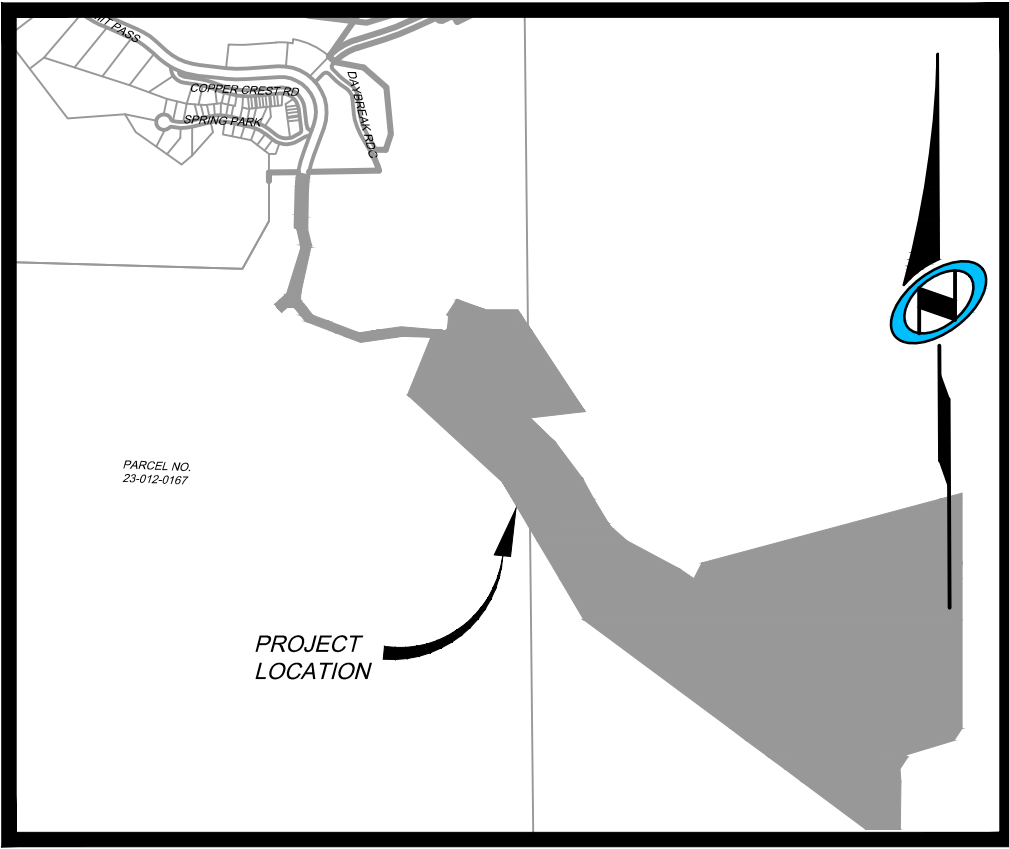


PLAT NOTES:

1. THE REAL PROPERTY ("PROPERTY") THAT IS THE SUBJECT OF THIS PLAT IS SUBJECT TO THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR POWDER MOUNTAIN ("MASTER DECLARATION") EXECUTED BY SUMMIT MOUNTAIN HOLDING GROUP, L.L.C. ("MASTER DEVELOPER") WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER ON \_\_\_\_\_, AS ENTRY NO. \_\_\_\_\_, AS AMENDED AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME. THE MASTER DECLARATION SETS FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENTS FOR THE PROPERTY DESCRIBED IN THE MASTER DECLARATION, INCLUDING THE PROPERTY.
2. PURSUANT TO THE MASTER DECLARATION, POWDER HAVEN OWNERS' ASSOCIATION, A UTAH NONPROFIT CORPORATION (@COMMUNITY ASSOCIATION"), IS RESPONSIBLE FOR MAINTAINING ALL COMMON AREA (AS DEFINED IN THE MASTER DECLARATION), IF ANY, AND SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL OF THE LOTS CREATED BY THIS PLAT (EACH, A "LOT") OTHER PROPERTY SUBJECT TO THE MASTER DECLARATION FOR SUCH MAINTENANCE PURPOSES, AS FURTHER DESCRIBED IN THE MASTER DECLARATION.
3. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO AND SHALL CONFORM TO THE TERMS AND PROVISIONS OF THE WEBER COUNTY ZONING DEVELOPMENT AGREEMENT ("MASTER DEVELOPMENT AGREEMENT"), WHICH WAS RECORDED IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER ON JANUARY 14, 2015, AS ENTRY NO. 2717835, AS AMENDED BY FIRST AMENDMENT ON JULY 12, 2019, AS ENTRY NO. 2990685, AS AMENDED BY SECOND AMENDMENT ON NOVEMBER 30, 2022, AS ENTRY NO. 3265109, AND AS MAY BE FURTHER MODIFIED FROM TIME TO TIME.
4. NO IMPROVEMENTS MAY BE MADE TO ANY LOT WITHOUT REVIEW AND APPROVAL OF (I) SHELTER HILL DEVELOPER, LLC ("DECLARANT"), (II) MASTER DEVELOPER, AND (III) THE COMMUNITY ASSOCIATION AND THE ARCHITECTURAL REVIEW COMMITTEE (AS DEFINED IN THE MASTER DECLARATION), IN ACCORDANCE WITH THE MASTER DECLARATION AND THE DESIGN STANDARDS AND GUIDELINES (PROMULGATED UNDER THE MASTER DECLARATION), WHICH INCORPORATE SITE AND LANDSCAPE REQUIREMENTS, ARCHITECTURAL GUIDELINES, AS WELL AS CONSTRUCTION REGULATIONS.
5. ALL IMPROVEMENTS ON THE LOTS MUST COMPLY WITH WEBER COUNTY DRR-1 ZONING. IN ADDITION, ALL IMPROVEMENTS MUST BE CONSTRUCTED WITHIN THE BUILDING ENVELOPE AS DEFINED IN THE SITE NOTEBOOK AS REPRESENTED IN THE DESIGN STANDARDS AND GUIDELINES FOR EACH LOT. THE DESIGN STANDARDS AND GUIDELINES PROVIDE ADDITIONAL RESTRICTIONS WITHIN EACH BUILDING ENVELOPE ON LIMITS OF CONSTRUCTION AND THE BUILDING FOOTPRINT. DEVELOPMENT MUST ADHERE TO THE MASTER DECLARATION, NEIGHBORHOOD DECLARATION (IF ANY), DESIGN STANDARDS AND GUIDELINES, MASTER DEVELOPMENT AGREEMENT, AND WEBER COUNTY CODE.
6. LANDSCAPING AND IRRIGATION ON EACH LOT MUST COMPLY WITH THE MASTER DECLARATION, DESIGN STANDARDS AND GUIDELINES, POWDER MOUNTAIN WATER AND SEWER DISTRICT'S STANDARDS, AND OTHER APPLICABLE REGULATIONS.
7. THE PROPERTY IS SUBJECT TO THE RIGHTS OF MASTER DEVELOPER AS SET FORTH IN THE MASTER DECLARATION. MASTER DEVELOPER RETAINS THE RIGHT TO EXERCISE ANY APPLICABLE RIGHTS PROVIDED FOR IN THE MASTER DECLARATION, INCLUDING, WITHOUT LIMITATION, RESERVING AND GRANTING EASEMENTS, REDUCING OR RELOCATING IMPROVEMENTS WITHIN THE COMMUNITY, ADDING ADDITIONAL FACILITIES, AND MAKING OTHER DEVELOPMENT DECISIONS, AS MASTER DEVELOPER MAY DETERMINE, IN ITS SOLE DISCRETION, AND IN ACCORDANCE WITH APPLICABLE LAW.
8. THE LOTS ARE SERVED BY WATER AND WASTEWATER LATERAL LINES. EACH OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ALL WATER AND SANITARY SEWER LATERALS SERVING A RESIDENCE AND OTHER IMPROVEMENTS ON THEIR LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT ("PMMSID"). ADDITIONALLY, LOT OWNERS ARE RESPONSIBLE TO PAY ALL PMMSID CHARGES FOR CONNECTION TO THE SYSTEM AND NON-CONNECTION STANDBY FEES FOR WATER AND SEWER SERVICES. PMMSID WILL OWN ALL COMMON WATER AND SEWER MAINS AND APPURTENANCES WITHIN THE PROPERTY OUTSIDE OF THE LOTS.
9. ALL UTILITIES WITHIN PROPERTY MUST BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS DESCRIBED ON THE PLAT AS "PUE." DECLARANT RESERVES THE RIGHT TO MODIFY PUBLIC UTILITY EASEMENTS TO THE ACTUAL WIDTH OF INSTALLED UTILITIES, SUBJECT TO EXISTING UTILITY COMPANIES' RIGHTS. NO ABOVE GROUND FUEL/GAS TANKS ARE ALLOWED WITHIN LOTS OR ON THE PROPERTY OTHER THAN 20LB PROPANE GAS GRILL TANKS. PERMANENT STRUCTURES OR OBSTRUCTIONS ARE PROHIBITED WITHIN ANY PUE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT UTILITY PROVIDERS AND THE DECLARANT. UTILITY PROVIDERS HAVE THE RIGHT TO INSTALL, MAINTAIN, AND ACCESS UNDERGROUND UTILITIES AND SURFACE FACILITIES, AND MAY REQUIRE REMOVAL OF ANY OBSTRUCTIONS, SUCH AS STRUCTURES OR VEGETATION, AT A LOT OWNER'S EXPENSE. EACH LOT INCLUDES A 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT AND SIDE YARD LINES. MASTER DEVELOPER MAY GRANT ADDITIONAL UTILITY EASEMENTS AS NEEDED. THIS PLAT ALSO CONVEYS A PUBLIC UTILITY EASEMENT TO UTILITY OWNERS AND/OR OPERATORS IN DESIGNATED AREAS, IN ACCORDANCE WITH UTAH CODE ANN. § 54-3-27, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING NECESSARY UTILITY FACILITIES.
10. THIS PLAT CREATES A SEPARATE LEGAL PARCEL FOR SUMMIT PASS ROAD, SHELTER HILL ROAD, AND SHELTER COURT (SHOWN HEREON AS ROAD PARCEL A), WHICH CONTAINS PUBLIC UTILITY EASEMENTS. ROAD PARCEL A WILL REMAIN PRIVATE AND WILL BE CONVEYED TO, OPERATED, MAINTAINED, AND REPAIRED BY THE COMMUNITY ASSOCIATION FOR THE USE AND BENEFIT OF ITS MEMBERS, IN ACCORDANCE WITH THE MASTER DECLARATION. THE ROADS LOCATED WITHIN ROAD PARCEL A MAY BE RELOCATED BY THE MASTER DEVELOPER AS DESCRIBED IN THE MASTER DECLARATION AND IN ACCORDANCE WITH APPLICABLE WEBER COUNTY ORDINANCES. THIS PLAT DOES NOT GRANT THE PUBLIC ANY RIGHTS TO USE THE ROADS LOCATED WITHIN THE PLAT OR CREATE OBLIGATIONS ON WEBER COUNTY TO MAINTAIN OR REPAIR THE ROADS. ALL USE AND MAINTENANCE OF ROAD PARCEL A WILL BE GOVERNED BY THE TERMS AND PROVISIONS OF THE MASTER DECLARATION, AS APPLICABLE. DECLARANT RESERVES FOR ITSELF AND MASTER DEVELOPER A BLANKET EASEMENT AND RIGHT OF WAY OVER ROAD PARCEL A AND THE TURNAROUND AREAS FOR CONSTRUCTING, MAINTAINING, AND OPERATING TUNNELS, BRIDGES, AND/OR SKI LIFTS OVER AND UNDER THE ROADS.
11. DECLARANT RESERVES THE RIGHT UNILATERALLY TO AMEND THE PLAT WITHOUT THE CONSENT OR APPROVAL OF THE OWNERS THE LOTS, WHETHER AFFECTED BY SUCH AMENDMENT OR NOT, TO SATISFY GOVERNMENTAL REQUIREMENTS, CORRECT MISTAKES, REMOVE OR CLARIFY AMBIGUITIES, OR FOR OTHER PURPOSES, PROVIDED IT DOES NOT MATERIALLY ADVERSELY AFFECT TITLE, AND SUCH AMENDMENT COMPLIES WITH WEBER COUNTY ORDINANCES AND UTAH LAW. AS FURTHER SET FORTH IN THE MASTER DECLARATION, BY ACCEPTING A LOT, EACH LOT OWNER IRREVOCABLY APPOINTS MASTER DEVELOPER AS ITS ATTORNEY-IN-FACT TO REALIGN AND ADJUST BOUNDARY LINES BY AMENDING THE PLAT OR OTHERWISE IN ACCORDANCE WITH LAW.
12. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER A BLANKET EASEMENT ACROSS ALL LOTS AND THE REMAINING PROPERTY FOR CONSTRUCTING AND MAINTAINING HIKING AND BIKING TRAILS ("TRAIL EASEMENT"). MASTER DEVELOPER MAY DESIGNATE, ADD TO, DELETE, OR MODIFY THE TRAILS WITHOUT AMENDING THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
13. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, COMMUNITY ASSOCIATION, AND MASTER DEVELOPER AN EASEMENT ACROSS THOSE PORTIONS OF THE LOTS AND THE REMAINING PROPERTY NOT INGRESS WITHIN A BUILDING ENVELOPE FOR CONSTRUCTING AND MAINTAINING SKI TRAILS AND OTHER SKI IMPROVEMENTS, AND FOR SKIERS' INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER AND ACROSS THE LOTS AND OTHER PROPERTY (@SKI EASEMENT"). THE PLAT SPECIFICALLY IDENTIFIES THE LOCATION OF AN ADDITIONAL RECREATION EASEMENT. MASTER DEVELOPER MAY MODIFY SKI TRAILS WITHIN THE SKI EASEMENT, INCLUDING TRAILS AND IMPROVEMENTS WITHIN THE RECREATION EASEMENT, WITHOUT AMENDING THIS PLAT AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION.
14. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, A TEMPORARY BLANKET EASEMENT ACROSS ALL LOTS ADJACENT TO A PRIVATE ROAD ("SLOPE EASEMENT") AS MORE FULLY DESCRIBED IN THE MASTER DECLARATION. SUCH SLOPE EASEMENT IS FOR THE BENEFIT OF THE MASTER DEVELOPER, ITS EMPLOYEES, AND CONTRACTORS, FOR THE PURPOSE OF STABILIZING, CONSTRUCTING CUT SLOPES AND FILL SLOPES, AND PERFORMING OTHER CONSTRUCTION AND MAINTENANCE TO PREVENT EROSION ALONG THE PRIVATE ROADS. THE SLOPE EASEMENT ON EACH LOT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENTIAL BUILDING CONSTRUCTED ON SUCH LOT, AT WHICH TIME A SUBSTITUTE EASEMENT MAY BE REQUIRED BY WEBER COUNTY AND/OR MASTER DEVELOPER FOR ONGOING MAINTENANCE AND REPAIR.
15. CERTAIN PARCELS MAY BE DESIGNATED AS @OPEN SPACE." SUCH OPEN SPACE PARCELS WILL BE INITIALLY OWNED BY DECLARANT AND ARE NOT PART OF ANY COMMON AREA UNLESS DESIGNATED AS SUCH BY DECLARANT OR CONVEYED BY DECLARANT TO THE COMMUNITY ASSOCIATION. NOTWITHSTANDING THE DESIGNATION AS OPEN SPACE, THE PERMITTED USES AND ANY APPLICABLE RESTRICTIONS FOR SUCH OPEN SPACE PARCELS ARE SET FORTH IN THE MASTER DECLARATION.
16. DECLARANT RESERVES THE RIGHT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND MASTER DEVELOPER, TO BUILD FACILITIES AND AMENITIES WITHIN ANY AREA DESIGNATED AS OPEN SPACE, AND RESERVES THE RIGHT TO AMEND, RELOCATE, REDUCE, OR OTHERWISE CHANGE THE AREAS DESIGNATED AS OPEN SPACE SO LONG CHANGES TO AREAS DESIGNATED AS OPEN SPACE COMPLY WITH LAW. DECLARANT GRANTS A BLANKET DRAINAGE EASEMENT OVER ALL OPEN SPACE PARCELS AS FURTHER DESCRIBED IN THE OWNER'S DEDICATION OF THIS PLAT.
17. THE LOTS ARE IN A SKI RESORT AREA ("SKI RESORT") WHERE SNOWFALLS, WIND PATTERNS, AND OTHER CONDITIONS COULD CAUSE AVALANCHES. NO STUDIES HAVE BEEN CONDUCTED TO DETERMINE IF ANY LOTS ARE IN AVALANCHE ZONES. CERTAIN SKI RESORT AREAS MAY BE SUBJECT TO AVALANCHE CONTROLS, POTENTIALLY INVOLVING EXPLOSIVE CHARGES AND TEMPORARY CLOSURES. DECLARANT MAKES NO REPRESENTATIONS AS TO SKI RESORT OPERATIONS OR AVALANCHE RISKS, AND EACH OWNER SHOULD CONDUCT INDEPENDENT STUDIES BEFORE CONSTRUCTING ANY IMPROVEMENTS ON A LOT.

SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH FEBRUARY 2025



VICINITY MAP

N.T.S.

PLAT NOTES: CONTINUED

18. DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, MASTER DEVELOPER, AND COMMUNITY ASSOCIATION, A 10 FOOT SNOW STORAGE EASEMENT ("SNOW STORAGE EASEMENT") EXTENDING BEYOND AND PARALLEL TO ROAD PARCEL A, AND MEASURED PERPENDICULAR FROM FRONT PROPERTY LINE 10 FEET INTO EACH LOT. PRIVATE ROADS WITHIN THE PROPERTY GENERALLY HAVE A 60-FOOT RIGHT-OF-WAY, WHICH PROVIDES APPROXIMATELY 14.5 FEET BETWEEN THE BACK OF THE CURB AND THE FRONT PROPERTY LINE OF THE LOTS. THE AREA WITHIN THIS RIGHT-OF-WAY ALONG WITH THE SNOW STORAGE EASEMENT WILL BE UTILIZED FOR STORING SNOW (@SNOW STORAGE AREA"). NO PERSON SHALL MOVE SNOW FROM A LOT OR PRIVATE PROPERTY AND DEPOSIT IT INTO THE SNOW STORAGE AREA. EACH LOT OWNER MUST DESIGNATE A PRIVATE SNOW STORAGE AREA WITHIN THEIR LOT TO ACCOMMODATE SNOW REMOVED FROM SURFACES ON THEIR LOT.
19. ALL LOT OWNERS ARE RESPONSIBLE FOR MANAGING STORMWATER RUNOFF ON THEIR INDIVIDUAL LOT AND WITHIN THEIR PROPERTY.
20. PARKING IS PROHIBITED ON ANY PRIVATE ROADS AND COUNTY ROADS.
21. THESE PLAT NOTES RUN WITH THE PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF EACH LOT OWNER.
22. OWNERS AND POTENTIAL BUYERS ARE PUT ON NOTICE THAT OWNING PROPERTY WITHIN THE RESORT AREA ("RESORT") INVOLVES RISKS SUCH AS PROPERTY DAMAGE, PERSONAL INJURY, AND DEATH CAUSED BY RESORT ACTIVITIES, INCLUDING SKIING, SNOWBOARDING, MOUNTAIN BIKING, HEAVY EQUIPMENT USE, SNOWMAKING, CONSTRUCTION, AND NATURAL CONDITIONS LIKE SNOWFALL, WIND, AND RUNOFF. SNOWMAKING MAY RESULT IN ARTIFICIAL SNOW OVERSPRAY IMPACTING THE LOTS. RESORT OPERATIONS MAY GENERATE NOISE, LIGHTS, AND VIBRATIONS FROM AVALANCHE CONTROL, GROOMING, LIFT OPERATIONS, AND MAINTENANCE, WHICH MAY OCCUR DURING EARLY MORNING, EVENING, AND LATE-NIGHT HOURS. SPECIAL EVENTS LIKE CONCERTS, FIREWORKS, AND MARKETS MAY AFFECT VIEWS AND PRIVACY. PASSENGER, COMMERCIAL, AND CONSTRUCTION VEHICLES OPERATE THROUGHOUT THE AREA, AND AVALANCHES OR SNOW SLIDES MAY CAUSE DAMAGE OR INJURY. BY ACCEPTING A DEED OR INTEREST IN ANY LOT, THE OWNER, SUCCESSORS, AND ASSIGNS: (A) ACKNOWLEDGES, ACCEPTS, AND ASSUMES THE RISKS OF PROPERTY DAMAGE, LOSS OF PROPERTY VALUE, DAMAGE TO IMPROVEMENTS, PERSONAL INJURY, DEATH, TRESPASS, OR NUISANCE CAUSED BY OR ARISING FROM THE HAZARDS AND RISKS IDENTIFIED IN THIS NOTE, AND OTHER RISKS ASSOCIATED WITH RESORT OPERATIONS (COLLECTIVELY, THE @ASSUMED RISKS"); AND (B) RELEASES, WAIVES, DISCHARGES, AND AGREES NOT TO SUE THE RESORT OWNER, OPERATOR, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, AFFILIATES, EMPLOYEES, CONTRACTORS, CONSULTANTS, AGENTS, SUCCESSORS, AND ASSIGNS FOR ANY DAMAGES, LOSSES, COSTS (INCLUDING ATTORNEYS' FEES), CLAIMS, DEMANDS, SUITS, JUDGMENTS, OR LIABILITIES ARISING FROM THE ASSUMED RISKS, EXCEPT IN CASES OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. THIS RELEASE IS INTENDED TO BE COMPREHENSIVE, WHILE COMPLYING WITH APPLICABLE LAW, AND DOES NOT LIMIT THE LIABILITY OF INDIVIDUAL SKIERS, SNOWBOARDERS, OR OTHER RESORT USERS.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE FOR THIS SURVEY AND PLAT IS TO SUBDIVIDE THE AFORESAID TRACT OF LAND INTO LOTS, STREETS, PARCELS AND EASEMENTS AS SHOWN HEREON AND AS DIRECTED BY THE CLIENT.
2. THE BASIS-OF-BEARING FOR THIS PLAT IS N 89°55'51"W ALONG THE NORTH SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, T.7N., R.1E., S.L.B.M., AND A FOUND WEBER COUNTY MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND SAID SECTION SECTION LINE. (THIS BEARING DIFFERS FROM THE WEBER COUNTY SURVEYOR'S BEARING BY 00°00'14" AS SHOWN ON THE COUNTY LINE DECLARATION RECORD PLAT BOOK 74, PAGE 64.)

OWNER'S DEDICATION:

SHELTER HILL DEVELOPER, LLC ("DECLARANT"), AS THE OWNER OF THE HEREIN 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 SHELTER HILL AT POWDER MOUNTAIN, AND DOES HEREBY:

- PRIVATE STREETS, ACCESS, 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 THE 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 DRAINAGE 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, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
- PRIVATE EASEMENTS. GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES 12, 13, 14, AND 17 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE.
- OPEN SPACE AREAS. DECLARANT RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT PUBLIC HIKING AND BIKING TRAILS WITHIN THE DEFINED OPEN SPACE AREAS. THE DECLARANT SHALL ALSO HAVE THE RIGHT TO CONSTRUCT, MAINTAIN AND IMPLEMENT THE PRIVATE SKI TRAILS THROUGHOUT THE OPEN SPACE PARCELS FOR WINTER RECREATION.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE 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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

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 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, IN ACCORDANCE WITH STATE CODE AND COUNTY ORDINANCE WCO 106-1-8(C)(2), AND THAT THIS PLAT, POWDER POINT AT POWDER MOUNTAIN, IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LANDS, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

*Nathan Christensen*

NATHAN CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, AND THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

BEGINNING AT A POINT BEING SOUTH 1231.11 FEET AND EAST 1322.34 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE MONUMENT AT THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE, TIE FROM THE NORTHWEST CORNER OF SECTION 6, TO THE NORTH QUARTER CORNER OF SECTION 8 IS SOUTH 53°49'38" EAST 932.68 FEET), AND RUNNING THENCE SOUTH 80°20'46" EAST, 66.00 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 667.00 FEET, (CHORD BEARS SOUTH 08°26'18" WEST, 28.30 FEET), THROUGH A CENTRAL ANGLE OF 2°25'52", FOR AN ARC DISTANCE OF 28.30 FEET; THENCE SOUTH 71°32'1" WEST, 126.48 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET. (CHORD BEARS SOUTH 03°06'45" EAST, 167.56 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", FOR AN ARC DISTANCE OF 168.47 FEET; THENCE SOUTH 13°26'51" EAST, 116.44 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 358.00 FEET, (CHORD BEARS SOUTH 12°27'56" WEST, 312.90 FEET), THROUGH A CENTRAL ANGLE OF 51°49'34", FOR AN ARC DISTANCE OF 323.82 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET (CHORD BEARS SOUTH 00°43'03" EAST, 35.31 FEET), THROUGH A CENTRAL ANGLE OF 78°11'32", FOR AN ARC DISTANCE OF 38.21 FEET; THENCE SOUTH 39°48'49" EAST, 118.86 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 313.00 FEET, (CHORD BEARS SOUTH 6°02'10" EAST, 305.62 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 318.28 FEET; THENCE NORTH 44°28' EAST, 260.91 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 563.00 FEET, (CHORD BEARS SOUTH 85°02'56" EAST, 257.32 FEET), THROUGH A CENTRAL ANGLE OF 26°25'13", FOR AN ARC DISTANCE OF 259.61 FEET; THENCE SOUTH 71°47'49" EAST, 13.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS NORTH 60°03'57" EAST, 16.38 FEET), THROUGH A CENTRAL ANGLE OF 96°16'28", FOR AN ARC DISTANCE OF 18.48 FEET; THENCE NORTH 11°55'43" EAST, 18.65 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, (CHORD BEARS NORTH 05°36'58" EAST, 63.77 FEET), THROUGH A CENTRAL ANGLE OF 12°37'30", FOR AN ARC DISTANCE OF 63.90 FEET; THENCE NORTHEASTERLY ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, (CHORD BEARS NORTH 43°40'38" WEST, 15.00 FEET), THROUGH A CENTRAL ANGLE OF 85°57'41", FOR AN ARC DISTANCE OF 16.50 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, (CHORD BEARS NORTH 33°08'03" EAST, 112.82 FEET), THROUGH A CENTRAL ANGLE OF 23°35'04", FOR AN ARC DISTANCE OF 271.80 FEET; THENCE SOUTH 61°54'12" EAST, 108.27 FEET; THENCE NORTH 90°00'00" EAST, 200.00 FEET; THENCE SOUTH 33°27'12" EAST, 751.79 FEET; THENCE SOUTH 83°25'40" WEST, 339.88 FEET; THENCE SOUTH 45°28'28" EAST, 219.36 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, (CHORD BEARS SOUTH 36°57'58" EAST, 275.20 FEET), THROUGH A CENTRAL ANGLE OF 17°01'00", FOR AN ARC DISTANCE OF 276.21 FEET; THENCE SOUTH 28°27'32" EAST, 143.72 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,657.00 FEET, (CHORD BEARS SOUTH 31°30'00" EAST, 175.82 FEET), THROUGH A CENTRAL ANGLE OF 6°04'56", FOR AN ARC DISTANCE OF 175.90 FEET; THENCE SOUTH 34°32'28" EAST, 23.57 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 284.18 FEET, (CHORD BEARS SOUTH 48°13'07" EAST, 134.39 FEET), THROUGH A CENTRAL ANGLE OF 27°21'17", FOR AN ARC DISTANCE OF 135.68 FEET; THENCE SOUTH 61°53'45" EAST, 366.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, (CHORD BEARS SOUTH 56°00'12" EAST, 108.82 FEET), THROUGH A CENTRAL ANGLE OF 11°47'06", FOR AN ARC DISTANCE OF 109.01 FEET; THENCE NORTH 26°44'25" EAST, 108.51 FEET; THENCE NORTH 74°58'20" EAST, 1,663.43 FEET; THENCE SOUTH 0°03'35" WEST, 1,452.71 FEET; THENCE SOUTH 33°36'14" WEST, 87.97 FEET; THENCE SOUTH 72°50'43" WEST, 310.98 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 503.00 FEET, (CHORD BEARS NORTH 88°11'46" WEST, 175.77 FEET), THROUGH A CENTRAL ANGLE OF 20°07'13", FOR AN ARC DISTANCE OF 2.48 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 11.04 FEET, (CHORD BEARS SOUTH 61°21'34" EAST, 14.22 FEET), THROUGH A CENTRAL ANGLE OF 80°11'50", FOR AN ARC DISTANCE OF 15.45 FEET; THENCE SOUTHWESTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 64.81 FEET, (CHORD BEARS SOUTH 33°36'08" WEST, 91.56 FEET), THROUGH A CENTRAL ANGLE OF 27°07'14", FOR AN ARC DISTANCE OF 30.55 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, (CHORD BEARS SOUTH 05°09'26" EAST, 77.69 FEET), THROUGH A CENTRAL ANGLE OF 12°01'51", FOR AN ARC DISTANCE OF 77.69 FEET; THENCE SOUTH 0°51'30" WEST, 293.72 FEET; THENCE SOUTH 89°53'07" WEST, 213.98 FEET; THENCE NORTH 53°21'53" WEST, 2,166.41 FEET; THENCE NORTH 30°36'45" WEST, 984.90 FEET; THENCE NORTH 47°25'24" WEST, 797.63 FEET; THENCE NORTH 22°09'54" EAST, 384.03 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 176.68 FEET, (CHORD BEARS SOUTH 81°44'28" WEST, 260.91 FEET), THROUGH A CENTRAL ANGLE OF 58°26'43", FOR AN ARC DISTANCE OF 380.48 FEET; THENCE NORTH 31°48'49" WEST, 109.34 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, (CHORD BEARS NORTH 85°42'45" WEST, 40.21 FEET), THROUGH A CENTRAL ANGLE OF 91°47'52", FOR AN ARC DISTANCE OF 44.86 FEET; THENCE SOUTH 48°23'19" WEST, 48.92 FEET; THENCE NORTH 41°36'41" WEST, 66.00 FEET; THENCE NORTH 48°23'19" EAST, 98.06 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 292.00 FEET, (CHORD BEARS NORTH 17°28'14" EAST, 430.07 FEET), THROUGH A CENTRAL ANGLE OF 61°50'10", FOR AN ARC DISTANCE OF 315.14 FEET; THENCE NORTH 13°26'51" WEST, 116.44 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.00 FEET, (CHORD BEARS NORTH 03°06'45" WEST, 191.24 FEET), THROUGH A CENTRAL ANGLE OF 20°40'12", AN ARC DISTANCE OF 192.28 FEET; THENCE NORTH 71°32'1" EAST, 126.48 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.00 FEET, (CHORD BEARS NORTH 08°26'18" EAST, 311.0 FEET), THROUGH A CENTRAL ANGLE OF 2°25'52", FOR AN ARC DISTANCE OF 311.0 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4,057,831.28 SQUARE FEET, 93.1550 ACRES, MORE OR LESS

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE \_\_\_\_\_, 20\_\_\_\_  
SHELTER HILL DEVELOPER, LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF UTAH } S.S.  
COUNTY OF WEBER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AS THE AUTHORIZED SIGNATORY OF SHELTER HILL DEVELOPER LLC, A DELAWARE LIMITED LIABILITY COMPANY, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE THAT HE/SHE HAS READ AND UNDERSTANDS THE CONTENTS OF THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

RESIDING IN: \_\_\_\_\_

COMMISSION #: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

Sheet 1 of 7



1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1500

RECORDED \*

STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE

REQUEST OF: \_\_\_\_\_

ENTRY NO: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$

WEBER COUNTY RECORDER

OWNER

SHELTER HILL  
DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310

WEBER COUNTY ATTORNEY


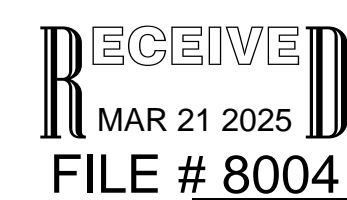
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE



LOCATED IN THE EAST HALF OF SECTION 8, AND THE  
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
FEBRUARY 2025



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

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SHELTER HILL DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310

# SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE  
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
FEBRUARY 2025

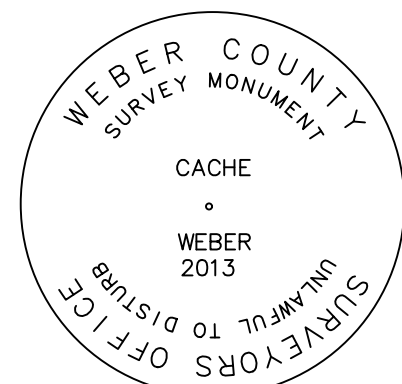
NORTHEAST CORNER SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FOUND GLO 1944, 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "B"

BASIS OF BEARINGS  
N 89°55'51" W 1381.07'  
(N 89°56'05" W 1380.98' RECORD)

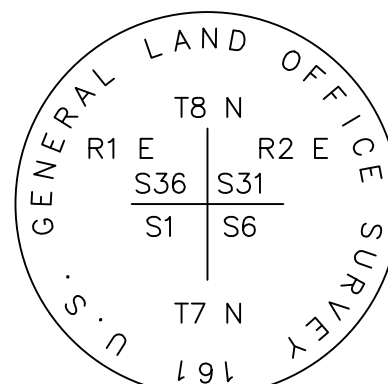
FOUND WEBER COUNTY LINE  
MONUMENT PER WEBER COUNTY  
SURVEYOR, 4" BRASS CAP 2013,  
GOOD CONDITION  
FLUSH IN CONCRETE  
DETAIL "A"

NORTH QUARTER CORNER SECTION  
8, TOWNSHIP 7 NORTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
FOUND 1944 GLO 4" BRASS CAP,  
GOOD CONDITION  
6" ABOVE GROUND  
DETAIL "C"

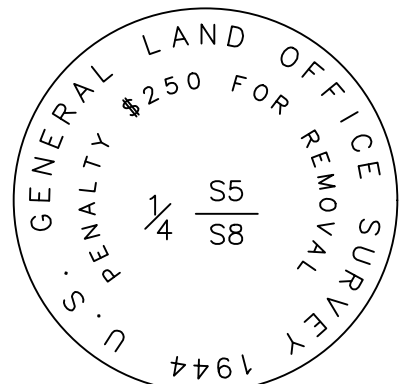
FND. CL.  
MONUMENT (TYP)  
3" BRASS CAP  
STAMPED "2016  
PLS 155641"  
RING AND LID  
GOOD CONDITION  
4" BELOW ASPHALT



DETAIL "A"



DETAIL "B"



DETAIL "C"

## LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
- RECREATION EASEMENT
- UTILITY EASEMENT
- EXISTING SKI BRIDGE EASEMENT
- TURNAROUND EASEMENT
- SKI RUN EASEMENT

SHELTER HILL DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	11.00	18.48	96°16'28"	N6°03'57"E	16.38
C2	290.00	63.90	12°37'30"	N05°36'58"E	63.77
C3	11.00	16.50	85°57'41"	N43°40'38"W	15.00
C4	430.00	2.48	0°19'48"	S21°15'39"E	2.48
C5	11.04	15.45	80°11'50"	S61°21'34"E	14.22
C6	700.00	29.70	2°25'52"	S08°26'18"W	29.70
C7	500.00	180.38	20°40'12"	S03°06'45"E	179.40
C8	325.00	350.75	61°50'10"	N17°28'14"E	333.98
C9	325.00	339.95	59°55'53"	N16°31'06"E	324.66
C10	325.00	10.80	1°54'16"	N47°26'11"E	10.80
C11	343.00	349.88	58°26'43"	S6°40'21"E	334.91
C12	533.00	245.78	26°25'13"	N85°02'56"W	243.61
C13	150.00	89.94	34°21'15"	N54°37'11"W	88.60
C14	172.00	72.93	24°17'39"	N25°17'44"W	72.38
C15	290.00	233.14	46°03'43"	S36°10'47"E	226.91
C19	300.00	91.77	17°31'34"	N63°02'02"W	91.41
C20	370.28	142.55	22°03'28"	N43°14'31"W	141.67
C21	1487.99	148.72	5°43'35"	S35°04'35"E	148.65
C24	460.06	87.72	10°55'27"	N53°44'55"W	87.58
C25	400.00	19.63	2°48'43"	N46°52'50"W	19.63

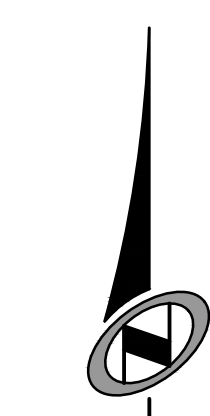
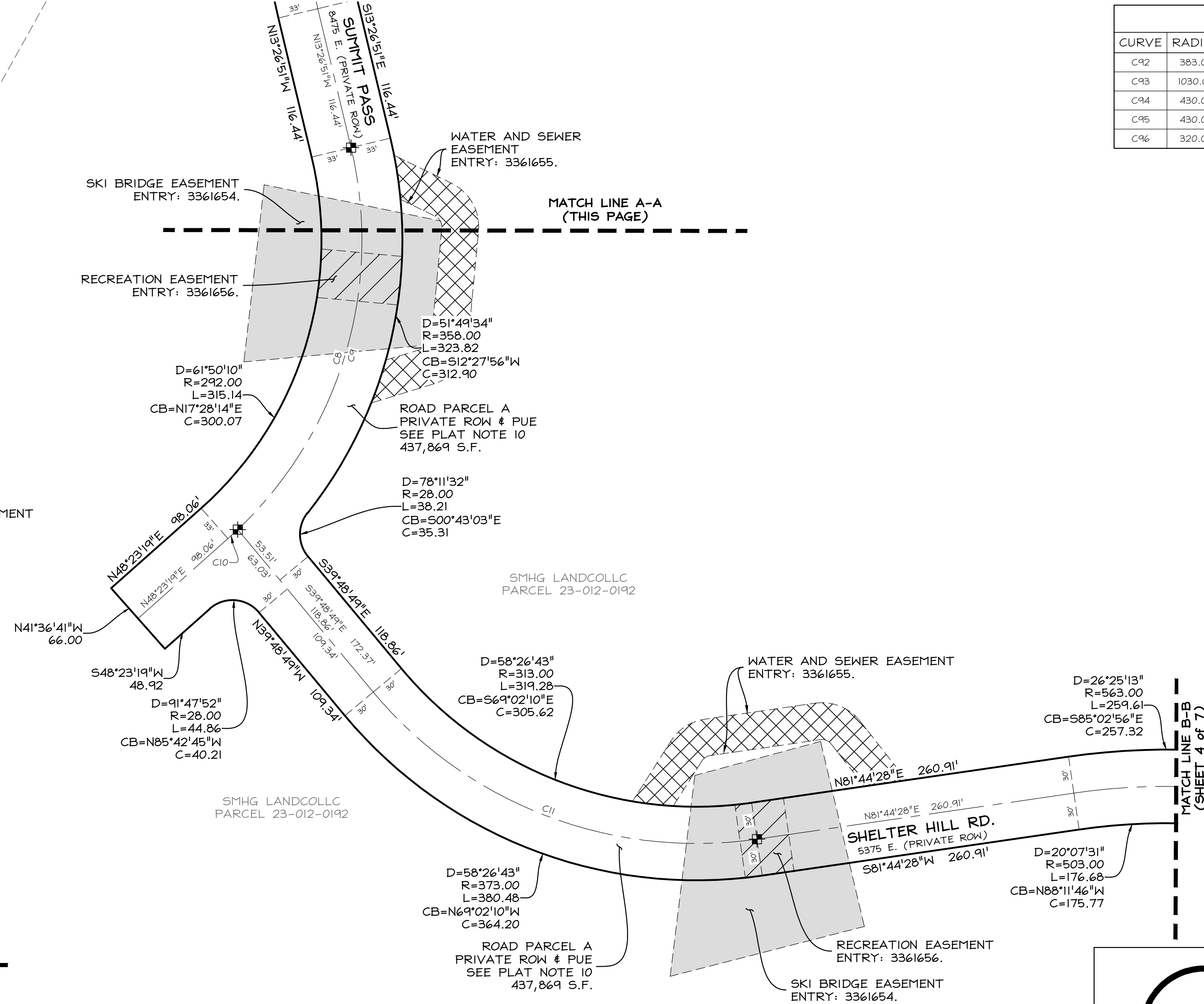
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	300.00	39.44	7°32'00"	S41°42'28"E	39.42
C27	900.00	267.30	17°01'00"	N36°57'58"W	266.32
C28	1687.00	179.09	6°04'56"	S31°30'00"E	179.00
C29	314.18	150.00	27°21'17"	S48°13'07"E	148.58
C30	500.00	279.90	32°04'27"	N45°51'32"W	276.26
C31	430.00	225.39	30°01'54"	S44°50'15"E	222.81
C32	800.00	116.38	8°20'07"	S64°01'16"E	116.28
C33	600.00	161.24	15°23'51"	N60°29'24"W	160.76
C37	800.00	98.61	7°03'44"	S56°19'20"E	98.54
C38	220.00	115.63	30°06'51"	N44°47'47"W	114.30
C39	250.00	225.61	51°42'24"	S55°35'33"E	218.03
C43	250.00	85.11	19°30'18"	N71°41'37"W	84.70
C44	1000.00	85.76	4°54'48"	N57°23'48"W	85.73
C45	400.00	305.38	43°44'34"	N33°04'07"W	298.02
C46	65.00	29.36	25°52'46"	N14°08'01"W	29.11
C47	350.00	80.16	13°07'21"	N05°22'02"E	79.99
C48	11.00	15.44	80°26'07"	S28°17'20"E	14.21
C49	397.28	145.75	21°01'15"	N57°59'47"W	144.94
C50	397.28	105.90	15°16'22"	N39°50'58"W	105.59
C51	1460.99	84.37	3°18'31"	S33°52'05"E	84.36

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C52	1460.99	61.63	2°25'01"	S36°43'52"E	61.62
C53	400.00	3.54	0°30'23"	S38°11'40"E	3.54
C54	400.00	49.05	7°01'35"	S41°57'39"E	49.02
C55	503.00	55.26	6°17'42"	N74°59'10"W	55.24
C56	145.00	56.36	22°16'08"	N60°39'44"W	56.00
C57	145.00	92.07	36°22'45"	N31°20'18"W	90.53
C58	317.00	131.99	23°51'20"	S25°04'35"E	131.03
C59	317.00	101.41	18°19'48"	S46°10'09"E	100.98
C60	317.00	21.45	3°52'35"	S57°16'20"E	21.44
C61	433.06	17.72	2°20'38"	N58°02'19"W	17.72
C62	433.06	84.76	11°12'50"	N51°15'35"W	84.62
C63	800.00	100.09	7°10'05"	N50°39'35"W	100.02
C64	800.00	116.81	8°21'58"	N42°53'33"W	116.71
C65	800.00	104.00	7°26'54"	N34°59'07"W	103.92
C66	870.00	78.15	5°08'56"	N42°54'00"W	78.16
C67	870.00	135.81	8°56'39"	N35°51'12"W	135.67
C68	870.00	44.40	2°55'26"	N29°55'10"W	44.39
C69	1717.00	84.18	2°48'33"	S29°51'48"E	84.18
C70	1717.00	98.09	3°16'23"	S32°54'17"E	98.07
C71	344.18	32.67	5°26'21"	S37°15'39"E	32.66

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C72	344.18	104.84	17°27'10"	S48°42'25"E	104.44
C73	344.18	26.81	4°27'46"	S59°39'52"E	26.80
C74	470.00	4.65	0°34'00"	N61°36'45"W	4.65
C75	470.00	108.50	13°13'34"	N54°42'58"W	108.25
C76	470.00	46.60	5°40'52"	N45°15'45"W	46.58
C77	470.00	103.36	12°36'01"	N36°07'18"W	103.15
C78	460.00	102.38	12°45'06"	S36°11'51"E	102.16
C79	460.00	138.73	17°16'49"	S51°12'48"E	138.21
C80	173.00	57.92	19°11'00"	N50°15'42"W	57.65
C81	173.00	33.00	10°55'51"	N35°12'17"W	32.95
C82	277.00	249.98	51°42'24"	S55°35'33"E	241.58
C83	183.00	68.97	21°35'33"	N70°38'59"W	68.56
C84	970.00	83.18	4°54'48"	N57°23'48"W	83.16
C85	370.00	282.64	43°46'02"	N33°03'23"W	275.82
C86	530.00	187.68	20°17'21"	N39°57'59"W	186.70
C87	400.00	84.23	12°03'54"	S35°51'15"E	84.07
C88	400.00	125.43	17°58'00"	S50°52'12"E	124.92
C89	483.00	70.27	8°20'07"	S64°01'16"E	70.21
C90	627.00	76.30	6°58'19"	N64°42'10"W	76.25
C91	627.00	92.20	8°25'32"	N57°00'14"W	92.12

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C92	383.00	47.21	7°03'44"	S56°19'20"E	47.18
C93	1030.00	88.33	4°54'48"	N57°23'48"W	88.30
C94	430.00	66.32	8°50'15"	N50°31'16"W	66.26
C95	430.00	185.19	24°40'35"	N33°45'51"W	183.77
C96	320.00	73.29	13°07'21"	N05°22'02"E	73.13

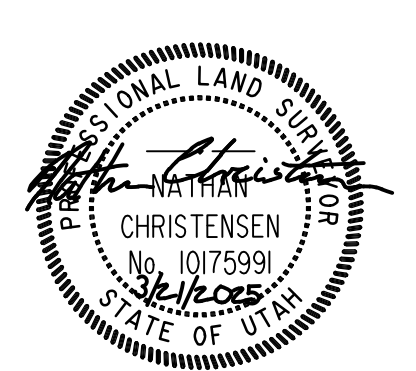
LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12	S37°26'34"E
L2	37.87	S13°08'55"E
L3	55.12	S59°12'38"E
L4	19.90	S48°17'11"E
L5	42.68	S48°17'11"E
L6	9.93	S45°28'28"E
L7	23.57	S34°32'28"E
L8	43.39	S68°11'20"E
L9	80.47	S81°26'46"E
L10	28.03	S59°51'12"E
L11	26.86	S59°51'12"E
L12	1.59	N29°44'21"W
L13	34.81	S78°48'10"W
L14	2.19	S29°44'21"E



SCALE  
HORIZONTAL: 1" = 60'  
0 15' 30' 60' 75'

Sheet 3 of 7

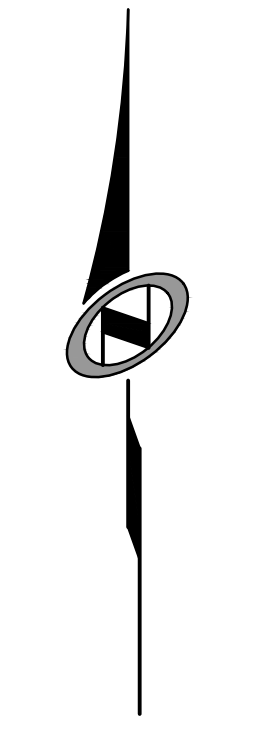
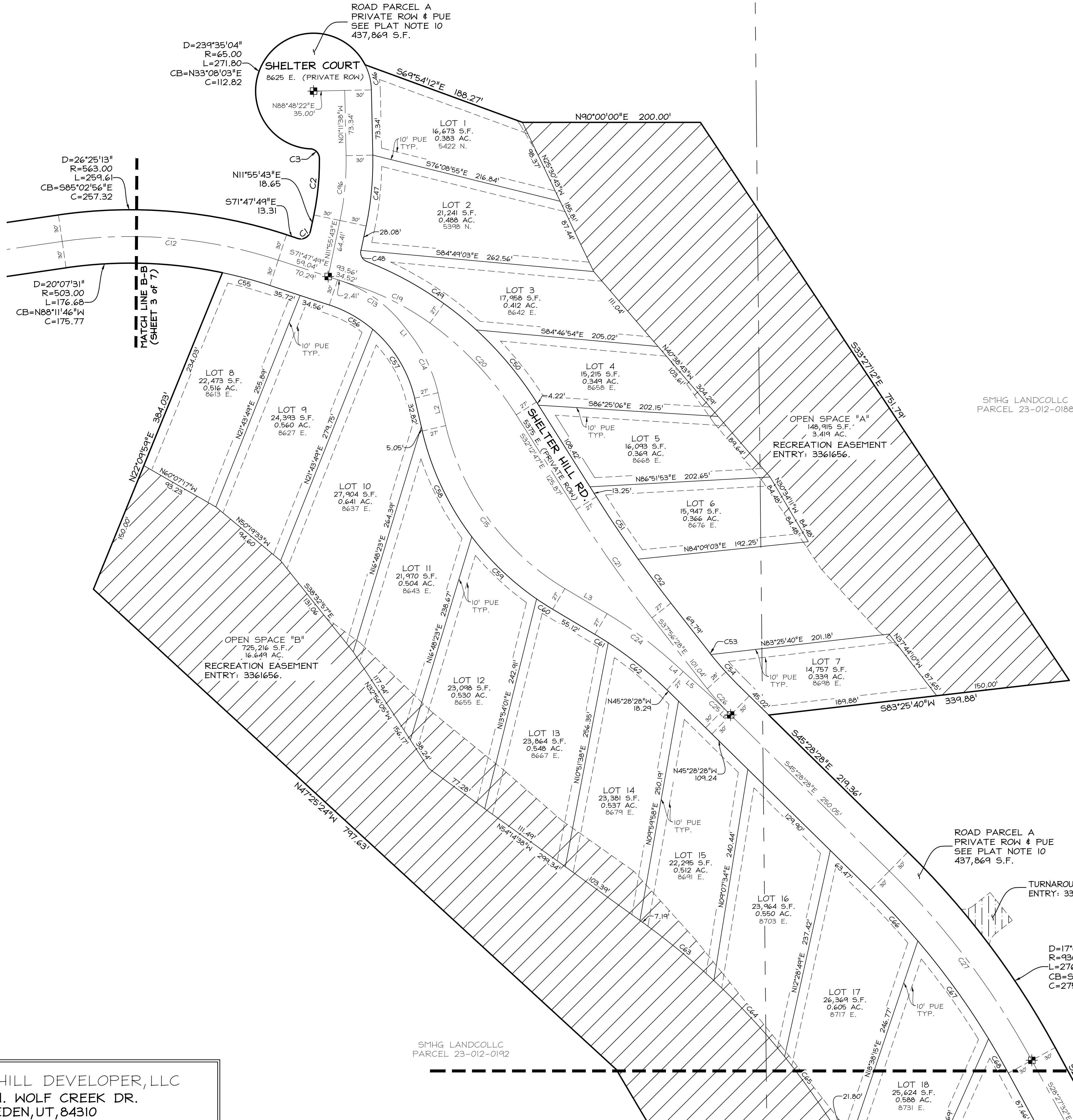
RECEIVED  
MAR 21 2025  
FILE # 8004



RECORDED #  
STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
REQUEST OF:  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER

# SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE  
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
FEBRUARY 2025



SCALE  
HORIZONTAL: 1" = 60'  
0 15' 30' 60' 75'

Sheet 4 of 7

SHELTER HILL DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310

RECEIVED  
MAR 21 2025  
FILE # 8004



RECORDED #  
STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
REQUEST OF:  
ENTRY NO: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WEBER COUNTY RECORDER

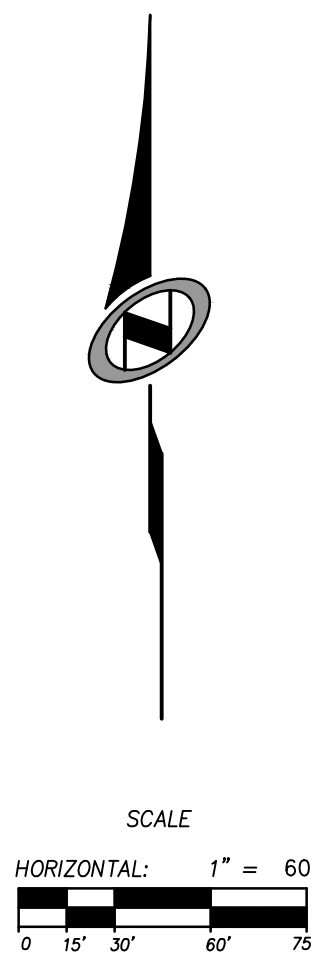
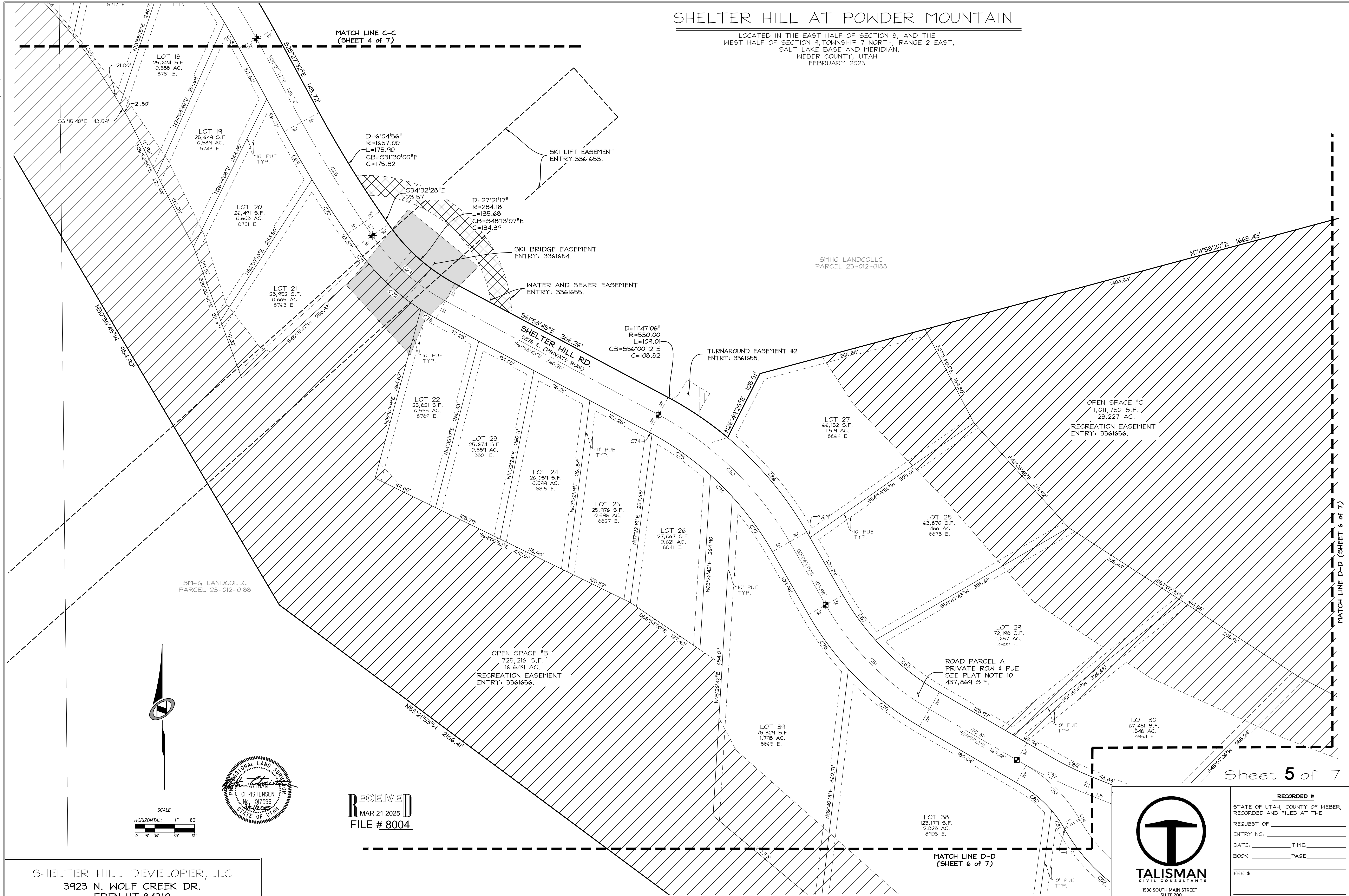


SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE  
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
FEBRUARY 2025

MATCH LINE C-C  
(SHEET 4 of 7)

2014-1-17  
NONE  
N:\SUB\793\CAD\01\4-210-01 - SHELTER HILL\CAD\01\SURVEY\PLATS  
Sheet 5



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MAR 21 2025  
FILE # 8004

SHELTER HILL DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310



Sheet 5 of 7

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REQUEST OF:	
ENTRY NO:	
DATE:	TIME:
BOOK:	PAGE:
FEE \$	
WEBER COUNTY RECORDER	

# SHELTER HILL AT POWDER MOUNTAIN

LOCATED IN THE EAST HALF OF SECTION 8, AND THE  
WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
FEBRUARY 2025

SMHG LANDCO, LLC  
PARCEL 23-012-0188

MATCH LINE D-D  
(SHEET 5 of 7)

OPEN SPACE "C"  
1,011,750 S.F.  
23.227 AC.  
RECREATION EASEMENT  
ENTRY: 3361656.

MATCH LINE D-D  
(SHEET 5 of 7)

LOT 38  
123,179 S.F.  
2.828 AC.  
8903 E.

LOT 30  
67,451 S.F.  
1.548 AC.  
8934 E.

LOT 31  
63,164 S.F.  
1.450 AC.  
8968 E.

LOT 32  
68,061 S.F.  
1.562 AC.  
8998 E.

LOT 33  
77,880 S.F.  
1.788 AC.  
9024 E.

LOT 37  
114,067 S.F.  
2.619 AC.  
8943 E.

LOT 36  
111,036 S.F.  
2.549 AC.  
8989 E.

LOT 34  
107,826 S.F.  
2.475 AC.  
9044 E.

LOT 35  
126,118 S.F.  
2.896 AC.  
9029 E.

OPEN SPACE "B"  
725,216 S.F.  
16.649 AC.

RECREATION  
EASEMENT  
ENTRY: 3361656.

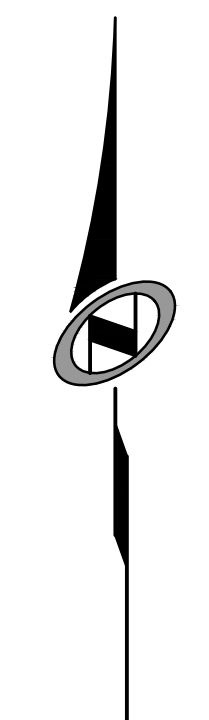
SMHG LANDCOLLC  
PARCEL 23-012-0188

DETENTION POND EASEMENT #1  
ENTRY: 33616574.

DETENTION POND  
EASEMENT #1

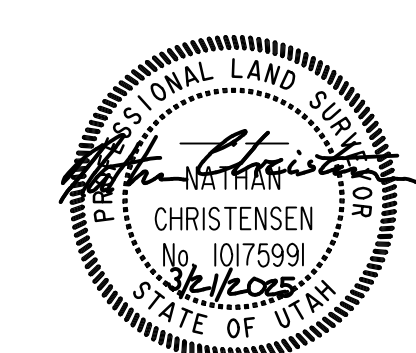
SHELTER HILL DEVELOPER, LLC  
3923 N. WOLF CREEK DR.  
EDEN, UT, 84310

STATE OF UTAH  
DEPARTMENT OF NATURAL RESOURCES  
PARCEL NO. 23-012-0073



SCALE  
HORIZONTAL: 1" = 100'  
0 25' 50' 100' 150'

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FILE # 8004



Sheet 6 of 7

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**RECORDED #**

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