

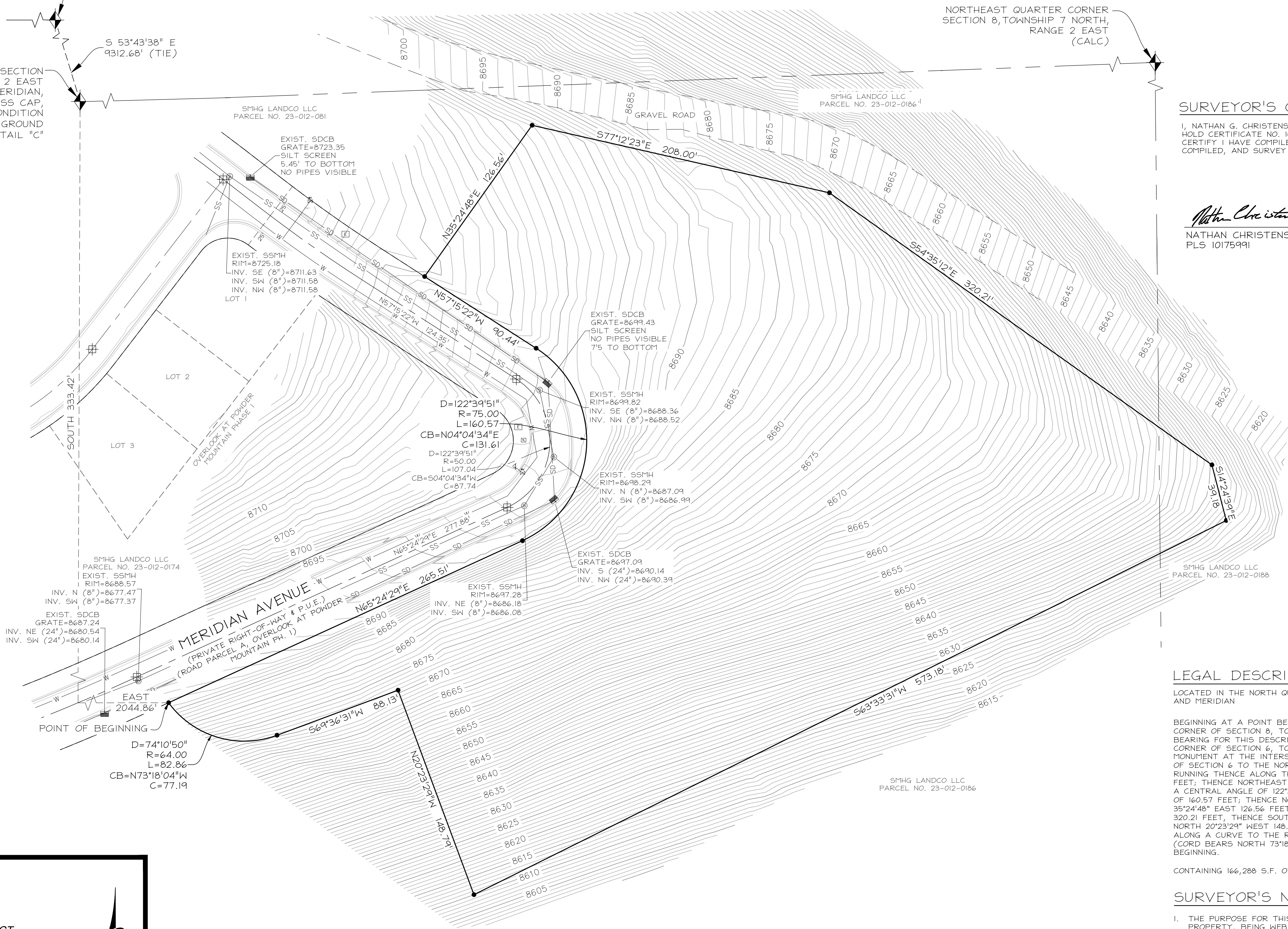
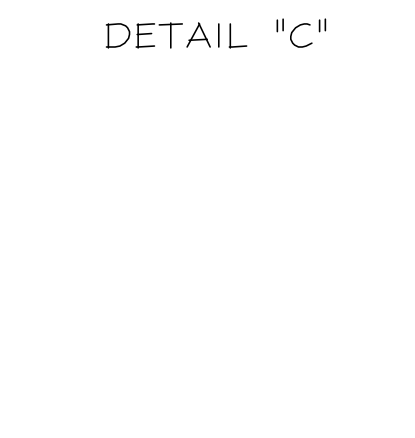
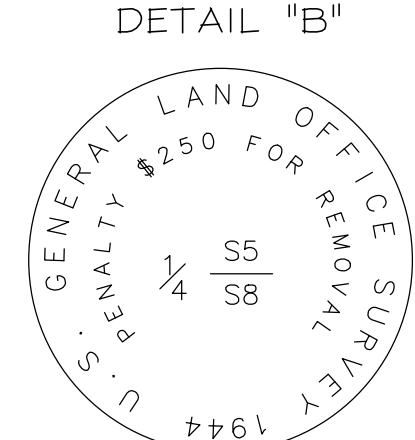
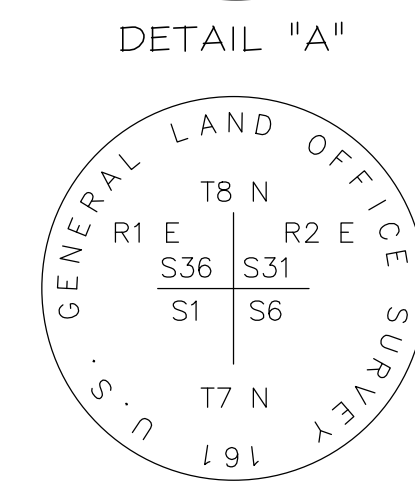
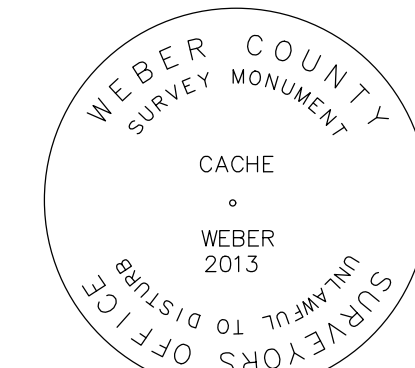
RECORD OF SURVEY POWDER POINT AT POWDER MOUNTAIN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JULY 2023

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

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"

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"



SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10175991, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY I HAVE COMPILED AN ACCURATE MAP OF THE LAND TO BE TRUE AND CORRECT BASED ON DATA COMPILED, AND SURVEY MADE HEREON.

Nathan Christensen
NATHAN CHRISTENSEN
PLS 10175991

2023/07/18
DATE OF SURVEY



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, THE FROM THE NORTHWEST CORNER OF SECTION 6 TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°43'38" EAST 932.68 FEET) AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF MERIDIAN AVENUE 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 122°39'51" (CORD BEARS NORTH 04°04'34" EAST 131.61 FEET) FOR AN ARC DISTANCE OF 160.57 FEET; THENCE NORTH 57°15'22" WEST 90.44 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 35°24'48" EAST 126.86 FEET; THENCE SOUTH 77°12'23" 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" (CORD BEARS NORTH 73°18'04" WEST 77.19 FEET) FOR AN ARC DISTANCE OF 82.86 FEET TO THE POINT OF BEGINNING.

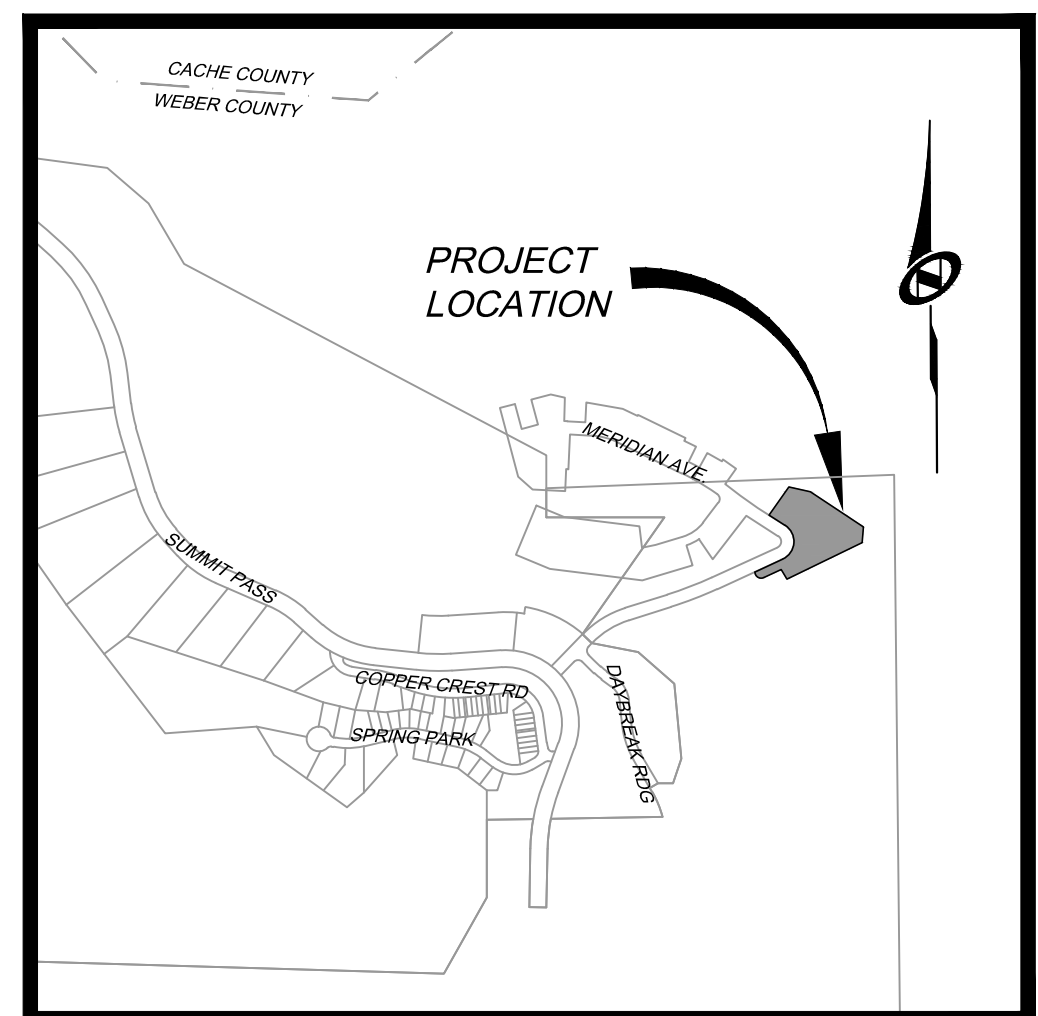
CONTAINING 166,288 S.F. OR 3.817 AC.

SURVEYOR'S NARRATIVE:

- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO PROVIDE A BOUNDARY SURVEY FOR THE SUBJECT PROPERTY, BEING WEBER COUNTY PARCEL # 23-012-0185,
- 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.2E., S.1B.4M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION 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.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLEING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

REFERENCED DOCUMENTS

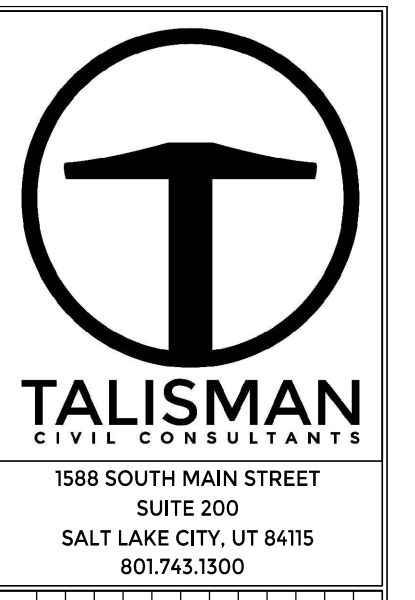
- SPECIAL WARRANTY DEED - WEBER COUNTY, NOVEMBER 22, 2022, ENTRY NO. 3264609, AS RECORDER IN THE OFFICE OF THE WEBER COUNTY RECORDER.
- OVERLOOK AT POWDER MOUNTAIN SUBDIVISION PHASE I - WEBER COUNTY, AUGUST 28, 2019, ENTRY NO. 299361, AS RECORDER IN THE OFFICE OF THE WEBER COUNTY RECORDER.
- RECORD OF SURVEY/ALTA/NSPS LAND TITLE SURVEY - WEBER COUNTY, JULY 2, 2019, SURVEY NO. 6276, AS RECORDER IN THE OFFICE OF THE WEBER COUNTY SURVEYOR.



VICINITY MAP
N.T.S.

LEGEND

- | | | | |
|--|--|--|--------------------------|
| | STREET MONUMENT | | BOUNDARY LINE |
| | LOT CORNER (TO BE SET, REBAR AND CAP STAMPED "TALISMAN") | | ADJACENT PARCEL BOUNDARY |
| | SEWER MANHOLE | | CENTERLINE |
| | STORM DRAIN MANHOLE | | RIGHT OF WAY LINE |
| | WATER METER | | STORM DRAIN LINE |
| | ELECTRICAL BOX | | SEWER LINE |
| | TELEPHONE BOX | | WATER LINE |
| | FIRE HYDRANT | | |
| | WATER VALVE | | |
| | (R) RECORD | | |
| | (M) MEASURED | | |
| | (CALC) CALCULATED | | |



REVISIONS	DATE	BY	NO.

RECORD OF SURVEY
OVERLOOK POINT LLC
 NE1/4 OF SEC. 8 & NW1/4 OF SEC. 9, T7N, R2E, SLB#1
TCC JOB NUMBER: 21-126 Overlook Point
DATE SUBMITTED: 2023-07-18

SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'

SHEET NUMBER
1
OF 1