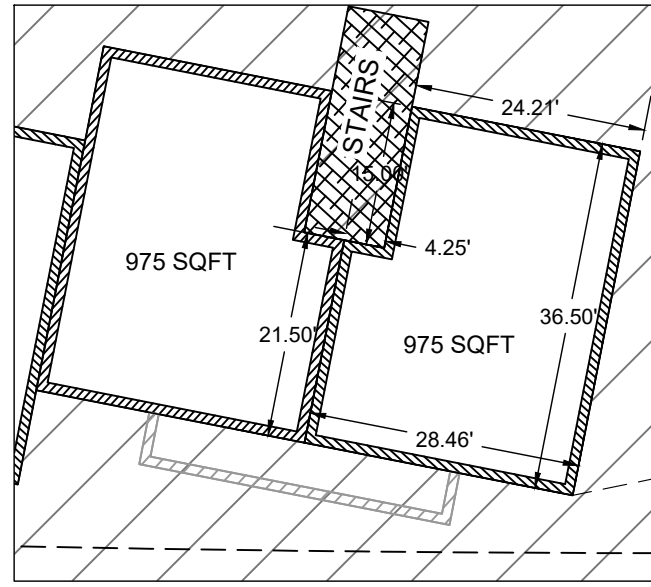


VICINITY MAP  
NOT TO SCALE



TYPICAL CONDO DIMENSIONS



# SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN PROJECT- 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

JUNE 2024

"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes."  
Add to owners dedication

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided.

Tie data does not match deed original sub plat, or adjoining deeds need to show record vs measured and if different explain in narrative

Dedicate and show Snow Storage Easements, existing sewer and water to the correct entity or district.

Proposed Subdivision Boundary is fully dimensioned and matches description  
Missing Boundary Call on Plat

Legal Description does not match plat

LEGAL 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" EAST 71.00 FEET; THENCE NORTH 77°24'27" WEST 253.00 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 132.10 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 461.77 FEET (CHORD BEARS NORTH 76°07'56" EAST 453.68 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°13'30" 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.

CONTAINS: 299.912 SQUARE FEET OR 6.885 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. 10708866 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 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 24TH DAY OF JUNE 2024.



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 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 PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES 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 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.

Narrative does not mention the original subdivision

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_ day of \_\_\_ 2024, 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.

does not match current owner

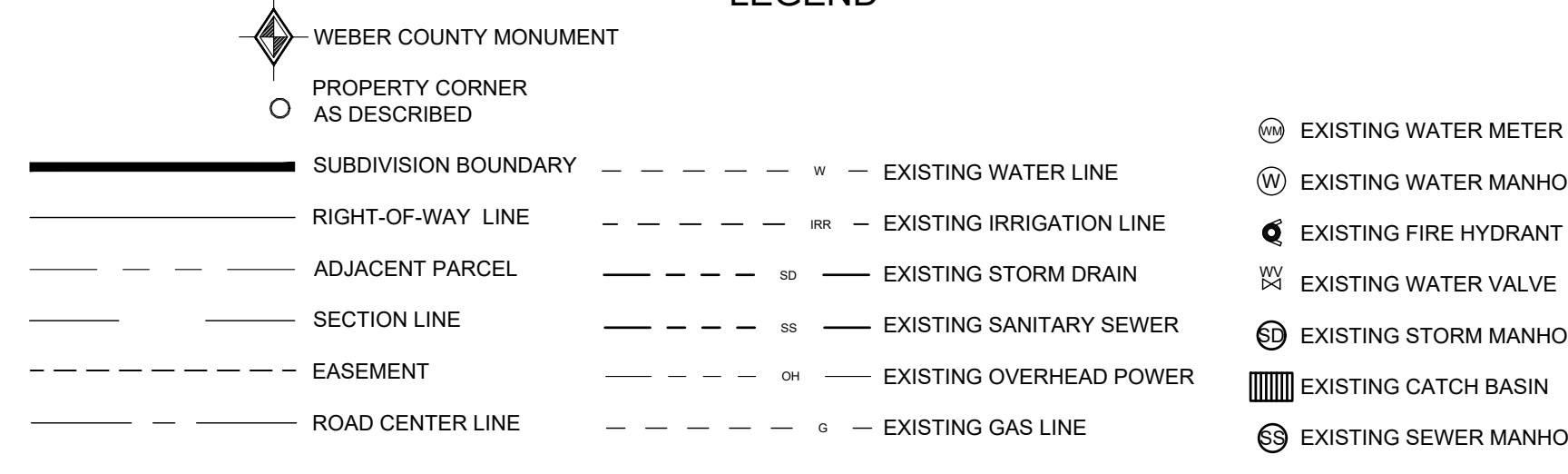
STAMP

NOTARY PUBLIC

DEVELOPER: GUY WILLIAMS gwilliams@fawkesconsultants.com  
S1 3  
COUNTY RECORDER  
ENTRY NO. \_\_\_ FEE PAID \_\_\_  
FILED FOR AND RECORDED \_\_\_  
AT \_\_\_ IN BOOK \_\_\_ OF OFFICIAL \_\_\_  
RECORDS, PAGE \_\_\_ RECORDED \_\_\_  
FOR \_\_\_  
COUNTY RECORDER  
BY: \_\_\_

LINE #	LENGTH	BEARING
L1	24.21	N78° 54' 24"W
L2	15.00	S11° 05' 36"W
L3	8.50	N78° 54' 24"W
L4	15.00	N11° 05' 36"E
L5	24.22	N78° 54' 24"W
L6	10.00	S11° 05' 36"W
L7	24.21	N78° 54' 24"W
L8	15.00	S11° 05' 36"W
L9	8.50	N78° 54' 24"W
L10	15.00	N11° 05' 36"E
L11	24.21	N78° 54' 24"W
L12	10.00	S11° 05' 36"W
L13	24.21	N78° 54' 24"W
L14	15.00	S11° 05' 36"W
L15	8.50	N78° 54' 24"W
L16	15.00	N11° 05' 36"E
L17	24.22	N78° 54' 24"W
L18	36.50	S11° 05' 36"W
L19	56.93	S78° 54' 24"E
L20	10.00	N11° 05' 36"E
L21	56.93	S78° 54' 24"E
L22	10.00	N11° 05' 36"E
L23	56.93	S78° 54' 24"E
L24	36.50	N11° 05' 36"E
L25	24.21	N82° 15' 14"W
L26	15.00	S7° 44' 46"W
L27	8.50	N82° 15' 14"W
L28	15.00	N7° 44' 46"E
L29	24.22	N82° 15' 14"W
L30	10.00	S7° 44' 46"W
L31	24.21	N82° 15' 14"W
L32	15.00	S7° 44' 46"W
L33	8.50	N82° 15' 14"W
L34	15.00	N7° 44' 46"E
L35	24.21	N82° 15' 14"W
L36	10.00	S7° 44' 46"W
L37	24.21	N82° 15' 14"W
L38	15.00	S7° 44' 46"W
L39	8.50	N82° 15' 14"W
L40	15.00	N7° 44' 46"E
L41	24.22	N82° 15' 14"W
L42	36.50	S7° 44' 46"W
L43	56.93	S82° 15' 14"E
L44	10.00	N7° 44' 46"E
L45	56.93	S82° 15' 14"E
L46	10.00	N7° 44' 46"E
L47	56.93	S82° 15' 14"E
L48	36.50	N7° 44' 46"E
L49	24.21	S78° 03' 52"E
L50	15.00	N11° 56' 08"E
L51	8.50	S78° 03' 52"E
L52	15.00	S11° 56' 08"W
L53	24.22	S78° 03' 52"E
L54	10.00	N11° 56' 08"E
L55	24.21	S78° 03' 52"E
L56	15.00	N11° 56' 08"E
L57	8.50	S78° 03' 52"E
L58	15.00	S11° 56' 08"W
L59	24.21	S78° 03' 52"E
L60	10.00	N11° 56' 08"E
L61	24.21	S78° 03' 52"E
L62	15.00	N11° 56' 08"E
L63	8.50	S78° 03' 52"E
L64	15.00	S11° 56' 08"W
L65	24.22	S78° 03' 52"E

LEGEND

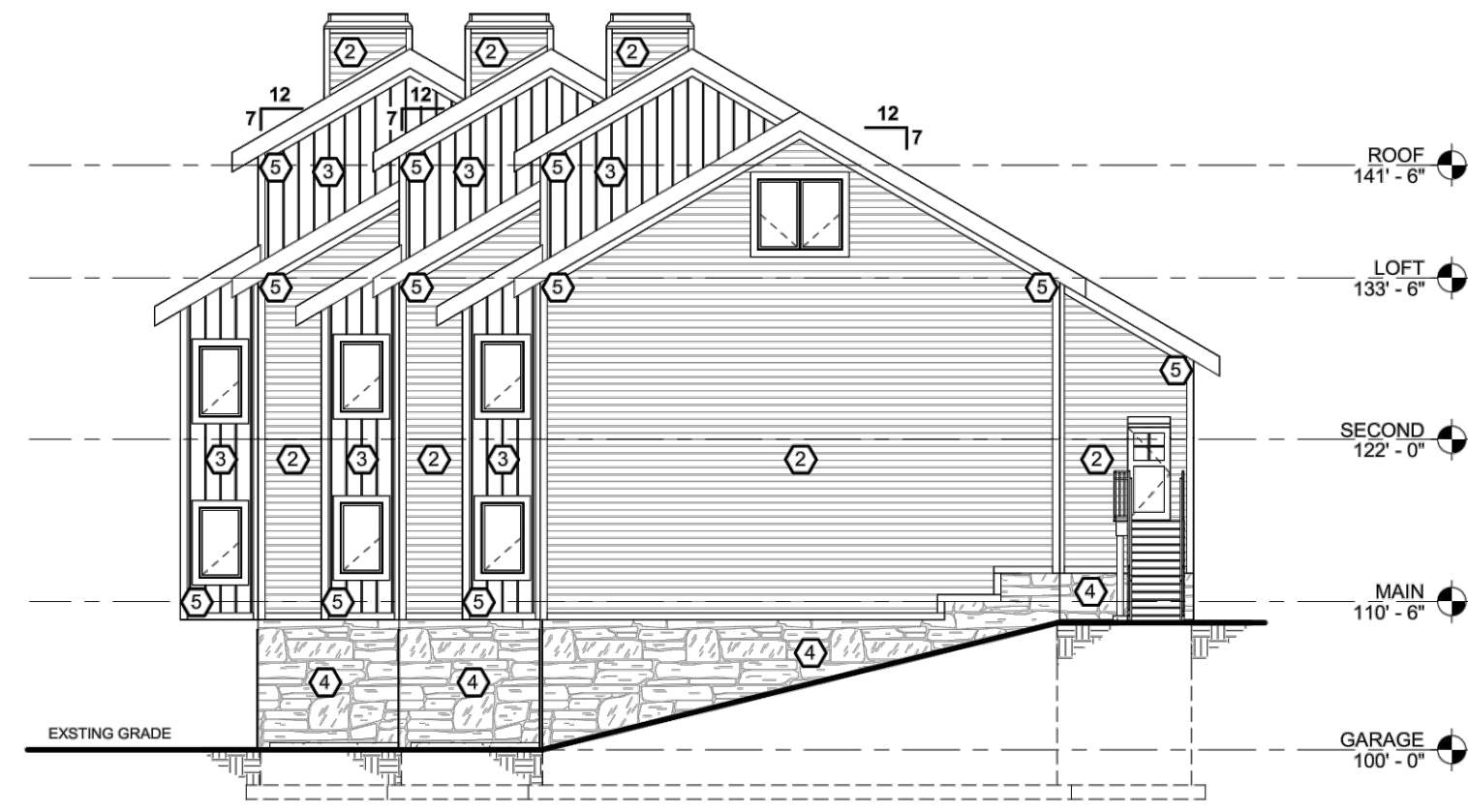


GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft.

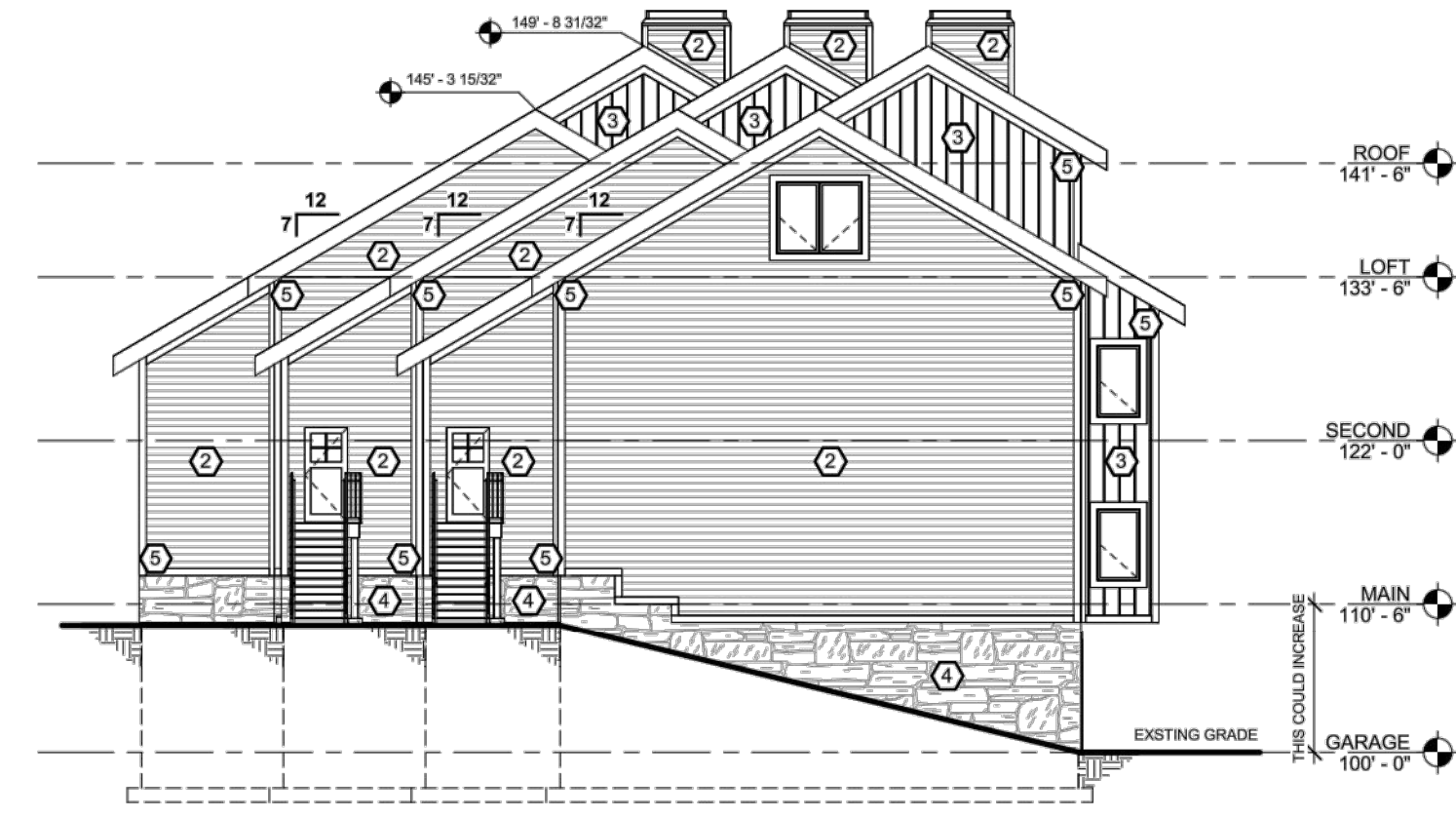
<b>WEBER COUNTY SURVEYOR</b> I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ___ DAY OF ___ 2024. COUNTY SURVEYOR	<b>WEBER COUNTY ATTORNEY</b> 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. SIGNED THIS ___ DAY OF ___ 2024. COUNTY ATTORNEY	<b>WEBER COUNTY ENGINEER</b> I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH THE COUNTY ORDINANCE GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF ___ 2024. COUNTY ENGINEER	<b>WEBER COUNTY COMMISSION ACCEPTANCE</b> 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. SIGNED THIS ___ DAY OF ___ 2024. CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: _____ NAME/TITLE	<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS ___ DAY OF ___ 2024. CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	<b>WEBER - MORGAN HEALTH DEPARTMENT</b> 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 ___ 2024. DIRECTOR WEBER-MORGAN HEALTH DEPT.
--	---	--	---	---	---

C:\USERS\WILLIAMSON\SURVEYS\WORK\TERMS\2020-2023\SUNDOWN CONDOS - POWDER MOUNTAIN\SUNDOWN CONDOMINIUMS PLAT - MOST CURRENT.DWG

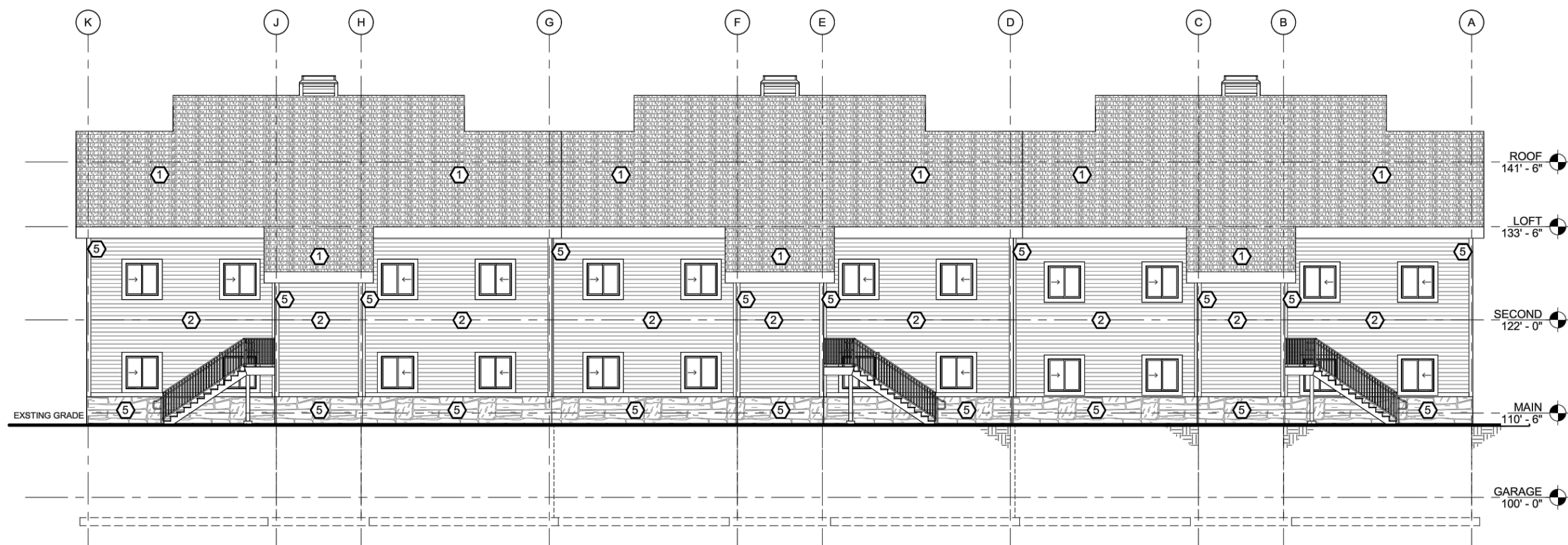
**SUNDOWN CONDOMINIUMS - PHASE 2**  
**A UTAH CONDOMINIUM PROJECT**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH



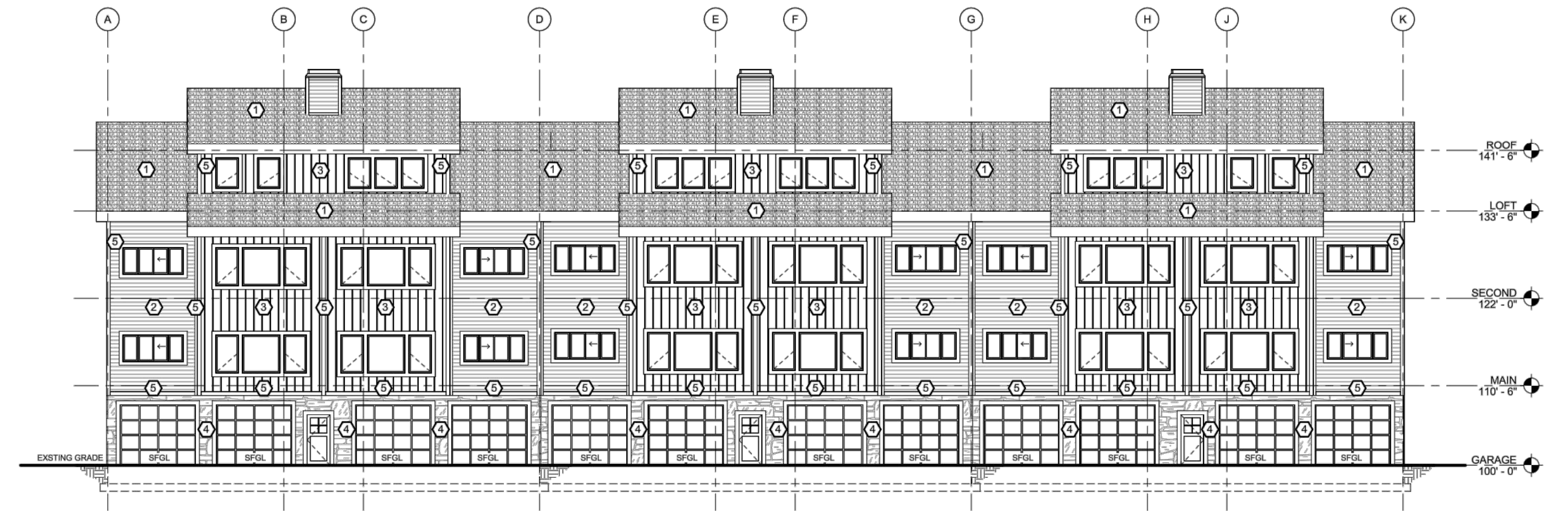
**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

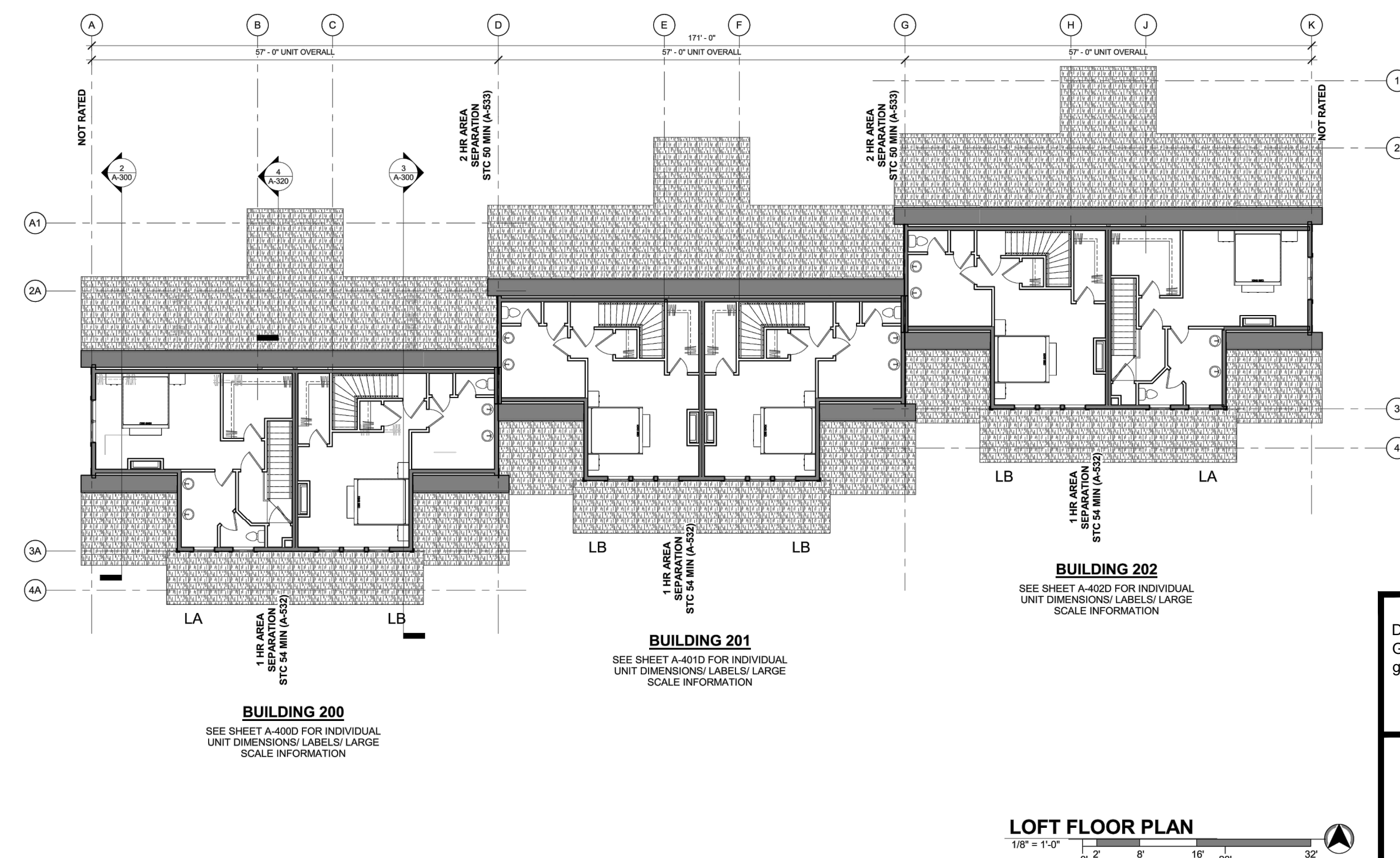
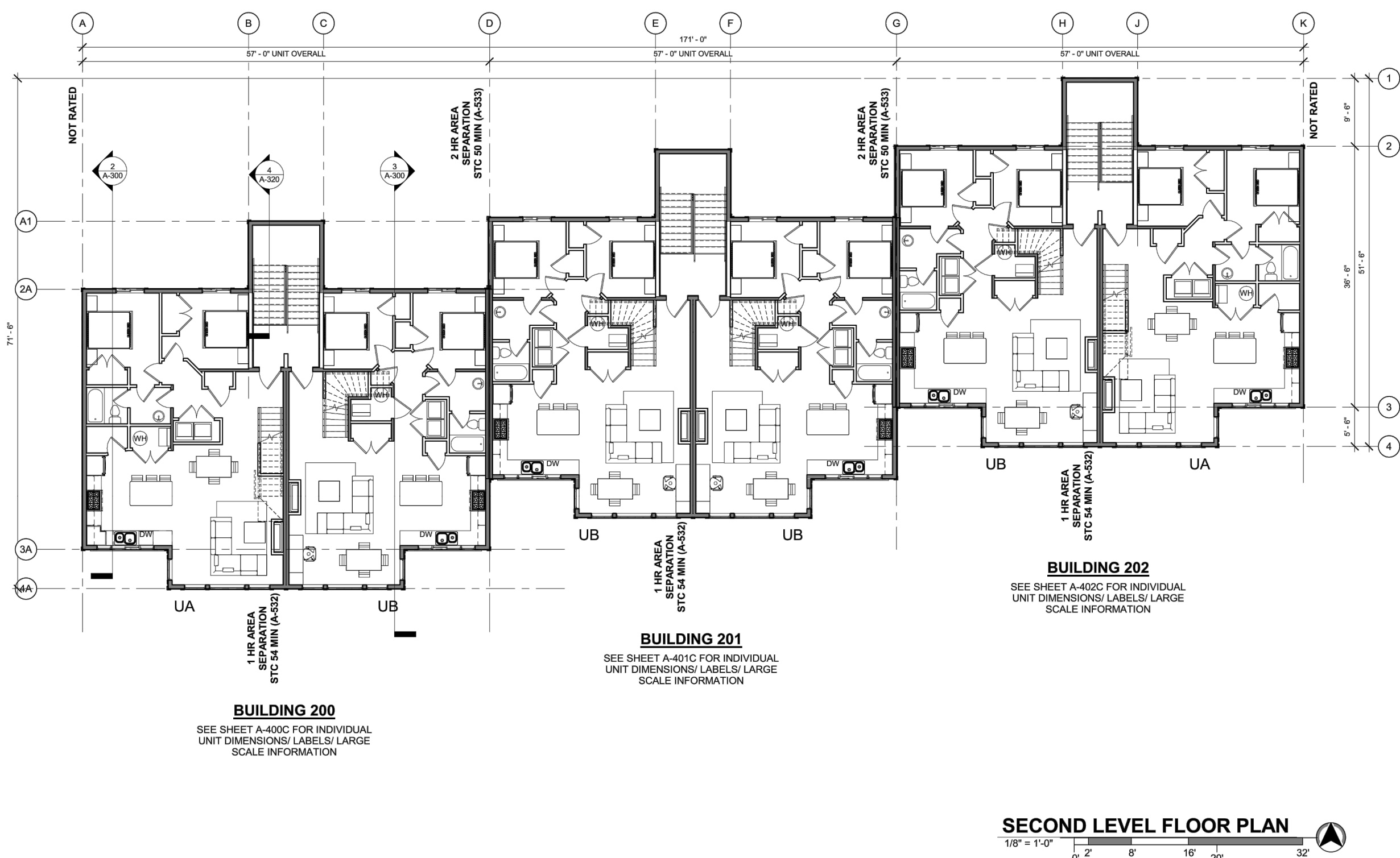
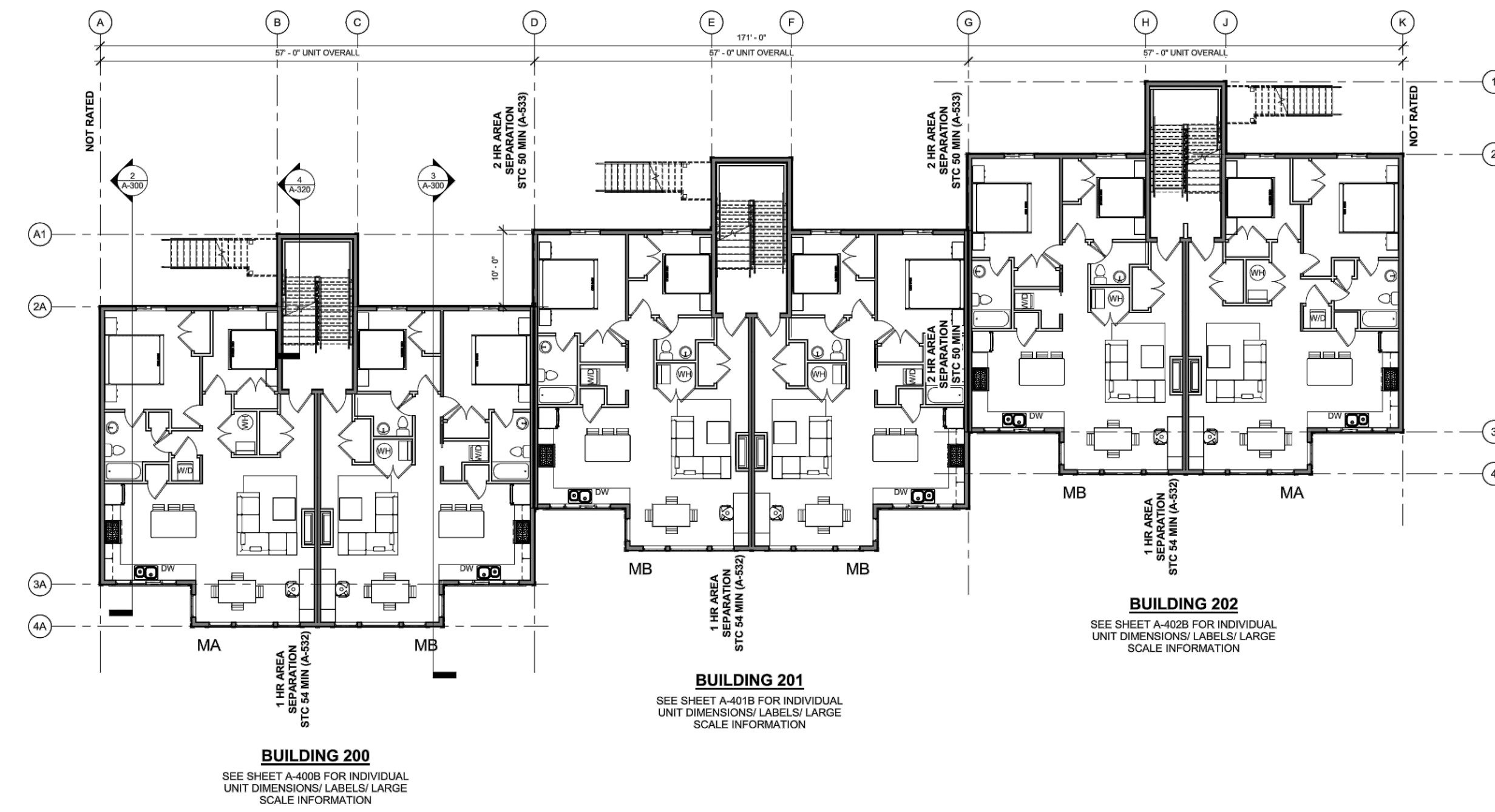
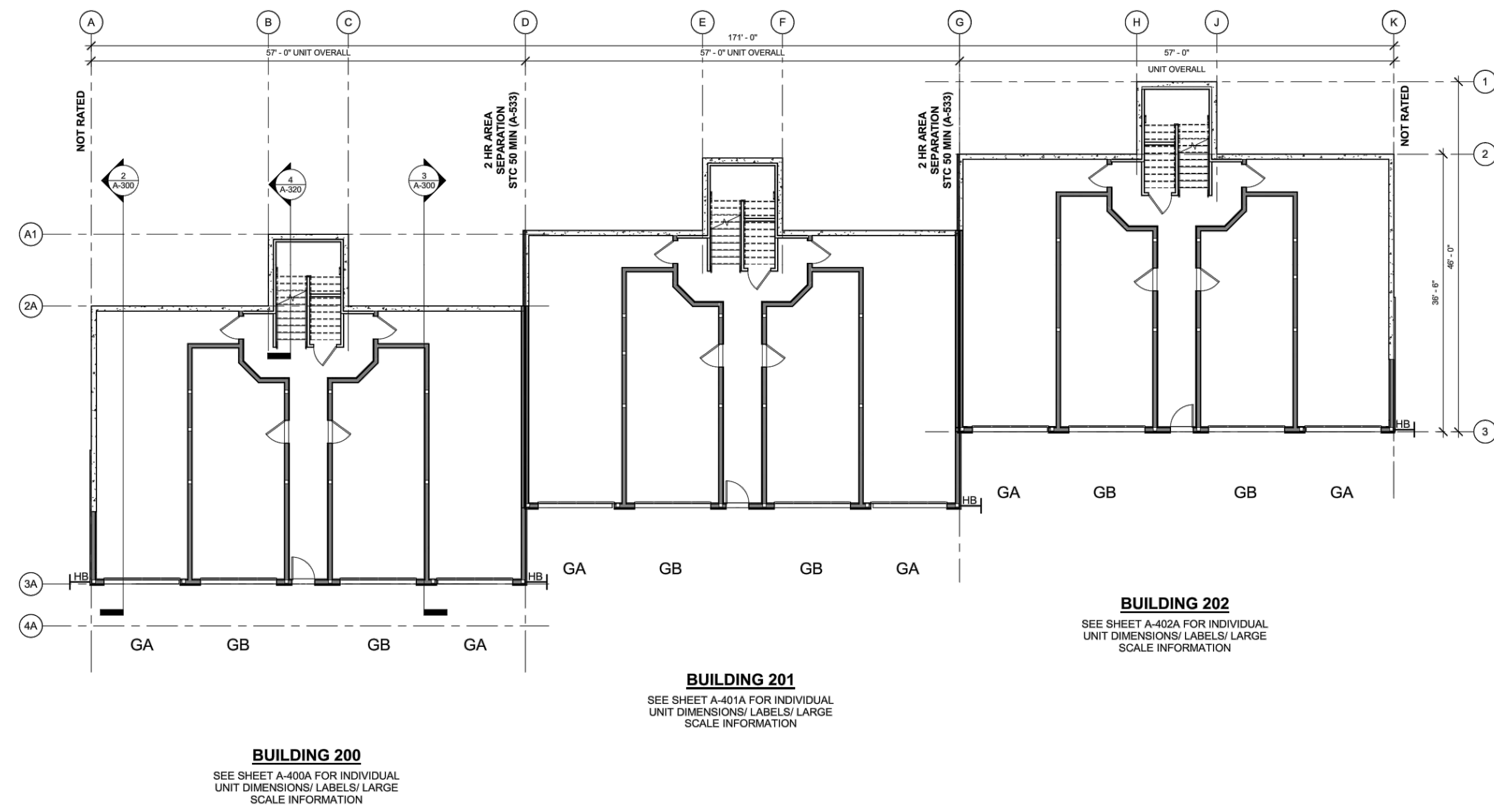


**FRONT ELEVATION**

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: _____
<p style="font-weight: bold; margin-top: 5px;">LAYTON SURVEYS LLC</p>		

**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



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

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