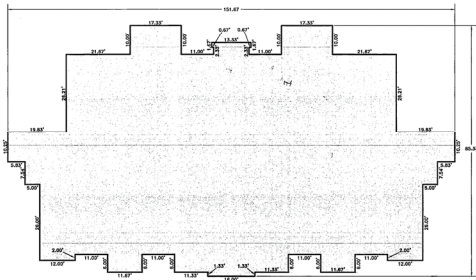


POWDER CANYON CONDOMINIUM PROJECT, PHASE 1 CONDOMINIUM PLAT

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

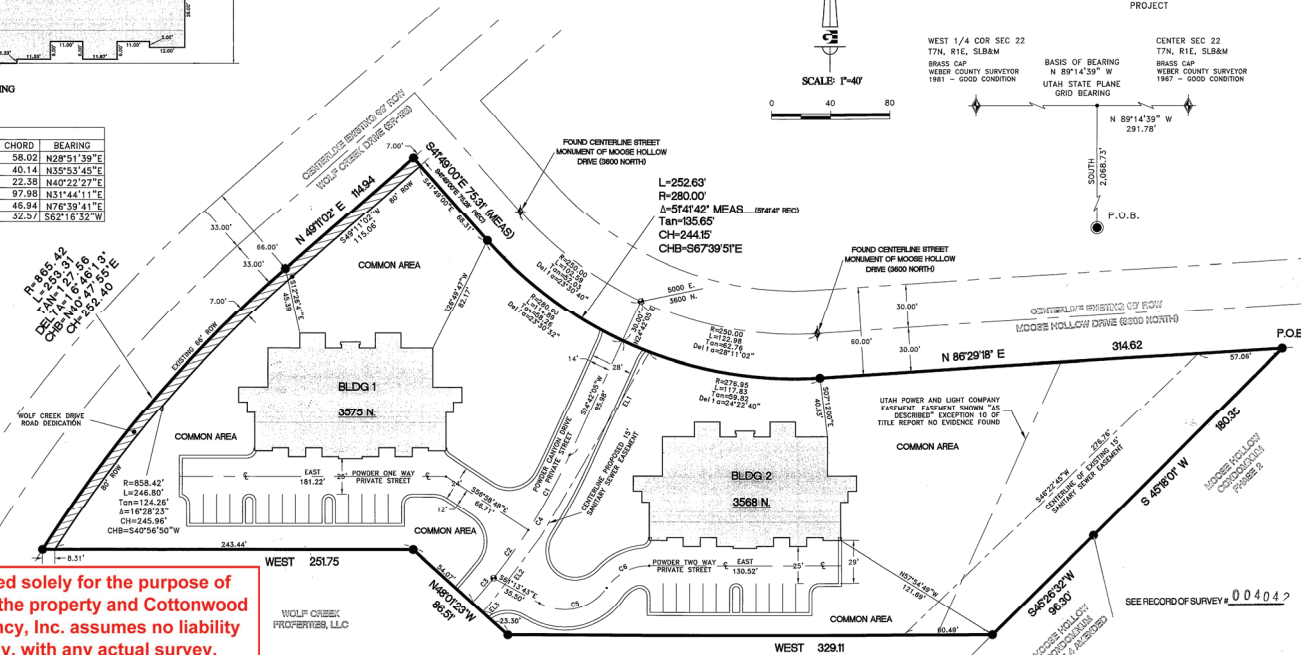
SHEET 1 OF 6



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	N53°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	N51°44'11"E
C5	51.45	35.00	8°41'13"	31.64	46.94	N78°39'41"E
C6	35.87	35.00	59°28'56"	18.39	32.37	S52°16'32"W

CENTERLINE EASEMENT LINE TABLE	LINE	LENGTH	BEARING
EL1	146.04'	N30°25'59"E	
EL2	58.21'	N36°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 "TRACT LOCATION NOT DECLARED"



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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 NOT 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 IN 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. DESIGNATE BY:
- THE PROPERTY IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RIDGE 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. 188278, IN BOOK 2275, BEGINNING AT PAGE 460, 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 EXTERIOR SURFACE OF THE WALL, UNLESS OTHERWISE SHOWN.
- 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.S.S. DATUM NOV29. WEBER COUNTY BRASS CAP BENCHMARK #71222-1-3134 ELEV. 5346.8791
- 2" #5 REBAR AND BOLT 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

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 CONDOMINIUM PHASE 2, SAID POINT IS ON THE SOUTHWEST RIGHT OF WAY OF MOOSE HOLLOW DRIVE, POINT BEING N 89°14'39" W 251.78 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 49°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 49°26'32" W	96.30 FEET	ALONG SAID MOOSE HOLLOW CONDOMINIUM PHASE 4 AMENDED BOUNDARY; THENCE
WEST	329.11 FEET	THENCE
N 45°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:
NORTHWESTERLY	253.31 FEET	ALONG A NON-TANGENT CURVE TO THE RIGHT (R=485.42', DELTA=18°41'17", T=127.58', CH=61.42', CH=252.40') TO A TANGENT LINE; THENCE
N 49°11'00" 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
SOUTHWESTERLY	252.63 FEET	ALONG SAID CURVE (R=280.00', DELTA=51°41'44", T=135.65', CH=5 67.39'51" E, CH=244.15') TO A TANGENT LINE; THENCE
N 89°29'18" E	314.62 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 DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON. I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES 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



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 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 HEREON.
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 ON THE 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



OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN 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.

REGARD 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 THROUGHFARE.

Prepared By:



5875 S. ADAMS AVE. PARKWAY
ODDEN, UT 84045
(801)476-0202

COUNTY RECORDER

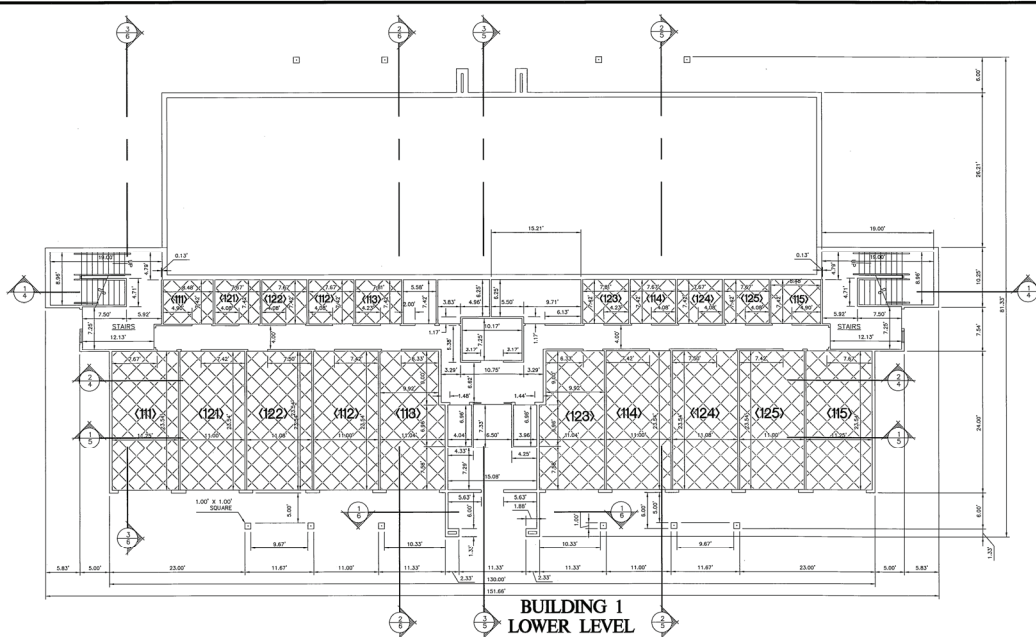
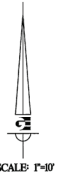
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FILED AND RECORDED ON 11/09/08 AT 3:51
IN BOOK 668, PAGE 9 to 14 OF OFFICIAL RECORDS.
Kass Thompson
Ernest D. Rowley
COUNTY RECORDER

01-89

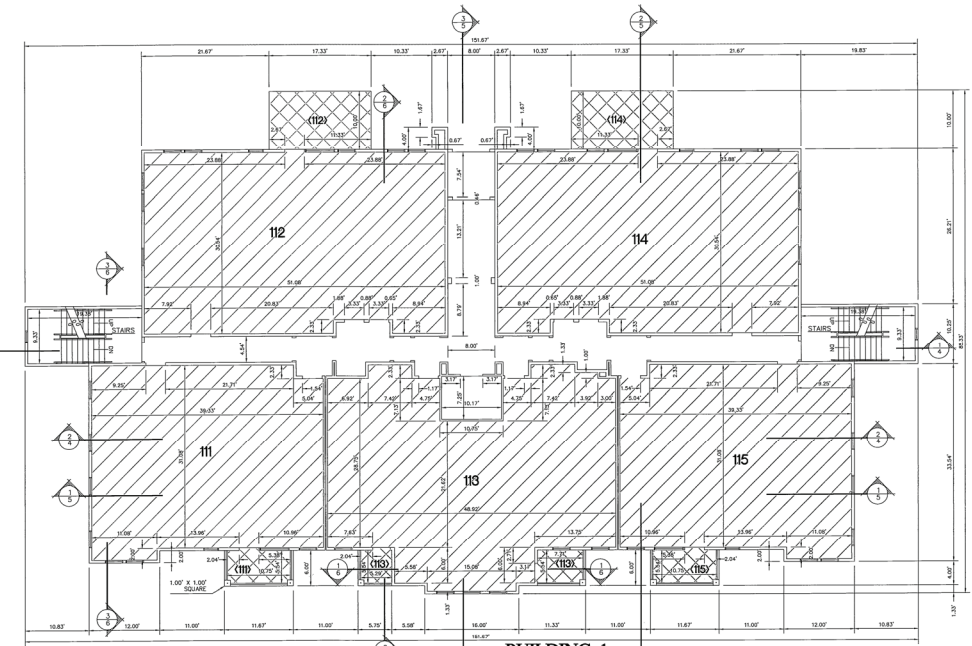
CONDOMINIUM PLAT POWDER CANYON CONDOMINIUM PROJECT, PHASE 1

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

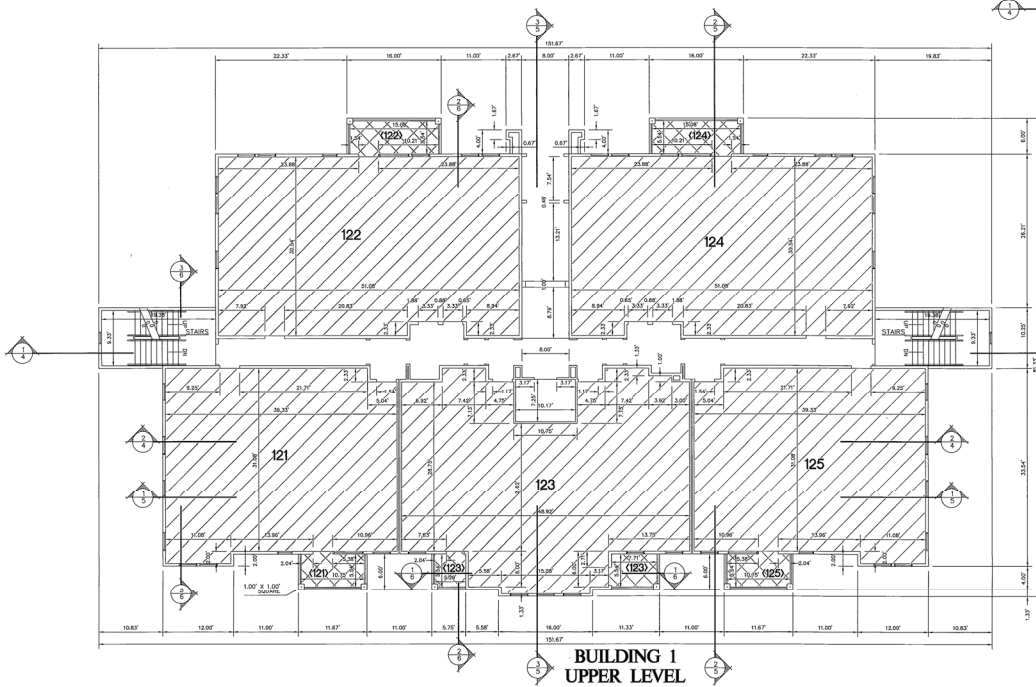
SHEET 2 OF 6



BUILDING 1
LOWER LEVEL



BUILDING 1
MAIN LEVEL



BUILDING 1
UPPER LEVEL

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



- LEGEND**
- GENERAL COMMON AREA
 - UNIT
 - LIMITED COMMON AREA

- NOTES:**
1. 111 = EXAMPLE OF A UNIT NUMBER.
 2. <111> = EXAMPLE OF A NUMBER IDENTIFYING A LIMITED COMMON AREA APPURTENANT TO A SPECIFIC UNIT BEARING THE SAME NUMBER AS THE NUMBER IDENTIFYING SUCH LIMITED COMMON AREA. EACH OF THE BALCONIES AND UNDERGROUND PARKING GARAGES ARE LIMITED COMMON AREAS.
 3. WALL THICKNESS DIMENSIONS, AS SHOWN, ARE APPROXIMATE.
 4. ALL UNITS LOCATED ON THE SAME BUILDING LEVEL HAVE THE SAME FLOOR AND CEILING ELEVATIONS.

Prepared By:
Cardner Engineering
5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NUMBER 2334246

FEE PAID: _____ AT _____ DEPUTY

FILED AND RECORDED ON _____ AT _____

IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS. COUNTY RECORDER

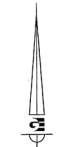
68-10

11-89

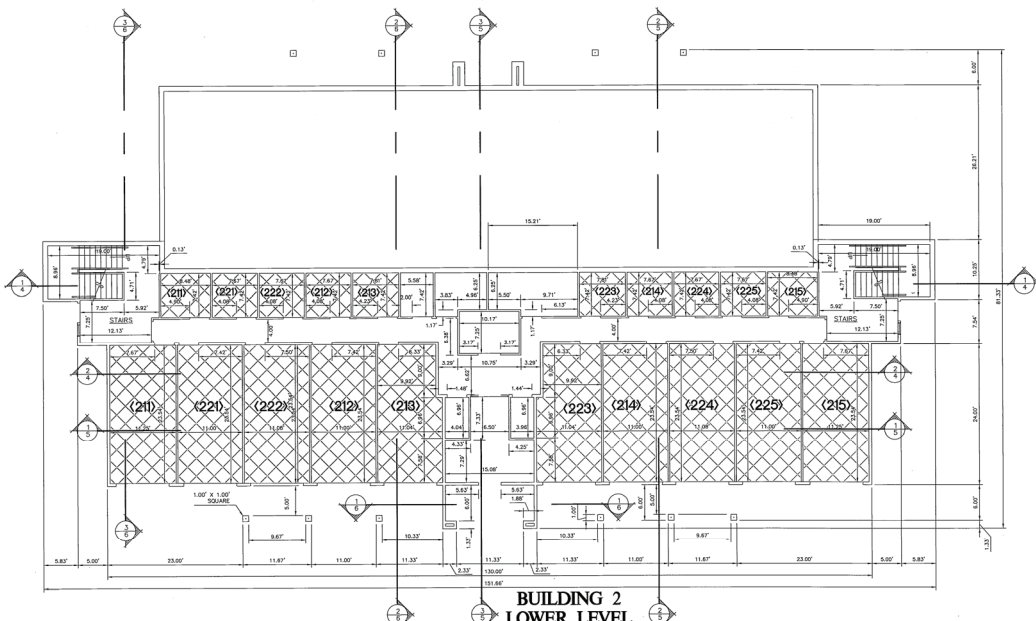
CONDOMINIUM PLAT POWDER CANYON CONDOMINIUM PROJECT, PHASE 1

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

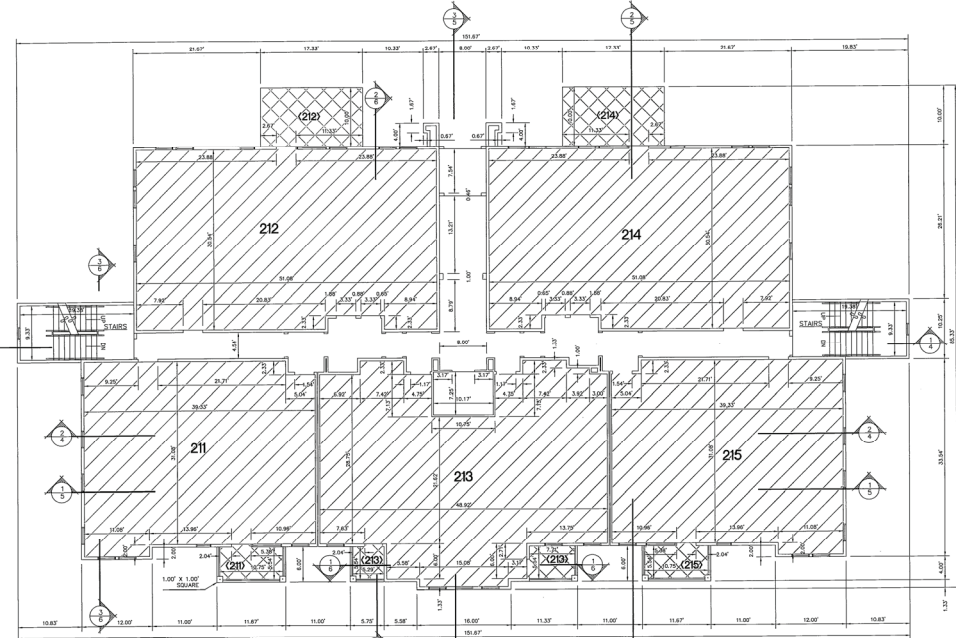
SHEET 3 OF 6



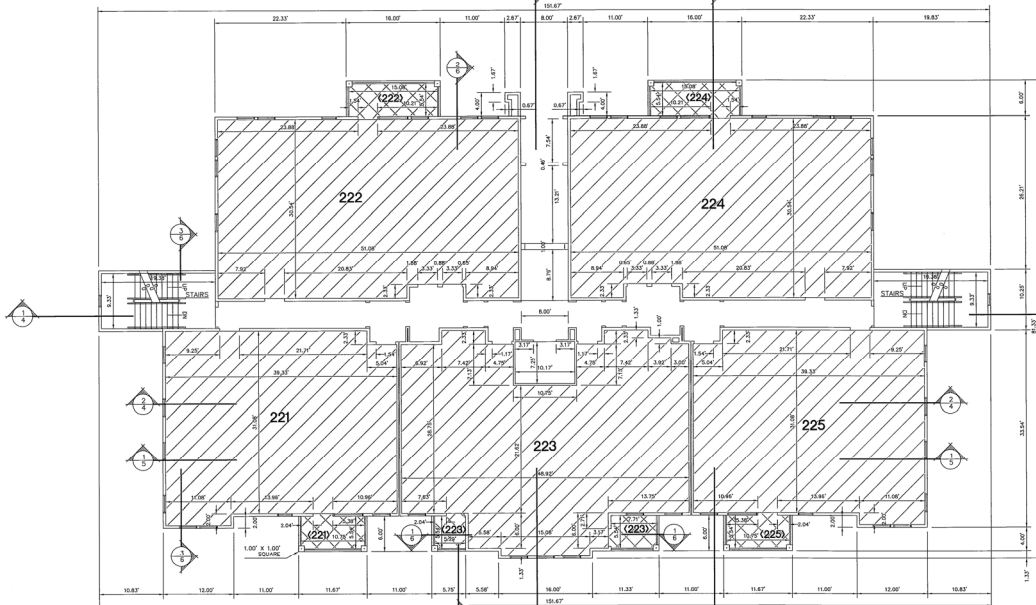
SCALE: 1"=10'



**BUILDING 2
LOWER LEVEL**






**BUILDING 2
MAIN LEVEL**



**BUILDING 2
UPPER LEVEL**

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- LEGEND**
-  GENERAL COMMON AREA
 -  UNIT
 -  LIMITED COMMON AREA

- NOTES:**
1. 222 = EXAMPLE OF A UNIT NUMBER.
 2. <222> = EXAMPLE OF A NUMBER IDENTIFYING A LIMITED COMMON AREA APPURTENANT TO A SPECIFIC UNIT BEARING THE SAME NUMBER AS THE NUMBER IDENTIFYING SUCH LIMITED COMMON AREA. EACH OF THE BALCONIES AND UNDERGROUND PARKING GARAGES ARE LIMITED COMMON AREAS.
 3. WALL THICKNESS DIMENSIONS, AS SHOWN, ARE APPROXIMATE.
 4. ALL UNITS LOCATED ON THE SAME BUILDING LEVEL HAVE THE SAME FLOOR AND CEILING ELEVATIONS.



Prepared By:



5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NUMBER 2334246 DEPUTY _____

FEE PAID _____ AT _____

FILED AND RECORDED ON _____

IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS. COUNTY RECORDER _____

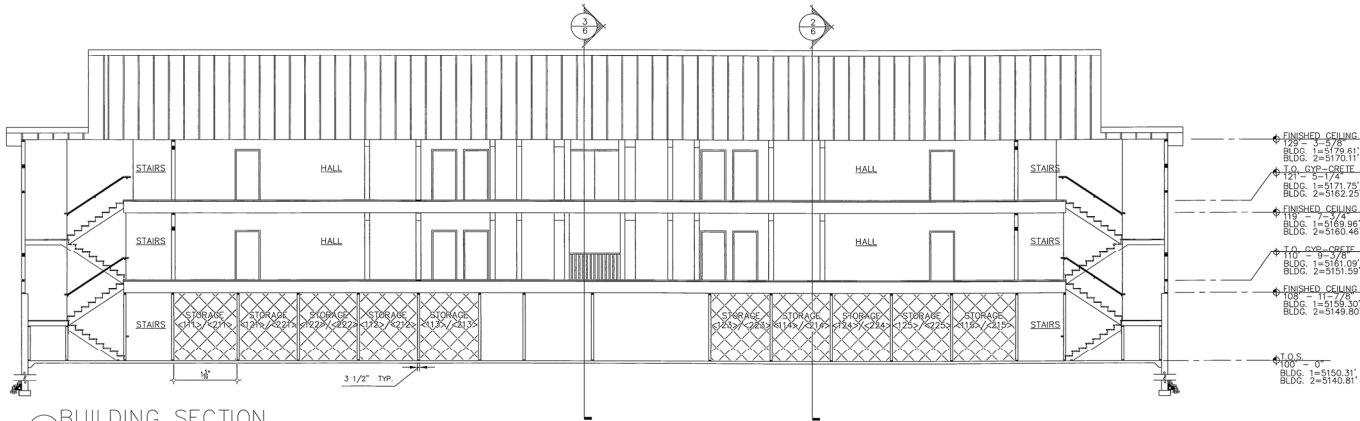
68-11

7-89

CONDOMINIUM PLAT POWDER CANYON CONDOMINIUM PROJECT, PHASE 1

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

SHEET 4 OF 6



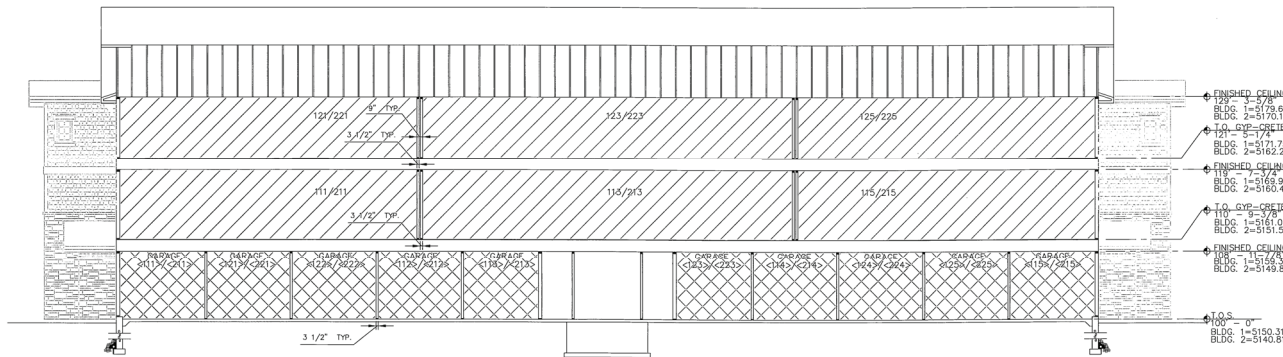
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

NOTES:

- 222 = EXAMPLE OF A UNIT NUMBER.
- <222> = EXAMPLE OF A NUMBER IDENTIFYING A LIMITED COMMON AREA APPURTENANT TO A SPECIFIC UNIT BEARING THE SAME NUMBER AS THE NUMBER IDENTIFYING SUCH LIMITED COMMON AREA. EACH OF THE BALCONIES AND UNDERGROUND PARKING GARAGES ARE LIMITED COMMON AREAS.
- WALL THICKNESS DIMENSIONS, AS SHOWN, ARE APPROXIMATE.
- WALL THICKNESS 5 1/2" APPROX. UNLESS OTHERWISE NOTED.
- ALL UNITS LOCATED ON THE SAME BUILDING LEVEL HAVE THE SAME FLOOR AND CEILING ELEVATIONS.
- VERTICAL ELEVATIONS FOR UNITS DEPICTED ON THIS DRAWING ARE CONSISTENT THROUGHOUT EACH FLOOR. BALCONIES/PATIOS ARE ALSO CONSISTENT THROUGHOUT EACH FLOOR.

LEGEND

- COMMON AREA
- COMMON AREA (ATTIC/ROOF)
- UNIT
- LIMITED COMMON AREA



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Prepared By:



5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NUMBER 2334246 DEPUTY
 FEE PAID _____ AT _____
 FILED AND RECORDED ON _____ OF _____
 IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS. COUNTY RECORDER

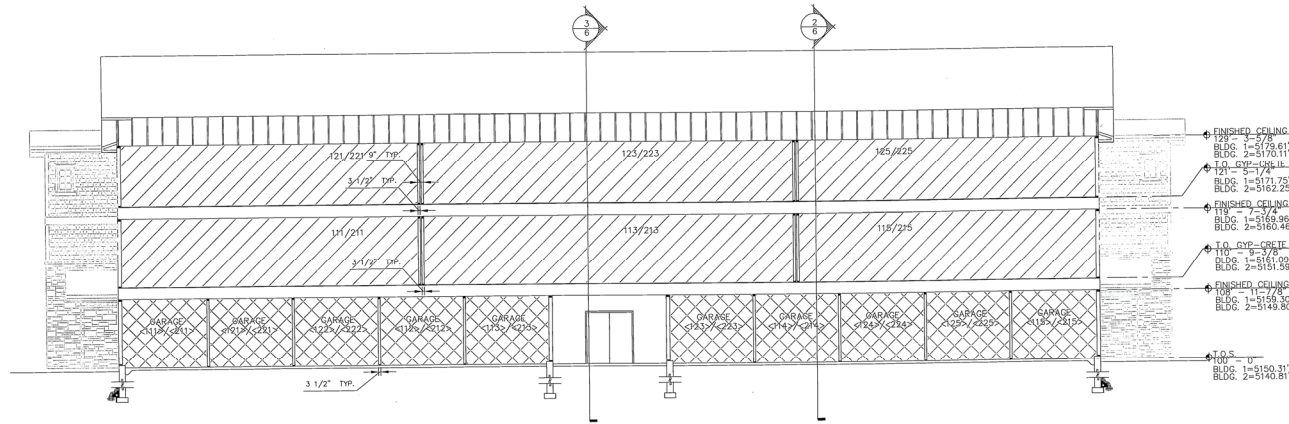
108-12

CONDOMINIUM PLAT

POWDER CANYON CONDOMINIUM PROJECT, PHASE 1

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

SHEET 5 OF 6



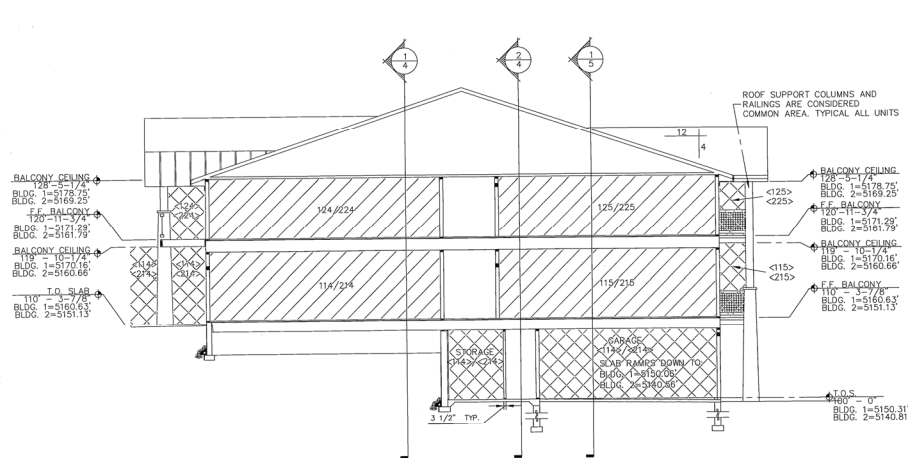
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SCALE: 1/8" = 1'-0"

NOTES:

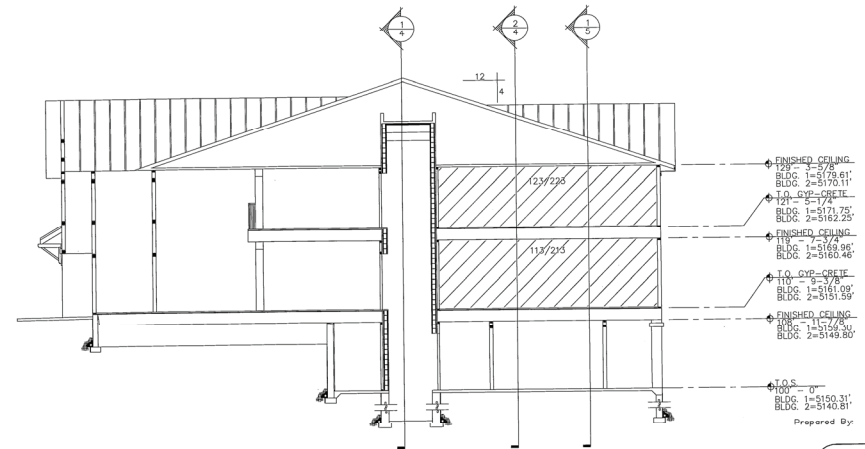
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LEGEND

- COMMON AREA
- COMMON AREA (ATTIC/ROOF)
- UNIT
- LIMITED COMMON AREA



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476-0202



COUNTY RECORDER

ENTRY NUMBER 2334246 DEPUTY _____

FEES PAID _____

FILED AND RECORDED ON _____ AT _____

IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS. COUNTY HALLBOOK _____

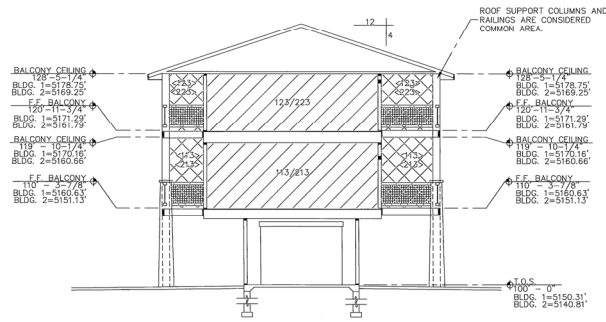
68-13

h1-89

CONDOMINIUM PLAT POWDER CANYON CONDOMINIUM PROJECT, PHASE 1

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

SHEET 6 OF 6







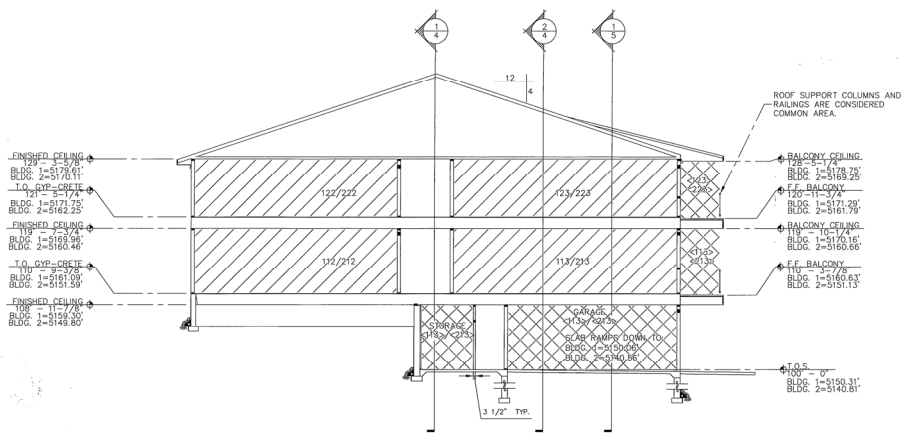
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

NOTES:

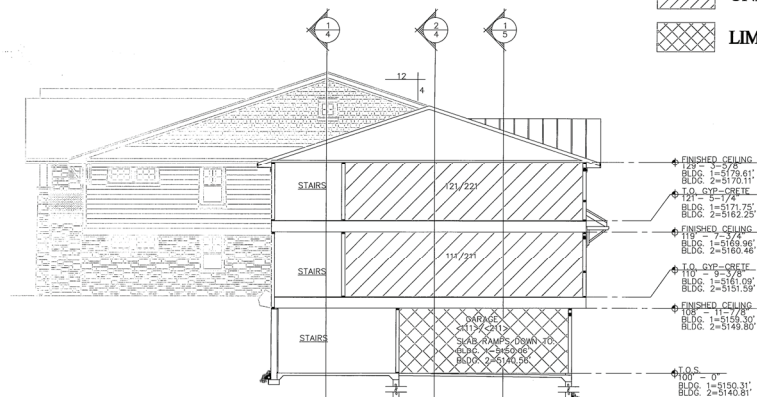
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LEGEND

-  COMMON AREA
-  COMMON AREA (ATTIC/ROOF)
-  UNIT
-  LIMITED COMMON AREA



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Prepared By:



5875 S. ADAMS AVE. PARKWAY
OGDEN, UT 84405
(801)476 0202



COUNTY RECORDER	
ENTRY NUMBER: 2334246	DEPUTY
FEE PAID: _____	FILED AND RECORDED ON _____ AT _____
BY BOOK: _____ PAGE: _____	OFFICIAL RECORDS COUNTY RECORDER

68-14
h1-89

68-14