EXCEPTIONS 1-9, 27 AND 28 ARE NOT SURVEY RELATED ITEMS

- 10. ALL TERMS, CONDITIONS, NOTES, AND EFFECTS OF, AND MATTERS SHOWN ON: COUNTY MAPS; THE OFFICIAL SUBDIVISION PLAT MAP RECORDED ON JANUARY 27, 2014 AS ENTRY NO. 2672944; THOSE CERTAIN ALTA SURVEYS KNOWN AS EDEN HEIGHTS, LLC SURVEY, AND THE POWDER MOUNTAIN RESERVE SURVEY PREPARED BY BASELINE SURVEYING INC, BY RUSSELL E. CAMPBELL, REG. NO. 316833, DATED MARCH 2, 2010, AND ON FILE WITH THE WEBER COUNTY SURVEYOR AS ENTRY NO. 004425.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- II. ANY WATER RIGHTS, CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. (BLANKET IN NATURE)
- 12. ALL RIGHT, TITLE OR INTEREST TO ANY MINERALS OF WHATSOEVER KIND, OIL, GAS, SUBSURFACE SUBSTANCES OR SURFACE SUBSTANCES TOGETHER WITH ALL PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B-2. INCLUDING, BUT NOT LIMITED TO THE FOLLOWING RECORDED INTERESTS: THOSE CERTAIN OIL AND GAS LEASE AGREEMENTS RECORDED SEPTEMBER 10, 1980, AS ENTRY NUMBERS 819273 AND 819274, WEBER COUNTY. THE RESERVATIONS IN THE BARGAIN AND SALE DEED RECORDED JANUARY 3, 1953, AS ENTRY NUMBER 199464 IN BOOK 407, PAGE 335 WEBER COUNTY. THE RESERVATIONS IN THE WARRANTY DEED RECORDED JUNE 9, 1980, AS ENTRY NUMBER 812556, WEBER COUNTY. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 13. THE TERMS AND CONDITIONS OF THAT CERTAIN CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND POWDER MOUNTAIN INC., FOR THE SALE AND USE OF UNTREATED WATER, RECORDED AS ENTRY NO. 775338 IN BOOK 1300 AT PAGE 289 OF OFFICIAL RECORDS.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 14. THE EFFECTS OF THAT CERTAIN CONTRACT BY AND BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND WESTERN AMERICA HOLDING, LLC FOR THE SALE AND USE OF UNTREATED WATER RECORDED APRIL 6, 2007 AS ENTRY NO. 2171767 IN WEBER COUNTY RECORDS.AN AMENDMENT TO THE CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT AND WESTERN AMERICA HOLDING, LLC WAS RECORDED JUNE 17, 2011 AS ENTRY NO. 2531006 IN WEBER COUNTY. AN ASSIGNMENT OF CONTRACT WAS RECORDED OCTOBER 23, 2013 AS ENTRY NO. 2661030 IN WEBER COUNTY BY AND BETWEEN WESTERN AMERICA HOLDING, LLC AND SUMMIT MOUNTAIN HOLDING GROUP, LLC. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 15. THE EFFECTS OF THAT CERTAIN ORDINANCE NO. 2012-18 REZONING PROPERTY LOCATED AT POWDER MOUNTAIN RESORT, RECORDED NOVEMBER 12, 2012 AS ENTRY NO. 2607987.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 16. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN WEBER COUNTY ZONING DEVELOPMENT AGREEMENT BY AND BETWEEN WESTERN AMERICA HOLDING, LLC AND WEBER COUNTY, RECORDED NOVEMBER 12, 2012 AS ENTRY NO. 2607988. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 17. THE EFFECTS OF THAT CERTAIN RESOLUTION NO. 27-2012 CONFIRMING THE TAX TO BE LEVIED FOR MUNICIPAL SERVICES PROVIDED TO THE UNINCORPORATED AREA OF WEBER COUNTY AND DESCRIBING THE SERVICES TO BE PROVIDED THEREIN, RECORDED DECEMBER 13, 2012 AS ENTRY NO. 2610456.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 18. THE EFFECTS OF THAT CERTAIN EASEMENT AGREEMENT GIVEN BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., SUMMIT EDEN RESORT LLC, AND SMHG INVESTMENTS LLC, RECORDED IN WEBER COUNTY APRIL 26, 2013, AS ENTRY NO. 2631963. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 19. INTENTIONALLY REMOVED.
- 20. THE EFFECTS OF THE FOLLOWING NOTICES, RESOLUTIONS, AND ORDINANCES ESTABLISHING THE WEBER COUNTY, UTAH SUMMIT MOUNTAIN ASSESSMENT AREA AND LEVYING ASSESSMENTS THEREON FOR THE PURPOSE OF FINANCING DEVELOPMENT IMPROVEMENTS: ENTRY NO. 2649359 RECORDED AUGUST 7, 2013; ENTRY NO. 2650764 RECORDED AUGUST 15, 2013; ENTRY NOS. 2655411, 2655504, 2655522 RECORDED SEPTEMBER 13, 2013; ENTRY NO. 2661052 RECORDED OCTOBER 23, 2013; ENTRY NO. 2691724 RECORDED JUNE 14, 2014. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 21. THE EFFECTS OF THAT CERTAIN WEBER COUNTY ORDINANCE 2013-28 RECORDED OCTOBER 13, 2013 AS ENTRY NO. 2661052; AND NOTICE OF ADOPTION OF COMMUNITY DEVELOPMENT PROJECT AREA PLAN RECORDED OCTOBER 25, 2013 AS ENTRY NO. 2661594.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)

22. INTENTIONALLY REMOVED.

- 23. THE EFFECTS, TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS, AND ANY RELATED BYLAWS, RECORDED JANUARY 27, 2014, OCTOBER I, 2014, OCTOBER 16, 2014, AND NOVEMBER 25, 2014 AS ENTRY NO. 'S 2672941, 2704954, 2712001 RESPECTIVELY; AND ANY SUPPLEMENTS OR AMENDMENTS THERETO AS MAY HAVE BEEN RECORDED FROM TIME TO TIME, AND ANY CHARGES CREATED THEREUNDER, INCLUDING, WITHOUT LIMITATION, ANY CHARGES, DUES OR ASSESSMENTS LEVIED BY ANY HOME OWNERS ASSOCIATION OR SIMILAR ORGANIZATION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 24. THE EFFECTS OF THAT CERTAIN NOTICE OF ASSESSMENT/REINVESTMENT FEE COVENANT IN FAVOR OF POWDER MOUNTAIN OWNERS ASSOCIATION, INC. RECORDED OCTOBER I, 2014 AS ENTRY NO. 2704955.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 25. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN WEBER COUNTY ZONING DEVELOPMENT AGREEMENT BY AND BETWEEN SUMMIT MOUNTAIN HOLDING GROUP, LLC AND WEBER COUNTY, RECORDED JANUARY 14, 2015 AS ENTRY NO. 2717835.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 26. SUBJECT TO ANY ROLLBACK TAX ASSESSMENT WHICH MAY BE LEVIED PURSUANT TO THE 1969 FARMLAND ASSESSMENT ACT AS EVIDENCED BY THOSE CERTAIN APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND RECORDED MAY 1, 2015 AS ENTRY NO. 2733517, MAY 5, 2015 AS ENTRY NO. 2734100, NOVEMBER 17, 2016 AS ENTRY NO. 2827058, AND JULY 2, 2018 AS ENTRY NO. 2928847. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 27. DEED OF TRUST, SUMMARIZED AS FOLLOWS: RECORDER'S ENTRY NO.: 2691512 DATE RECORDED: JUNE 20, 2014
- DATE OF DOCUMENT: JUNE 20, 2014
 DOLLAR AMOUNT: \$8,000,000.00
- BORROWER/TRUSTOR: SMHG LANDCO LLC
 LENDER: CALMWATER CAPITAL 3, LLC
- BENEFICIARY: CALMWATER CAPITAL 3, LLC
 TRUSTEE: FIRST AMEIRCAN TITLE INSURANCE COMPANY

ASSIGNED ITS BENEFICIAL INTEREST TO CC3 LOAN PORTFOLIO II, LLC.

- ASSIGNMENT OF DEED OF TRUST RECORDED MAY 26, 2015 AS ENTRY NO. 2737222, WHEREBY CALMWATER CAPITAL 3 LLC
- ASSIGNED ITS BENEFICIAL INTEREST TO CC3 LOAN PORTFOLIO II, LLC.

 ASSIGNMENT OF DEED OF TRUST RECORDED MAY 26, 2015 AS ENTRY NO. 2737223, WHEREBY CALMWATER CAPITAL 3 LLC
- ASSIGNMENT OF DEED OF TRUST RECORDED SEPTEMBER 2, 2016 AS ENTRY NO. 2812993, WHEREBY CALMWATER CAPITAL 3 LLC AND CC3 LOAN PORTFOLIO II, LLC ASSIGNED ITS BENEFICIAL INTEREST TO PEAK STREET MANAGEMENT LLC.
- MODIFICATIONS AND AMENDMENTS OF TRUST DEED RECORDED JANUARY 31, 2018 AS ENTRY NO. 2902963; AND OCTOBER 19, 2018 AS ENTRY NO. 2947955.
 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 28. DEED OF TRUST, SUMMARIZED AS FOLLOWS:
 RECORDER'S ENTRY NO.: 2691517
 DATE RECORDED: JUNE 20, 2014
 DATE OF DOCUMENT: JUNE 20, 2014
- DOLLAR AMOUNT: \$8,000,000.00
 BORROWER/TRUSTOR: SMHG PHASE I LLC
 LENDER: CALMWATER CAPITAL3, LLC
 BENEFICIARY: CALMWATER CAPITAL3, LLC
- TRUSTEE: FIRST AMEIRCAN TITLE INSURANCE COMPANY
- ASSIGNMENT OF DEED OF TRUST RECORDED MAY 26, 2015 AS ENTRY NO. 2737221, WHEREBY CALMWATER CAPITAL 3, LLC ASSIGNED ITS BENEFICIAL INTEREST TO CC3 LOAN PORTFOLIO II, LLC.
- ASSIGNMENT OF DEED OF TRUST RECORDED SEPTEMBER 2, 2016 AS ENTRY NO. 2812992, WHEREBY CC3 LOAN PORTFOLIO II, LLC AND CALMWATER CAPITAL 3, LLC ASSIGNED ITS BENEFICIAL INTEREST TO PEAK STREET MANAGEMENT LLC.

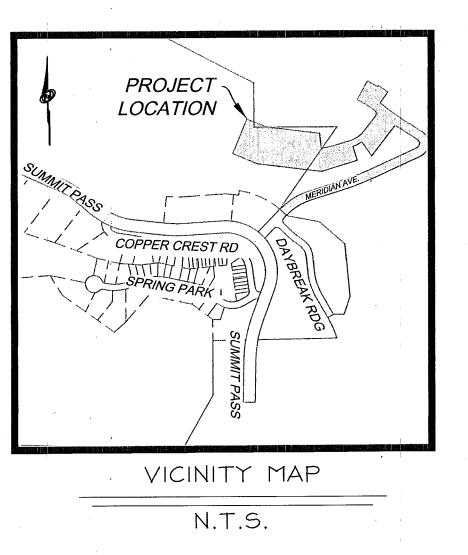
 MODIFICATIONS AND AMENDMENTS OF TRUST DEED RECORDED JANUARY 31, 2018 AS ENTRY NO. 2902963; AND OCTOBER 19, 2018 AS ENTRY NO. 2947955.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- 29. THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN CONSENT AND AGREEMENT BY AND BETWEEN PEAK STREET MANAGEMENT LLC, SMHG PHASE I LLC AND SMHG LANDCO LLC, RECORDED SEPTEMBER 22, 2016 AS ENTRY NO. 2816240. (DOES NOT AFFECT SUBJECT PROPERTY)
- 30. THOSE CERTAIN ANNEXATIONS AND CERTIFICATIONS MAKING THE LAND A PART OF AND SUBJECT TO THE ASSESSMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT, RECORDED MAY 29, 2018 AND JANUARY 31, 2019 AS ENTRY NOS. 2922833, 2928834, 2963627, AND 2963628.

 (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
AND THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
JUNE 2019



GENERAL NOTES

- THE PURPOSE FOR THIS SURVEY IS TO PROVIDE CLIENT WITH AN ALTA/NSPS LAND TITLE SURVEY OF THE OVERLOOK AT POWDER MOUNTAIN
- 2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°5551"W ALONG THE NORTH SECTION LINE BETWEEN
 THE NORTHEAST CORNER OF SECTION I, T.7N., R.IE., S.L.B.&M., 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.)
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITY. NO UTILITY MAPS WERE AVAILABLE AT THE TIME OF SURVEY.
- 4. THERE ARE NO FEMA FLOOD ZONES KNOWN OR DOCUMENTED WITHIN THE SURVEYED AREA, SEE MAP ID: 49057C0275F (SURVEYED AREA LOCATED OUTSIDE OF FEMA STUDY AREA).
- THERE ARE NO WETLANDS AS SHOWN ON THE FEDERAL FISH \$ WILDLIFE SERVICE WEBS SITE. THRE HAS BEEN NO FIELD DELINEATIONS OF WETLANDS ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE DRR-I (OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE), AS RECORDED IN THE WEBER COUNTY ZONING AGREEMENT, ENTRY NO.: 2717835, IN THE OFFICE OF THE WEBER COUNTY RECORDER
- 7. THERE IS NO ADDRESS OF RECORD FOR SUBJECT PROPERTY. VACANT LAND, EDEN, UT 84310.
- 8. THERE ARE NO DESIGNATED SKI TRAILS OR SKI RUNS WITHIN SUBJECT PROPERTY.

SURVEY CERTIFICATE

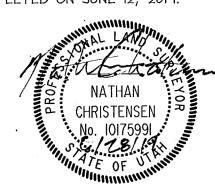
GT FILE NO.: 2PM-OVRLK SUB EFFECTIVE DATE:MAY 10, 2019 @ 7:59AM

TO: SMHG LANDCO LLC, A DELAWARE LIMTED LIABILITY COMPANY, SMHG PHASE I LLC, A DELAWARE LIMTED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND GRIFFITHS AND TURNER/GT TITLE SERVICES INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 11, 18, 19, 20 AND 21, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2019.

DATE OF PLAT OR MAP: JUNE 13, 2019.

NATHAN CHRISTENSEN
P.I.S. 10175991



PROPERTY DESCRIPTION (PER TITLE COMMITMENT

OVERLOOK AT POWDER MOUNTAIN PHASE I

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH

BEGINNING AT A POINT BEING SOUTH 205.02 FEET AND EAST 1255.98 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS 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 9312.68 FEET); THENCE N22°42'41"E 206.00 FEET; THENCE S67°34'58"E 116.00 FEET; THENCE S83°03'02"E 292.84 FEET; THENCE S06°37'49"E 83.76 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 10°05'10" (CHORD BEARING AND DISTANCE OF N78'19'36"E 53.97 FEET) FOR AN ARC DISTANCE OF 54.04 FEET; THENCE N73°17'01"E 107.94 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 35°40'06" (CHORD BEARING AND DISTANCE OF N55°26'58"E 96.17 FEET) FOR AN ARC DISTANCE OF 97.74 FEET; THENCE N37°36'55"E 97.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 92°23'57" (CHORD BEARING AND DISTANCE OF NO8°35'04"W 33.20 FEET) FOR AN ARC DISTANCE OF 37.09 FEET; THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE 06°27'32" (CHORD BEARING AND DISTANCE OF N58°00'48"W 109.85 FEET) FOR AN ARC DISTANCE OF 109.91 FEET; THENCE N28°45'26"E 115.78 FEET; THENCE S60°32'42"E 65.31 FEET; THENCE N32°11'09"E 7.68 FEET; THENCE 954°35'12"E 61.91 FEET; THENCE 935°24'48"W 72.88 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 02'12'07" (CHORD BEARING AND DISTANCE OF S53'29'09"E 39.39 FEET) FOR AN ARC DISTANCE OF 39.39 FEET; THENCE S52°23'05"E 33.90 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 04°52'17" (CHORD BEARING AND DISTANCE OF 554°49'14"E 82.87 FEET) FOR AN ARC DISTANCE OF 82.89 FEET; THENCE 557°15'22"E 124.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 122"39"51" (CHORD BEARING AN DISTANCE OF S04"04"34"W 131.61 FEET) FOR AN ARC DISTANCE OF 160.57 FEET; THENCE S65°24'29"W 277.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'39" (CHORD BEARING AND DISTANCE OF 568°59'49"W 190.91 FEET) FOR AN ARC DISTANCE OF 191.04 FEET; THENCE S72°35'08"W 171.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 339.04 FEET, A CENTRAL ANGLE OF 28°36'59" (CHORD BEARING AND DISTANCE OF S58°16'38"W 167.58 FEET) FOR AN ARC DISTANCE OF 169.33 FEET; THENCE N46°01'52"W 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 389.04 FEET, THROUGH A CENTRAL ANGLE OF 28°37'00" (CHORD BEARING AND DISTANCE OF N58'16'38"E 192.29 FEET) FOR AN ARC DISTANCE OF 194.31 FEET; THENCE N72'35'08"E 171.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'39 (CHORD BEARING AND DISTANCE OF N68°59'49"E 184.65 FEET) FOR AN ARC DISTANCE OF 184.77 FEET; THENCE N65°24'29"E 277.88 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 122°39'51" (CHORD BEARING AND DISTANCE OF NO4°04'34"E 43.87 FEET) FOR AN ARC DISTANCE OF 53.52 FEET; THENCE N57°15'22"W 124.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°13'18" (CHORD BEARING AND DISTANCE OF N56°38'43"W 21.85 FEET) FOR AN ARC DISTANCE OF 21.86 FEET; THENCE S37°36'55"W 211.21 FEET; THENCE N34°33'02"W 93.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 193.00 FEET, THROUGH A CENTRAL ANGLE OF 16°06'02" (CHORD BEARING AND DISTANCE OF S63°29'59"W 54.06 FEET) FOR AN ARC DISTANCE OF 54.23 FEET; THENCE SI6°42'59"E 80.09 FEET; THENCE S73°17'01"W 202.40 FEET; THENCE N83°03'02"W 359.76 FEET; THENCE N67°17'19"W 142.41 FEET TO THE POINT OF BEGINNING CONTAINING: 214,947 S.F. OR 4.935 ACRES

OVERLOOK AT POWDER MOUNTAIN PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE \$ MERIDIAN, WEBER COUNTY, UTAH

BEGINNING AT A POINT BEING NORTH 362.13 FEET AND EAST 1194.57 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS 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 9312.68 FEET); THENCE N75°12'05"E 60.00 FEET; THENCE SI4°47'55"E 100.00 FEET; THENCE N75°12'05"E 65.46 FEET; THENCE N14°47'55"W 100.00 FEET; THENCE N75°12'05"E 78.27 FEET; THENCE S77'16'09"E 55.52 FEET; THENCE S01"25'37"W 90.91 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 01°56'54" (CHORD BEARING AND DISTANCE OF S87°35'56"E II.05 FEET) FOR AN ARC DISTANCE OF II.05 FEET; THENCE S86°37'29"E 69.74 FEET; THENCE N03°22'31"E 77.08 FEET; THENCE S79°56'25"E 142.86 FEET; THENCE S64°07'02"E 63.16 FEET; THENCE N25°52'58"E 5.00 FEET; THENCE S64°07'02"E 204.00 FEET; THENCE S25°52'58"W 12.69 FEET; THENCE S64°07'02"E 51.00 FEET; THENCE S25°52'58"W 67.33 FEET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, WITH A CENTRAL ANGLE OF 02°35'41" (CHORD BEARING AND DISTANCE OF S62°32'25"E 46.42 FEET) FOR AN ARC DISTANCE OF 46.42 FEET; THENCE S28°45'26"W 50.00 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 02°52'27" (CHORD BEARING AND DISTANCE OF N62°40'48"W 48.91 FEET) FOR AN ARC DISTANCE OF 48.91 FEET; THENCE N64°07'02"W 271.58 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 22°30'27" (CHORD BEARING AND DISTANCE OF N75°22'15"W 107.33 FEET) FOR AN ARC DISTANCE OF 108.03 FEET; THENCE N86°37'29"W 83.06 FEET; THENCE S02°52'38"W 134.80 FEET; THENCE N87°07'22"W 8.18 FEET; THENCE S02°52'38"W 85.00 FEET; THENCE N87°07'22"W 125.11 FEET; THENCE N48°39'36"W 75.29 FEET; THENCE NI4°47'55"W 274.48 FEET TO THE POINT OF BEGINNING

OVERLOOK AT POWDER MOUNTAIN PHASE 3

CONTAINING: 129,771 S.F. OR 2.979 ACRES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH

BEGINNING AT A POINT BEING SOUTH 14.99 FEET AND EAST 1335.52 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS 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 9312.68 FEET); THENCE N12°59'46"W 63.66 FEET; THENCE S87°07'22"E 125.11 FEET; THENCE NO2°52'38"E 85.00 FEET; THENCE S87°07'22"E 8.18 FEET; THENCE NO2°52'38"E 134.80 FEET; THENCE 586°37'29"E 83.06 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, WITH A CENTRAL ANGLE OF 22°30'27" (CHORD BEARING AND DISTANCE OF S75°22'15"E 107.33 FEET) FOR AN ARC DISTANCE OF 108.03 FEET; THENCE S64°07'02"E 271.58 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 975.00 FEET, WITH A CENTRAL ANGLE OF 09°19'59" (CHORD BEARING AND DISTANCE OF S59°27'02E 158.65 FEET) FOR AN ARC DISTANCE OF 158.82 FEET; THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, WITH A CENTRAL ANGLE OF 92°23'57" (CHORD BEARING AND DISTANCE OF S08°35'04"E 33.20 FEET) FOR AN ARC DISTANCE OF 37.09 FEET; THENCE 937"36"55"W 97.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 35°40'06" (CHORD BEARING AND DISTANCE OF 955°26'58"W 96.17 FEET) FOR AN ARC DISTANCE OF 97.74 FEET; THENCE S73°17'01"W 107.94 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET, THROUGH A CENTRAL ANGLE OF 10°05'10" (CHORD BEARING AND DISTANCE OF S78°19'36"W 53.97 FEET) FOR AN ARC DISTANCE OF 54.04 FEET; THENCE N06°37'49"W 83.76 FEET; THENCE N83°03'02"W 292.84 FEET; THENCE N67°34'58"W 116.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 170,027 S.F. OR 3.903 ACRES

TALISMAN
CIVIL CONSULTANT

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, 84115
801.743.1300

801.743.1300

SURVEY ., R.2E., SLB&M

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SHEET NUMBER

