

RECORD OF SURVEY

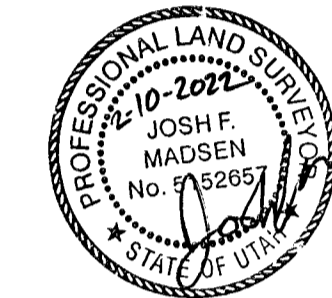
PREPARED FOR
**POWDER MOUNTAIN WATER AND SEWER
 IMPROVEMENT DISTRICT**
"PIZZEL SPRING #1"

UT 158/POWDER MOUNTAIN ROAD, EDEN UTAH
LOCATED IN THE NORTHEAST ¼ OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSH F. MADSEN
 LICENSE NO. 5152657



NARRATIVE:

PROJECT SCOPE:
 THIS SURVEY WAS REQUESTED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT FOR THE PURPOSES OF DEPICTING VARIOUS PARCELS OF LAND TO BE ACQUIRED IN FEE AND/OR EASEMENT

BASIS OF BEARINGS:
 THE BASIS OF BEARING FOR THIS SURVEY IS S3°23'54"W BETWEEN THE NORTHEAST CORNER OF SECTION 1 AND EAST ¼ CORNER OF SECTION 1 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON. THE BEARING WAS ESTABLISHED BY VRS RTK OBSERVATION AND BASED ON A PROJECTION OF UTAH NORTH NAD83

NARRATIVE:
 FIELD DATA WAS GATHERED ON AUGUST 17 & 27 AND OCTOBER 5, 2021 UTILIZING GROUND, SATELLITE AND AERIAL METHODS

CORNERS NOT SET AT THIS TIME

THE RIGHT OF WAY LIMITS OF POWDER MOUNTAIN ROAD HAVE BEEN CALCULATED BASED ON A BEST FIT ANALYSIS OF THE PHYSICAL LOCATION OF THE PAVED SURFACE AT THE TIME OF THE SURVEY AND REFERENCE DOCUMENT #3. ENTRY #514048 DESCRIBES A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON BOTH SIDES OF THE DESCRIBED CENTERLINE. THE DESCRIPTION OF THE CENTERLINE IS GENERAL ONLY.

SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN- PROJECT 1 PHASE 1 PLAT HAS BEEN ORIENTED BY HOLDING THE NORTHEAST CORNER OF SECTION 1 T7N R1E AND THE REBAR FOUND AT THE NORTHWEST CORNER OF THE CONDOMINIUM PARCEL.

- REFERENCE DOCUMENTS:**
1. ENTRY #2691509 ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER
 2. ENTRY #514048, BOOK 906 PAGE 118 ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER
 3. SUNDOWN CONDOMINIUMS AT POWDER MOUNTAIN- PROJECT 1 PHASE 1 PLAT ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER
 4. ENTRY #3164674 ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER

PARENT PARCEL DESCRIPTION:

REFER TO PARCEL W-5 ENTRY #2691509

ACQUISITION PARCEL DESCRIPTIONS:

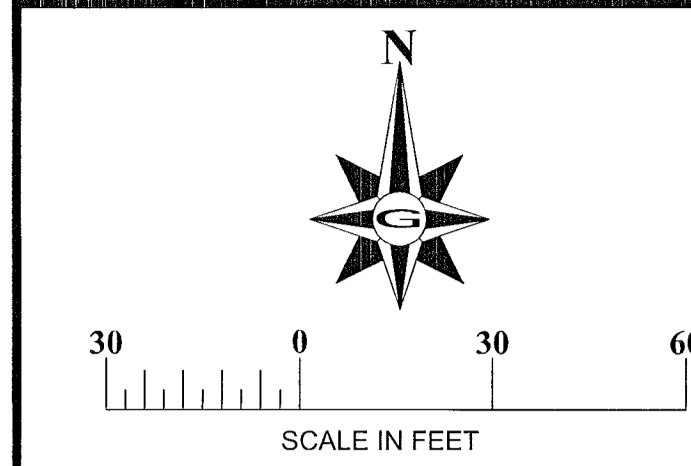
PARCEL D:
 DESCRIBING AN EASEMENT TO BE GRANTED (PIZZEL SPRING #1)

BEGINNING AT A POINT ON THE BOUNDARY OF WEBER COUNTY PARCEL 22-001-0014 LOCATED S3°23'54"W 882.82' AND N86°36'06"W 2353.06' FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTH 29°52'13" WEST 53.00' AND NORTH 41°16'11" WEST 147.50' TO A POINT ON THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD, THENCE NORTHEASTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD NORTH 29°52'13" EAST 53.00' TO THE BOUNDARY OF WEBER COUNTY PARCEL 22-001-0014, THENCE ALONG THE BOUNDARY OF WEBER COUNTY PARCEL 22-001-0014 SOUTH 41°16'11" EAST 147.50' TO THE POINT OF BEGINNING WITH AN AREA OF 7,397.79 S.F.

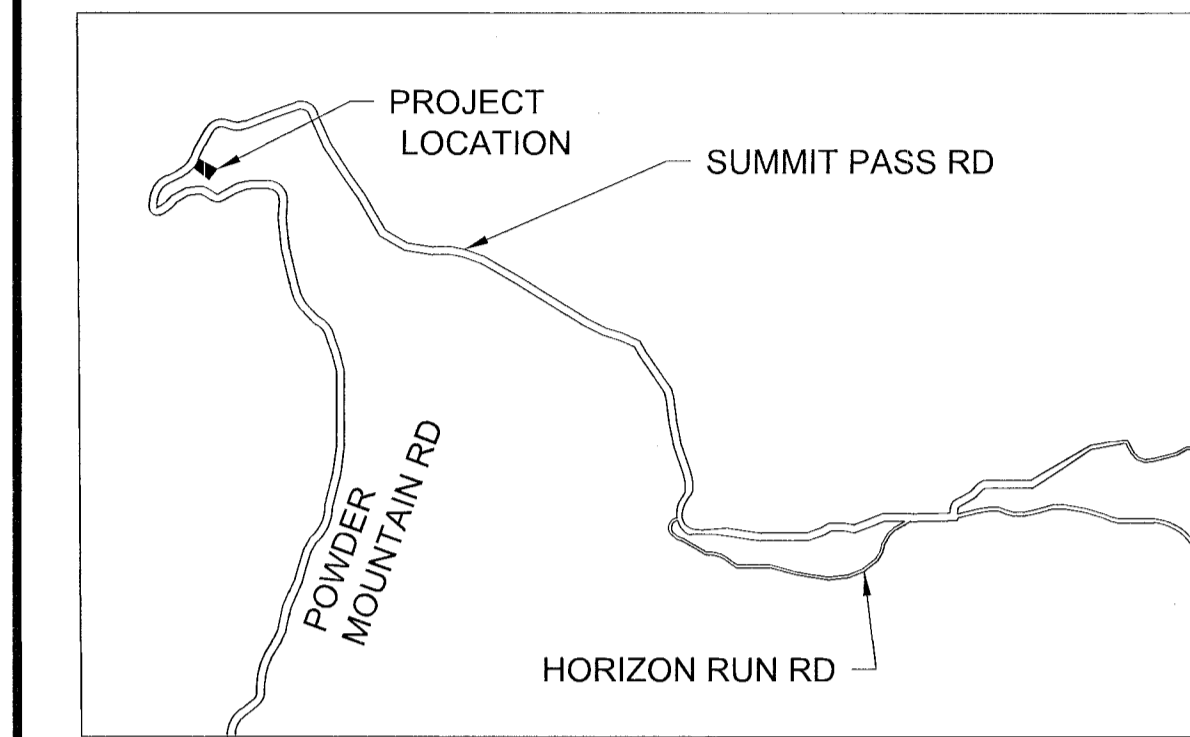
RECEIVED
 APR 04 2023
 BY: [Signature]

DATE: FEBRUARY 10, 2022	
PROJECT FILE: PWM 022.21	
FIELD: JBU/JM	DRAFTED: JB
CHECKED: JFM	APPROVED: JFM

1/1

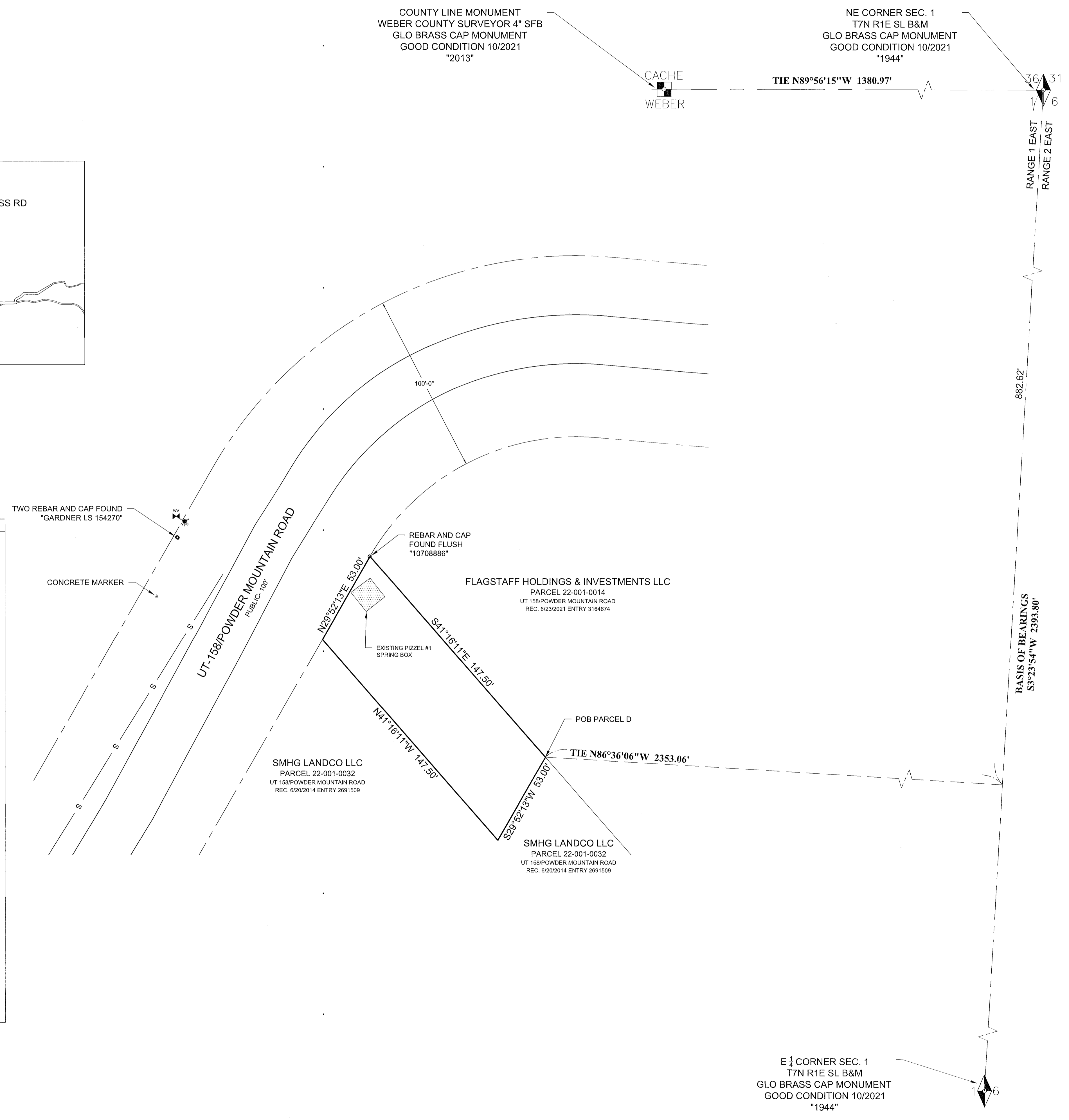


VICINITY MAP:



LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	STREET MONUMENT (LOCATED)
	COUNTY LINE MONUMENT
	PROPERTY CORNER SET (AS NOTED)
	PROPERTY CORNER FOUND (AS NOTED)
	MONUMENT LINE
	TIE LINE
	EDGE OF PAVEMENT
	ROW LINE
	BOUNDARY LINE
	CENTERLINE
	CONCRETE
	W WATER LINE
	SD STORM DRAIN LINE
	S SEWER LINE
	POWER POLE
	FIRE HYDRANT
	SIGN
	E ELECTRICAL BOX
	SD STORM DRAIN BOX
	TREE
	LIGHT POLE
	T TELEPHONE BOX
	W WATER/IRRIGATION VALVE
	M WATER METER
	GM GAS METER
	MB MAILBOX
	S SEWER MANHOLE

GILSON ENGINEERING
 Consulting Engineers & Surveyors
 12401 SOUTH 480 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
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E ¼ CORNER SEC. 1
 T7N R1E SL B&M
 GLO BRASS CAP MONUMENT
 GOOD CONDITION 10/2021
 "1944"