

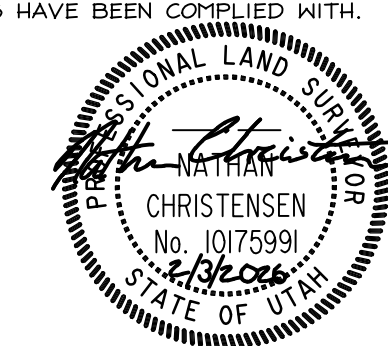
RECORD OF SURVEY OF CHALETs AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A 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. THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE HCO 106-1-B(C)(2), AND THAT THIS PLAT, RECORD OF SURVEY OF CHALETs AT POWDER MOUNTAIN PHASE I, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HERETO 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
NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

WEST PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OR WAY LINE OF SHELTER HILL ROAD, SAID POINT BEING SOUTH 2963.92 FEET AND EAST 2964.76 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 932.68 FEET); AND RUNNING, THENCE NORTH 37°17'32" EAST, 176.51 FEET; THENCE SOUTH 61°29'16" EAST, 137.41 FEET; THENCE SOUTH 28°22'23" WEST, 159.39 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 92.00 FEET, (CHORD BEARS SOUTH 60°55'16" EAST, 24.36 FEET), THROUGH A CENTRAL ANGLE OF 15°12'55", FOR AN ARC DISTANCE OF 24.43 FEET; THENCE SOUTH 53°18'48" EAST, 50.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 53°32'18" EAST 21.85 FEET), THROUGH A CENTRAL ANGLE OF 19°24'54", FOR AN ARC DISTANCE OF 21.88 FEET; THENCE EASTERLY ALONG A COMPOUND CURVATURE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, (CHORD BEARS NORTH 80°46'36" EAST, 26.69 FEET), THROUGH A CENTRAL ANGLE OF 70°52'25", FOR AN ARC DISTANCE OF 28.47 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, (CHORD BEARS SOUTH 17°45' WEST, 90.34 FEET), THROUGH A CENTRAL ANGLE OF 27°57'45", FOR AN ARC DISTANCE OF 308.53 FEET; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, (CHORD BEARS NORTH 55°20'22" WEST, 47.18 FEET), THROUGH A CENTRAL ANGLE OF 25°13'56", FOR AN ARC DISTANCE OF 47.56 FEET; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS NORTH 60°38'04" WEST, 45.87 FEET), THROUGH A CENTRAL ANGLE OF 14°38'31", FOR AN ARC DISTANCE OF 46.00 FEET; THENCE NORTH 53°18'48" WEST, 50.21 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, (CHORD BEARS NORTH 87°24'01" WEST, 35.90 FEET), THROUGH A CENTRAL ANGLE OF 68°14'41", FOR AN ARC DISTANCE OF 38.12 FEET; THENCE SOUTH 57°19'55" WEST, 0.35 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS SOUTH 13°34'37" WEST, 15.21 FEET), THROUGH A CENTRAL ANGLE OF 87°30'36", FOR AN ARC DISTANCE OF 16.80 FEET; TO A POINT OF CURVE; AND THE SAID NORTHERLY ROW LINE OF SHELTER HILL RD.; THENCE ALONG SAID NORTHERLY ROW LINE AND NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, (CHORD BEARS NORTH 35°23'07" WEST, 168.80 FEET), THROUGH A CENTRAL ANGLE OF 10°24'51", FOR AN ARC DISTANCE OF 164.04 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 52,826.47 SQUARE FEET, 1.2128 ACRES, MORE OR LESS

EAST PARCEL

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OR WAY LINE OF SHELTER HILL ROAD, SAID POINT BEING SOUTH 3548.42 FEET AND EAST 3438.70 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 932.68 FEET); AND RUNNING THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 221.74 FEET, (CHORD BEARS NORTH 19°55'39" WEST, 69.76 FEET), THROUGH A CENTRAL ANGLE OF 29°21'16", FOR AN ARC DISTANCE OF 90.38 FEET; THENCE NORTH 61°19'10" EAST, 82.61 FEET; THENCE NORTH 44°15'41" EAST, 92.67 FEET; THENCE NORTH 47°40'12" EAST, 65.42 FEET; THENCE NORTH 26°38'45" EAST, 25.66 FEET; THENCE NORTH 90°00'00" EAST, 70.89 FEET; THENCE SOUTH 62°02'05" EAST, 22.98 FEET; THENCE SOUTH 20°06'19" EAST, 322.77 FEET; THENCE SOUTH 74°58'20" WEST, 256.29 FEET, TO THE SAID NORTHERLY ROW LINE OF SHELTER HILL RD.; THENCE ALONG SAID NORTHERLY ROW LINE, NORTH 61°53'45" WEST, 194.64 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 102,167.89 SQUARE FEET, 2.3455 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE:

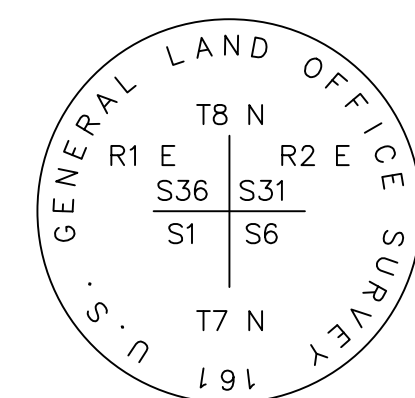
- THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
- THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51" W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.2E., 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.)

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"

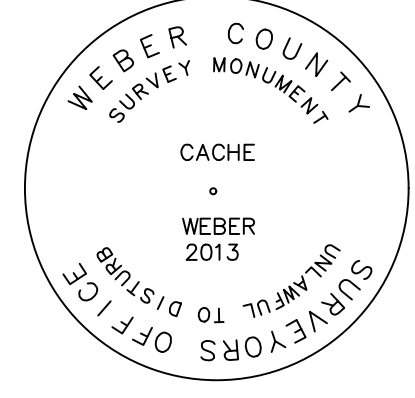
BASIS OF BEARINGS
N 89°55'51" W 1381.07'
(N 89°56'05" W 1380.98' RECORD)

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

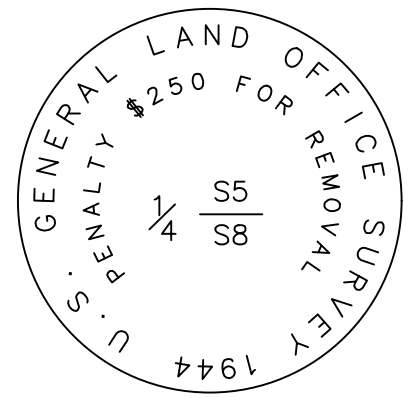
NORTH QUARTER CORNER SECTION
8, TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
FOUND 1944 GLO 4" BRASS CAP,
GOOD CONDITION
6" ABOVE GROUND
DETAIL "C"



DETAIL "B"



DETAIL "A"



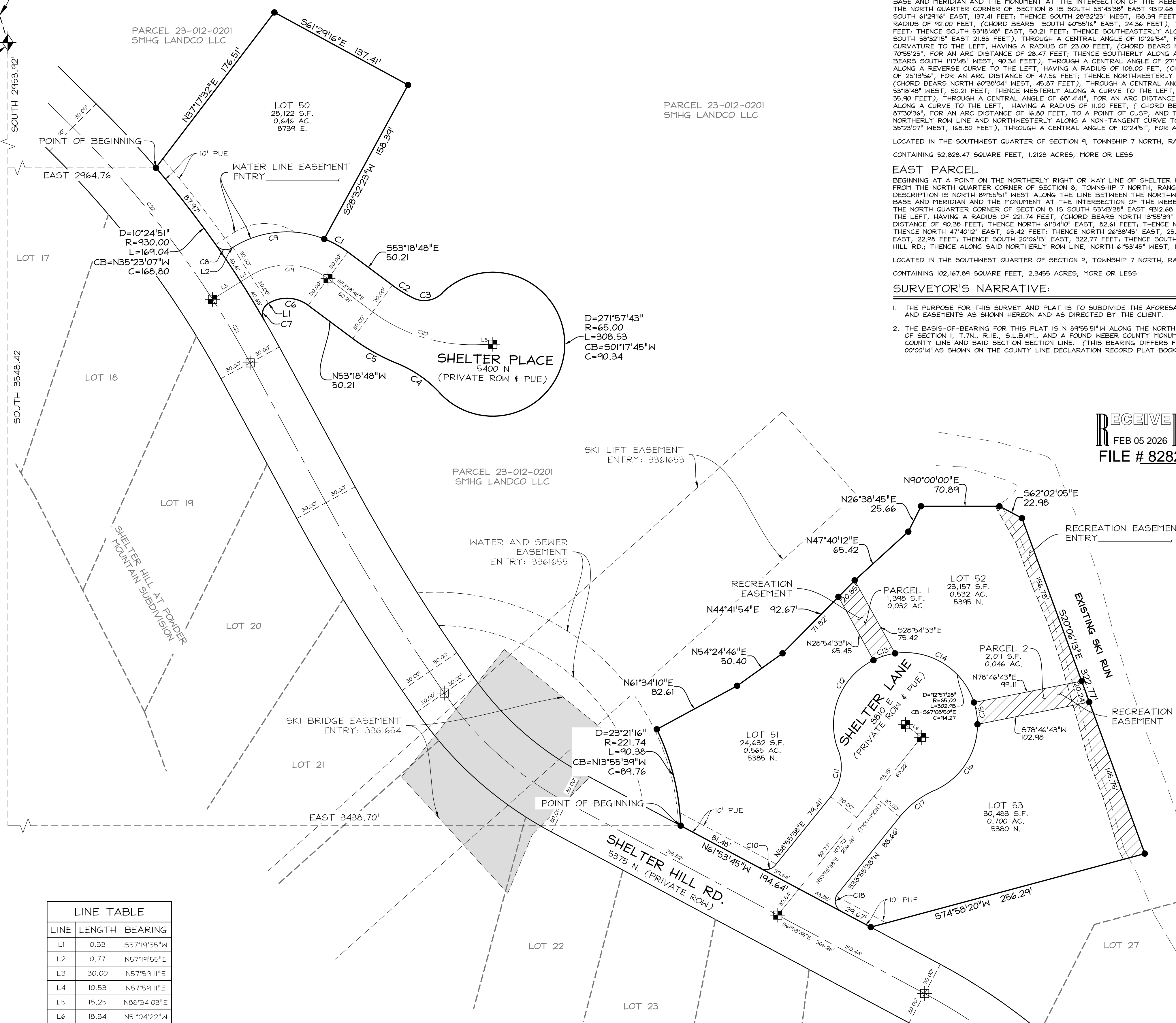
DETAIL "C"

LEGEND

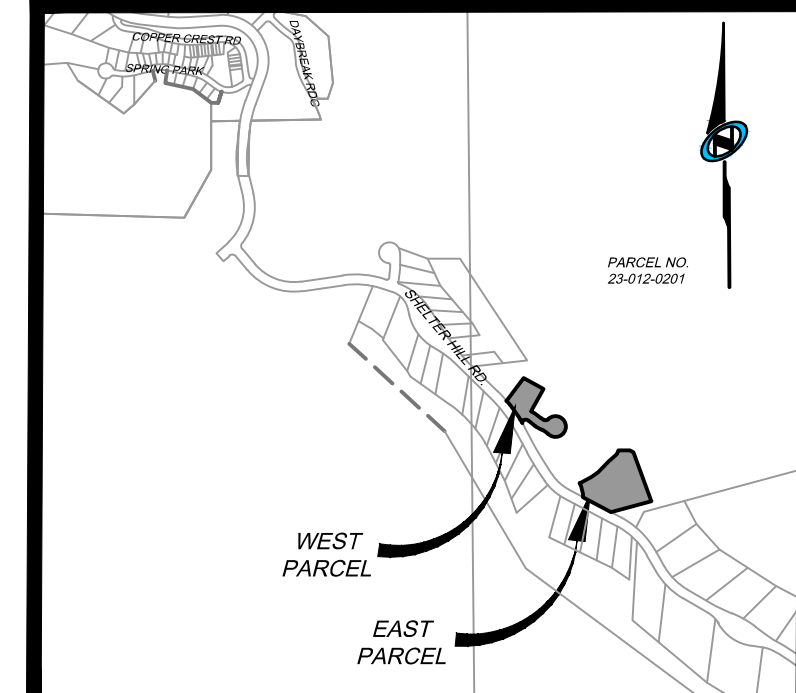
	BOUNDARY LINE
	SECTION LINE
	ADJOINER DEED LINES
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE
	PUE AND EASEMENTS
	SECTION CORNER AS NOTED
	SET CL MONUMENT
	FOUND CL MONUMENT
	SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
	RECREATION EASEMENT
	EXISTING SKI BRIDGE EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	0.33	S57°19'55"W
L2	0.77	N57°19'55"E
L3	30.00	N57°59'11"E
L4	10.53	N57°59'11"E
L5	15.25	N88°34'03"E
L6	18.34	N51°04'22"W



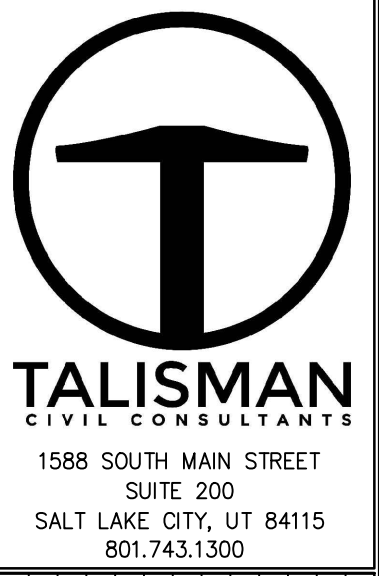
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VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	92.00	24.43	15°12'55"	S60°55'16"E	24.36
C2	120.00	21.88	10°26'54"	S58°32'15"E	21.85
C3	23.00	28.47	70°55'25"	N80°46'36"E	26.69
C4	108.00	47.56	25°13'56"	N55°20'22"W	47.18
C5	180.00	46.00	14°38'31"	N60°38'04"W	45.87
C6	32.00	38.12	68°14'41"	N87°26'09"W	35.90
C7	11.00	16.80	87°30'36"	S13°34'37"W	15.21
C8	11.00	16.80	87°29'44"	S78°55'13"E	15.21
C9	92.00	85.88	53°29'06"	S84°43'44"W	82.80
C10	11.00	15.20	79°10'37"	N78°30'55"E	14.02
C11	43.00	44.73	59°55'44"	N09°07'46"E	42.74
C12	65.00	95.58	84°15'03"	S21°27'26"W	87.20
C13	65.00	20.50	18°04'01"	S72°36'58"W	20.41
C14	65.00	91.21	80°23'51"	S58°09'06"E	83.91
C15	65.00	20.09	17°42'43"	N09°05'49"W	20.01
C16	65.00	75.57	66°36'54"	N33°04'00"E	71.39
C17	83.00	39.76	27°26'49"	S52°39'02"W	39.38
C18	11.00	19.36	100°49'23"	S11°29'04"E	16.95
C19	62.00	74.34	68°42'01"	N87°39'48"W	69.97
C20	150.00	99.80	38°07'04"	S72°22'23"E	97.97
C21	900.00	66.72	41°45'29"	N30°34'53"W	66.71
C22	900.00	200.58	12°46'09"	N39°05'23"W	200.16



RECORD OF SURVEY
CHALETs AT POWDER MOUNTAIN PHASE I
SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SLB#M
DATE SUBMITTED: 2026-02-04
TCC JOB NUMBER: 25-220.22

