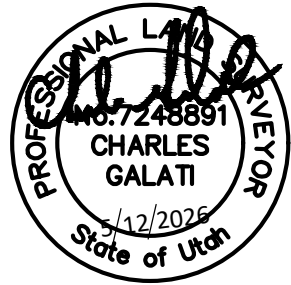


LOT 38 OVERLOOK AT
POWDER MOUNTAIN
PHASE 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE
NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 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.

LEGAL DESCRIPTION

ALL OF LOT NO. 38, OVERLOOK AT POWDER MOUNTAIN PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, WEBER COUNTY, UTAH.

NARRATIVE/NOTES

- Basis of Bearing for this survey is between the found street monuments as shown on this plat.
- Field work for this survey was completed May 12, 2026 and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
- A Title Report was provided to the surveyor and only easements per subdivision plat were located as part of this survey. The owner of the property 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, Overlook at Powder Mountain Phase 2 Entry No. 2999362, Records of Survey, Nos 4425, 4961 and 6278 (all aforementioned documents on file and of record in the Weber County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
- Site Benchmark: SEWER MANHOLE, Elevation = 8775.4' as shown.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corner monuments were found and set as shown.
- Record bearings and distances, when different than measured, are shown in parenthesis. ()

LOT 36

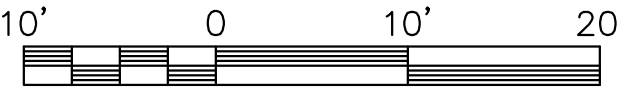
LOT 37

LOT 38

LOT 39

LEGEND

- Set 5/8" rebar w/cap "ALLTERRA UTAH" (Unless noted otherwise)
- Found Street Monument (As-Noted)
- Found Monument (As-Noted)



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PROFESSIONAL LAND SURVEYING
AND CONSULTING

**ALLTERRA
UTAH, LLC**

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

STAFF:
CHARLES GALATI
JASON WYNNE

DATE: 5/12/2026

EXISTING CONDITIONS & TOPOGRAPHIC MAP
8503 E COBABE COURT
POWDER MOUNTAIN

CLIENT: KEVIN KELLEY
PROJECT.: 26015

C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2026\26015 - Lot 38 Overlook at Powder Mtn\26015 RC

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