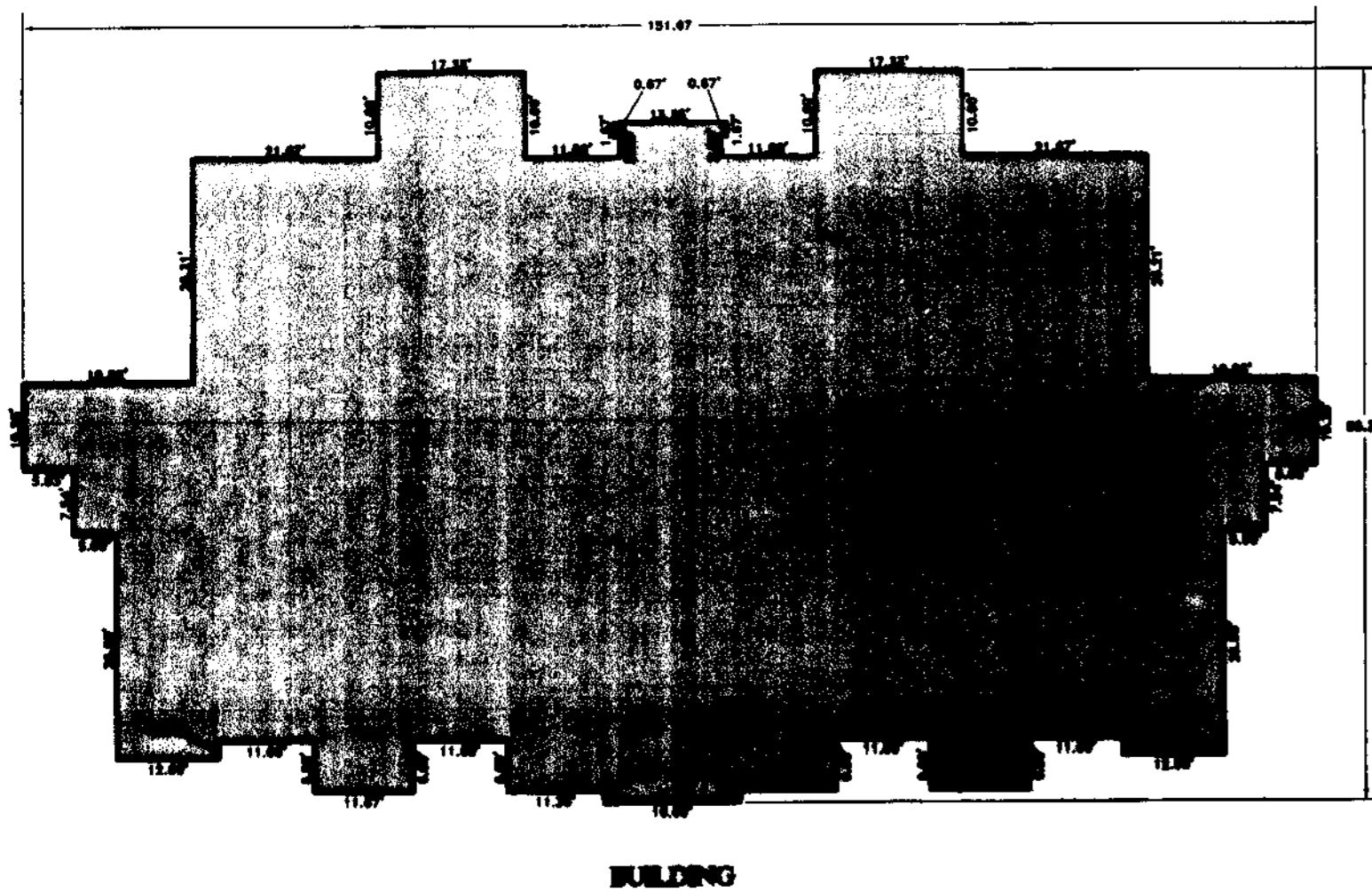


POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 CONDOMINIUM PLAT

NIGHTLY RENTALS ARE PERMITTED PER CUP 12-36-06

PART OF THE SOUTHWEST 1/4 OF SECTION 22
T7N, R1E, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH

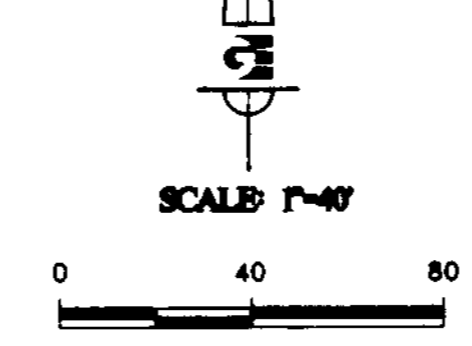
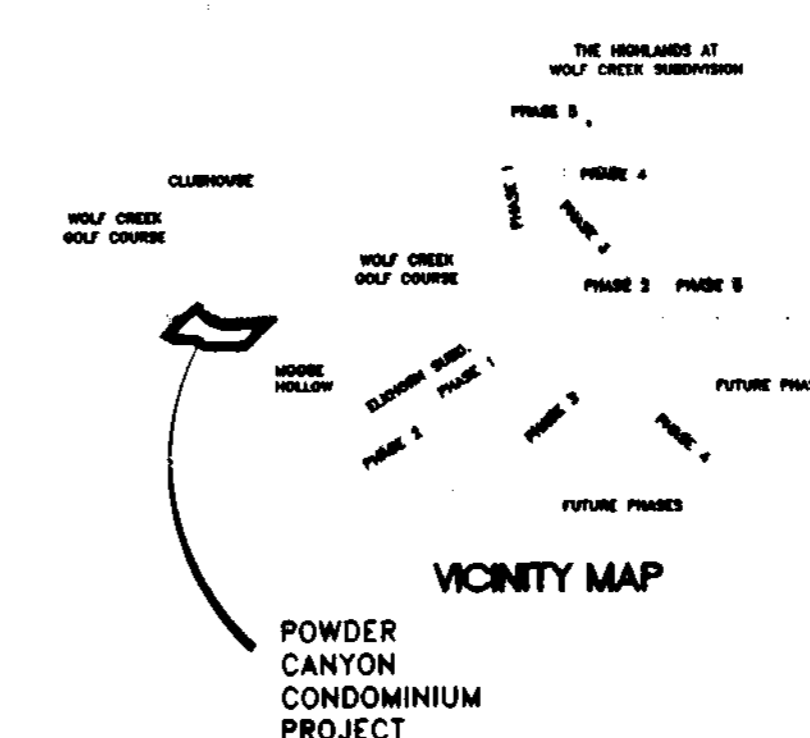
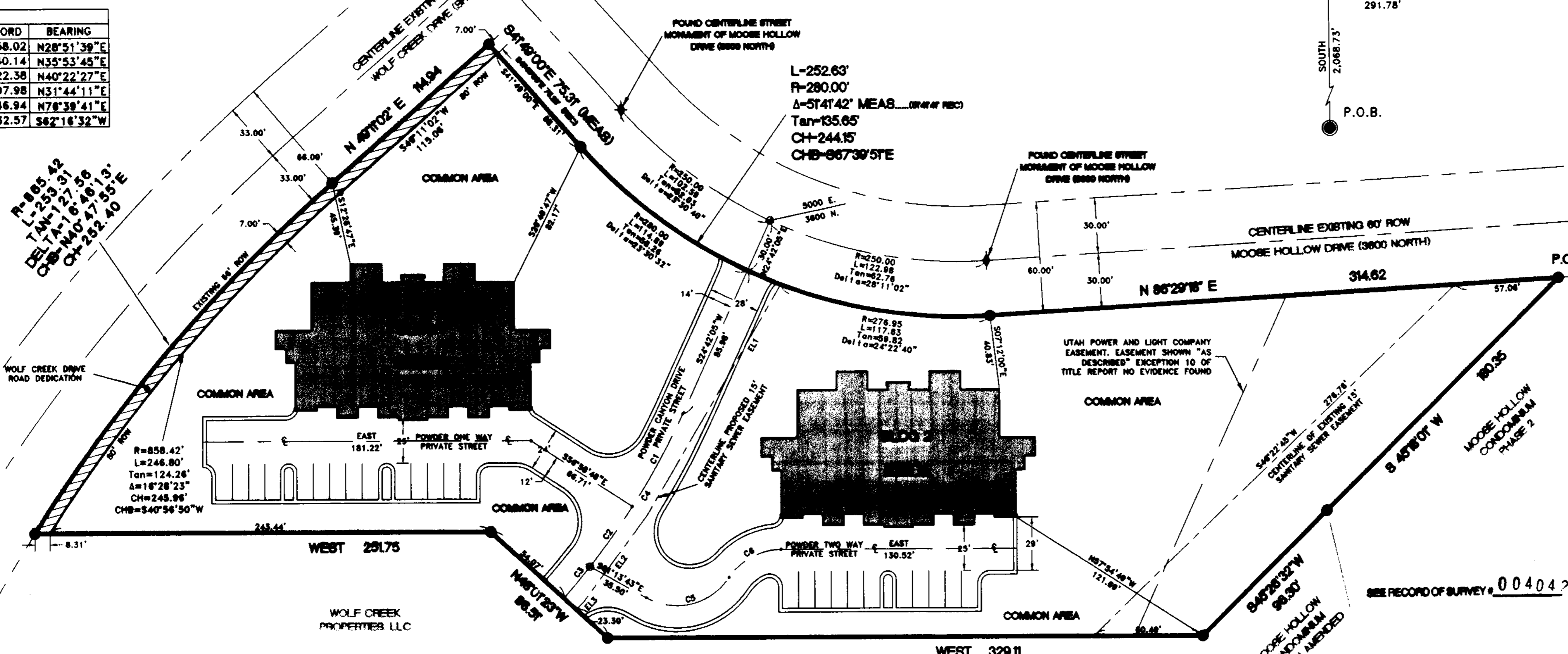
SHEET 1 OF 6



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	58.08	400.00	8°19'07"	29.09	58.02	N28°51'39"E
C2	40.15	400.00	5°45'05"	20.09	40.14	N35°53'45"E
C3	22.38	400.00	3°12'20"	11.19	22.38	N40°22'27"E
C4	98.23	400.00	14°04'12"	49.36	97.98	N31°44'11"E
C5	51.45	35.00	84°13'13"	31.64	46.94	N78°39'41"E
C6	33.87	35.00	55°26'56"	18.39	32.57	S62°16'32"W

CENTERLINE EASEMENT LINE TABLE	LINE	LENGTH	BEARING
EL1	146.04'	N30°25'59"E	
EL2	58.21'	N38°59'27"E	
EL3	6.45'	N44°42'19"E	

MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
BLANKET EASEMENT EXCEPTION 11 OF TITLE REPORT "EXACT LOCATION NOT DISCLOSED"



NOTES:

- THIS CONDOMINIUM PLAT IS BEING RECORDED CONCURRENTLY WITH AN INSTRUMENT STYLED "DECLARATION OF CONDOMINIUM OF POWDER CANYON CONDOMINIUM PROJECT" (HEREINAFTER REFERRED TO AS THE "CONDOMINIUM DECLARATION"). TERMS USED ON THIS CONDOMINIUM PLAT WHICH ARE DEFINED IN THE CONDOMINIUM DECLARATION SHALL, TO THE EXTENT PERMITTED BY THEIR CONTEXT, HAVE THE MEANINGS ASCRIBED TO THEM IN THE CONDOMINIUM DECLARATION. THE RIGHTS AND OBLIGATIONS OF ALL PERSONS HAVING OR ACQUIRING ANY INTEREST IN THE DEVELOPMENT SHOWN HEREON ARE GOVERNED BY THE CONDOMINIUM DECLARATION AND SUCH PERSONS ARE REFERRED TO THE CONDOMINIUM DECLARATION FOR A DESCRIPTION THEREOF. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE CONDOMINIUM DECLARATION DESCRIBES THE STATUS OF TITLE AND CERTAIN RESERVATIONS AND RIGHTS IN FAVOR OF THE DECLARANT (THE OWNER SHOWN ON THIS CONDOMINIUM PLAT) AND THIS CONDOMINIUM PLAT IS MADE SUBJECT TO SUCH STATUS, SUCH RESERVATIONS AND RIGHTS, AND ALL OTHER TERMS AND PROVISIONS OF THE CONDOMINIUM DECLARATION. AS MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION, THE COMMON AREAS AND LIMITED COMMON AREAS ARE TO BE MAINTAINED BY THE ASSOCIATION OF UNIT OWNERS.
- LOCATION OF CENTERLINE STREET MONUMENT TO BE SET UPON COMPLETION OF ROAD IMPROVEMENTS. DESIGNATED BY:
- THE PROPERTY IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RESORT, WHICH MASTER DECLARATION IS DATED MAY 15, 2002, AND WAS RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER ON OCTOBER 18, 2002, AS ENTRY NO. 1882728, IN BOOK 2275, BEGINNING AT PAGE 480, AS SUCH MASTER DECLARATION HAVE BEEN OR MAY BE MODIFIED OR AMENDED AT ANY TIME AND FROM TIME TO TIME (THE "MASTER DECLARATION"). THE RIGHTS AND OBLIGATIONS OF ALL PERSONS HAVING OR ACQUIRING ANY INTEREST IN THE DEVELOPMENT SHOWN HEREON ARE ALSO GOVERNED BY THE MASTER DECLARATION AND SUCH PERSONS ARE REFERRED TO THE MASTER DECLARATION FOR A DESCRIPTION THEREOF. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, UNDER THE TERMS AND CONDITIONS OF SUCH MASTER DECLARATION, A UNIT OWNER IN THE PROJECT SHALL ALSO BE SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE MASTER DECLARATION AND SHALL BECOME PERSONALLY LIABLE FOR ASSESSMENTS MADE IN ACCORDANCE WITH THE TERMS OF SUCH MASTER DECLARATION.
- BUILDING LOCATION DIMENSIONS ARE TO OUTSIDE WALLS.
- ALL INTERIOR DIMENSIONS RUNNING TO A WALL BETWEEN UNITS ARE TO THE INTERIOR SURFACE OF THAT WALL. UNLESS OTHERWISE SHOWN, ALL OTHER INTERIOR DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE WALL CONCERNED.
- CONSTRUCTION OF THE BUILDING IS NOT COMPLETED. BUILDING SHOWN AS DESIGNED, NOT CONSTRUCTED.
- ALL THE LINES SHOWN FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- ALL BUILDINGS ADDRESSED TO POWDER CANYON DRIVE
- COMMON AREA, OUTSIDE OF BUILDINGS, MAY BE USED FOR PUBLIC UTILITY EASEMENTS AND DRAINAGE.
- ELEVATIONS ARE BASED ON U.S.G.S. DATUM NGVD28. WEBER COUNTY BRASS CAP BENCHMARK #71222-1-5134 ELEV. 5348.6781
- 2' #5 REBAR AND CAP TO BE SET AT EXTERIOR BOUNDARY CORNERS (NOT AT INTERIOR PHASE LINES)
- TITLE REPORT BY METRO NATIONAL TITLE. EFFECTIVE DATE DECEMBER 31, 2007 AT 7:45 A.M.

- LEGEND**
- COMMON AREA
 - BUILDING FOOTPRINT
 - ROAD DEDICATION

NARRATIVE
THIS SURVEY AND SUBSEQUENT CONDOMINIUM PLAT WERE COMPLETED AT THE REQUEST OF THE POWDER CANYON, LLC, A UTAH LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF CREATING A CONDOMINIUM PROJECT UNDER THE UTAH CONDOMINIUM OWNERSHIP ACT. BOUNDARIES FOR THE PLAT WERE ESTABLISHED FROM ADJOINING PLATS.

Prepared By:
Garcher Engineering
5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405

SURVEYOR'S CERTIFICATE

I, ROBERT C. SHEPHERD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 6740341 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO FURTHER CERTIFY THAT I HAVE SURVEYED THE WEBER COUNTY, UTAH TRACT OF LAND SHOWN HEREON, THE EXTERNAL BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION		
A PART OF THE SOUTHWEST 1/4 OF SECTION 22, T7N, R1E, SLB&M, BEGINNING AT THE NORTHWEST CORNER OF MOOSE HOLLOW CONDOMINIUMS PHASE 2, SAID POINT IS ON THE SOUTHERLY RIGHT OF WAY OF MOOSE HOLLOW DRIVE, POINT BEING N 89°14'39" W 291.78 FEET ALONG THE EAST-WEST 1/4 SECTION LINE AND SOUTH 2,068.73 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22 BASIS OF BEARING N 89°14'39" W FROM SAID QUARTER CORNER TO THE WEST CORNER OF SAID SECTION 22; THENCE AS FOLLOWS:		
S 45°18'01" W	180.35 FEET	(180.28 FEET RECORD) ALONG SAID MOOSE HOLLOW CONDOMINIUM PHASE 2 BOUNDARY TO MOOSE HOLLOW CONDOMINIUM PHASE 4 AMENDED BOUNDARY; THENCE
S 45°28'32" W	96.30 FEET	BOUNDARY TO MOOSE HOLLOW CONDOMINIUM PHASE 4 AMENDED BOUNDARY; THENCE
WEST	329.11 FEET	THENCE
N 48°01'23" W	86.51 FEET	THENCE
WEST	251.75 FEET	TO THE EASTERLY R.O.W. OF WOLF CREEK DRIVE (SR-158) AND ALONG SAID R.O.W. THE FOLLOWING TWO COURSES:
NORTHEASTERLY	253.31 FEET	ALONG A NON-TANGENT CURVE TO THE RIGHT (R=865.42', DELTA=16°46'13", T=127.56', CHB=N 40°47'55" E, CH=252.40') TO A TANGENT LINE; THENCE
N 49°11'02" E	114.94 FEET	ALONG SAID LINE TO THE SOUTHERN R.O.W. OF MOOSE HOLLOW DRIVE (3600 NORTH) AND ALONG SAID R.O.W. THE FOLLOWING THREE COURSES:
S 41°49'00" E	75.31 FEET	TO A TANGENT CURVE TO THE LEFT; THENCE
SOUTHEASTERLY	252.63 FEET	ALONG SAID CURVE (R=280.00', DELTA=51°41'44", T=135.65', CHB=S 67°39'51" E, CH=244.15') TO A TANGENT LINE; THENCE
N 86°28'18" E	314.82 FEET	TO THE POINT OF BEGINNING.
CONTAINS 134,557.46 S.F. / 3.09 ACRES		

I FURTHER CERTIFY THAT THE REFERENCE MONUMENTS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE ABOVE-DESCRIBED TRACT, AND OF THE BUILDINGS LOCATED OR TO BE LOCATED ON SAID TRACT, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE HORIZONTAL AND VERTICAL BOUNDARIES OF EACH OF THE UNITS LOCATED OR TO BE LOCATED ON SAID TRACT, AND THIS CONDOMINIUM PLAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANNOTATED SECTIONS 57-8-1 THROUGH 57-8-39 (2000 REPLACEMENT, SUPP. 2007) AND ALL ZONING REQUIREMENTS.

3/20/2008 DATE

ROBERT C. SHEPHERD, No. 6740341

OWNER'S CERTIFICATE OF CONSENT TO RECORD

POWDER CANYON, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, HEREBY EXECUTES THIS CONDOMINIUM PLAT OF POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANNOTATED SECTIONS 57-8-1 THROUGH 57-8-39 (SUPP. 2008) AND CONSENTS TO THE RECORDED HEREOF.

EXECUTED THIS 7 DAY OF April, 2008.

POWDER CANYON, LLC, A UTAH LIMITED LIABILITY COMPANY
BY:
NAME: ROBERT LYNN THOMAS
ITS: AUTHORIZED REPRESENTATIVE

STATE OF Utah)
COUNTY OF Weber) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF April, 2008 BY ROBERT LYNN THOMAS, KNOWN TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF POWDER CANYON, LLC, A UTAH LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

ANGELA MARTIN
NOTARY PUBLIC # 5719732
306 Washington Blvd. Suite 28
Ogden, Utah 84401
COMM. EXP. 11-24-2011

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND HEREBY DEDICATE GRANT AND CONVEY TO POWDER CANYON CONDOMINIUM USERS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS AND COMMON AREA. COMMON AREAS TO BE USED FOR RECREATION AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH CONDOMINIUM UNIT OWNER IN COMMON WITH ALL OTHER POWDER CANYON CONDOMINIUM USERS AND DEDICATE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATION, PARKING AND OPEN SPACE PURPOSES, AND EASEMENTS FOR UTILITY, DRAINAGES AND PATHWAYS.

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS A ROAD DEDICATION ALONG WOLF CREEK DRIVE, THE SAME TO BE USED AS A PUBLIC THOROUGHFARE.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS CONDOMINIUM PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 25 DAY OF March, 2008

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL ACCURACY, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS OF ADJOINING COUNTY OFFICES. 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 21 DAY OF April, 2008

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS CONDOMINIUM PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

THIS 10 DAY OF April, 2008

CHAIRMAN, WEBER COUNTY COMMISSION

TITLE: Admin. Assistant

Kristina Fandina

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 24 DAY OF March, 2008

SIGNATURE

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS CONDOMINIUM PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 10 DAY OF April, 2008

11111

COUNTY RECORDER

ENTRY NUMBER _____ DEPUTY _____
SEE PAID _____