

PARCEL 1 (original description)

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF A COUNTY ROAD, SAID POINT BEING SOUTH 02°14'17" WEST ALONG THE SECTION LINE 880.81 FEET AND SOUTH 87°45'43" EAST 2341.70 FEET FROM THE NORTH WEST QUARTER OF SECTION 1; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 244.94 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 19°20'23" EAST, AND A CHORD LENGTH OF 188.14 FEET; (2) SOUTH 89°30'54" EAST 505.00 FEET; AND (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 84.94 FEET, A RADIUS OF 550.00 FEET, A CHORD BEARING OF NORTH 86°03'38" EAST, AND A CHORD LENGTH OF 84.86 FEET; THENCE SOUTH 01°30'51" WEST 35.30 FEET; THENCE SOUTH 42°09'39" WEST 498.54 FEET; THENCE NORTH 72°23'01" WEST 412.96 FEET; THENCE NORTH 61°08'20" WEST 139.46 FEET; THENCE NORTH 13°18'14" EAST 362.05 FEET; THENCE NORTH 72°40'59" EAST 121.54 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 2 (original description)

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 1675.08 FEET; THENCE WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1; THENCE NORTH TO THE LINE OF COUNTY ROAD; THENCE EASTERLY TO A POINT 1660.09 FEET WEST AND 1043.28 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 65° EAST 325 FEET; THENCE EAST 500 FEET; THENCE NORTH 400 FEET; THENCE NORTH 46°28'31" WEST TO THE NORTH LINE OF SECTION 1; THENCE EASTERLY ALONG SECTION LINE TO THE PLACE OF BEGINNING.

EXCEPT COUNTY ROAD RECORDED AT BOOK-PAGE 906-177.

EXCEPT COUNTY ROAD RECORDED AT BOOK-PAGE 1425-480.

ALSO LESS AND EXCEPTING:

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF A COUNTY ROAD, SAID POINT BEING SOUTH 02°14'17" WEST ALONG THE SECTION LINE 880.81 FEET AND SOUTH 87°45'43" EAST 2341.70 FEET FROM THE NORTH WEST QUARTER OF SECTION 1; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 244.94 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 19°20'23" EAST, AND A CHORD LENGTH OF 188.14 FEET; (2) SOUTH 89°30'54" EAST 505.00 FEET; AND (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 84.94 FEET, A RADIUS OF 550.00 FEET, A CHORD BEARING OF NORTH 86°03'38" EAST, AND A CHORD LENGTH OF 84.86 FEET; THENCE SOUTH 01°30'51" WEST 35.30 FEET; THENCE SOUTH 42°09'39" WEST 498.54 FEET; THENCE NORTH 72°23'01" WEST 412.96 FEET; THENCE NORTH 61°08'20" WEST 139.46 FEET; THENCE NORTH 13°18'14" EAST 362.05 FEET; THENCE NORTH 72°40'59" EAST 121.54 TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD LOCATED NORTH 3°23'54" EAST 995.86 FEET AND NORTH 86°36'06" WEST 1785.67 FEET AND SOUTH 9°04'47" WEST 93.47 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD SOUTH 9°04'47" WEST 28.18 FEET, A 550.00 FEET RADIUS CURVE CONCAVE TO THE EAST 13.70 FEET DELTA ANGLE OF 1D2537", CHORD SOUTH 8°21'59" WEST 13.70, THENCE NORTH 84°01'28" WEST 19.17 FEET, NORTH 0°49'35" WEST 39.02 FEET, NORTH 89°10'25" EAST 26.07 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 906.86 SQUARE FEET.

ALSO LESS AND EXCEPTING

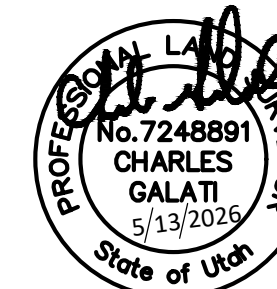
ANY PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTH OR EAST OF UTAH HIGHWAY 158

SUNDOWN BOUNDARY LINE ADJUSTMENT SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN RECORD OF SURVEY WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.



PARCEL 1 (NEW AS-SURVEYED DESCRIPTION)

A parcel of land located in the northeast quarter of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel being more particularly described as follows:

BEGINNING AT A POINT that is South 3°13'20" West coincident with the section line a distance of 1158.35 feet and West a distance of 1876.15 feet from the northeast corner of said Section 1, said point also being on the southerly right-of-way of UTAH HIGHWAY 158 (Basis of Bearing for the herein described parcel being South 3°13'20" West 2393.75 feet from said northeast corner of Section 1 monumented with a GLO brass cap to the west quarter corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian monumented with a GLO brass cap); and running thence South 57°19'57" West, a distance of 790.91 feet; thence North 72°42'28" West, a distance of 62.79 feet more or less to the west boundary of the northeast quarter of Section 1; thence coincident with said West boundary North 01°50'55" East, a distance of 384.87 feet more or less to the southerly right-of-way of UTAH HIGHWAY 158; thence coincident with said southerly right-of-way the following five (5) courses: 1) South 89°37'20" East, a distance of 296.47 feet to a point on a non tangent 550.00 feet radius curve to the left; thence 2) easterly along the arc of said curve a distance of 133.14 feet (chord bears North 83°22'22" East a distance of 132.82 feet); thence 3) along a line non-tangent to said curve, North 82°13'48" East, a distance of 105.79 feet to a point on a non tangent 608.18 feet radius curve to the right; thence 4) easterly along the arc of said curve a distance of 170.03 feet (chord bears South 89°45'40" East a distance of 169.48 feet) to a point on a non tangent 390.00 feet radius curve to the right; thence 5) easterly along the arc of said curve a distance of 11.19 feet (chord bears South 72°18'12" East a distance of 11.19 feet) to the POINT OF BEGINNING.

Easement contains 155,488 square feet or 3.570 acres, more or less.

PARCEL 2 (NEW AS-SURVEYED DESCRIPTION)

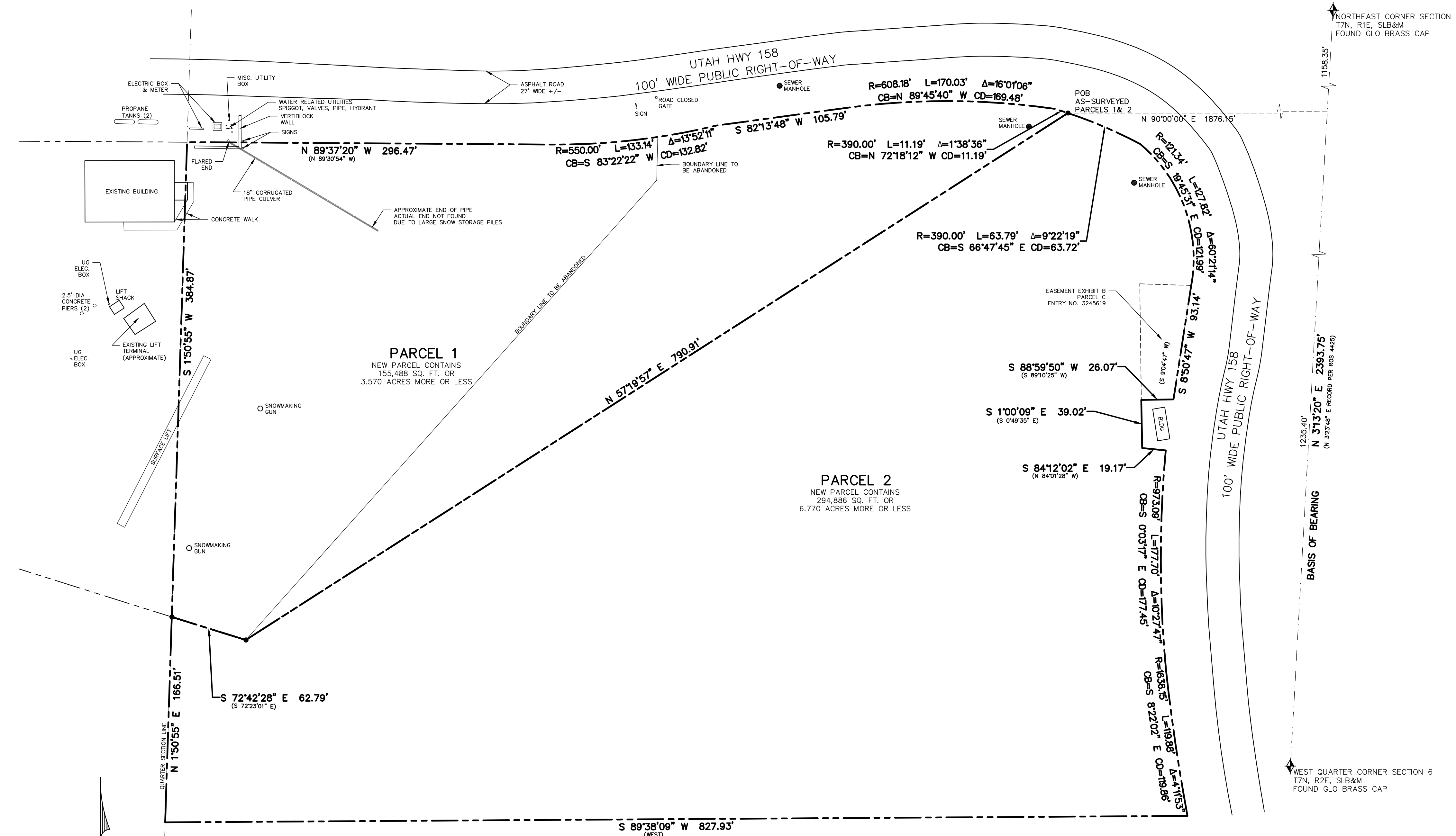
A parcel of land located in the northeast quarter of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel being more particularly described as follows:

BEGINNING AT A POINT that is South 3°13'20" West coincident with the section line a distance of 1158.35 feet and West a distance of 1876.15 feet from the northeast corner of said Section 1, said point also being on the southerly right-of-way of UTAH HIGHWAY 158 (Basis of Bearing for the herein described parcel being South 3°13'20" West 2393.75 feet from said northeast corner of Section 1 monumented with a GLO brass cap to the west quarter corner of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian monumented with a GLO brass cap); and running thence coincident with said right-of-way, easterly and southerly the following three (3) courses: 1) southeasterly along a curve to the right with a radius of 390.00 feet, through a central angle of 09°22'19", a distance of 63.79 feet (chord bears South 66°47'45" East a distance of 63.72 feet) to a point on a non tangent 121.34 feet radius curve to the right; thence 2) southerly along the arc of said curve a distance of 127.82 feet (chord bears South 19°45'31" East a distance of 121.99 feet); thence 3) along a line non-tangent to said curve, South 08°50'47" West, a distance of 93.14 feet to the boundary of said parcel the following three (3) courses: 1) South 88°59'50" West, a distance of 26.07 feet; thence 2) South 01°00'09" East, a distance of 39.02 feet; thence 3) South 84°12'02" East, a distance of 19.17 feet to a point on a non tangent 973.09 feet radius curve to the left, said point also being on the westerly right-of-way of UTAH HIGHWAY 158; thence coincident with said right-of-way the following two (2) courses: 1) southerly along the arc of said curve a distance of 177.70 feet (chord bears South 00°03'17" East a distance of 177.45 feet) to a point on a non tangent 1,636.15 feet radius curve to the left; thence 2) southerly along the arc of said curve a distance of 119.88 feet (chord bears South 08°22'02" East a distance of 119.86 feet); thence along a line non-tangent to said curve, South 89°38'09" West, a distance of 827.93 feet to the westerly boundary of the northeast quarter of Section 1; thence coincident with said westerly boundary North 01°50'55" East, a distance of 166.51 feet; thence South 72°42'28" East, a distance of 62.79 feet; thence North 57°19'57" East, a distance of 790.91 feet to the southerly right-of-way of UTAH HIGHWAY 158 and the POINT OF BEGINNING.

Parcel contains 294,886 square feet or 6.770 acres, more or less.

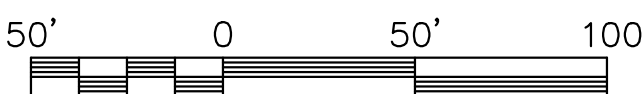
NARRATIVE/NOTES

- Basis of Bearing for this survey is between the found section corner monuments as shown on this plat.
- Field work for this survey was performed during the month of April, 2026 and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey is to perform a Boundary Line Adjustment Survey to adjust a portion of the common boundary between the two subject parcels as shown hereon.
- A Title Report, file No. 111182 issued by Metro National Title with a commitment date of April 10, 2026 was provided to the surveyor and only plottable easements indicated in said Title Report were located as part of this survey. Other "blanket" easements may exist. The owner of the properties should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
- County tax maps, recorded deeds, BLM surveys and field notes Sundown Condominiums at Powder Mountain Project 1, Phase 1 plat Entry No. 907299, Records of Survey, Nos 4425 and 7512 (all aforementioned documents on file and of record in the Weber County Recorder's Office or from the BLM Utah Land Records website), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
- The architect/engineer is responsible for verifying building setbacks, zoning requirements and building heights.
- In addition to the section monuments found, property corner monuments were found on the Sundowner Condominiums, north of Highway 158, which were utilized to assist in determining the highway right-of-way as shown hereon. Monuments will be set as shown hereon.
- The right-of-way of Highway 158 has been calculated based on a best fit analysis of the location of the paved surface as the decided right-of-way is noted as 100 feet in width based on a non-specific description of the centerline. Review of original CAD files from survey No. 4425 which were acquired by this surveyor were also used to determine the right-of-way as shown. Per said survey, the surveyor notes that the alignment was provided by the Weber County Surveyor's Office. The southerly right-of-way of Highway 158 varies from the 100 feet in width along the northerly boundary of the subject parcels due to the exception of Quit Claim Deed Entry No. 880493, BK 1425, PG 480-481.
- The position of the westerly boundary of the northeast quarter of Section 1 and the southern boundary of Parcel 2 were calculated based on a section breakdown of Section 1 utilizing the Section 1 boundary retracement and monument data in Record of Survey 4425.
- Record bearings and distances, when different than measured, are shown in parenthesis. ()
- This survey supercedes any previous survey of the subject parcels by this surveyor.



LEGEND

- Set 5/8" rebar w/cap "ALLTERRA UTAH" (Unless noted otherwise)
- ◆ Found Section monument (As-Noted)



RECEIVED
MAY 14 2026
FILE # 8364

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	STAFF: CHARLES GALATI JASON WYNNE	EXISTING CONDITIONS & BOUNDARY LINE SURVEY PARCELS 220010038 & 220010044 UTAH HIGHWAY 158	SHEET 1 OF 1
	DATE: 5/13/26	CLIENT: POWDER MOUNTAIN PROJECT: 26009 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2026\26009 - POWDER Sundown BLA\26009 BLA	REV 5.