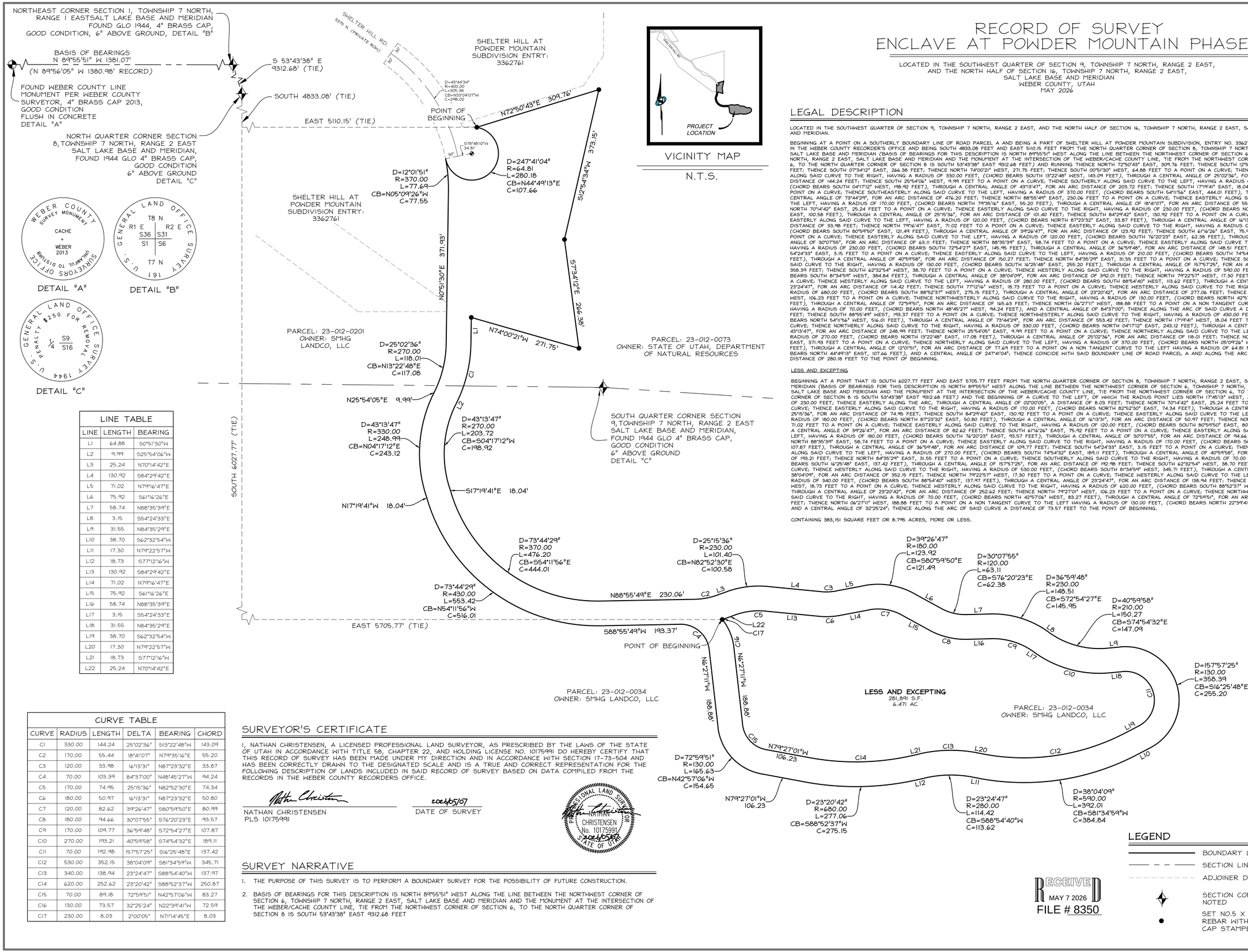
RECORD OF SURVEY
ENCLAVE AT POWDER MOUNTAIN PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,
AND THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
MAY 2026



VICINITY MAP

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.88	S0°51'30"W
L2	9.99	S25°54'06"W
L3	25.24	N70°14'42"E
L4	130.92	S84°29'42"E
L5	71.02	N79°16'47"E
L6	75.92	S61°16'26"E
L7	58.74	N88°35'39"E
L8	3.15	S54°24'33"E
L9	31.55	N84°35'29"E
L10	38.70	S62°32'54"W
L11	17.30	N79°22'57"W
L12	18.73	S77°12'16"W
L13	130.92	S84°29'42"E
L14	71.02	N79°16'47"E
L15	75.92	S61°16'26"E
L16	58.74	N88°35'39"E
L17	3.15	S54°24'33"E
L18	31.55	N84°35'29"E
L19	38.70	S62°32'54"W
L20	17.30	N79°22'57"W
L21	18.73	S77°12'16"W
L22	25.24	N70°14'42"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	330.00	144.24	25°02'36"	S13°22'48"W	143.09
C2	170.00	55.44	18°41'07"	N79°35'16"E	55.20
C3	120.00	33.98	16°13'31"	N87°23'32"E	33.87
C4	70.00	103.39	84°37'00"	N48°45'27"W	94.24
C5	170.00	74.95	25°15'36"	N82°52'30"E	74.34
C6	180.00	50.97	16°13'31"	N87°23'32"E	50.80
C7	120.00	82.62	39°26'47"	S80°59'50"E	80.99
C8	180.00	94.66	30°07'55"	S76°20'23"E	93.57
C9	170.00	109.77	36°59'48"	S72°54'27"E	107.87
C10	270.00	193.21	40°59'58"	S74°54'32"E	189.11
C11	70.00	192.98	157°57'25"	S16°25'48"E	137.42
C12	530.00	352.15	38°04'09"	S81°34'59"W	345.71
C13	340.00	138.94	23°24'47"	S88°54'40"W	137.97
C14	620.00	252.62	23°20'42"	S88°52'37"W	250.87
C15	70.00	84.18	72°59'51"	N42°57'06"W	83.27
C16	130.00	73.57	32°25'24"	N22°39'41"W	72.59
C17	230.00	8.03	2°00'05"	N71°14'45"E	8.03

LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON A SOUTHERLY BOUNDARY LINE OF ROAD PARCEL A AND BEING A PART OF SHELTER HILL AT POWDER MOUNTAIN SUBDIVISION, ENTRY NO. 3362761, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING SOUTH 4833.08 FEET AND EAST 5110.15 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) AND RUNNING THENCE NORTH 72°50'43" EAST, 309.76 FEET; THENCE SOUTH 12°54'34" WEST, 373.15 FEET; THENCE SOUTH 07°34'12" EAST, 266.38 FEET; THENCE NORTH 74°00'21" WEST, 271.75 FEET; THENCE SOUTH 00°51'30" WEST, 64.88 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, (CHORD BEARS SOUTH 13°22'48" WEST, 143.09 FEET), THROUGH A CENTRAL ANGLE OF 25°02'36", FOR AN ARC DISTANCE OF 144.24 FEET; THENCE SOUTH 25°54'06" WEST, 9.99 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS SOUTH 04°17'12" WEST, 198.92 FEET), THROUGH A CENTRAL ANGLE OF 43°13'47", FOR AN ARC DISTANCE OF 203.72 FEET; THENCE SOUTH 17°19'41" EAST, 18.04 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS SOUTH 54°11'56" EAST, 444.01 FEET), THROUGH A CENTRAL ANGLE OF 73°44'29", FOR AN ARC DISTANCE OF 476.20 FEET; THENCE NORTH 88°55'49" EAST, 230.06 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS NORTH 79°35'16" EAST, 55.20 FEET), THROUGH A CENTRAL ANGLE OF 18°41'07", FOR AN ARC DISTANCE OF 55.44 FEET; THENCE NORTH 70°14'42" EAST, 25.24 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, (CHORD BEARS NORTH 82°52'30" EAST, 100.58 FEET), THROUGH A CENTRAL ANGLE OF 25°15'36", FOR AN ARC DISTANCE OF 101.40 FEET; THENCE SOUTH 84°29'42" EAST, 130.92 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS NORTH 87°23'32" EAST, 33.87 FEET), THROUGH A CENTRAL ANGLE OF 16°13'31", FOR AN ARC DISTANCE OF 33.98 FEET; THENCE NORTH 79°16'47" EAST, 71.02 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS SOUTH 80°59'50" EAST, 121.49 FEET), THROUGH A CENTRAL ANGLE OF 39°26'47", FOR AN ARC DISTANCE OF 123.92 FEET; THENCE SOUTH 61°16'26" EAST, 75.92 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 76°20'23" EAST, 62.38 FEET), THROUGH A CENTRAL ANGLE OF 30°07'55", FOR AN ARC DISTANCE OF 63.11 FEET; THENCE NORTH 88°35'39" EAST, 58.74 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, (CHORD BEARS SOUTH 72°54'27" EAST, 145.95 FEET), THROUGH A CENTRAL ANGLE OF 36°59'48", FOR AN ARC DISTANCE OF 148.51 FEET; THENCE SOUTH 54°24'33" EAST, 3.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, (CHORD BEARS SOUTH 74°54'32" EAST, 147.09 FEET), THROUGH A CENTRAL ANGLE OF 40°59'58", FOR AN ARC DISTANCE OF 150.27 FEET; THENCE NORTH 84°35'29" EAST, 31.55 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS SOUTH 16°25'48" EAST, 255.20 FEET), THROUGH A CENTRAL ANGLE OF 157°57'25", FOR AN ARC DISTANCE OF 358.39 FEET; THENCE SOUTH 62°32'54" WEST, 38.70 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 590.00 FEET, (CHORD BEARS SOUTH 81°34'59" WEST, 384.84 FEET), THROUGH A CENTRAL ANGLE OF 38°04'09", FOR AN ARC DISTANCE OF 392.01 FEET; THENCE NORTH 79°22'57" WEST, 17.30 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, (CHORD BEARS SOUTH 88°54'40" WEST, 113.62 FEET), THROUGH A CENTRAL ANGLE OF 23°24'47", FOR AN ARC DISTANCE OF 114.42 FEET; THENCE SOUTH 77°12'16" WEST, 18.73 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, (CHORD BEARS SOUTH 88°52'37" WEST, 275.15 FEET), THROUGH A CENTRAL ANGLE OF 23°20'42", FOR AN ARC DISTANCE OF 277.06 FEET; THENCE NORTH 79°27'01" WEST, 106.23 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS NORTH 42°57'06" WEST, 154.65 FEET), THROUGH A CENTRAL ANGLE OF 72°59'51", FOR AN ARC DISTANCE OF 165.63 FEET; THENCE NORTH 06°27'11" WEST, 188.88 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS NORTH 48°45'27" WEST, 94.24 FEET), AND A CENTRAL ANGLE OF 84°37'00"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.39 FEET; THENCE SOUTH 88°55'49" WEST, 193.37 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, (CHORD BEARS NORTH 54°11'56" WEST, 516.01 FEET), THROUGH A CENTRAL ANGLE OF 73°44'29", FOR AN ARC DISTANCE OF 553.42 FEET; THENCE NORTH 17°19'41" WEST, 18.04 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, (CHORD BEARS NORTH 04°17'12" EAST, 243.12 FEET), THROUGH A CENTRAL ANGLE OF 43°13'47", FOR AN ARC DISTANCE OF 248.99 FEET; THENCE NORTH 25°54'05" EAST, 9.99 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS NORTH 13°22'48" EAST, 117.08 FEET), THROUGH A CENTRAL ANGLE OF 25°02'36", FOR AN ARC DISTANCE OF 118.01 FEET; THENCE NORTH 00°51'30" EAST, 371.93 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS NORTH 09°09'26" WEST, 77.55 FEET), THROUGH A CENTRAL ANGLE OF 12°01'51", FOR AN ARC DISTANCE OF 77.69 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.81 FEET, (CHORD BEARS NORTH 44°49'13" EAST, 107.66 FEET), AND A CENTRAL ANGLE OF 247°41'04"; THENCE COINCIDE WITH SAID BOUNDARY LINE OF ROAD PARCEL A AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 280.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT A POINT THAT IS SOUTH 6027.77 FEET AND EAST 5705.77 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, 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) AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 17°45'13" WEST, A RADIAL DISTANCE OF 230.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°00'05", A DISTANCE OF 8.03 FEET; THENCE NORTH 70°14'42" EAST, 25.24 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS NORTH 82°52'30" EAST, 74.34 FEET), THROUGH A CENTRAL ANGLE OF 25°15'36", FOR AN ARC DISTANCE OF 74.95 FEET; THENCE SOUTH 84°29'42" EAST, 130.92 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS NORTH 87°23'32" EAST, 50.80 FEET), THROUGH A CENTRAL ANGLE OF 16°13'31", FOR AN ARC DISTANCE OF 50.97 FEET; THENCE NORTH 79°16'47" EAST, 71.02 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, (CHORD BEARS SOUTH 80°59'50" EAST, 82.62 FEET), THROUGH A CENTRAL ANGLE OF 39°26'47", FOR AN ARC DISTANCE OF 82.62 FEET; THENCE SOUTH 61°16'26" EAST, 75.92 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, (CHORD BEARS SOUTH 76°20'23" EAST, 93.57 FEET), THROUGH A CENTRAL ANGLE OF 30°07'55", FOR AN ARC DISTANCE OF 94.66 FEET; THENCE NORTH 88°35'39" EAST, 58.74 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, (CHORD BEARS SOUTH 72°54'27" EAST, 107.87 FEET), THROUGH A CENTRAL ANGLE OF 36°59'48", FOR AN ARC DISTANCE OF 109.77 FEET; THENCE SOUTH 54°24'33" EAST, 3.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, (CHORD BEARS SOUTH 74°54'32" EAST, 189.11 FEET), THROUGH A CENTRAL ANGLE OF 40°59'58", FOR AN ARC DISTANCE OF 193.21 FEET; THENCE NORTH 84°35'29" EAST, 31.55 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS SOUTH 16°25'48" EAST, 137.42 FEET), THROUGH A CENTRAL ANGLE OF 157°57'25", FOR AN ARC DISTANCE OF 192.98 FEET; THENCE SOUTH 62°32'54" WEST, 38.70 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 81°34'59" WEST, 345.71 FEET), THROUGH A CENTRAL ANGLE OF 38°04'09", FOR AN ARC DISTANCE OF 352.15 FEET; THENCE NORTH 79°22'57" WEST, 17.30 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, (CHORD BEARS SOUTH 88°54'40" WEST, 137.97 FEET), THROUGH A CENTRAL ANGLE OF 23°24'47", FOR AN ARC DISTANCE OF 138.94 FEET; THENCE SOUTH 77°12'16" WEST, 18.73 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET, (CHORD BEARS SOUTH 88°52'37" WEST, 250.87 FEET), THROUGH A CENTRAL ANGLE OF 23°20'42", FOR AN ARC DISTANCE OF 252.62 FEET; THENCE NORTH 79°27'01" WEST, 106.23 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, (CHORD BEARS NORTH 42°57'06" WEST, 83.27 FEET), THROUGH A CENTRAL ANGLE OF 72°59'51", FOR AN ARC DISTANCE OF 89.18 FEET; THENCE NORTH 06°27'11" WEST, 188.88 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, (CHORD BEARS NORTH 22°39'41" WEST, 72.59 FEET), AND A CENTRAL ANGLE OF 32°25'24"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 73.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 383,151 SQUARE FEET OR 8.795 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND HOLDING LICENSE NO. 10175991 DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE WITH SECTION 17-73-504 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION FOR THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID RECORD OF SURVEY BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE.

NATHAN CHRISTENSEN
PLS 10175991

2026/05/07
DATE OF SURVEY

PROFESSIONAL LAND SURVEYOR NATHAN CHRISTENSEN No. 10175991 2026/05/07 STATE OF UTAH

SURVEY NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY SURVEY FOR THE POSSIBILITY OF FUTURE CONSTRUCTION.
2. 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

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- SECTION CORNER AS NOTED
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"

RECEIVED
MAY 7 2026
FILE # 8350

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

RECORD OF SURVEY
ENCLAVE AT POWDER MOUNTAIN PHASE 1
POWDER MOUNTAIN, WEBER COUNTY, UTAH

DATE SUBMITTED: 2026-05-07
TCC JOB NUMBER: 25-220-13

SCALE
HORIZONTAL: 1" = 100'
0 25' 50' 100' 150'

SHEET NUMBER
1
OF