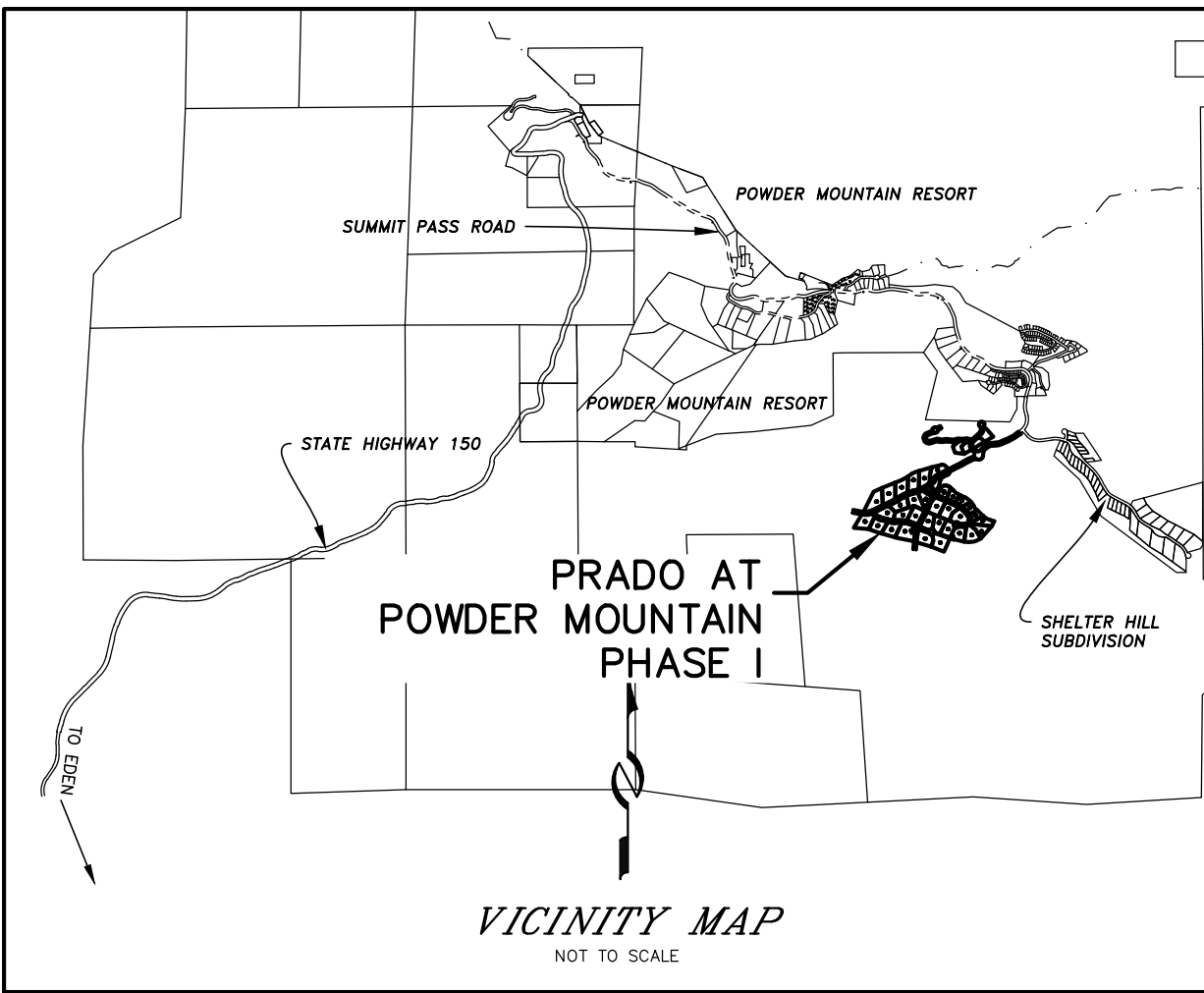


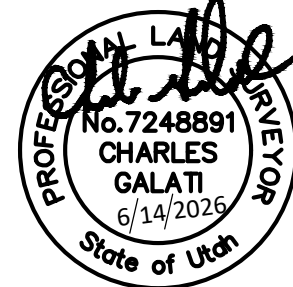


PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026
RECORD OF SURVEY

FOUND BRASS CAP MONUMENT
WEBER COUNTY SURVEY MONUMENT 2022
QUARTER CORNER SECTIONS 5 & 8
T7N, R2E, SLB&M

FOUND BRASS CAP MONUMENT
WEBER COUNTY SURVEY MONUMENT 2024
CORNER SECTIONS 4, 5, 8 & 9
T7N, R2E, SLB&M



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner(s) I have completed a survey of the property described hereon in accordance with Utah Code Section 17-73-504, have verified all measurements, and have subdivided the described property into lots and streets, together with easements, hereafter to be known as PRADO AT POWDER MOUNTAIN PHASE I, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

PRADO DEVELOPER, LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE HEREON DESCRIBED TRACT OF LAND, DOES HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PARCELS AS SHOWN HEREON, SUBJECT TO ALL OF THE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PLAT NOTES, AND NAME SAID TRACT, TO BE KNOWN AS PRADO AT POWDER MOUNTAIN PHASE I, AND DOES HEREBY:

PRIVATE STREETS AND RIGHTS-OF-WAY: DEDICATE AND RESERVE UNTO DECLARANT, ITS HEIRS, GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS, EXISTING OR FUTURE) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO INDIVIDUAL LOTS, TO BE MAINTAINED BY POWDER MOUNTAIN OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION ("COMMUNITY ASSOCIATION"), WHOSE MEMBERSHIP CONSISTS OF DECLARANT AND THE OWNERS OF THE LOTS DEPICTED ON THIS PLAT.

PUBLIC UTILITY AND DRAINAGE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY.

PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES AS, 12, 13, 14, AND 16 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 2026.

BY: _____

NAME: BROOKE HONTZ TITLE: CHIEF DEVELOPMENT AND CONSTRUCTION OFFICER

ACKNOWLEDGEMENT

State of _____

: 99

County of _____

On this _____ day of _____, 2026, BROOKE HONTZ, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the authorized signer for PRADO DEVELOPER, limited liability company, and that said document was signed freely and voluntarily by her on behalf of said limited liability company.

Notary Public

Printed Name

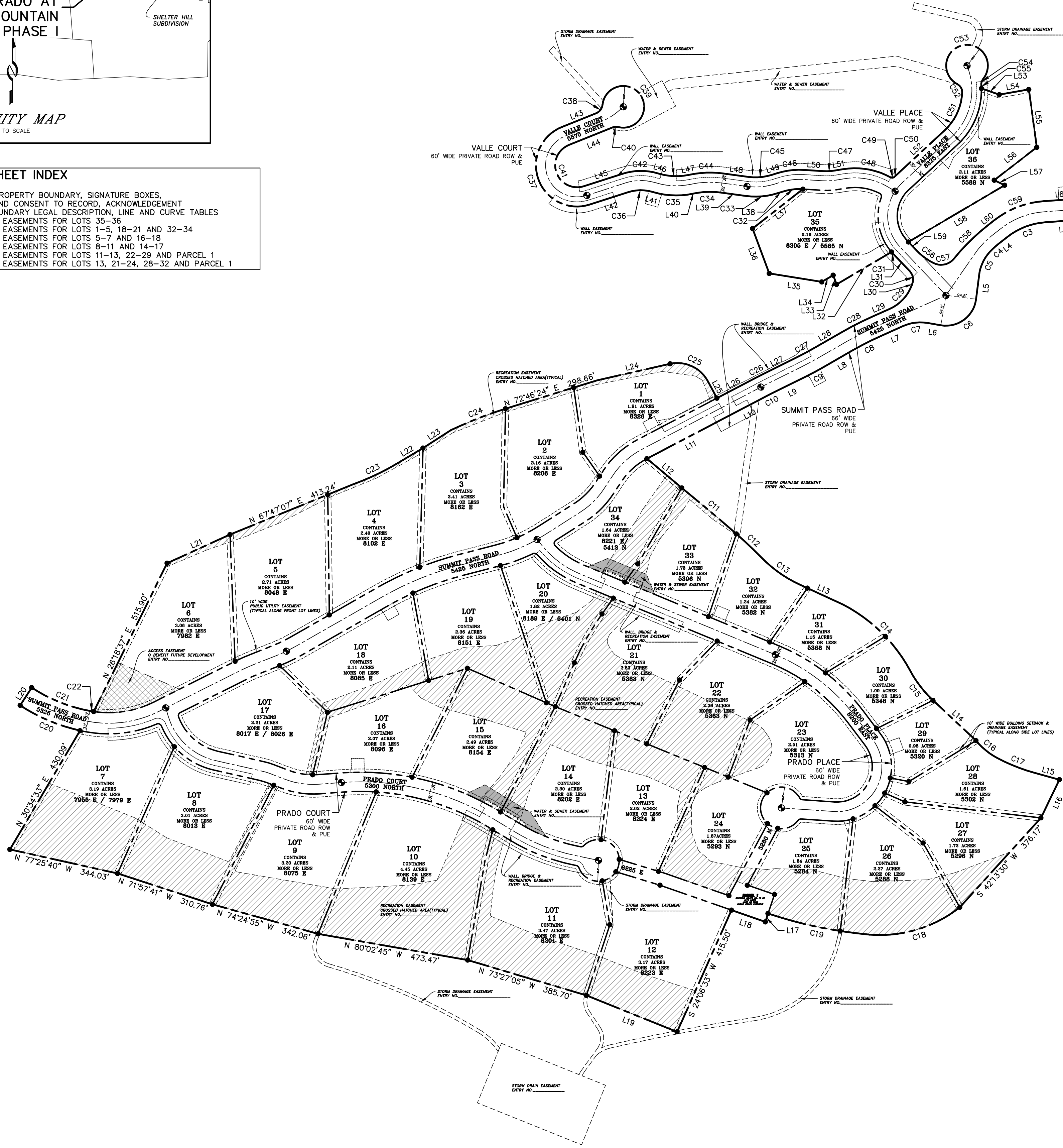
Residing in: _____

My commission expires: _____

Commission No. _____

NARRATIVE

THE PURPOSE OF THIS PLAT/SURVEY IS TO SUBDIVIDE A PORTION OF THE OWNER'S LAND INTO STREETS AND LOTS. THE LOT LINES AND ROAD RIGHTS-OF-WAY WERE DEVELOPED IN CONJUNCTION WITH THE OWNER AND THEIR ENGINEER. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 87°52'01" EAST 2717.63 FEET FROM A WEBER COUNTY SURVEY MONUMENT FOR THE QUARTER CORNER OF SECTIONS 5 & 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A WEBER COUNTY SURVEY MONUMENT FOR THE CORNER OF SECTIONS 4, 5, & 9 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS INDICATED HEREON.

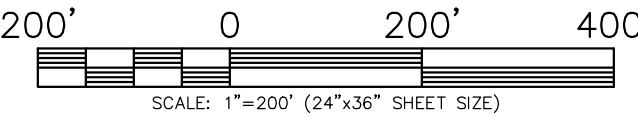


LINE HATCH TABLE

---	Section Line
---	Tie Line
---	Recreation Easement
---	PUE and/or Drainage Easement
---	Subdivision Boundary Line
---	Lot Line
---	Fire Truck Turnaround Easement
---	Wall, Bridge & Recreation Easement
---	Water & Sewer Easement
---	Address (typical)

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.



PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 2026

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 2026

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS SIGNED THIS _____ DAY OF _____, 2026

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026

CHAIRMAN WEBER COUNTY PLANNING COMMISSION

APPLICANT:

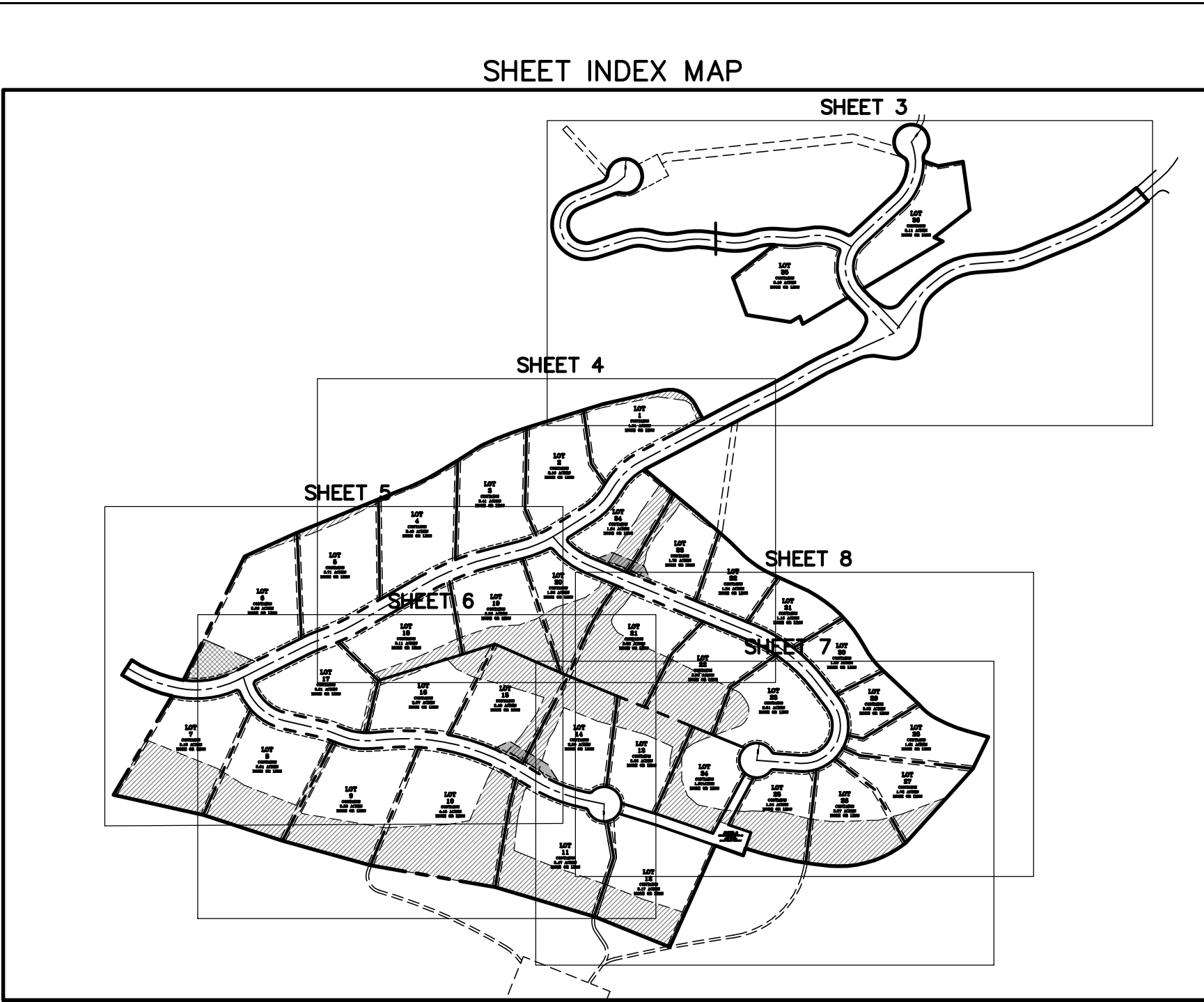
PRADO DEVELOPER LLC
3923 N. WOLF CREEK DRIVE
EDEN, UTAH 84310

PROJECT ENGINEER:
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UTAH 84115

SHEET 1 OF 8

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____

WEBER COUNTY RECORDER



A parcel of land located in Section 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel of land being more particularly described as follows:

BEGINNING AT A POINT that is South 29°53'32" East a distance of 2357.09 feet from a 2022 Weber County brass cap survey monument for the north quarter corner of said Section 8, said point also being on the northerly right-of-way of Summit Pass as shown on the SHEET 1 of the AT POWDER MOUNTAIN subdivision plat recorded as Entry No. 3362761 in Book 99, at pages 28-34 on file and of record in the office of the Weber County Recorder (Basis of Bearing for the herein described parcel of land being North 87°52'01" East 2717.63 feet from said Weber County brass cap survey monument for the north quarter corner of Section 8 to a 2024 Weber County brass cap survey monument for the northeastern corner of said Section 8); and running thence coincident with said right-of-way North 41°36'41" East, a distance of 66.00 feet to a point on the southerly right-of-way of Summit Pass and a non tangent 983.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 320.07 feet (chord bears South 58°17'50" West a distance of 318.65 feet); thence along a line non-tangent to said curve, South 67°37'29" West, a distance of 186.82 feet to a point on a 283.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 90.41 feet (chord bears South 76°46'36" West a distance of 90.02 feet); thence South 85°55'43" West, a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 129.09 feet (chord bears South 68°53'11" West a distance of 127.20 feet); thence South 51°50'38" West, a distance of 36.40 feet to a point on a 217.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 35.33 feet (chord bears South 47°10'48" West a distance of 35.29 feet) to a point of compound curve to the left having a radius of 130.00 feet and a central angle of 35°21'48"; thence Southwesterly along the arc, a distance of 80.24 feet; thence South 07°09'10" West, a distance of 76.06 feet to a point on a 94.50 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 152.73 feet (chord bears South 53°27'12" West a distance of 136.64 feet); thence North 80°14'45" West, a distance of 42.49 feet to a point on a non tangent 130.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.62 feet (chord bears South 82°52'05" West a distance of 75.52 feet); thence South 65°58'58" West, a distance of 77.29 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 99.61 feet (chord bears South 63°01'55" West a distance of 99.56 feet); thence South 60°04'52" West, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 64.05 feet (chord bears South 61°51'26" West a distance of 64.04 feet); thence South 63°38'01" West, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 20.86 feet (chord bears South 63°06'56" West a distance of 20.86 feet); thence South 62°23'51" West, a distance of 138.57 feet; thence continue Southwesterly along said line, a distance of 279.31 feet; thence South 49°55'05" East, a distance of 141.71 feet to a point on a non tangent 5,637.56 feet radius curve to the right; thence Southeastly along the arc of said curve a distance of 222.56 feet (chord bears South 49°55'05" East a distance of 222.55 feet) to a point on a non tangent 1,239.80 feet radius curve to the right; thence Southeastly along the arc of said curve a distance of 106.32 feet (chord bears South 46°42'07" East a distance of 106.28 feet) to a point of reverse curve to the left having a radius of 403.56 feet and a central angle of 20°39'27"; thence Southeastly along the arc, a distance of 147.85 feet; thence South 65°14'10" East, a distance of 148.39 feet to a point on a non tangent 499.40 feet radius curve to the right; thence Southeastly along the arc of said curve a distance of 299.84 feet (chord bears South 45°24'48" East a distance of 295.35 feet) to a point of reverse curve to the left having a radius of 348.96 feet and a central angle of 18°38'54"; thence Southeastly along the arc, a distance of 113.58 feet; thence South 46°51'42" East, a distance of 185.78 feet to a point on a non tangent 218.16 feet radius curve to the left; thence Southeastly along the arc of said curve a distance of 85.89 feet (chord bears South 50°39'00" East a distance of 85.33 feet) to a point on a non tangent 75.44 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 125.09 feet (chord bears South 68°17'19" East a distance of 124.84 feet); thence South 74°30'58" East, a distance of 80.87 feet; thence South 25°40'33" West, a distance of 132.06 feet; thence South 42°13'59" West, a distance of 376.17 feet to a point on a non tangent 402.14 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 301.22 feet (chord bears South 73°11'48" West a distance of 294.23 feet) to a point on a non tangent 1,389.42 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 323.67 feet (chord bears North 78°16'28" West a distance of 322.94 feet); thence along a line non-tangent to said curve, South 17°22'54" West, a distance of 27.45 feet; thence North 70°48'35" West, a distance of 111.75 feet; thence South 24°06'33" West, a distance of 415.50 feet; thence North 68°05'36" West, a distance of 304.80 feet; thence North 73°27'05" West, a distance of 385.70 feet; thence North 80°02'45" West, a distance of 473.47 feet; thence North 74°24'55" West, a distance of 342.06 feet; thence North 71°57'41" West, a distance of 310.76 feet; thence North 77°25'40" West, a distance of 144.03 feet; thence North 30°34'33" West, a distance of 139.19 feet to a point on a 1,033.00 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 203.70 feet (chord bears North 67°13'37" West a distance of 202.61 feet); thence along a line non-tangent to said curve, North 33°03'05" East, a distance of 66.00 feet to a point on a non tangent 501.77 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 196.72 feet (chord bears South 68°10'49" East a distance of 195.47 feet) to a point on a non tangent 317.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 12.18 feet (chord bears South 80°30'41" East a distance of 12.18 feet); thence along a line non-tangent to said curve, North 26°18'37" East, a distance of 515.90 feet; thence North 65°33'28" East, a distance of 215.32 feet; thence North 67°47'07" East, a distance of 413.24 feet to a point on a non tangent 775.40 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 53.93 feet (chord bears North 64°47'33" East a distance of 53.93 feet); thence North 50°08'22" East, a distance of 93.08 feet; thence North 57°23'40" East, a distance of 104.29 feet to a point on a non tangent 1,337.27 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 182.18 feet (chord bears North 68°36'23" East a distance of 182.04 feet); thence along a line non-tangent to said curve, North 72°46'24" East, a distance of 298.66 feet; thence North 77°14'30" East, a distance of 233.50 feet to a point on a non tangent 107.93 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 139.20 feet (chord bears South 65°10'18" East a distance of 129.75 feet); thence South 28°13'28" East, a distance of 59.64 feet; thence North 62°23'51" East, a distance of 137.23 feet to a point on a 1,033.00 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 22.29 feet (chord bears North 63°00'56" East a distance of 22.29 feet); thence North 63°38'01" East, a distance of 119.04 feet to a point on a 967.00 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 59.96 feet (chord bears North 61°51'26" East a distance of 59.95 feet); thence North 60°04'52" East, a distance of 101.46 feet to a point on a 1,033.00 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 106.40 feet (chord bears North 63°01'55" East a distance of 106.36 feet); thence North 65°58'58" East, a distance of 59.65 feet to a point on a 130.00 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 103.63 feet (chord bears North 43°08'45" East a distance of 100.91 feet); thence North 20°18'31" East, a distance of 5.59 feet to a point on a non tangent 37.02 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 41.24 feet (chord bears North 11°37'37" West a distance of 39.14 feet); thence along a line non-tangent to said curve, North 43°33'46" West, a distance of 75.70 feet to a point on a 170.51 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 7.34 feet (chord bears North 42°19'48" West a distance of 7.34 feet); thence along a line non-tangent to said curve, South 59°28'53" West, a distance of 188.84 feet; thence North 20°18'58" West, a distance of 30.48 feet; thence South 59°28'53" West, a distance of 41.14 feet; thence North 80°49'59" West, a distance of 166.01 feet; thence North 20°18'58" West, a distance of 149.09 feet; thence North 51°53'29" East, a distance of 198.92 feet to a point on a non tangent 170.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 62.53 feet (chord bears North 83°04'16" West a distance of 62.18 feet); thence South 72°32'00" West, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 100.95 feet (chord bears South 85°06'26" West a distance of 100.14 feet); thence North 82°19'08" West, a distance of 79.12 feet to a point on a 247.00 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 83.58 feet (chord bears South 87°59'14" West a distance of 83.18 feet); thence South 78°17'37" West, a distance of 4.51 feet to a point on a 249.00 feet radius curve to the right; thence Westerly along the arc of said curve a distance of 121.08 feet (chord bears North 87°46'33" West a distance of 119.89 feet); thence North 73°50'43" West, a distance of 5.14 feet to a point on a 129.50 feet radius curve to the left; thence Westerly along the arc of said curve a distance of 76.88 feet (chord bears South 89°08'53" West a distance of 75.75 feet); thence South 72°08'29" West, a distance of 125.56 feet to a point on a 128.50 feet radius curve to the right; thence Northwesterly along the arc of said curve a distance of 394.85 feet (chord bears North 19°49'50" West a distance of 256.85 feet); thence North 68°11'51" East, a distance of 114.51 feet to a point on a non tangent 33.00 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 35.86 feet (chord bears North 37°03'46" East a distance of 34.13 feet) to a point on a non tangent 65.00 feet radius curve to the right; thence Southwesterly along the arc of said curve a distance of 315.50 feet (chord bears South 34°55'28" East a distance of 85.20 feet) to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 33°55'51"; thence Westerly along the arc, a distance of 17.56 feet; thence South 68°11'51" West, a distance of 146.63 feet to a point on a 69.50 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 210.48 feet (chord bears South 19°49'50" East a distance of 136.92 feet); thence North 72°08'29" East, a distance of 125.56 feet to a point on a 189.50 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 112.50 feet (chord bears North 89°08'53" East a distance of 110.85 feet); thence South 73°50'43" East, a distance of 5.14 feet to a point on a 189.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 91.90 feet (chord bears South 87°46'33" East a distance of 91.00 feet); thence North 78°17'37" East, a distance of 4.51 feet to a point on a 307.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 103.88 feet (chord bears North 87°59'14" East a distance of 103.39 feet); thence South 82°19'08" East, a distance of 79.12 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 74.62 feet (chord bears North 85°55'43" East a distance of 74.02 feet); thence North 72°32'00" East, a distance of 17.41 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 84.60 feet (chord bears North 83°04'16" East a distance of 84.13 feet); thence South 86°23'27" East, a distance of 59.01 feet to a point on a 170.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 38.61 feet (chord bears North 87°06'12" East a distance of 38.52 feet); thence North 80°35'52" East, a distance of 24.24 feet to a point on a 230.00 feet radius curve to the right; thence Easterly along the arc of said curve a distance of 153.04 feet (chord bears South 80°20'26" East a distance of 150.23 feet) to a point of reverse curve to the left having a radius of 11.00 feet and a central angle of 72°54'11"; thence Easterly along the arc, a distance of 14.00 feet to a point of reverse curve to the right having a radius of 70.51 feet and a central angle of 70°12'139"; thence Easterly along the arc of said curve a distance of 74.62 feet (chord bears North 85°55'43" East a distance of 74.02 feet); thence North 72°32'00" East, a distance of 17.41 feet; thence Northwesterly along the arc of said curve a distance of 4.05 feet; thence North 71°04'51" East, a distance of 208.86 feet to a point on a 170.50 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 132.95 feet (chord bears North 24°50'24" East a distance of 129.61 feet) to a point of compound curve to the left having a radius of 28.00 feet and a central angle of 64°53'46"; thence Northwesterly along the arc, a distance of 31.71 feet to a point of reverse curve to the right having a radius of 65.00 feet and a central angle of 28°11'45'22"; thence Easterly along the arc, a distance of 319.07 feet to a point of reverse curve to the left having a radius of 28.00 feet and a central angle of 42°48'47"; thence Southerly along the arc, a distance of 20.92 feet to a point of reverse curve to the right having a radius of 230.50 feet and a central angle of 32°37'45"; thence Southerly along the arc, a distance of 10.58 feet; thence along a line non-tangent to said curve, South 70°46'14" East, a distance of 58.75 feet; thence North 79°56'43" East, a distance of 493.68 feet; thence South 07°13'55" East, a distance of 182.14 feet; thence South 52°18'55" West, a distance of 167.68 feet; thence South 64°03'16" East, a distance of 36.11 feet; thence South 59°28'53" West, a distance of 348.12 feet; thence South 43°33'46" East, a distance of 37.28 feet to a point on a 189.50 feet radius curve to the left; thence Southwesterly along the arc of said curve a distance of 146.36 feet; thence North 51°50'38" East, a distance of 27.05 feet to a point on a 283.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 168.35 feet (chord bears North 68°53'11" East a distance of 165.88 feet); thence North 85°55'43" East a distance of 109.47 feet to a point on a 217.00 feet radius curve to the left; thence Easterly along the arc of said curve a distance of 69.32 feet (chord bears North 76°46'36" East a distance of 69.03 feet); thence North 67°37'29" East, a distance of 186.82 feet to a point on a non tangent 917.00 feet radius curve to the left; thence Northwesterly along the arc of said curve a distance of 297.91 feet (chord bears North 58°19'06" East a distance of 296.60 feet) to a point on the northerly right-of-way of Summit Pass and the **POINT OF BEGINNING**.

Overall boundary contains 4,258,844 square feet or 97.770 acres, more or less.

PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

JUNE 14, 2026

OVERALL BOUNDARY LINE & CURVE TABLES

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°36'41" E	66.00'
L2	S 67°37'29" W	186.82'
L3	S 85°55'43" W	109.47'
L4	S 51°50'38" W	36.40'
L5	S 7°09'10" W	76.06'
L6	N 80°14'45" W	42.49'
L7	S 65°58'58" W	77.29'
L8	S 60°04'52" W	101.46'
L9	S 63°38'01" W	119.04'
L10	S 62°23'51" W	138.57'
L11	S 62°23'51" W	279.31'
L12	S 49°55'05" E	141.71'
L13	S 65°14'10" E	148.39'
L14	S 46°51'42" E	185.78'
L15	S 74°30'58" E	80.87'
L16	S 25°50'33" W	132.06'
L17	S 17°22'54" W	27.45'
L18	N 70°48'35" W	111.75'
L19	N 68°05'36" W	304.80'
L20	N 33°03'05" E	66.00'
L21	N 65°33'28" E	215.32'
L22	N 59°08'22" E	93.98'
L23	N 57°23'40" E	104.29'
L24	N 77°14'30" E	233.50'
L25	S 28°13'28" E	59.64'
L26	N 62°23'51" E	137.23'
L27	N 63°38'01" E	119.04'
L28	N 60°04'52" E	101.46'
L29	N 65°58'58" E	59.65'
L30	N 20°18'31" E	5.59'
L31	N 43°33'46" W	75.70'

LINE TABLE		
LINE	DIRECTION	LENGTH
L32	S 59°28'53" W	198.84'
L33	N 20°18'58" W	30.48'
L34	S 59°28'53" W	41.14'
L35	N 80°49'59" W	166.01'
L36	N 20°18'58" W	149.09'
L37	N 51°53'29" E	198.92'
L38	S 72°32'00" W	17.41'
L39	N 82°19'08" W	79.12'
L40	S 78°17'37" W	4.51'
L41	N 73°50'43" W	5.14'
L42	S 72°08'29" W	125.56'
L43	N 68°11'51" E	114.51'
L44	S 68°11'51" W	146.63'
L45	N 72°08'29" E	125.56'
L46	S 73°50'43" E	5.14'
L47	N 78°17'37" E	4.51'
L48	S 82°19'08" E	79.12'
L49	N 72°32'00" E	17.41'
L50	S 86°23'27" E	59.01'
L51	N 80°35'52" E	24.24'
L52	N 47°10'45" E	208.86'
L53	S 70°46'14" E	58.75'
L54	N 79°56'43" E	93.68'
L55	S 7°51'35" E	182.14'
L56	S 52°18'55" W	167.68'
L57	S 64°20'31" E	36.11'
L58	S 59°28'53" W	348.12'
L59	S 43°33'46" E	37.28'
L60	N 51°50'38" E	27.05'
L61	N 85°55'43" E	109.47'
L62	N 67°37'29" E	186.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	983.00'	320.07'	18°39'20"	S 58°17'50" W	318.65'
C2	283.00'	90.41'	18°18'15"	S 76°46'36" W	90.02'
C3	217.00'	129.09'	34°05'05"	S 68°53'11" W	127.20'
C4	217.00'	35.33'	91°49'40"	S 47°04'48" W	35.29'
C5	130.00'	80.24'	35°21'48"	S 24°50'04" W	78.97'
C6	94.50'	152.73'	92°36'05"	S 53°27'12" W	136.64'
C7	130.00'	76.62'	33°46'14"	S 82°52'05" W	75.52'
C8	967.00'	99.61'	5°54'06"	S 63°01'55" W	99.56'
C9	1033.00'	64.05'	3°33'09"	S 61°51'26" W	64.04'
C10	967.00'	20.86'	11°41'00"	S 63°00'56" W	20.86'
C11	5637.56'	222.56'	21°5'43"	S 49°55'05" E	222.55'
C12	1239.80'	106.32'	4°54'48"	S 46°42'07" E	106.28'
C13	403.56'	147.85'	20°59'27"	S 54°44'26" E	147.02'
C14	499.40'	299.84'	34°24'00"	S 45°24'48" E	295.35'
C15	348.96'	113.58'	18°38'54"	S 37°32'15" E	113.08'
C16	218.16'	85.89'	22°33'25"	S 50°39'00" E	85.33'
C17	575.44'	125.09'	12°27'18"	S 68°17'19" E	124.84'
C18	402.14'	301.22'	42°55'03"	S 73°11'48" W	294.23'
C19	1389.42'	323.67'	13°20'50"	N 78°16'28" W	322.94'
C20	567.77'	203.70'	20°33'24"	N 67°13'37" W	202.61'
C21	501.77'	196.72'	22°27'48"	S 68°10'49" E	195.47'
C22	317.00'	12.18'	21°2'07"	S 80°30'41" E	12.18'
C23	775.40'	153.01'	11°18'21"	N 64°47'33" E	152.76'
C24	1337.27'	182.18'	7°48'20"	N 68°36'23" E	182.04'
C25	107.93'	139.20'	73°35'40"	S 65°10'18" E	129.75'
C26	1033.00'	22.29'	11°4'10"	N 63°00'56" E	22.29'
C27	967.00'	59.96'	3°33'09"	N 61°51'26" E	59.95'
C28	1033.00'	106.40'	5°54'06"	N 63°01'55" E	106.36'
C29	130.00'	103.63'	45°40'27"	N 43°08'45" E	100.91'
C30	37.02'	41.24'	63°49'39"	N 11°37'37" W	39.14'
C31	170.51'	7.34'	22°27'55"	N 42°19'48" W	7.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C32	170.00'	62.53'	21°04'33"	S 83°04'16" W	62.18'
C33	230.00'	100.95'	25°08'52"	S 85°06'26" W	100.14'
C34	247.00'	83.58'	19°23'15"	S 87°59'14" W	83.18'
C35	249.00'	121.08'	27°51'40"	N 87°46'33" W	119.89'
C36	129.50'	76.88'	34°00'48"	S 89°08'53" W	75.75'
C37	128.50'	394.85'	176°03'22"	N 19°49'50" W	256.85'
C38	33.00'	35.86'	62°16'11"	N 37°03'46" E	34.13'
C39	65.00'	315.50'	278°06'21"	S 34°55'28" E	85.20'
C40	28.00'	17.56'	35°55'51"	S 86°09'47" W	17.27'
C41	68.50'	210.48'	176°03'22"	S 19°49'50" E	136.92'
C42	189.50'	112.50'	34°00'48"	N 89°08'53" E	110.85'
C43	189.00'	91.90'	27°51'40"	S 87°46'33" E	91.00'
C44	307.00'	103.88'	19°23'15"	N 87°59'14" E	103.39'
C45	170.00'	74.62'	25°08'52"	N 85°06'26" E	74.02'
C46	230.00'	84.60'	21°04'33"	N 83°04'16" E	84.13'
C47	170.00'	38.61'	13°00'42"	S 87°06'12" E	38.52'
C48	230.00'	153.04'	38°07'25"	S 80°20'26" E	150.23'
C49	11.00'	14.00'	72°54'11"	N 82°16'11" E	13.07'
C50	170.51'	4.05'	1°21'39"	N 46°29'55" E	4.05'
C51	170.50'	132.95'	44°40'43"	N 24°50'24" E	129.61'
C52	28.00'	31.71'	64°53'46"	N 29°56'51" W	30.05'
C53	65.00'	319.07'	28°14'52"	N 78°13'42" E	82.47'
C54	28.00'	20.92'	42°48'47"	S 17°26'44" W	20.44'
C55	230.50'	10.58'	2°37'45"	S 2°38'47" E	10.58'
C56	189.50'	65.50'	19°48'09"	S 53°27'51" E	65.17'
C57	52.00'	70.51'	77°41'31"	N 77°47'19" E	65.23'
C58	650.00'	146.36'	12°54'04"	N 45°23'36" E	146.05'
C59	283.00'	168.35'	34°05'05"	N 68°53'11" E	165.88'
C60	217.00'	69.32'	18°18'15"	N 76°36'36" E	69.03'
C96	917.00'	297.91'	18°36'50"	N 58°19'06" E	296.60'

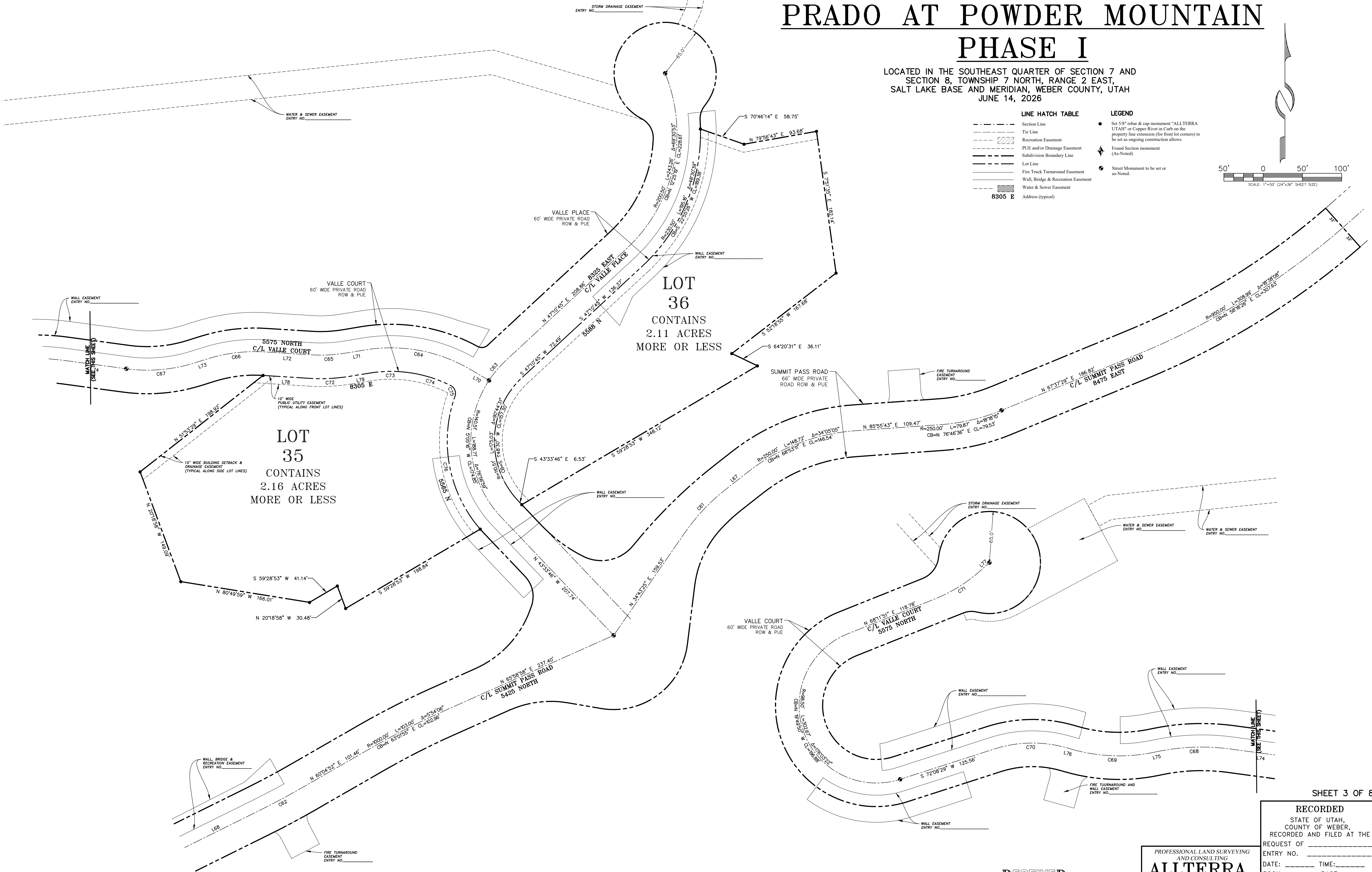
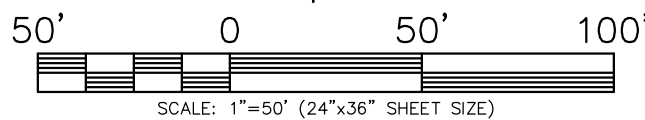
PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

LINE HATCH TABLE	
	Section Line
	Tie Line
	Recreation Easement
	PUE and/or Drainage Easement
	Subdivision Boundary Line
	Lot Line
	Fire Truck Turnaround Easement
	Wall, Bridge & Recreation Easement
	Water & Sewer Easement
	Address (typical)

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.



0' L=21.57' Δ=11'4"10"
10'56" E CL=21.57'

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AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

SHEET 3 OF 8

RECORDED	STATE OF UTAH,
	COUNTY OF WEBER,
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REQUEST OF _____	
ENTRY NO. _____	
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FEE: _____	
WEBER COUNTY RECORDER	

PRADO AT POWDER MOUNTAIN

PHASE I

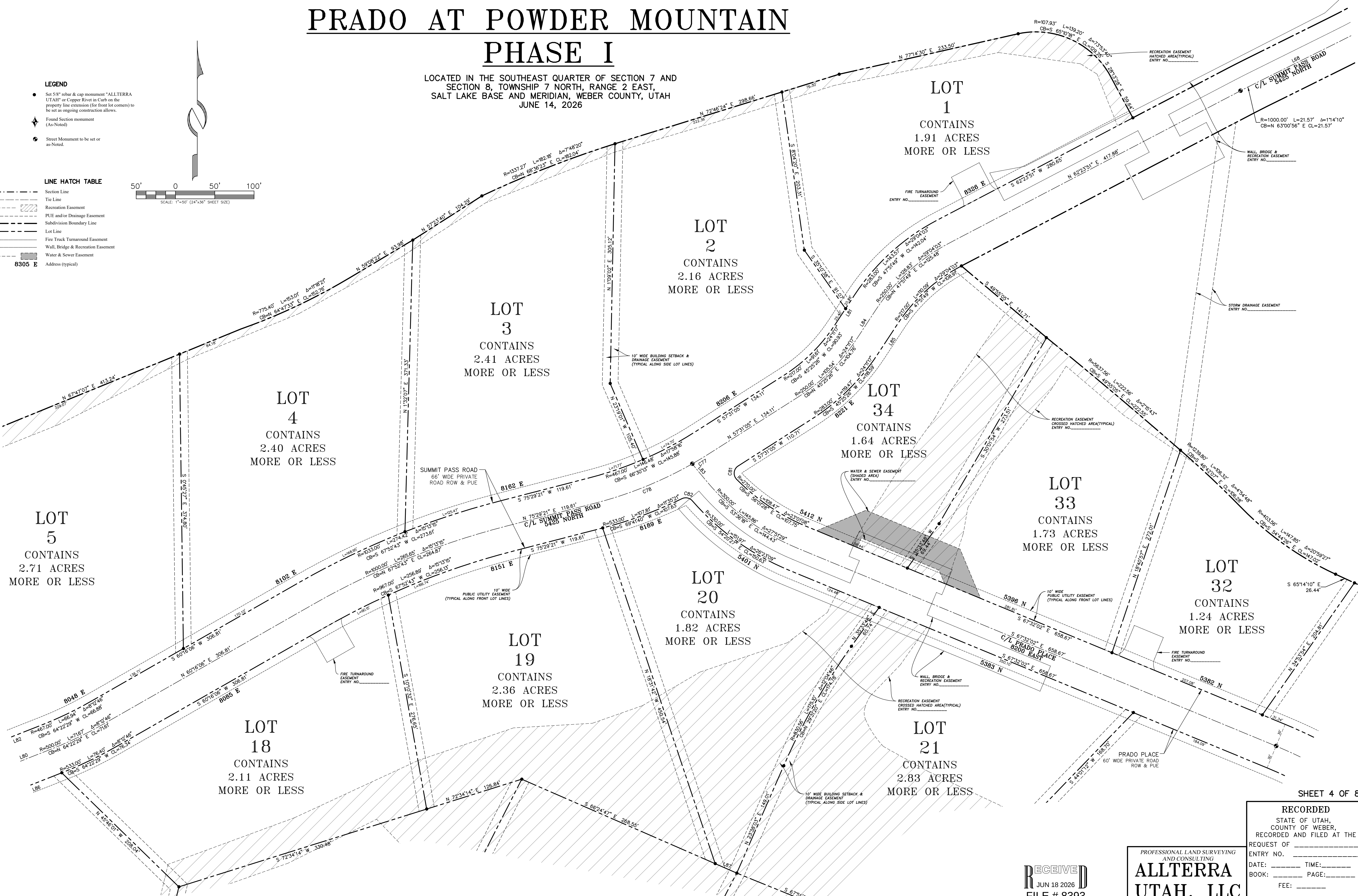
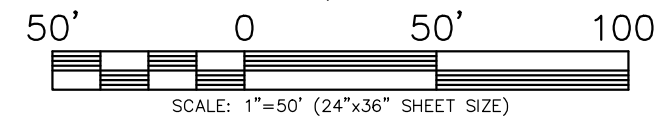
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SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

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- Found Section monument (As-Noted)
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LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
- PUE and/or Drainage Easement
- Subdivision Boundary Line
- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement
- Address (typical)



SHEET 4 OF 8

RECORDED	
STATE OF UTAH,	
COUNTY OF WEBER,	
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PRADO AT POWDER MOUNTAIN

PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

LEGEND

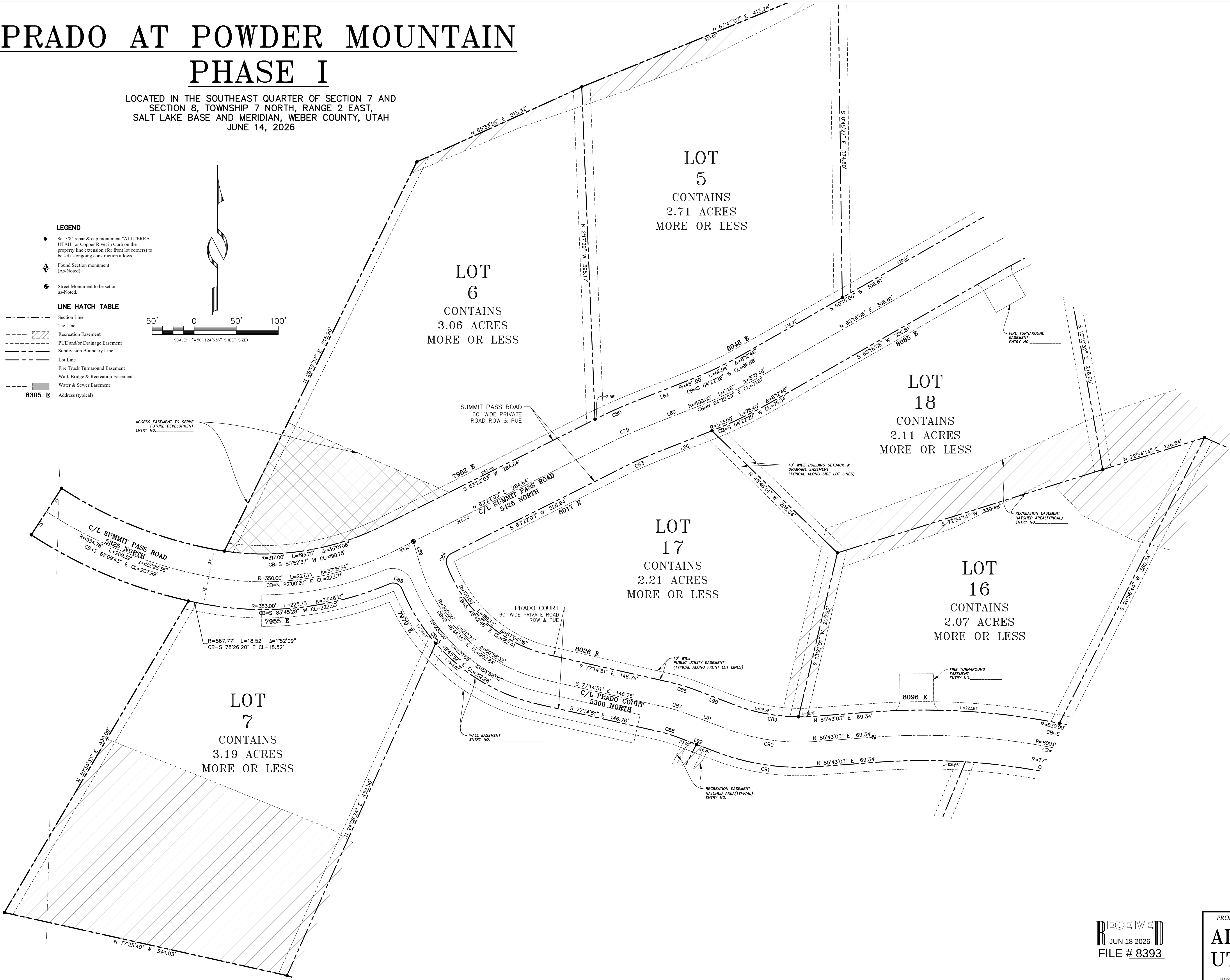
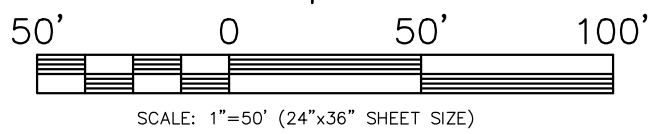
- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.

- Found Section monument (As-Noted)

- Street Monument to be set or as-Noted.

LINE HATCH TABLE

- Section Line
- Tie Line
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- Address (typical)



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PRADO AT POWDER MOUNTAIN PHASE I

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SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

LOT
17
CONTAINS
2.21 ACRES
MORE OR LESS

LOT
16
CONTAINS
2.07 ACRES
MORE OR LESS

LOT
15
CONTAINS
2.49 ACRES
MORE OR LESS

LOT
14
CONTAINS
2.30 ACRES
MORE OR LESS

LOT
8
CONTAINS
3.01 ACRES
MORE OR LESS

LOT
9
CONTAINS
3.20 ACRES
MORE OR LESS

LOT
10
CONTAINS
4.45 ACRES
MORE OR LESS

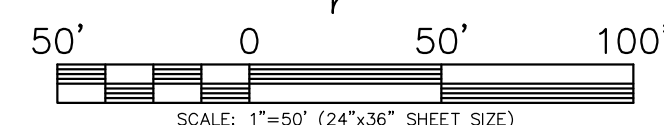
LOT
11
CONTAINS
3.47 ACRES
MORE OR LESS

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper Rivet in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
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- Street Monument to be set or as-Noted.

LINE HATCH TABLE

- Section Line
- Tie Line
- Recreation Easement
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- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement
- Address (typical)



SHEET 6 OF 8

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JUNE 14, 2026



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SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

LOT
21
CONTAINS
2.83 ACRES
MORE OR LESS

LOT
22
CONTAINS
2.38 ACRES
MORE OR LESS

LOT
32
CONTAINS
1.24 ACRES
MORE OR LESS

LOT
31
CONTAINS
1.15 ACRES
MORE OR LESS

LOT
30
CONTAINS
1.09 ACRES
MORE OR LESS

LOT
23
CONTAINS
2.51 ACRES
MORE OR LESS

LOT
29
CONTAINS
0.98 ACRES
MORE OR LESS

LOT
28
CONTAINS
1.61 ACRES
MORE OR LESS

LOT
13
CONTAINS
2.02 ACRES
MORE OR LESS

LOT
24
CONTAINS
1.87 ACRES
MORE OR LESS

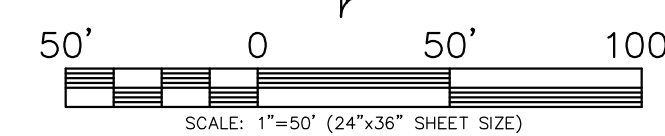
PARCEL 1
CONTAINS 33,076 SQ. FT OR
0.76 ACRES
MORE OR LESS
PUBLIC UTILITY EASEMENT

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper River in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
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LINE HATCH TABLE

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SHEET 8 OF 8

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