

RECORD OF SURVEY

SECTION 32 & SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB#M EDEN, WEBER COUNTY, UTAH

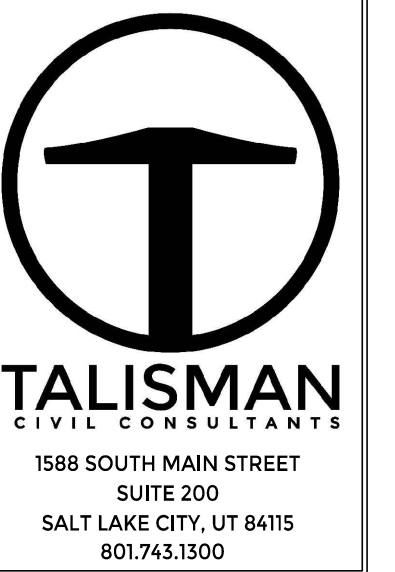


Table with columns: RECORDS, DATE, BY, NO.

NORDIC VAALLEY-RECORD OF SURVEY SKY MOUNTAIN BASE LLC

SEC.32 & S.W. 1/4 OF SEC. 29, T.7N., R.1E., SLB#M

DATE SUBMITTED: 2022-10-20 TCC JOB NUMBER: 19-600

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH...

Nathan Christensen, NATHAN CHRISTENSEN, PLS 10175991

DATE OF SURVEY



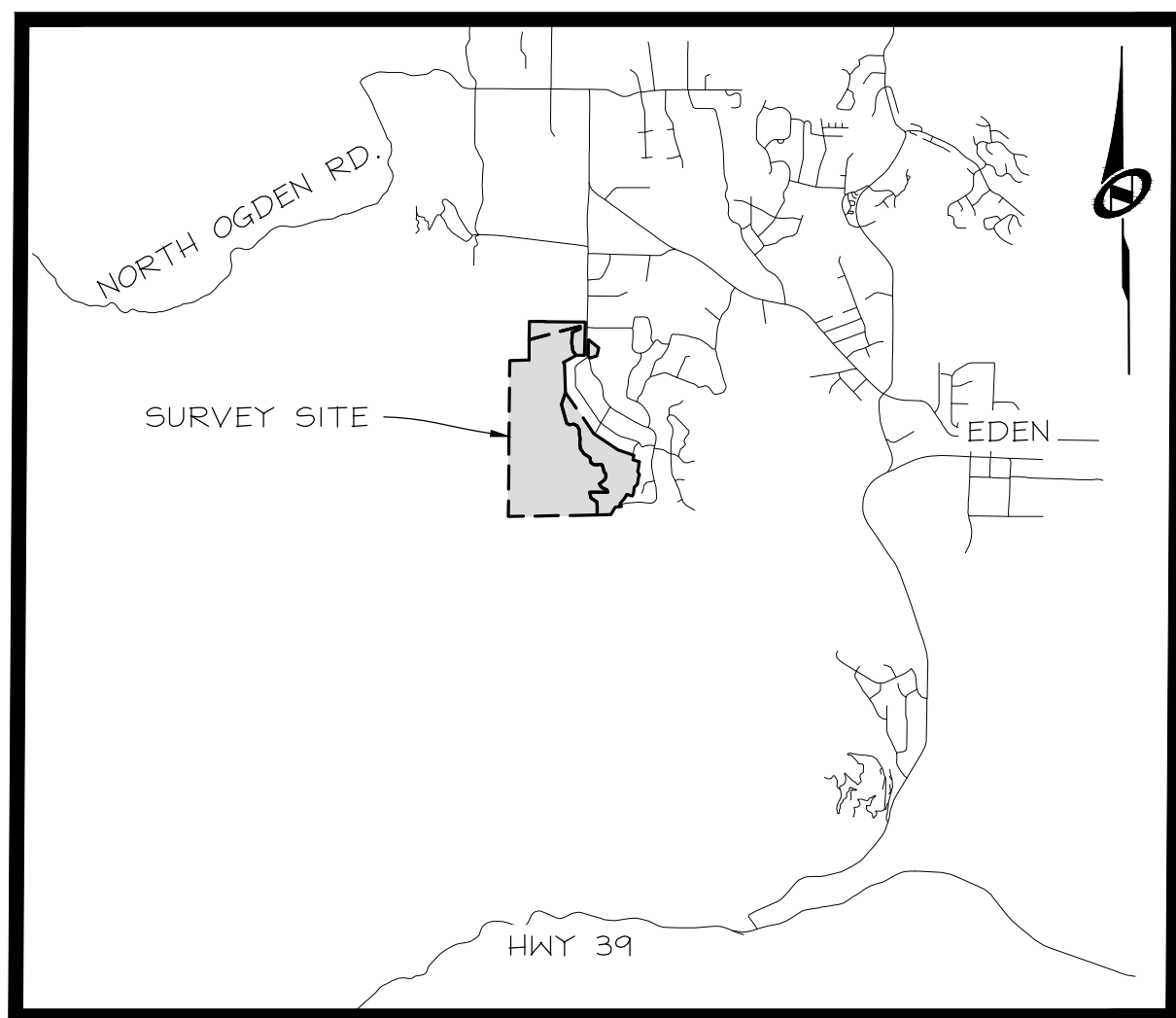
SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS LOCATE THE SUBJECT PROPERTY AND PROVIDE A BOUNDARY SURVEY. THE FIELD WORK FOR THIS SURVEY WAS PREFORMED IN JULY OF 2022. AND THE PLAT WAS PREPARED ON OCTOBER 10TH 2022.

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB#M MEASURED USING THE AGCR'S "TURN/VRS" NETWORK, UTAH STATE PLANE CENTRAL ZONE, NAD83, MODIFIED TO GROUND DISTANCES.

THE BENCHMARK FOR THIS SURVEY IS THE FOUND BRASS CAP, SECTION 36, T1S, R1W, SLB#M, THE MEASURED ELEVATION IS 4261.42' FEET, NAVD88.

BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.



VICINITY MAP N.T.S

LEGAL DESCRIPTION

PARCEL 1 BEGINNING AT A POINT WHICH IS ON THE ON THE WESTERN RIGHT-OF-WAY LINE OF 3500 EAST, SAID POINT BEING N 87°58'12" W 2632.23 FEET ALONG THE NORTH SECTION LINE OF SECTION 32, TO THE NORTH QUARTER OF SAID SECTION, THENCE N 0°24'08" EAST 100.38 FEET ALONG THE SECTION LINE, AND N 89°35'52" W 74.05 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N 89° 42' 02" W 282.10 FEET; THENCE N 40° 49' 15" W 190.57 FEET; THENCE N 07° 58' 23" W 288.47 FEET; THENCE N 02° 50' 24" E 371.18 FEET; THENCE N 66° 37' 10" E 299.68 FEET; THENCE N 02° 58' 07" W 95.99 FEET; THENCE S 75° 14' 48" W 1832.05 FEET; THENCE N 00° 38' 43" E 635.03 FEET; THENCE N 89° 33' 56" E 535.62 FEET; THENCE S 04° 33' 34" W 111.11 FEET; THENCE S 89° 31' 36" E 1124.87 FEET; THENCE S 89° 41' 49" E 290.39 FEET TOP THE WESTERN ROW LINE OF SAID 3500 WEST; THENCE ALONG SAID SECTION LINE S 01° 20' 16" W 1167.80 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 1,118,930 S.F. OR 25.687 ACRES

AFFECTING A PORTION WEBER CO. OF PARCELS: 22-023-0045, 22-023-0020, 22-023-0086.

PARCEL 2 BEGINNING AT A POINT WHICH IS ON THE ON THE EASTERLY RIGHT-OF-WAY LINE OF 3500 EAST, SAID POINT BEING N 87°58'12" W 2632.23 FEET ALONG THE NORTH SECTION LINE OF SECTION 32, TO THE NORTH QUARTER OF SAID SECTION, THENCE N 0°24'08" EAST 80.50 FEET ALONG THE SECTION LINE, AND N 89°35'52" W 8.36 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING THENCE N 01° 20' 16" E 468.20 FEET; THENCE S 52° 07' 34" E 455.97 FEET; THENCE S 13° 54' 26" W 292.09 FEET; THENCE S 73° 24' 26" W 256.31 FEET TO THE EASTERN ROW LINE OF NORDIC VALLEY HAY; THENCE ALONG SAID ROW FOLLOWING 4 COURSES, 1) THENCE N 57° 37' 39" W 3.91 FEET, 2) THENCE ALONG NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, (LONG CHORD BEARS N 29° 11' 31" W 123.07 FEET), THROUGH A CENTRAL ANGLE OF 58° 58' 57", FOR AN ARC DISTANCE OF 128.68 FEET, 3) THENCE N 00° 18' 02" E 59.09 FEET, 4) THENCE S 89° 42' 02" E 8.00 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 158,480 S.F. OR 3.628 ACRES

AFFECTING WEBER CO. PARCEL 22-023-0060

PARCEL 3 BEGINNING AT A POINT BEING THE WESTERN CORNER FOR LOT 94 OF THE SILVER BELL ESTATES NO. 2 SUBDIVISION, SAID POINT BEING S 0°02'56" W 1102.90 FEET ALONG THE SECTION LINE OF SECTION 32, THENCE N 89°57'04" W 3367.49 FEET, FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING ALONG SAID SILVER BELL ESTATES NO. 2 SUBDIVISION BOUNDARY FOLLOWING SEVEN (7) COURSES: 1) THENCE S 34° 42' 02" E 1736.47 FEET; 2) THENCE S 55° 52' 02" E 1014.59 FEET; 3) THENCE S 71° 29' 02" E 531.56 FEET; 4) THENCE S 78° 42' 02" E 50.00 FEET; 5) THENCE S 11° 17' 58" W 121.53 FEET; 6) THENCE S 13° 34' 21" W 49.93 FEET; 7) THENCE S 73° 59' 14" E 237.98 FEET TO THE WESTERN LINE OF THE SILVER BELL ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERN LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION FOLLOWING SEVENTEEN (17) COURSES, 1) THENCE S 20° 30' 14" W 70.78 FEET; 2) THENCE S 01° 30' 14" W 140.33 FEET; 3) THENCE S 16° 30' 14" W 134.78 FEET; 4) THENCE S 28° 29' 46" E 132.50 FEET; 5) THENCE S 19° 30' 14" W 96.54 FEET; 6) THENCE S 09° 30' 14" W 253.28 FEET; 7) THENCE S 45° 30' 14" W 140.34 FEET; 8) THENCE S 09° 14' 14" W 190.45 FEET; 9) THENCE S 18° 30' 14" W 119.54 FEET; 10) THENCE N 73° 14' 16" W 205.08 FEET; 11) THENCE S 29° 45' 14" W 140.00 FEET; 12) THENCE S 38° 29' 04" W 254.04 FEET; 13) THENCE S 09° 12' 14" W 60.00 FEET; 14) THENCE N 84° 26' 14" E 45.91 FEET; 15) THENCE S 05° 33' 43" E 50.00 FEET; 16) THENCE S 84° 26' 14" W 220.00 FEET; 17) THENCE S 29° 36' 05" W 302.02 FEET TO THE SOUTHERN SECTION LINE OF SAIS SECTION 32; THENCE ALONG SAID SECTION LINE S 88° 56' 52" W 479.17 FEET; THENCE N 01° 22' 58" E 299.76 FEET; THENCE N 05° 00' 31" W 153.57 FEET; THENCE N 55° 47' 19" W 246.88 FEET; THENCE N 12° 37' 21" W 201.78 FEET; THENCE N 89° 39' 32" E 622.78 FEET; THENCE N 16° 51' 53" W 95.44 FEET; THENCE N 71° 30' 54" W 99.97 FEET; THENCE N 57° 03' 53" W 115.12 FEET; THENCE N 30° 25' 49" W 126.89 FEET; THENCE N 53° 03' 59" E 210.78 FEET; THENCE N 28° 57' 01" E 106.54 FEET; THENCE N 02° 10' 20" E 115.87 FEET; THENCE N 42° 07' 29" W 107.05 FEET; THENCE N 101° 43' 14" E 92.15 FEET; THENCE N 15° 16' 49" W 162.30 FEET; THENCE N 69° 58' 40" W 62.78 FEET; THENCE S 76° 49' 00" E 131.14 FEET; THENCE N 84° 11' 27" W 117.52 FEET; THENCE N 50° 49' 22" W 118.93 FEET; THENCE N 09° 10' 35" W 167.27 FEET; THENCE N 56° 03' 43" E 262.60 FEET; THENCE N 35° 50' 36" W 210.42 FEET; THENCE N 05° 28' 14" W 189.57 FEET; THENCE N 04° 22' 42" E 169.37 FEET; THENCE N 10° 53' 45" W 129.95 FEET; THENCE N 02° 16' 56" E 165.23 FEET; THENCE N 28° 14' 47" W 159.93 FEET; THENCE N 61° 05' 39" W 135.04 FEET; THENCE S 82° 43' 51" W 160.50 FEET; THENCE N 66° 06' 31" W 102.75 FEET; THENCE N 15° 41' 13" W 682.00 FEET; THENCE N 18° 53' 23" E 439.33 FEET, TO THE POINT OF BEGINNING, LOCATED IN T SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 3,752,282 S.F. 86.141 ACRES

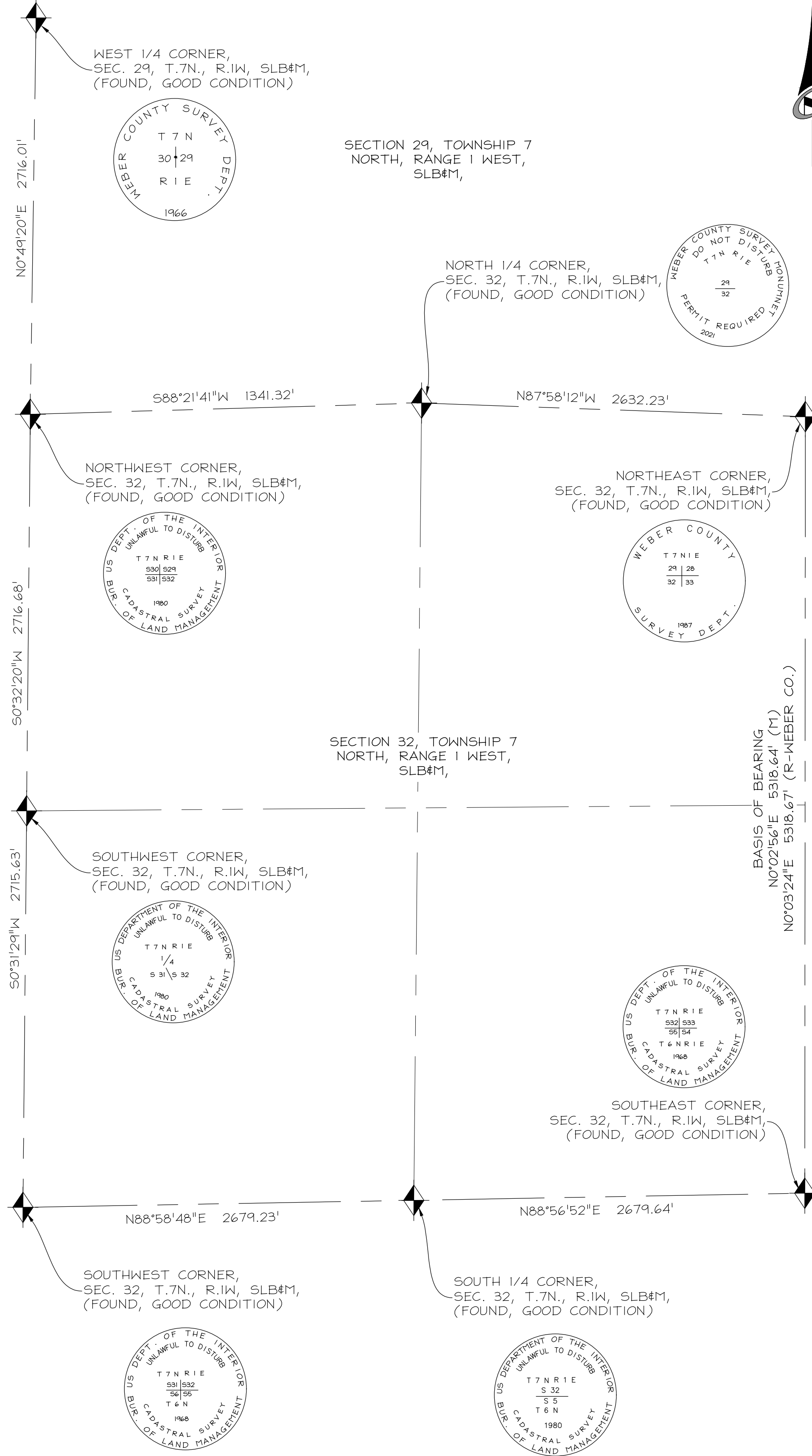
AFFECTING A PORTION OF WEBER CO. PARCEL 22-029-0010

SKI RESORT EASEMENT BEGINNING AT A POINT BEING THE WESTERN CORNER FOR LOT 94 OF THE SILVER BELL ESTATES NO. 2 SUBDIVISION, SAID POINT BEING S 0°02'56" W 1102.90 FEET ALONG THE SECTION LINE OF SECTION 32, THENCE N 89°57'04" W 3367.49 FEET, FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 18° 53' 23" W 439.33 FEET; THENCE S 15° 41' 13" E 682.00 FEET; THENCE S 66° 06' 31" E 102.75 FEET; THENCE N 82° 43' 51" E 160.50 FEET; THENCE S 61° 05' 39" E 135.04 FEET; THENCE S 28° 14' 47" E 159.93 FEET; THENCE S 02° 16' 56" W 165.23 FEET; THENCE S 10° 53' 45" W 129.95 FEET; THENCE S 04° 22' 42" W 169.37 FEET; THENCE S 05° 28' 14" E 189.57 FEET; THENCE S 35° 50' 36" E 210.42 FEET; THENCE S 56° 03' 43" E 262.60 FEET; THENCE S 09° 10' 35" E 167.27 FEET; THENCE S 50° 49' 22" E 118.93 FEET; THENCE S 84° 11' 27" E 117.52 FEET; THENCE N 76° 49' 00" E 131.14 FEET; THENCE S 69° 58' 40" E 62.78 FEET; THENCE S 15° 16' 49" E 162.30 FEET; THENCE S 10° 43' 14" E 92.15 FEET; THENCE S 42° 07' 29" E 107.05 FEET; THENCE S 02° 10' 20" W 115.87 FEET; THENCE S 28° 57' 01" W 106.54 FEET; THENCE S 53° 03' 59" W 210.78 FEET; THENCE S 30° 25' 49" E 126.89 FEET; THENCE S 57° 03' 53" E 115.12 FEET; THENCE S 71° 30' 54" E 99.97 FEET; THENCE S 16° 51' 53" E 95.44 FEET; THENCE S 89° 39' 32" W 622.78 FEET; THENCE S 12° 37' 21" E 201.78 FEET; THENCE S 55° 47' 19" E 246.88 FEET; THENCE S 05° 00' 31" E 153.57 FEET; THENCE S 01° 22' 58" W 299.76 FEET TO THE SOUTHERN LINE OF SAID SECTION 32; THENCE ALONG SAID SECTION LINE S 88° 56' 52" W 413.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE ALONG SAID SECTION S 88° 58' 48" W 2679.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE ALONG SAID SECTION LINE N 00° 31' 29" E 2715.63 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG SAID SECTION LINE N 00° 32' 20" E 2716.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE N 88°21'41" E 670.66 FEET; THENCE N 0°38'43" E 708.80 FEET; THENCE N 75°14'48" E 1832.05 FEET; THENCE S 2°58'07" E 95.99 FEET; THENCE S 66°37'10" W 299.68 FEET; THENCE S 2°50'24" W 371.18 FEET; THENCE S 7°58'23" E 288.47 FEET; THENCE S 40°49'15" E 190.57 FEET; THENCE S 62°03'22" W 517.63 FEET; THENCE S 34°41'57" E 80.00 FEET TO THE WESTERN BOUNDARY LINE OF SAID SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID WESTERN LINE S 1°42'02" E 987.73 FEET, TO THE POINT OF BEGINNING. LOCATED IN T SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 14,946,157 S.F. 343.117 ACRES

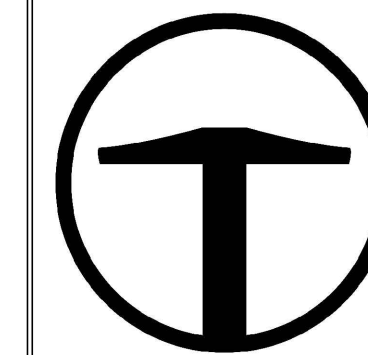
AFFECTING WEBER CO. PARCELS: 22-029-0008, 22-023-0019, AND A PORTION OF PARCELS: 22-029-0010, 22-023-0045, 22-023-0020, 22-023-0086.

FOUND SECTION CORNERS: (NOT TO SCALE)



RECORD OF SURVEY

SECTION 32 & SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB#M
EDEN, WEBER COUNTY, UTAH



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS:	
DATE	
BY	
NO.	

NORDIC VAALLEY-RECORD OF SURVEY
SKY MOUNTAIN BASE LLC
SEC.32 & S.W. 1/4 OF SEC. 29, T.7N., R.1E., SLB#M
TCC JOB NUMBER: 19-600
DATE SUBMITTED: 2022-08-09

BASIS OF BEARING:
N0°02'56"E 5318.64' (M)
N0°03'24"E 5318.67' (R-WEBER CO.)

SCALE
HORIZONTAL: 1" = 200'
0 50 100 200 300'

SHEET NUMBER
2
2 OF 3

WEST 1/4 CORNER,
SEC. 29, T.7N., R.1W, SLB#M,
(FOUND, 2" BRASS CAP)
DETAIL "X"

PARCEL 20-025-0057
PIONEER BIBLE CAMP

PARCEL 22-032-0150
HARMONY RANCH EDEN
HOLDINGS LLC

PARCEL 22-023-0153
DOCW35 TRUST

PARCEL
22-096-0001
NORDIC SKI
LODGE LLC

N00°48'20"E
2716.01'

M5°58'43"E
635.03'

PARCEL 22-023-0024
CORP. PRESIDENT BISHOP
OF CHURCH JESUS CHRIST
OF LATTER DAY SAINTS

PARCEL 20-025-0020
UNITED STATES OF AMERICA

PARCEL 22-023-0045
SKYLINE MOUNTAIN BASE LLC
(PORTION OF SKI RESORT
EASEMENT &
PORTION OF PARCEL 1)

PARCEL 22-023-0020
SKYLINE MOUNTAIN
BASE LLC
(PORTION OF SKI
RESORT EASEMENT &
PORTION OF PARCEL 1)

(PARCEL 1)
1,119,945 sq.ft.
25.687 acres

PARCEL 22-023-0086
SKYLINE MOUNTAIN
BASE LLC
(PORTION OF SKI
RESORT EASEMENT &
PORTION OF PARCEL 1)

PARCEL
22-023-0019
SKYLINE
MOUNTAIN
BASE LLC
(SKI RESORT
EASEMENT)

PARCEL
22-023-0060
SKYLINE
MOUNTAIN
BASE LLC
(PARCEL 2)
158,479 sq.ft.
3.638 acres

PARCEL 22-023-0088
NORDIC VALLEY LAND LLC

NORTHWEST CORNER,
SEC. 32, T.7N., R.1W, SLB#M,
(FOUND)

N88°21'41"E 670.66'

N88°21'41"E
1341.32'

PARCEL 22-023-0019
SKYLINE
MOUNTAIN
BASE LLC
(SKI RESORT
EASEMENT)

S2°50'24"W 371.18'

PARCEL 22-023-0086
SKYLINE MOUNTAIN
BASE LLC
(PORTION OF SKI
RESORT EASEMENT &
PORTION OF PARCEL 1)

N88°35'52"W 74.05'
(TIE PARCEL 1)

POB PARCEL 1

S7°58'23"E 288.47'

S40°49'15"E 190.57'

S89°42'02"E

282.10'

L5

L4

L3

L2

L1

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

D=301°01'03"
R=125.00
L=128.68
CB=N29°11'31"W
C=123.07

S52°07'34"E 455.97'

PARCEL 22-023-0059
NORDIC VALLEY LAND
ASSOCIATES LLC

N89°35'52"W
8.36' (TIE PARCEL 2)

PARCEL 22-029-0013
NORDIC VALLEY LLC

N0°24'08"E 80.50' (TIE PARCEL 2)
100.50' (TIE PARCEL 1)

PARCEL 22-029-0006
H & P
INVESTMENTS

PARCEL 22-029-0004
NORDIC VALLEY
LAND
ASSOCIATES LLC

NORTH 1/4 CORNER,
SEC. 32, T.7N., R.1W, SLB#M,
(FOUND)

N87°58'12"W 2632.23'

NORTHEAST CORNER,
SEC. 32, T.7N., R.1W, SLB#M,
(FOUND)

N0°02'56"E 5318.64'
(TIE- PARCEL 1 & SKI RESORT EASEMENT)

N0°32'20"E 2716.68'

PARCEL 22-029-0008
SKYLINE MOUNTAIN
BASE LLC
(SKI RESORT EASEMENT)

SILVER BELL ESTATES NO 2
SUBDIVISION

POINT OF BEGINNING
PARCEL 3 &
SKI RESORT EASEMENT

S18°53'23"W 439.83'

N89°57'04"W 3367.49' (TIE- PARCEL 1 & SKI RESORT EASEMENT)

PARCEL 22-039-0004
MILNE & FABER

PARCEL 22-039-0003
BEGER

PARCEL 22-039-0002
BEGER

PARCEL 22-039-0001
LANDES TRS

PARCEL 22-038-0005
CORY & ANSLEY

PARCEL 22-038-0004
JWA LTD

PARCEL 22-038-0003
WRIGHT TRS

PARCEL 22-038-0002
WRIGHT TRS

PARCEL 22-038-0001
STRAITFORD

PARCEL 22-037-0009
SCALOW

PARCEL 22-037-0008
SMITH

PARCEL 22-037-0007
RIDDLE

LEGEND

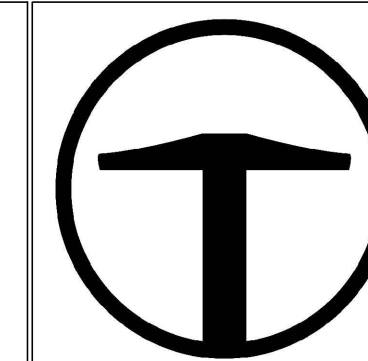
- | | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> ■ STREET MONUMENT ● LOT CORNER FOUND (NOTED) ○ LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN") (R) RECORD (M) MEASURED (CALC) CALCULATED | <ul style="list-style-type: none"> ⊞ ELECTRICAL METER ⊞ GAS METER ⊞ WATER METER ⊞ IRRIGATION BOX ⊞ TELEPHONE BOX ⊞ CABLE TV BOX ⊞ WELL | <ul style="list-style-type: none"> — BOUNDARY LINE - - - ADJACENT PARCEL BOUNDARY — CENTERLINE — RIGHT OF WAY LINE - - - BOUNDARY AGREEMENT LINE - x - FENCE | <ul style="list-style-type: none"> ▨ EXISTING BUILDING ▨ EXISTING CONCRETE ▨ EXISTING ASPHALT |
|--|---|--|--|

RECEIVED
FEB 14 2023
FILE # 7486

MATCH LINE SHEET 3

RECORD OF SURVEY

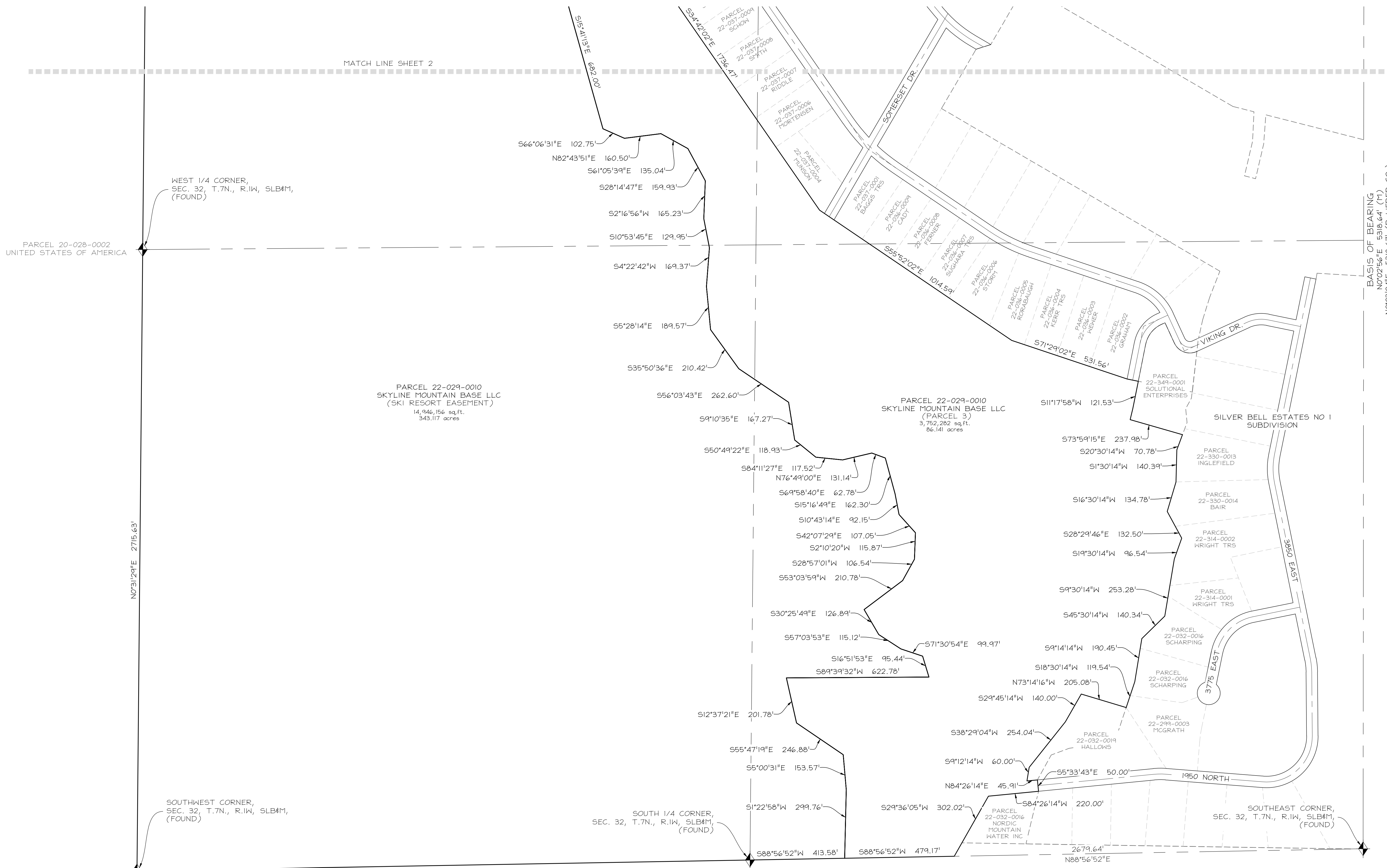
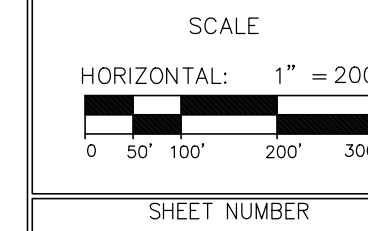
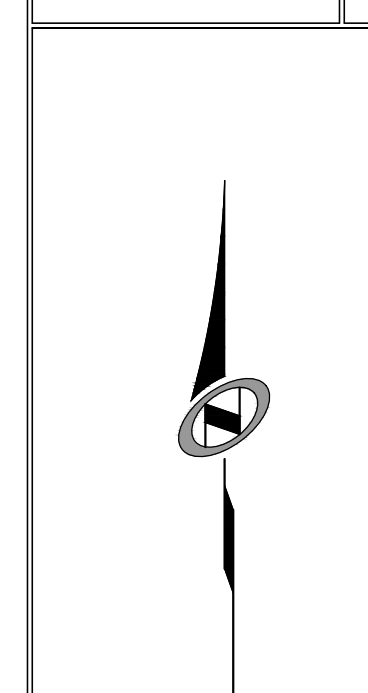
SECTION 32 & SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB#M
EDEN, WEBER COUNTY, UTAH



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

NORDIC VAALLEY-RECORD OF SURVEY
 SKY MOUNTAIN BASE LLC
 SEC.32 & S.W. 1/4 OF SEC. 29, T.7N., R.1E., SLB#M
 TCC JOB NUMBER: 19-600
 DATE SUBMITTED: 2022-08-09



LEGEND

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> ■ STREET MONUMENT ● LOT CORNER FOUND (NOTED) ○ LOT CORNER (SET, REBAR AND CAP STAMPED 'TALISMAN') (R) RECORD (M) MEASURED | <ul style="list-style-type: none"> ⊠ ELECTRICAL METER ⊡ GAS METER ⊞ WATER METER ⊞ IRRIGATION BOX ⊞ TELEPHONE BOX ⊞ CABLE TV BOX ⊞ WELL | <ul style="list-style-type: none"> — BOUNDARY LINE - - - ADJACENT PARCEL BOUNDARY - · - CENTERLINE - · - RIGHT OF WAY LINE - · - BOUNDARY AGREEMENT LINE - x - FENCE | <ul style="list-style-type: none"> ▨ EXISTING BUILDING ▨ EXISTING CONCRETE ▨ EXISTING ASPHALT |
|---|---|--|--|

RECEIVED
 FEB 14 2023
 FILE # 7486