



SCALE: 1" = 50'

DATE: 5/19/2026

DESIGN: \_\_\_\_\_

DRAWN: MJB

CHECKED: WDL

REVISIONS	DESCRIPTION

DATE	DESCRIPTION

**BOUNDARY & TOPO SURVEY FOR GUY WILLIAMS**

**SUNDOWN CONDOMINIUMS**

**A PART OF THE NORTHEAST QUARTER OF SECTION 1,**

**TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. & M.**

**LAYTON SURVEYS**

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**S1**

**1**

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO DETERMINE THE BOUNDARY AND SHOW THE TOPOGRAPHY OF THE LAND SHOWN HEREON. THE SURVEY WAS ORDERED BY GUY WILLIAMS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 89°43'12" EAST.

**SURVEYOR'S CERTIFICATE**

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS' AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 19TH DAY OF MAY 2026.



Willis D. Long, PLS NO. 10708886

**DEED DESCRIPTION**

ALL OF THE "ADDITIONAL LAND" PORTION OF THE SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN - PROJECT 1, PHASE 1 ACCORDING TO THE OFFICIAL PLAT ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

**AS-SURVEYED DESCRIPTION**

BEGINNING AT A POINT BEING LOCATED WEST 1529.99 FEET AND SOUTH 508.01 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°00'04" WEST 325.40 FEET; THENCE NORTH 77°24'27" WEST 252.99 FEET; THENCE SOUTH 42°17'29" WEST 80.92 FEET; THENCE NORTH 87°49'39" WEST 537.97 FEET; THENCE NORTH 41°28'33" WEST 237.52 FEET; THENCE ALONG THE ARC OF A 132.40 FOOT RADIUS CURVE TO THE RIGHT 150.09 FEET (CHORD BEARS NORTH 62°12'52" EAST 142.15 FEET); THENCE SOUTH 85°14'09" EAST 50.00 FEET; THENCE ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE LEFT 461.78 FEET (CHORD BEARS NORTH 76°07'56" EAST 453.68 FEET); THENCE ALONG THE ARC OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT 145.29 FEET (CHORD BEARS 63°21'45" EAST 145.04 FEET; THENCE NORTH 69°13'30" EAST 40.60 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 214.22 FEET (CHORD BEARS SOUTH 69°51'45" EAST 196.47 FEET); THENCE SOUTH 28°57'00" EAST 58.16 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

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