

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST
48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
ROW MARKER ALONG THE EAST PROPERTY
LINE (SEE THIS SHEET) UGITE
ELEVATION = XX.XX

UPDATE

SURVEYOR'S CERTIFICATE
I, Keith R. Russell, do hereby represent that I am a Registered Land
Surveyor and that I hold certificate no. 164386 as prescribed by the laws of
the State of Utah and I have made a survey of the following described
property. The purpose of this survey is to develop the property from the
Subdivision Plat, set the property corners and develop topography of the
property for future development. The property is located in the Weber
County Forest Residential Zone (FR-3) with minimum set backs as follows:

Front Yard Set back 25 feet
Side Yard Set back 8 feet minimum with a total minimum of 18 feet
Rear Yard Set back 30 feet
Building Height 35 feet maximum

I have shown the set back lines on the drawing.

I found rebar and caps at the Northwest and Southwest Corners of the
property. At the Southwest Corner there were two rebar and I honored the
rebar without the cap. The Northwest Corner was also a rebar without a
cap. I set the other corners of the property as noted on the drawing. There
are two parcels, one is Lot 1R according to the recorded plat and the other
is a metes and bounds description of a portion of Aspen Drive from the plat
that has been deeded back to Lot 1R due to a road alignment change.

Deed Parcel Descriptions

All of Lot 1R, Powder Mountain Village Subdivision, Weber County, Utah
according to the official plat on file in the office of the Weber County
Recorder.
Contains 21,060 square feet.
Tax ID No. 22-211-0001.

ALSO:

Part of Section 1, Township 7 North, Range 1 East, Salt Lake Base and
Meridian.

Beginning at a point on the west line of Aspen Drive, said point being
1610.72 feet South 89°52'18" West along the section line and 170.31 feet
South from the Northeast Corner of said Section 1,
Thence as follows: Easterly 102.99 feet along a curve (R=230.00', T=52.84',
CH=102.99', CHB=South 71°23'30" East) to the northerly line of Powder
Mountain Road;
Thence South 69°13'24" West 92.01 feet along said Powder Mountain
Road;
Thence northerly 62.63 feet along a curve (R=30.00', T=51.55', CH=51.86',
CHB=North 9°25'11" East);
Thence northwesterly 24.68 feet along a curve (R=176.47', T=12.36',
CH=24.66', CHB=North 54°23'58" West);
Thence to the point of beginning.
Contains 1,475 square feet.
Tax ID No. 22-211-0005.

Surveyed Descriptions

All of Lot 1R, Powder Mountain Village Subdivision, Weber County, Utah
according to the official plat on file in the office of the Weber County
Recorder.
Tax ID No. 22-211-0001.

ALSO:

Part of Section 1, Township 7 North, Range 1 East, Salt Lake Base and
Meridian:
Beginning at a point on the southwesterly line of Aspen Drive, said point
being South 89°52'18" West 1610.72 feet along the section line and South
170.31 feet from the Northeast Corner of said Section 1;

Thence Easterly 103.87 feet along the arc of a 230.00 foot radius curve to
the left, (center bears North 39°37'01" East and long chord bears South
71°23'04" East 102.99 feet, with a central angle of 25°52'32") along the
southwesterly line of Aspen Drive to the northerly line of Powder
Mountain Road;
Thence South 69°13'24" West 92.01 feet along the northerly line of Powder
Mountain Road to the Point of Curvature of Lot 1R defined on the recorded
plat of Powder Mountain Village Subdivision, Weber County, Utah
according to the official plat on file in the office of the Weber County
Recorder.
Thence northerly 62.63 feet along the arc of a 30.00 foot radius curve to
the left, (center bears North 20°46'36" West and long chord bears North
9°25'11" East 51.86 feet, with a central angle of 11°9'36'23") along the
easterly line of said Lot 1R, Powder Mountain Village Subdivision;
Thence northwesterly 24.69 feet along the arc of a 175.44 foot radius
curve, (176.47 by deed) to the left, (center bears South 39°37'01" West
and long chord bears North 54°23'58" West 24.67 feet, with a central angle
of 8°03'49") along the northeasterly line of Lot 1R, Powder Mountain
Village Subdivision to the point of beginning.

Contains 22,533 square feet, 0.517 acres.

Surveyed Descriptions

All of Lot 1R, Powder Mountain Village Subdivision, Weber County, Utah
according to the official plat on file in the office of the Weber County
Recorder.
Tax ID No. 22-211-0001.

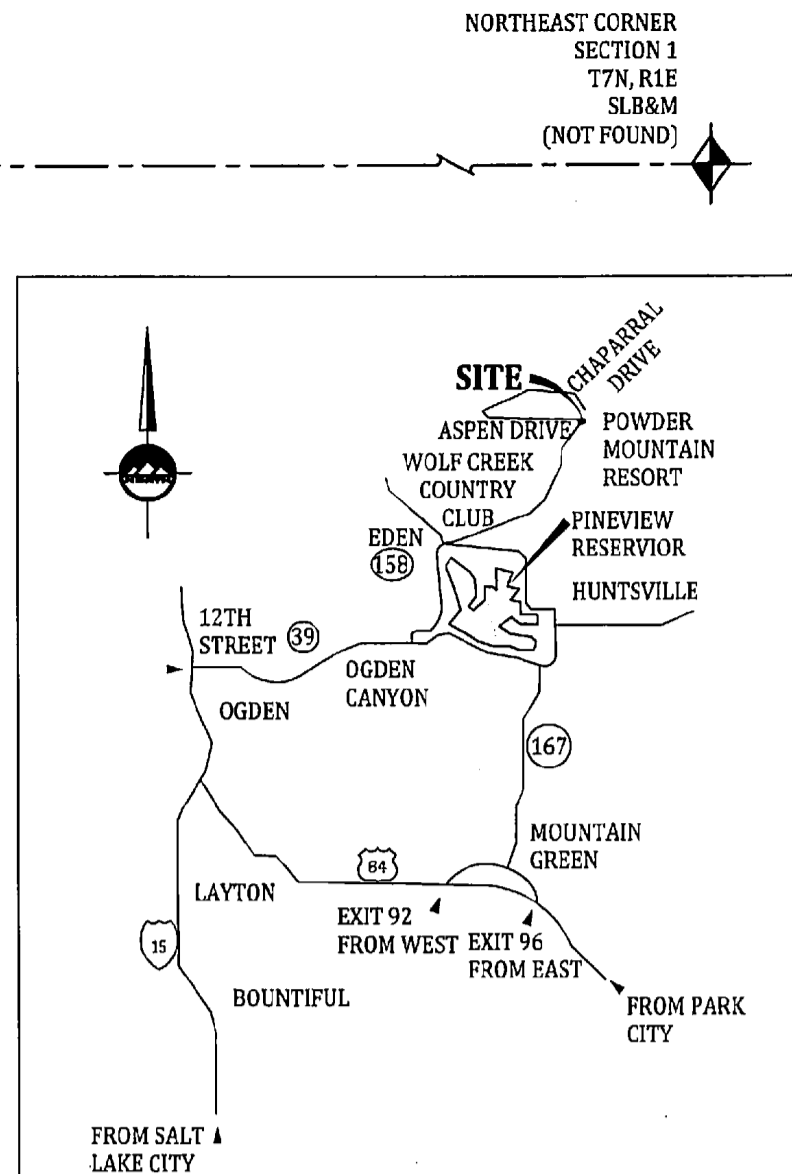
ALSO:

Part of Section 1, Township 7 North, Range 1 East, Salt Lake Base and
Meridian:
Beginning at a point on the southwesterly line of Aspen Drive, said point
being South 89°52'18" West 1610.72 feet along the section line and South
170.31 feet from the Northeast Corner of said Section 1;

**POWDER MOUNTAIN
VILLAGE SUBDIVISION
LOT 2**

**POWDER MOUNTAIN
VILLAGE SUBDIVISION
LOT 3**

Date: Jan 14, 2009
Keith R. Russell
License no. 164386



ENSIGN

LAYTON
1495 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

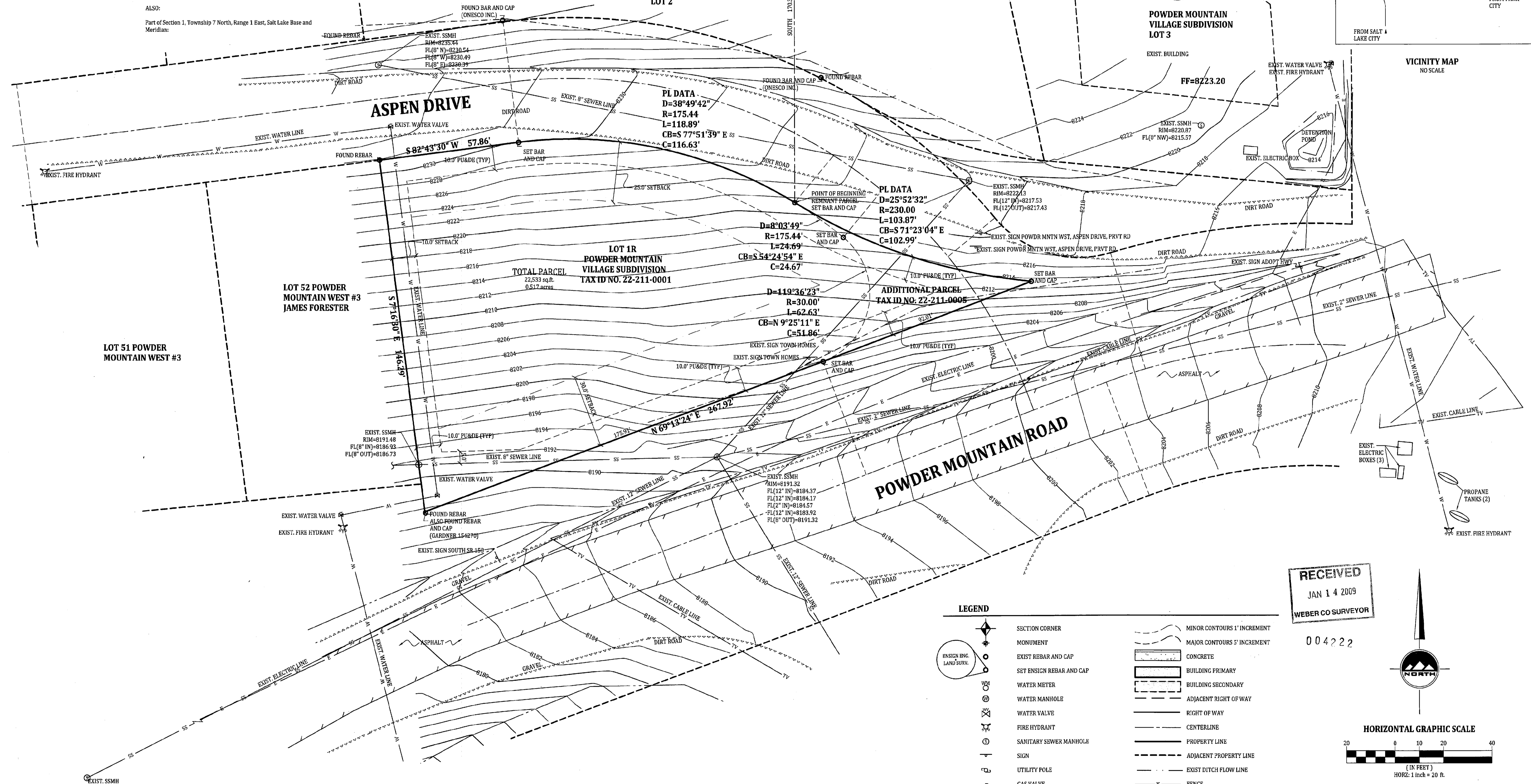
PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

FOR:
BANJO BOYS LLC
9639 DOCTOR PERRY ROAD,
SUITE 208 SOUTH
JAMSVILLE, MD 21754

CONTRACT:
BENNETT GOLDBERG
PHONE: 240-436-1212
FAX:

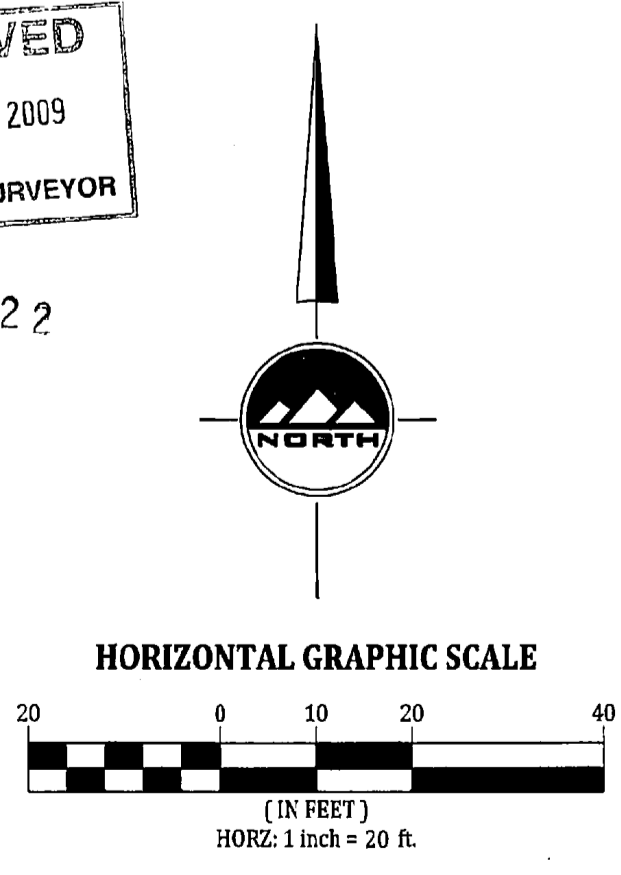


LEGEND

SECTION CORNER	MINOR CONTOURS 1' INCREMENT
MONUMENT	MAJOR CONTOURS 5' INCREMENT
EXIST REBAR AND CAP	CONCRETE
SET ENSIGN REBAR AND CAP	BUILDING PRIMARY
WATER METER	BUILDING SECONDARY
WATER MANHOLE	ADJACENT RIGHT OF WAY
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT	CENTERLINE
SANITARY SEWER MANHOLE	PROPERTY LINE
SIGN	ADJACENT PROPERTY LINE
UTILITY POLE	EXIST DITCH FLOW LINE
GAS VALVE	FENCE
EXIST ELECTRIC LINE	EDGE OF ASPHALT
EXIST WATER LINE	EDGE OF GRAVEL
EXIST SEWER LINE	EDGE OF DIRT
EXISTING CABLE LINE	PUBLIC UTILITY EASEMENT
	SETBACK

RECEIVED
JAN 14 2009
WEBER CO SURVEYOR

004222



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

**POWDER MOUNTAIN VILLAGE,
LOT 1R
6837 EAST ASPEN DRIVE
EDEN, UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**BOUNDARY
TOPOGRAPHY
SURVEY**

PROJECT NUMBER: L1797
DATE: 1/14/09
DRAWN BY: AS
CHECKED BY: KRR
PROJECT MANAGER: KRR

1 of 1