04" WEST 77.19 FEET) FOR AN ARC DISTANCE OF 82.86 FEET TO THE POINT OF BEGINNING.

add sq ft and acres

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.#1., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14"AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)
- A PORTION OF THE WESTERLY BOUNDARY WAS DETERMINED BY MERIDIAN AVE, AS SHOWN ON OVERLOOK AT POWDER MOUNTAIN PHASE I. THE LOCATION OF SAID PLAT WAS DETERMINED BY THE FOUND SECTION CORNER MONUMENTS AS REFERENCED ON SAID EXISTING PLAT. FOUND SURVEY MONUMENTS USED ARE SHOWN HEREON.

OWNER'S DEDICATION:

(OWNERS DEDICATION WILL BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)

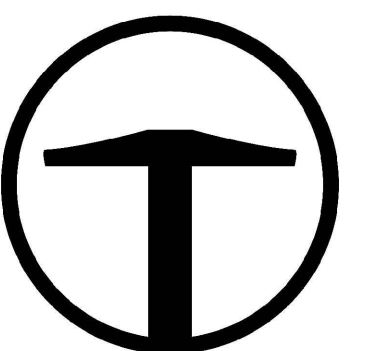
Owner's dedication certificate WCO 106-1-8(c)(1)h.3

ACKNOWLEDGEMENT:

(ACKNOWLEDGEMENT WILL BE ADDED PRIOR TO FINAL SUBDIVISION SUBMITTAL)

Notary public's acknowledgement. WCO 106-1-8(c)(1)h.

Sheet 1 of 2



TALISMAN
 CIVIL CONSULTANTS
 5217 SOUTH STATE STREET
 SUITE 200
 MURRAY, UT 84107
 801.743.1300

RECORDED #
 STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT THE

REQUEST OF: _____
 ENTRY NO: _____
 DATE: _____ TIME: _____
 BOOK: _____ PAGE: _____
 FEE \$ _____
 WEBER COUNTY RECORDER

<p style="text-align: center; font-weight: bold; font-size: small;">OWNER</p> <p style="text-align: center; font-weight: bold;">OVERLOOK POINT LLC 3923 N. WOLF CREEK DR. EDEN, UT 84310</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ATTORNEY</p> <p style="font-size: x-small;">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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY SURVEYOR</p> <p style="font-size: x-small;">I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ COUNTY SURVEYOR</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY ENGINEER</p> <p style="font-size: x-small;">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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ SIGNATURE</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p style="font-size: x-small;">THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.</p> <p style="text-align: center;">_____ CHAIRMAN-WEBER COUNTY PLANNING COMMISSION</p>	<p style="text-align: center; font-weight: bold; font-size: small;">WEBER COUNTY COMMISSION ACCEPTANCE</p> <p style="font-size: x-small;">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 THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p style="text-align: center;">_____ TITLE:</p>
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2023-06-08 OVERLOOK POINT SUBDIVISION DWG
 2014-1-17 NOTE
 N:\SUBDIVISIONS\22-728 - OVERLOOK POINT\CAD\SUBDIVISION PLATS

POWDER POINT AT POWDER MOUNTAIN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 FEBRUARY 2023

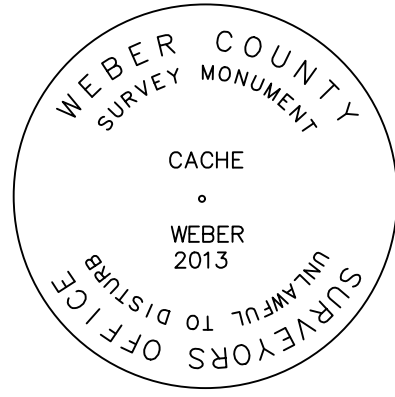
Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d)

NORTHEAST CORNER SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 FOUND GLO 1944, 4" BRASS CAP,
 GOOD CONDITION
 6" ABOVE GROUND
 DETAIL "B"

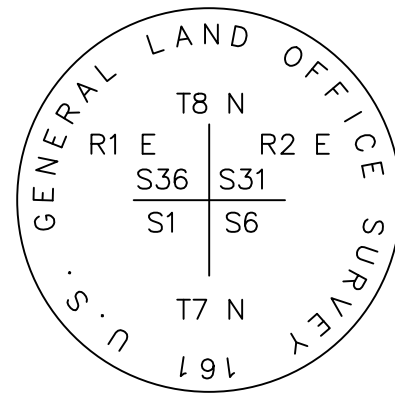
BASIS OF BEARINGS
 N 89°55'51" W 1381.07'
 (N 89°56'05" W 1380.98' RECORD)

FOUND WEBER COUNTY LINE
 MONUMENT PER WEBER COUNTY
 SURVEYOR, 4" BRASS CAP 2013,
 GOOD CONDITION
 FLUSH IN CONCRETE
 DETAIL "A"

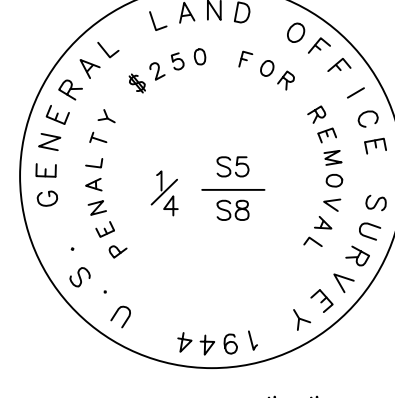
NORTH QUARTER CORNER SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST
 SALT LAKE BASE AND MERIDIAN,
 FOUND 1944 GLO 4" BRASS CAP,
 GOOD CONDITION
 6" ABOVE GROUND
 DETAIL "C"



DETAIL "A"



DETAIL "B"



DETAIL "C"

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c)
 See addressing review for street number

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f
 See Addressing review for house numbers

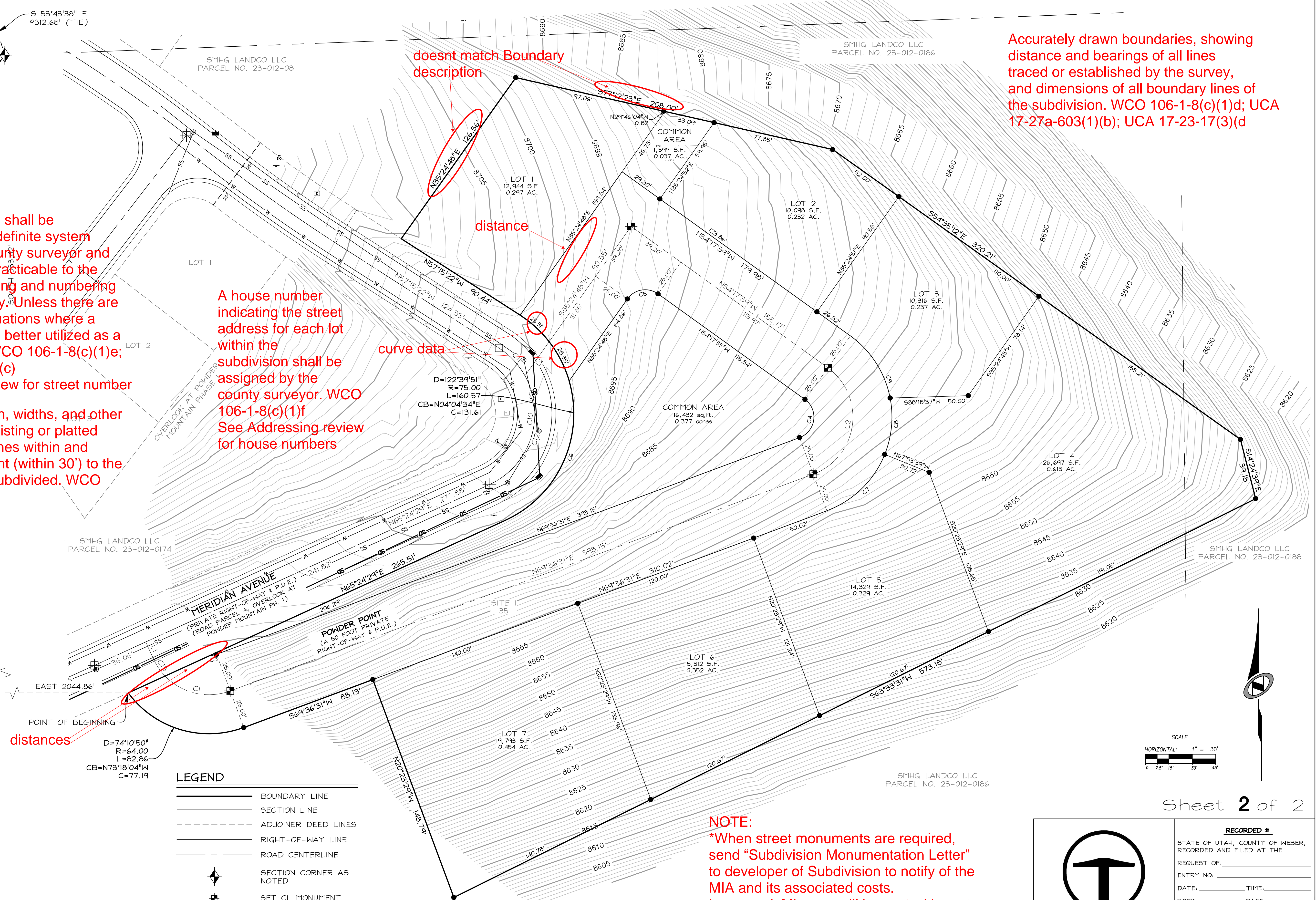
doesn't match Boundary description
 distance
 curve data

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	39.00	45.27	66°30'00"	S77°08'28"E	42.77
C2	39.00	84.03	123°26'24"	N07°53'16"E	68.69
C3	14.00	4.59	18°46'20"	N78°59'42"E	4.57
C4	14.00	30.09	123°07'52"	N08°02'28"E	24.62
C5	14.00	22.06	90°17'37"	S80°33'36"W	19.85
C6	75.00	106.91	81°40'19"	S24°34'20"W	98.08
C7	64.00	53.27	47°41'31"	N45°45'46"E	51.75
C8	64.00	36.77	32°55'06"	N05°27'27"E	36.27
C9	64.00	48.36	43°17'33"	N32°38'52"W	47.22
C10	50.00	107.04	122°39'51"	N04°04'34"E	87.74
C11	50.00	24.56	28°08'45"	S43°10'59"E	24.32
C12	50.00	82.46	94°31'06"	S18°08'56"W	73.44
C13	39.00	13.14	19°17'58"	N34°14'29"W	13.07

LINE	LENGTH	BEARING
L1	12.11	N24°35'31"W
L2	26.71	S35°24'48"W

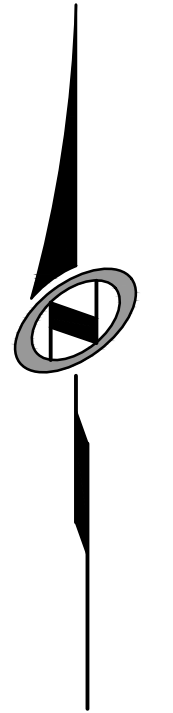
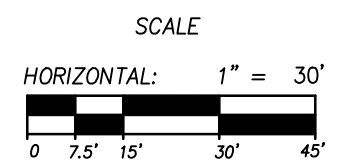
LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO. 5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



distances
 D=74°10'50"
 R=64.00
 L=82.86
 CB=N73°18'04"W
 C=77.19

NOTE:
 *When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. Letter and Mia cost will be sent with next review



OVERLOOK POINT LLC
 3923 N. WOLF CREEK DR.
 EDEN, UT, 84310



RECORDED #
 STATE OF UTAH, COUNTY OF WEBER,
 RECORDED AND FILED AT THE
 REQUEST OF: _____
 ENTRY NO: _____
 DATE: _____ TIME: _____
 BOOK: _____ PAGE: _____
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 WEBER COUNTY RECORDER