

PARCEL DESCRIPTIONS

PARCEL 1: PART OF LOT 6, BLOCK 12, PLAT A, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING LOCATED SOUTH 88°39'00" WEST ALONG THE MONUMENTED STREET LINE 296.95 FEET AND SOUTH 01°21'00" EAST 49.50 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 7400 EAST STREETS, AND RUNNING THENCE NORTH 88°39'00" EAST 61.87 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 01°21'01" EAST 72.26 FEET; THENCE SOUTH 88°39'05" WEST 5.00 FEET; THENCE SOUTH 01°21'01" EAST 36.00 FEET; THENCE SOUTH 88°39'05" WEST 56.87 FEET; AND THENCE NORTH 01°21'01" WEST ALONG THE WEST LINE OF SAID LOT 108.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,518 SQ.FT. (0.15 ACRES)

PARCEL 2: A PARCEL DESCRIBED IN ENTRY 2901081, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE 19 JANUARY 2018 IN FAVOR OF SKI TOWN VENTURE, LLC, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 12, HUNTSVILLE TOWNSITE, PLAT A, WEBER COUNTY, UTAH, SAID POINT BEING LOCATED SOUTH 01°20'29" EAST ALONG THE MONUMENTED STREET LINE 181.77 FEET AND SOUTH 88°39'31" WEST 49.50 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 7400 EAST STREETS, AND RUNNING THENCE SOUTH 88°39'05" WEST ALONG THE SOUTH LINE OF SAID LOT 36.93 FEET; THENCE SOUTH 01°21'01" EAST 12.00 FEET; SOUTH 88°39'05" WEST 86.80 FEET PARALLEL WITH SAID LOT LINE TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 01°21'01" WEST ALONG THE WEST LINE OF SAID LOTS 36.00 FEET; THENCE NORTH 88°39'05" EAST 56.87 FEET; THENCE NORTH 01°21'01" WEST 36.00 FEET; THENCE NORTH 88°39'05" EAST 66.86 FEET; AND THENCE SOUTH 01°21'01" EAST ALONG THE WEST LINE OF SAID PARCEL 60.00 FEET ALONG A LINE PARALLEL WITH AND OFFSET 123.73 FEET EASTERLY FROM THE WEST LINE OF SAID LOTS TO THE POINT OF BEGINNING.

CONTAINING: 7,422 SQ.FT. (0.17 ACRES)

PARCEL 3: PART OF LOTS 6 AND 7, BLOCK 12, HUNTSVILLE TOWNSITE, PLAT A, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN ENTRY 2901081, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE 19 JANUARY IN FAVOR OF SKI TOWN VENTURE, LLC, SAID POINT OF BEGINNING BEING LOCATED ON THE SOUTH LINE OF SAID LOT 6, SAID POINT OF BEGINNING ALSO BEING LOCATED SOUTH 01°20'29" EAST ALONG THE MONUMENTED STREET LINE 181.77 FEET AND SOUTH 88°39'31" WEST 49.50 FEET AND SOUTH 88°39'05" WEST 123.69 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 7400 EAST STREETS, AND RUNNING THENCE SOUTH 88°39'05" WEST ALONG THE SOUTH LINE OF SAID LOT 36.93 FEET; THENCE SOUTH 01°21'01" EAST 12.00 FEET; SOUTH 88°39'05" WEST 86.80 FEET PARALLEL WITH SAID LOT LINE TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 01°21'01" WEST ALONG THE WEST LINE OF SAID LOTS 36.00 FEET; THENCE NORTH 88°39'05" EAST 56.87 FEET; THENCE NORTH 01°21'01" WEST 36.00 FEET; THENCE NORTH 88°39'05" EAST 66.86 FEET; AND THENCE SOUTH 01°21'01" EAST ALONG THE WEST LINE OF SAID PARCEL 60.00 FEET ALONG A LINE PARALLEL WITH AND OFFSET 123.73 FEET EASTERLY FROM THE WEST LINE OF SAID LOTS TO THE POINT OF BEGINNING.

CONTAINING: 6,418 SQ.FT. (0.15 ACRES)

PARCEL 4: PART OF THE NORTH HALF OF LOT 7, BLOCK 12, HUNTSVILLE TOWNSITE, PLAT A, WEBER COUNTY, UTAH, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING LOCATED SOUTH 01°20'29" EAST ALONG THE MONUMENTED STREET LINE 181.77 FEET AND SOUTH 88°39'31" WEST 49.50 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 7400 EAST STREETS, AND RUNNING THENCE SOUTH 01°20'29" EAST ALONG THE EAST LINE OF SAID LOT 66.13 FEET TO THE CALCULATED SOUTH LINE OF THE NORTH HALF OF SAID LOT 7; THENCE SOUTH 88°39'07" WEST ALONG SAID CALCULATED LINE 247.41 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01°21'01" WEST ALONG SAID WEST LINE 54.13 FEET; THENCE NORTH 88°39'05" EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 86.80 FEET; THENCE NORTH 01°21'01" WEST 12.00 FEET; AND THE THENCE NORTH 88°39'05" EAST ALONG THE NORTH LINE OF SAID LOT 160.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15,320 SQ.FT. (0.35 ACRES)

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

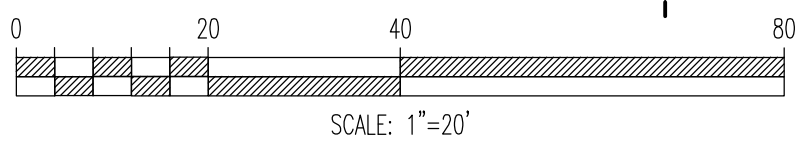
Stephen P. Bott 12-16-2025

STEPHEN P. BOTT
LICENSE NO. 343593-2201



NUMBERED NOTES

1. SKI TOWN VENTURE LLC PARCEL 24-011-0041
2. SKI TOWN VENTURE LLC PARCEL 24-011-0043
3. SKI TOWN VENTURE LLC PARCEL 24-011-0045
4. HUNTSVILLE TOWN PARCEL 24-011-0042
5. HUNTSVILLE TOWN PARCEL 24-011-0046
6. WALL SEGMENT
7. TRIANGULAR GAZEBO
8. CONCRETE PAD
9. CONCRETE WALKWAY
10. PARK BENCH
11. PHONE BOX
12. WOOD WALKWAY
13. UTILITY POLE
14. THE HISTORY CENTER BUILDING APPEARS TO CROSS THE DESCRIBED PROPERTY LINE BY 1.5 FEET.
15. THE FIRE STATION ON BUILDING APPEARS TO CROSS THE DESCRIBED PROPERTY LINE BY 8 INCHES.
16. THE COMMERCIAL BUILDING APPEARS TO CROSS THE DESCRIBED PROPERTY LINE BY 4.7 FEET.
17. A SUBSTANTIAL EXISTING 6 FT TALL CHAIN LINK FENCE WITH PRIVACY SLATS, THE MANNER OF CONSTRUCTION OF WHICH MATCHES THE FENCES SURROUNDING OTHER PORTIONS OF THE PROPERTY OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS. IT IS ASSUMED THAT THE FENCE WAS CONSTRUCTED BY THE CHURCH SOME TIME AGO, WHERE THEY BELIEVED THEIR PROPERTY LINE TO BE, PERHAPS BASED ON THE LOCATION OF A PREVIOUS ANCIENT FENCE LINE. INQUIRY COULD BE MADE INTO THE HISTORY OF THE FENCE. BUT REGARDLESS, WE RECOMMEND THE OWNER SEEK A BOUNDARY LINE AGREEMENT WITH THE CHURCH ALONG THE SOUTH LINE OF THE PROPERTY. THIS WOULD CLEAR UP ANY QUESTIONS REGARDING THAT LINE. WE BELIEVE THERE IS GROUNDS TO CALL THE FENCE THE PROPERTY LINE ON THE SURVEY, BUT THIS WOULD NOT PRECLUDE THE CHURCH OR ANY FUTURE OWNERS FROM MAKING A COUNTER CLAIM TO LAND NORTH OF THE FENCE IN THE FUTURE.
18. SET PIN IN CONCRETE WALL 1 FOOT WEST OF PROPERTY CORNER ON LINE DUE TO ROCK LOCATION
19. SET REBAR & CAP 1 FOOT SOUTH OF PROPERTY CORNER ON LINE DUE TO ROCK LOCATION



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- | | |
|-----|--------------------------|
| --- | BOUNDARY LINE |
| --- | CENTERLINE |
| --- | SETBACK LINE |
| --- | EASEMENT LINE |
| --- | EX IRRIGATION LINE |
| --- | EX LAND DRAIN ALINE |
| --- | EX OVERHEAD POWER |
| --- | EX STORM DRAIN |
| --- | EX SANITARY SEWER |
| --- | EX SECONDARY WATER |
| --- | EX TELEPHONE LINE |
| --- | EX GAS LINE |
| --- | EX CULINARY WATER |
| --- | EX FENCE |
| --- | CURB & GUTTER |
| --- | EXISTING |
| --- | FIRE HYDRANT |
| --- | IRRIGATION VALVE |
| --- | REINFORCED CONCRETE PIPE |
| --- | STORM DRAIN CATCH BASIN |
| --- | STORM DRAIN MANHOLE |
| --- | STORM DRAIN BOX |
| --- | SANITARY SEWER MANHOLE |
| --- | UTILITY POLE |
| --- | WATER VALVE |
| --- | SECTION CORNER |
| --- | MONUMENT |
| --- | CONTROL POINT |
| --- | EX. SPOT ELEVATION |
| --- | EG CONTOUR LINE |
| --- | PARCEL CORNER |
| --- | EXISTING ASPHALT |

PINNACLE
Engineering & Land Surveying, Inc.
Phone: (801) 773-1910
Fax: (801) 773-1925
327 West Gordon Ave #3
Layton, UT 84041

SKI TOWN VENTURE PROPERTY
PROPOSED PARCELS
FOR: JEFF HYDE
APPROX. 241 SOUTH 7400 EAST
HUNTSVILLE, UTAH
PROJECT #25-032

DATE	BY	REVISION
11/26/2025	SB	
12/16/2025	SB	
12/16/2025	SB	
12/16/2025	SB	

CALL BLUESTAKES
1-800-662-4111

AT LEAST
48 HOURS
BEFORE
DIGGING

SHEET
2
OF 2