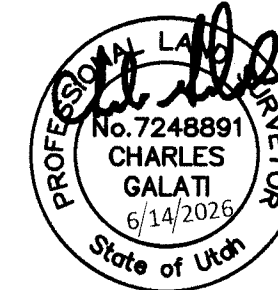


PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

BASIS OF BEARING
N 87°52'01" E 2717.63'
FOUND BRASS CAP MONUMENT
WEBER COUNTY SURVEY MONUMENT 2022
QUARTER CORNER SECTIONS 5 & 8
T7N, R2E, SLB&M



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner(s) I have completed a survey of the property described hereon in accordance with Utah Code Section 17-73-504, have verified all measurements, and have subdivided the described property into lots and streets, together with easements, hereafter to be known as PRADO AT POWDER MOUNTAIN PHASE I, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

PRADO DEVELOPER, LIMITED LIABILITY COMPANY ("DECLARANT"), AS OWNER OF THE HEREON 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 AS PRADO AT POWDER MOUNTAIN PHASE I, AND DOES HEREBY:

PRIVATE STREETS AND 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 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 DETENTION 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.
PRIVATE EASEMENTS: GRANT AND DEDICATE THOSE CERTAIN EASEMENTS DESCRIBED IN NOTES AS 12, 13, 14 AND 17 OF THIS PLAT. SUCH NOTES AND THE RESERVATION AND GRANT OF EASEMENTS DESCRIBED THEREIN ARE INCORPORATED HEREIN BY REFERENCE. *15 AND 17

IN WITNESS WHEREOF, THE DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE 15th DAY OF June, 2026.

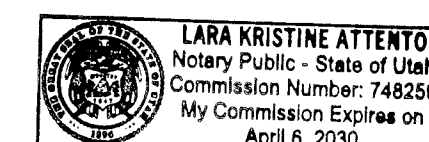
By: Brooke Hontz
NAME: BROOKE HONTZ TITLE: CHIEF DEVELOPMENT AND CONSTRUCTION OFFICER

ACKNOWLEDGEMENT

State of Utah
County of Weber

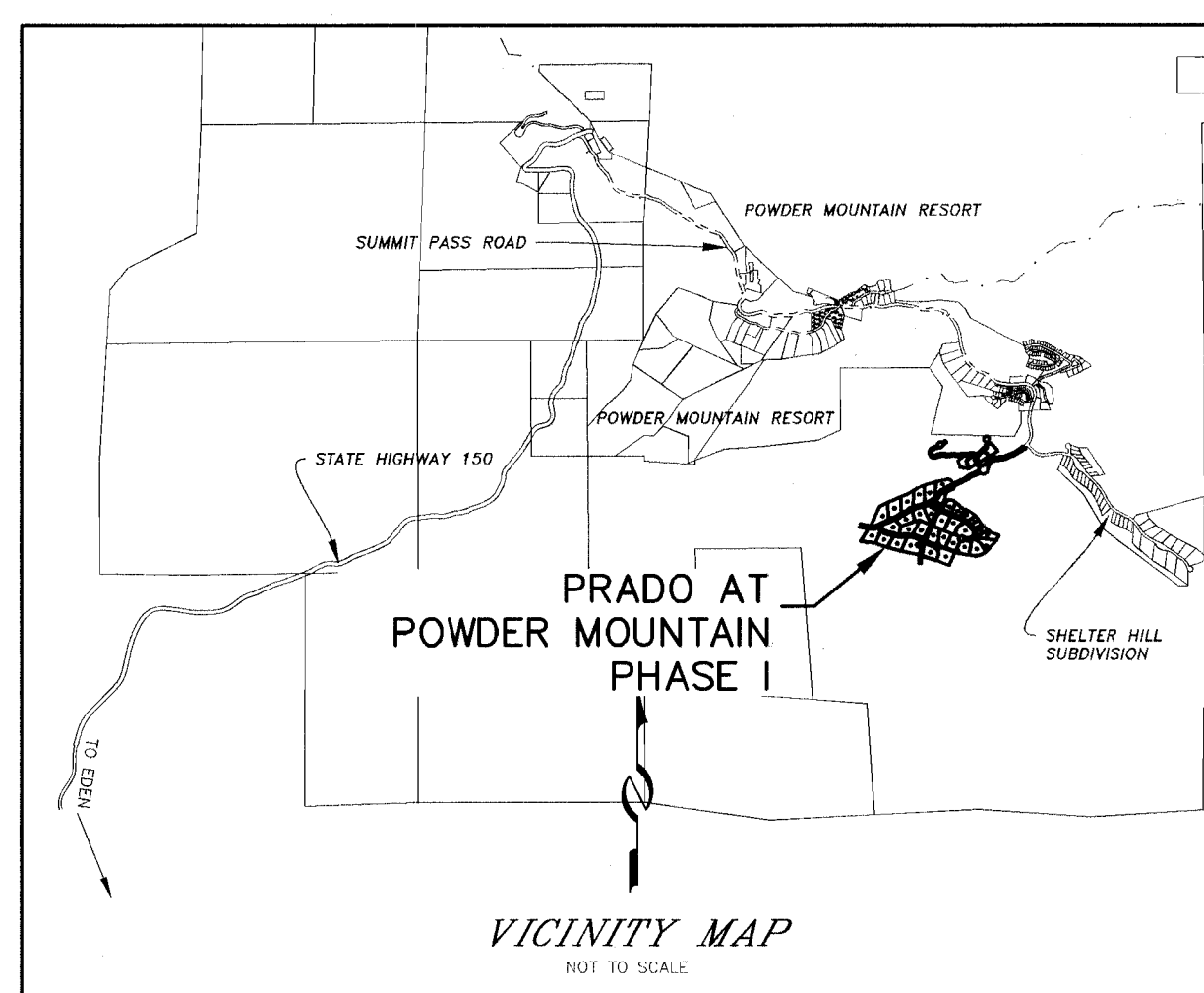
On this 15th day of June, 2026, BROOKE HONTZ, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the authorized signer for PRADO DEVELOPER, Limited Liability Company, and that said document was signed freely and voluntarily by her on behalf of said limited liability company.

Notary Public
Lara K. Attento
Printed Name
Residing in: ogden, UT
My commission expires: 4-6-2030
Commission No. 748259



NARRATIVE

THE PURPOSE OF THIS PLAT/SURVEY IS TO SUBDIVIDE A PORTION OF THE OWNER'S LAND INTO STREETS AND LOTS. THE LOT LINES AND ROAD RIGHTS-OF-WAY WERE DEVELOPED IN CONJUNCTION WITH THE OWNER AND THEIR ENGINEER. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 87°52'01" EAST 2717.63 FEET FROM A WEBER COUNTY SURVEY MONUMENT FOR THE QUARTER CORNER OF SECTIONS 5 & 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A WEBER COUNTY SURVEY MONUMENT FOR THE CORNER OF SECTIONS 4, 5, & 9 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS INDICATED HEREON.



SHEET INDEX

SHEET 1 - SURVEYOR'S CERTIFICATE, OVERALL PROPERTY BOUNDARY, SIGNATURE BOXES, VICINITY MAP, OWNERS DEDICATION AND CONSENT TO RECORD, ACKNOWLEDGEMENT
SHEET 2 - PLAT NOTES, OVERALL PROPERTY BOUNDARY LEGAL DESCRIPTION, LINE AND CURVE TABLES
SHEET 3 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 35-36
SHEET 4 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 1-5, 16-21 AND 32-34
SHEET 5 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 6-7 AND 16-18
SHEET 6 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 8-11 AND 14-17
SHEET 7 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 11-13, 22-29 AND PARCEL 1
SHEET 8 - LOT DETAILS, ROADWAY DETAILS AND EASEMENTS FOR LOTS 13, 21-24, 28-32 AND PARCEL 1

SEE 12

23-184
(23-012-0209)
TU:491

SEE 12

SEE 12

SEE RECORD OF SURVEY # 8393

LINE HATCH TABLE	
	Section Line
	Tie Line
	Recreation Easement
	PUE and/or Drainage Easement
	Subdivision Boundary Line
	Lot Line
	Fire Truck Turnaround Easement
	Wall, Bridge & Recreation Easement
	Water & Sewer Easement
	Address (typical)

LEGEND

- Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper River in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
- Found Section monument (As-Noted)
- Street Monument to be set or as-Noted.

200' 0 200' 400'
SCALE: 1"=200' (24"x36" SHEET SIZE)

SHEET 1 OF 8

RECORDED

STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF PRADO DEV
ENTRY NO. 3423958
DATE: 01-24-26 TIME: 3:10 PM
BOOK: 102 PAGE: 42-49
FEE: \$516.00
B. RAHIMZADEGAN
WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
403 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

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 21th DAY OF June, 2026

Corrin P. Erickson
SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR 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 21th DAY OF June, 2026

Jeremy Mathews
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 15th DAY OF July, 2026

Chris Mathews
SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

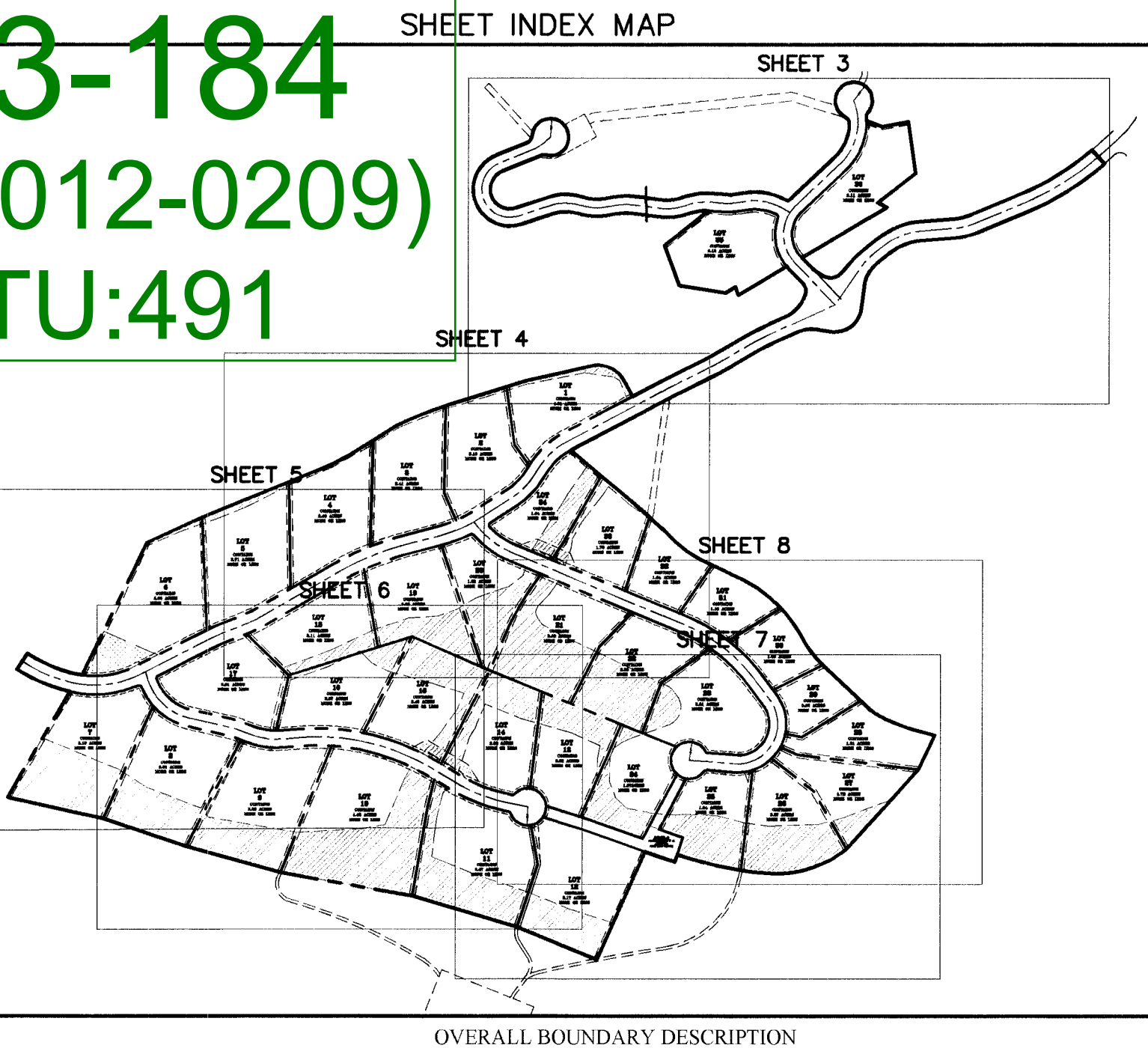
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS 30th DAY OF June, 2026

John
CHAIRMAN WEBER COUNTY PLANNING COMMISSION

APPLICANT:

PRADO DEVELOPER LLC
3923 N. WOLF CREEK DRIVE
EDEN, UTAH 84310
PROJECT ENGINEER:
TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UTAH 84115

23-184
(23-012-020
TU:491



A parcel of land located in Section 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian, Weber County, State of Utah, the boundary of said parcel of land being more particularly described as follows:

[illegible]

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°36'41" E	66.00'
L2	S 67°37'29" W	186.82'
L3	S 85°55'43" W	109.47'
L4	S 51°50'38" W	36.40'
L5	S 70°9'10" W	76.06'
L6	N 80°14'45" W	42.49'
L7	S 65°58'58" W	77.29'
L8	S 60°04'52" W	101.46'
L9	S 63°38'01" W	119.04'
L10	S 62°23'51" W	138.57'
L11	S 62°23'51" W	279.31'
L12	S 49°55'05" E	141.71'
L13	S 65°14'10" E	148.39'
L14	S 46°51'42" E	185.78'
L15	S 74°30'58" E	80.87'
L16	S 25°50'33" W	132.06'
L17	S 17°22'54" W	27.45'
L18	N 70°48'35" W	111.75'
L19	N 68°05'36" W	304.80'
L20	N 33°03'05" E	66.00'
L21	N 65°33'28" E	215.32'
L22	N 59°08'22" E	93.98'
L23	N 57°23'40" E	104.25'
L24	N 77°14'30" E	233.50'
L25	S 28°13'28" E	59.64'
L26	N 62°23'51" E	137.23'
L27	N 63°38'01" E	119.04'
L28	N 60°04'52" E	101.46'
L29	N 65°58'58" E	59.65'
L30	N 20°18'31" E	5.59'
L31	N 43°33'46" W	75.70'

LINE TABLE		
LINE	DIRECTION	LENGTH
L32	S 59°28'53" W	198.84'
L33	S 20°18'58" W	30.48'
L34	S 59°28'53" W	41.14'
L35	N 80°49'59" W	166.05'
L36	N 20°18'58" W	149.09'
L37	N 51°53'29" E	198.92'
L38	S 72°32'00" W	17.41'
L39	N 82°19'08" W	79.12'
L40	S 78°17'37" W	4.51'
L41	N 73°50'43" W	5.14'
L42	S 72°08'29" W	125.56'
L43	N 68°11'51" E	114.51'
L44	S 68°11'51" W	146.63'
L45	N 72°08'29" E	125.56'
L46	S 73°50'43" E	5.14'
L47	N 78°17'37" E	4.51'
L48	S 72°19'08" E	79.12'
L49	N 72°32'00" E	17.41'
L50	S 86°23'27" E	59.01'
L51	N 80°35'52" E	24.24'
L52	N 47°10'45" E	208.86'
L53	S 70°46'14" E	58.75'
L54	S 79°56'43" E	93.68'
L55	S 75°13'35" E	182.14'
L56	S 52°18'55" W	167.68'
L57	S 64°20'31" E	36.11'
L58	S 59°28'53" W	348.12'
L59	S 43°33'46" E	37.28'
L60	N 51°50'38" E	27.05'
L61	N 85°55'43" E	109.47'
L62	N 67°37'29" E	186.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	983.00'	320.07'	18°39'20"	S 58°17'50" W	318.65'
C2	283.00'	90.41'	18°18'15"	S 76°48'36" W	90.02'
C3	217.00'	129.09'	34°05'05"	S 68°53'11" W	127.20'
C4	217.00'	35.33'	9°19'40"	S 47°10'48" W	35.29'
C5	130.00'	80.24'	35°21'48"	S 24°50'04" W	78.97'
C6	94.50'	152.73'	92°36'05"	S 53°27'12" W	136.64'
C7	130.00'	76.62'	33°46'14"	S 82°52'05" W	75.52'
C8	967.00'	99.61'	5°54'06"	S 63°01'55" W	99.56'
C9	1033.00'	64.05'	3°33'09"	S 61°51'26" W	64.04'
C10	967.00'	20.86'	1°14'10"	S 63°00'56" W	20.86'
C11	5637.56'	222.56'	2°15'43"	S 49°55'05" E	222.55'
C12	1239.80'	106.32'	4°54'48"	S 46°42'07" E	106.28'
C13	403.56'	147.85'	20°59'27"	S 54°44'26" E	147.02'
C14	499.40'	299.84'	34°24'00"	S 45°24'48" E	295.35'
C15	348.96'	113.58'	18°38'54"	S 37°32'15" E	113.08'
C16	218.16'	85.89'	22°33'25"	S 50°39'00" E	85.33'
C17	575.44'	125.09'	12°27'18"	S 68°17'19" E	124.84'
C18	402.14'	301.22'	42°55'03"	S 73°11'48" W	294.23'
C19	1389.42'	323.67'	13°20'50"	N 78°16'28" W	322.94'
C20	567.77'	203.70'	20°33'24"	N 67°13'37" W	202.61'
C21	501.77'	196.72'	22°27'48"	S 68°10'49" E	195.47'
C22	317.00'	12.18'	2°12'07"	S 80°30'41" E	12.18'
C23	775.40'	153.01'	1°18'21"	N 64°47'33" E	152.76'
C24	1337.27'	182.18'	7°48'20"	N 68°36'23" E	182.04'
C25	107.93'	139.20'	73°53'40"	N 65°18'18" E	129.75'
C26	1033.00'	22.29'	1°14'10"	N 63°00'56" E	22.29'
C27	967.00'	59.96'	3°33'09"	N 61°51'26" E	59.95'
C28	1033.00'	106.40'	5°54'06"	N 63°01'55" E	106.36'
C29	130.00'	103.63'	45°40'27"	N 43°08'45" E	100.91'
C30	37.02'	41.24'	63°49'39"	N 11°37'37" W	39.14'
C31	170.51'	7.34'	2°27'55"	N 42°19'48" W	7.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C32	170.00'	62.53'	21'04'33"	S 83'04'16" W	62.18'
C33	230.00'	100.95'	25'08'52"	S 85'06'26" W	100.14'
C34	247.00'	83.58'	19'23'15"	S 87'59'14" W	83.18'
C35	249.00'	121.08'	27'51'40"	N 87'46'33" W	119.89'
C36	129.50'	76.88'	34'00'48"	S 89'08'53" W	75.75'
C37	128.50'	394.85'	176'03'22"	N 19'49'50" W	256.85'
C38	33.00'	35.86'	62'16'11"	N 37'03'46" E	34.13'
C39	65.00'	315.50'	278'06'21"	S 34'55'28" E	85.20'
C40	28.00'	17.56'	35'55'51"	S 86'09'47" W	17.27'
C41	68.50'	210.48'	176'03'22"	S 19'49'50" E	136.92'
C42	189.50'	112.50'	34'00'48"	N 89'08'53" E	110.85'
C43	189.00'	91.90'	27'51'40"	S 87'46'33" E	91.00'
C44	307.00'	103.88'	19'23'15"	N 87'59'14" E	103.39'
C45	170.00'	74.62'	25'08'52"	N 85'06'26" E	74.02'
C46	230.00'	84.60'	21'04'33"	N 83'04'16" E	84.13'
C47	170.00'	38.61'	13'00'42"	N 87'06'12" E	38.52'
C48	230.00'	153.04'	38'07'25"	S 80'20'26" E	150.23'
C49	11.00'	14.00'	72'54'11"	N 82'16'11" E	13.07'
C50	170.51'	4.05'	1'21'39"	N 46'29'55" E	4.05'
C51	170.50'	132.95'	44'40'43"	N 24'50'24" E	129.61'
C52	28.00'	31.71'	64'53'46"	N 29'56'51" W	30.05'
C53	65.00'	319.07'	281'14'52"	N 78'13'42" E	82.47'
C54	28.00'	20.92'	42'48'48"	S 17'26'44" W	20.44'
C55	230.50'	10.58'	2'37'45"	S 2'38'47" E	10.58'
C56	189.50'	65.50'	19'48'09"	S 53'27'51" E	65.17'
C57	52.00'	70.51'	77'41'31"	N 77'47'19" E	65.23'
C58	650.00'	146.36'	12'54'04"	N 45'23'36" E	146.05'
C59	283.00'	168.35'	34'05'05"	N 68'46'11" E	165.88'
C60	217.00'	69.32'	18'18'15"	N 76'36'36" E	69.03'
C96	917.00'	297.91'	18'36'50"	N 58'19'06" E	296.60'

LINE TABLE			CURVE TABLE					
LINE	DIRECTION	LENGTH	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
L67	N 51°50'38" E	36.40'	C61	250.00'	74.70'	17°07'13"	N 43°17'02" E	74.42'
L68	N 63°38'01" E	119.04'	C62	1000.00'	62.00'	3°33'09"	N 61°51'26" E	61.99'
L70	N 59°36'26" W	27.64'	C63	140.51'	33.82'	13°47'32"	N 40°46'59" E	33.74'
L71	S 80°35'52" W	24.18'	C64	200.00'	138.95'	39°48'18"	N 79°30'00" W	138.17'
L72	N 86°23'27" W	59.01'	C65	200.00'	45.42'	13°00'42"	S 87°06'12" W	45.32'
L73	S 72°32'00" W	17.41'	C66	200.00'	73.57'	21°04'33"	S 83°04'16" W	73.15'
L74	N 82°19'08" W	79.12'	C67	200.00'	87.78'	25°08'52"	S 85°06'26" W	87.08'
L75	S 78°17'37" W	4.51'	C68	276.94'	93.73'	19°23'29"	S 87°06'12" W	93.28'
L76	N 73°50'43" W	5.14'	C69	219.00'	106.99'	27°51'40"	N 87°46'33" W	105.45'
L77	N 47°39'07" E	13.06'	C70	159.50'	94.69'	34°00'48"	S 89°08'53" W	93.30'
L78	N 86°23'27" W	59.01'	C71	200.00'	71.72'	20°32'44"	S 85°55'29" E	71.33'
L79	S 80°35'52" W	24.24'	C72	230.00'	52.23'	13°00'42"	S 87°06'12" W	52.12'
L80	N 68°28'52" E	74.25'	C73	170.00'	54.23'	18°16'42"	S 89°44'13" W	54.00'
L81	S 33°19'48" E	46.38'	C74	170.00'	52.75'	17°46'46"	N 72°14'03" W	52.54'
L82	N 68°28'52" W	74.25'	C75	11.00'	15.93'	82°57'20"	N 21°52'00" W	14.57'
L83	S 39°40'33" E	28.28'	C76	170.51'	180.67'	60°42'31"	N 10°44'36" W	172.34'
L84	N 33°19'48" E	46.38'	C77	500.00'	24.51'	2°48'32"	N 58°55'21" E	24.51'
L85	S 33°19'48" E	46.38'	C78	500.00'	132.31'	15°09'43"	N 67°54'29" E	131.93'
L86	S 68°28'52" W	74.25'	C79	500.00'	44.62'	5°06'48"	N 65°55'27" E	44.61'
L87	S 66°24'47" E	30.00'	C80	533.00'	47.57'	5°06'48"	S 65°55'27" W	47.55'
L89	S 16°18'19" E	26.24'	C81	11.00'	19.46'	101°21'48"	S 6°49'38" W	17.02'
L90	S 69°02'27" E	47.51'	C82	11.04'	15.13'	78°30'10"	N 77°12'39" W	13.97'
L91	S 69°02'27" E	47.51'	C83	467.00'	41.68'	5°06'48"	S 65°55'27" W	41.66'
L92	S 69°02'27" E	47.51'	C84	11.00'	15.59'	81°12'18"	S 21°26'27" W	14.32'
L93	S 78°02'40" E	13.53'	C85	11.00'	17.34'	90°20'37"	N 66°42'23" W	15.60'
L94	S 78°02'40" E	13.53'	C86	230.00'	32.94'	81°12'24"	S 73°08'39" E	32.92'
			C87	200.00'	28.85'	81°12'24"	S 73°08'39" E	28.82'
			C88	170.00'	24.35'	81°12'24"	S 73°08'39" E	24.33'
			C89	220.00'	96.92'	251°4'30"	S 81°39'42" E	96.14'
			C90	250.00'	110.14'	251°4'30"	S 81°39'42" E	109.25'
			C91	280.00'	123.35'	251°4'30"	S 81°39'42" E	122.36'
			C92	11.00'	11.01'	57°21'08"	N 49°22'06" W	10.56'
			C93	11.00'	11.01'	57°21'08"	N 73°16'46" E	10.56'
			C94	11.00'	11.01'	57°21'08"	N 65°15'25" E	10.56'
			C95	11.00'	11.01'	57°21'08"	N 57°23'27" W	10.56'

PLAT NOTES

- The real property ("Property") that is the subject of this Plat is subject to the First Amended and Restated Declaration of Covenants, Easements and Restrictions for Powder Mountain ("Master Declaration") executed by Summit Landmark Holding Group, L.L.C. ("Master Developer") which was recorded in the Official Records of the Weber County Recorder on 03/21/2025, as Entry No. 3562096, 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.

 - 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.
 - 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.
 - No improvements may be made to any Lot without review and approval of (i) Prado Developer, LLC ("Prado Developer"), (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.
 - All Lots must comply with Weber County DRP-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.
 - Landscape 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.
 - 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.
 - 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 ("PMWSID"). Additionally, Lot owners are responsible to pay all PMWSID charges for connection to the system and non-connection standby fees for water and sewer services. PMWSID will own all common water and sewer mains and appurtenances within the Property outside of the Lots.
 - 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 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. § 54-2-37, for the purpose of installing, maintaining, and operating necessary utility facilities.
 - This Plat creates a separate legal parcel (shown hereon as Road Parcel), which contains public utility easements. Road Parcel includes Summit Pass Road, Prado Place, Prado Court, Valle Court, and Valle Place 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 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 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 and the Turnaround areas for constructing, maintaining, and operating tunnels, bridges, and/or ski lifts over and under the roads.
 - Declarant reserves the right unilaterally to amend the Plat without the consent or approval of the owners thereof, 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.
 - 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.
 - 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 otherwise 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.
 - The Recreation Easement is a non-exclusive, perpetual covenant running with the land across specified portions of the Prado At Powder Mountain Phase 1 subdivision in Weber County, Utah. Granted by Prado Developer LLC to Summit Eden Resort LLC and the Powder Haven Owners' Association, this easement permits all-season recreational activities, including, but not limited to Nordic and Alpine skiing, hiking, and mountain biking. Permitted uses also include the construction, maintenance, and operation of ski lifts, trails, access roads, and snowmaking equipment, as well as the use of essential maintenance vehicles like snow cats and snowblowers. While Grantee is responsible for maintaining these areas in good condition, the use of unauthorized motorized or vehicular equipment is strictly prohibited. Summit Mountain Holding Group LLC may modify the land within the Recreation Easement, including the trails and improvements, without amending this Plat. This agreement remains senior to any future liens or mortgages and does not constitute a public dedication of the property.
 - 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.
 - 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.
 - 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 Parcels, 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.
 - Notice that the parcel is located within a natural hazard study area; notice that a natural hazard study and report is available for public inspection at the County Planning Division office.
 - All Lot owners are responsible for managing stormwater runoff on their individual Lot and within their property.
 - Parking is prohibited on any private roads and County roads.
 - 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.
 - 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 a 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 notice, and other risks associated with Resort operations (collectively, the "Assumed Risks"); and (b) releases, defends, holds harmless, 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.

SHEET 2 OF 8

RECORDED

STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF _____
ENTRY NO. 3423958
DATE: 01-JUL-26 TIME: _____
BOOK: 102 PAGE: 42-49
FEE: _____

[Signature]

WEBER COUNTY RECORDER

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

102-43

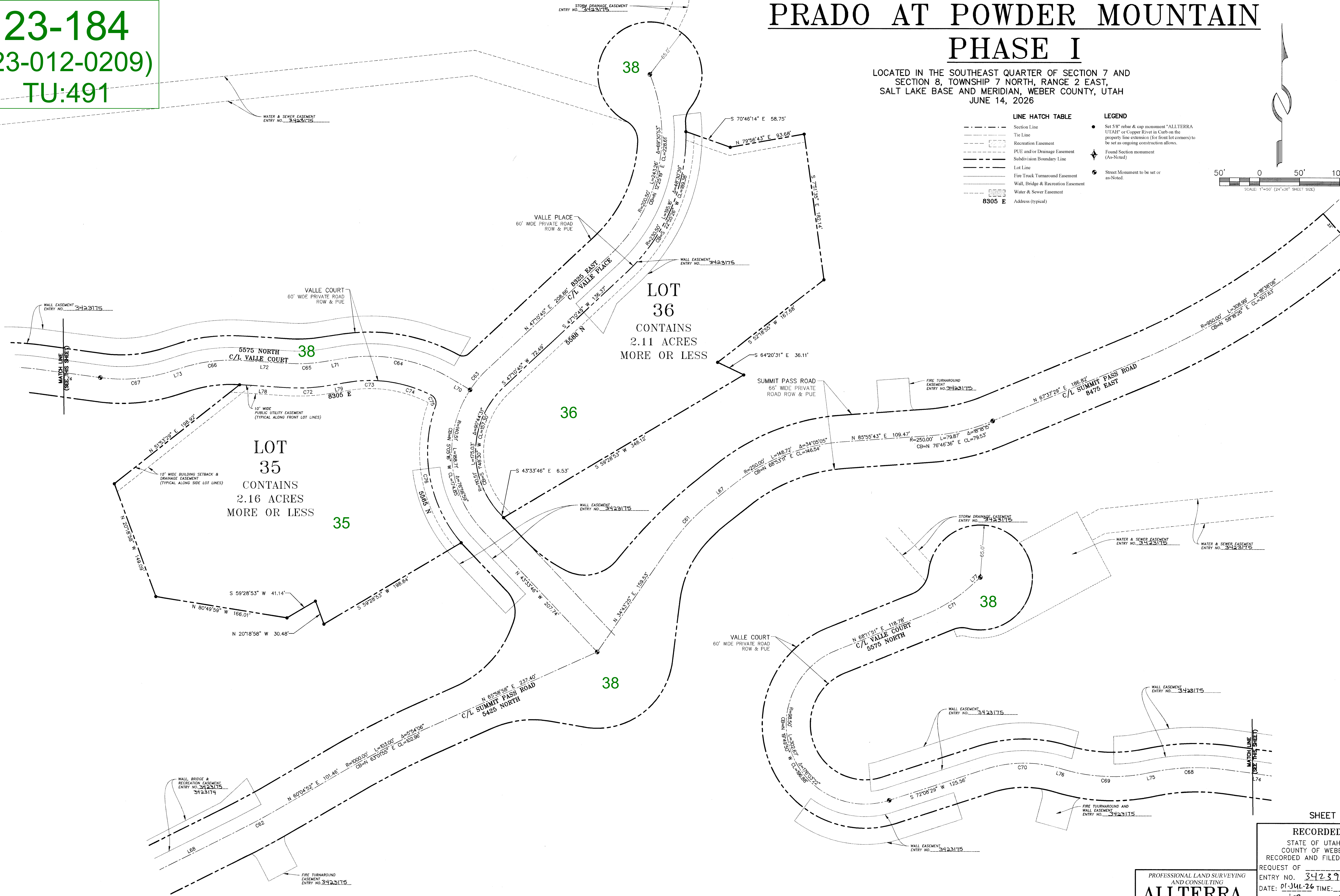
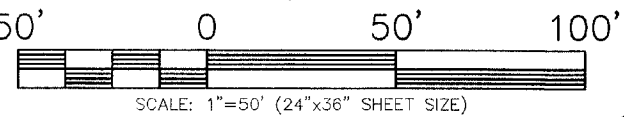
23-184
(23-012-0209)
TU:491

PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

LINE HATCH TABLE	
	Section Line
	Tie Line
	Recreation Easement
	PUE and/or Drainage Easement
	Subdivision Boundary Line
	Lot Line
	Fire Truck Turnaround Easement
	Wall, Bridge & Recreation Easement
	Water & Sewer Easement
	Address typical

LEGEND	
	Set 5/8" rebar & cap monument "ALLTERRA UTAH" or Copper River in Curb on the property line extension (for front lot corners) to be set as ongoing construction allows.
	Found Section monument (As-Noted)
	Street Monument to be set or as-Noted



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ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

PRADO AT POWDER MOUNTAIN PHASE I

23-184
(23-012-0209)
TU:491

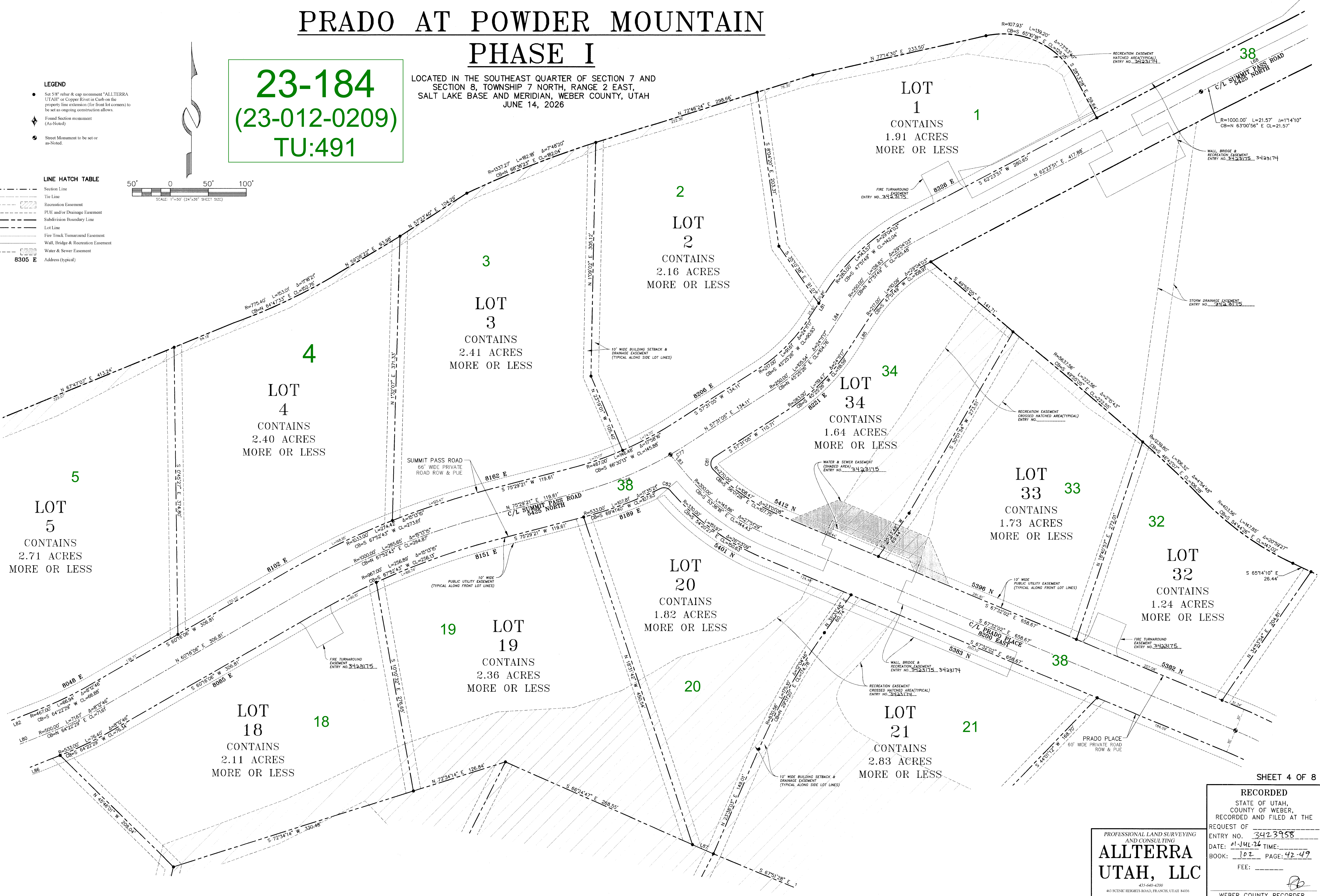
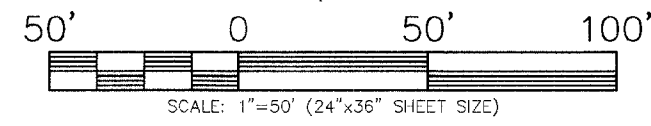
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

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- Street Monument to be set or as-Noted.

LINE HATCH TABLE

- Section Line
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- PUE and/or Drainage Easement
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- Lot Line
- Fire Truck Turnaround Easement
- Wall, Bridge & Recreation Easement
- Water & Sewer Easement
- Address (typical)



SHEET 4 OF 8

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

REQUEST OF
ENTRY NO. 3423958
DATE: 01-JUL-26 TIME:
BOOK: 102 PAGE: 42-49
FEE:

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-640-4200
403 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

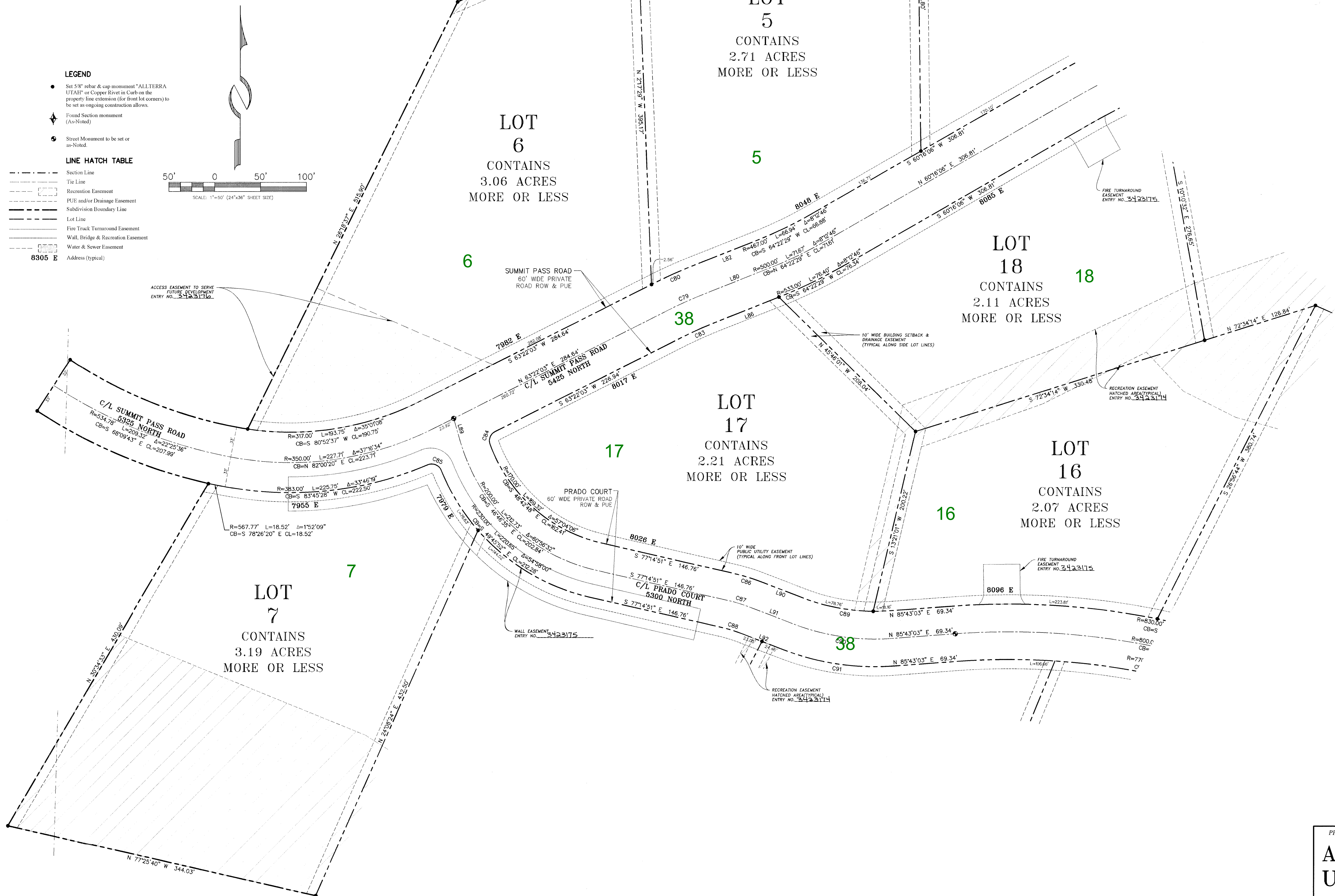
WEBER COUNTY RECORDER

102-45

PRADO AT POWDER MOUNTAIN PHASE I

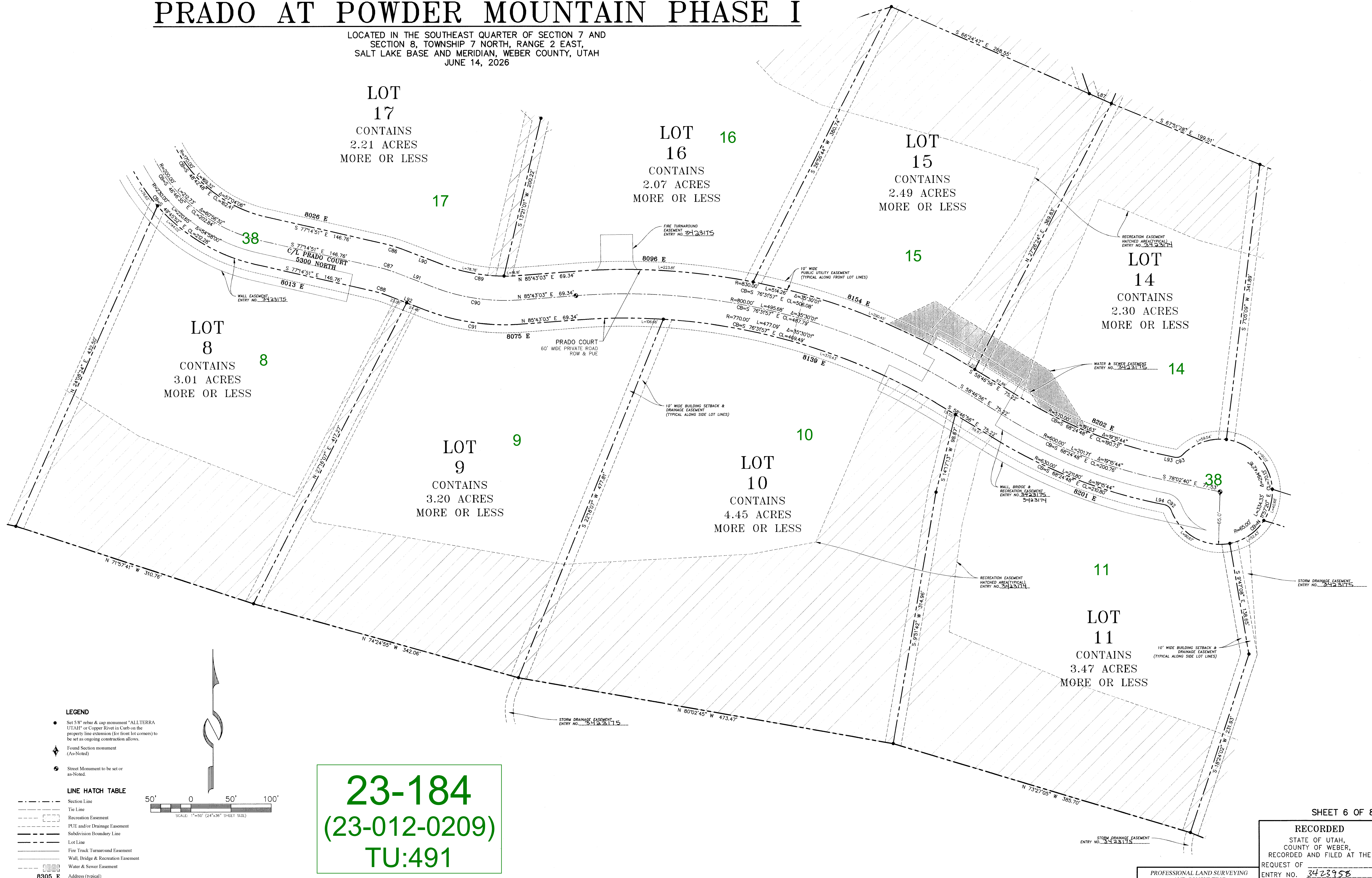
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

23-184
(23-012-0209)
TU:491



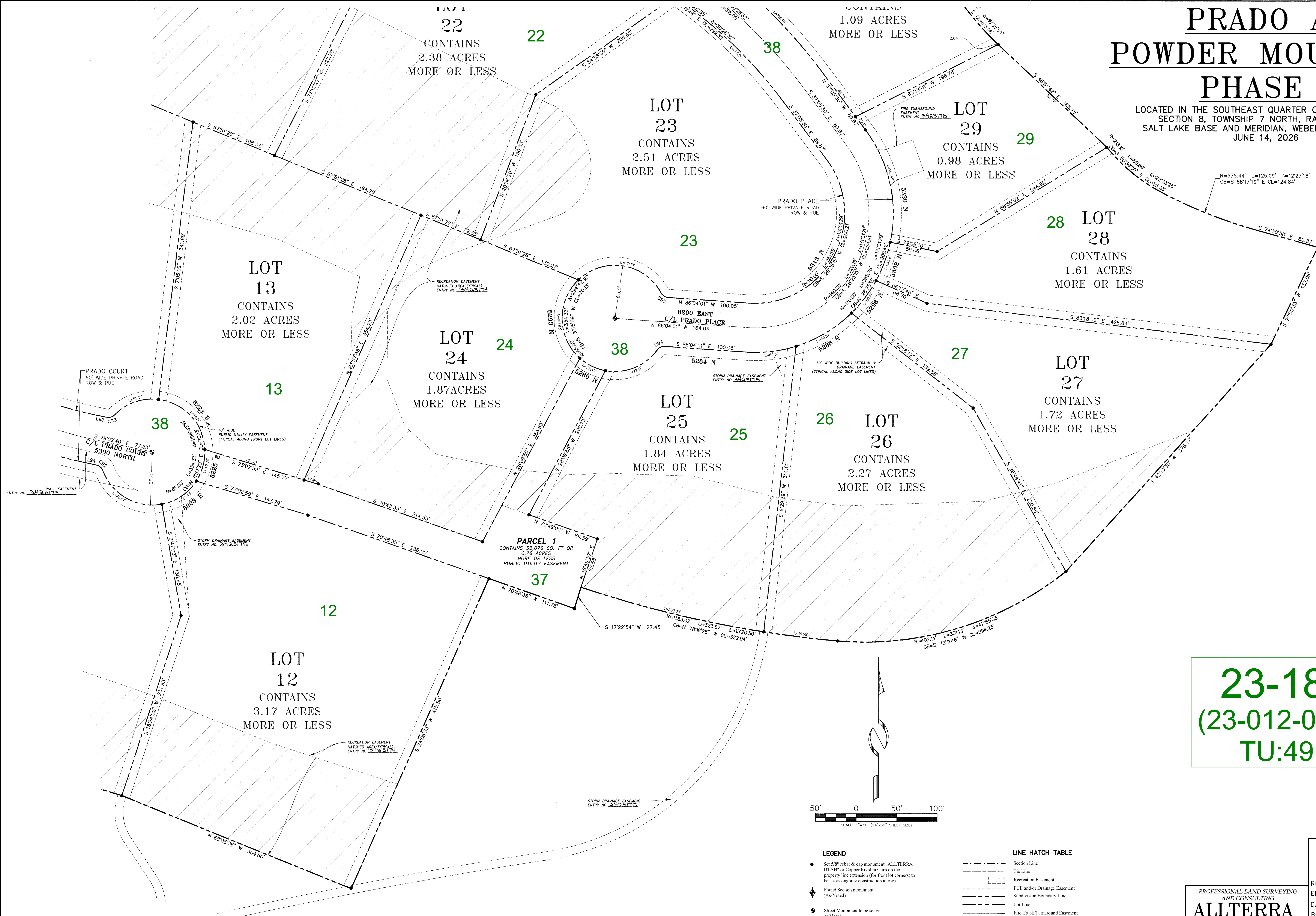
PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026



PRADO AT POWDER MOUNTAIN PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026



SHEET 7 OF 8

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

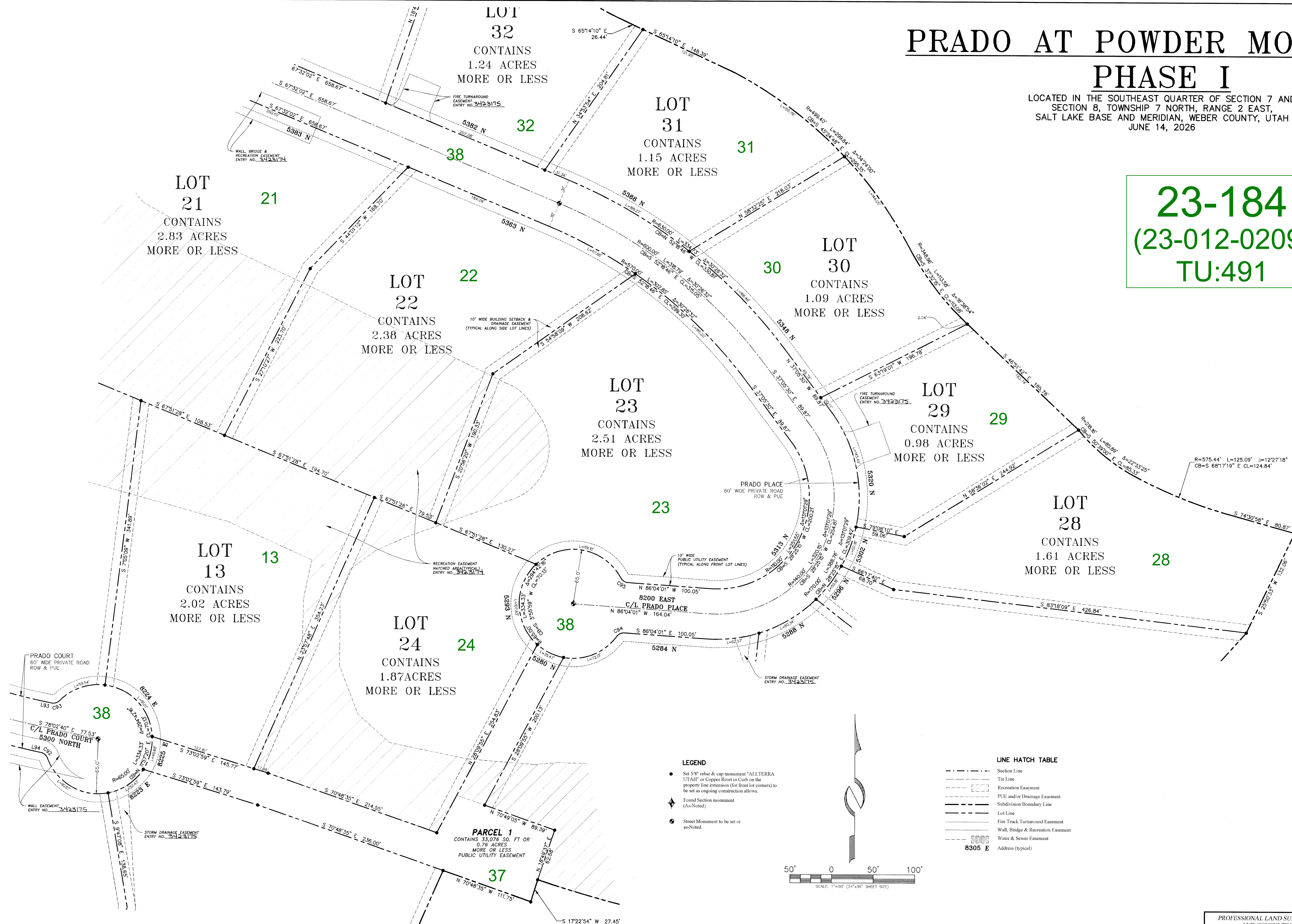
RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF
ENTRY NO. 3423958
DATE: 01-JUL-26 TIME: 10:42
BOOK: 102 PAGE: 42-47
FEE:
WEBER COUNTY RECORDER

PRADO AT POWDER MOUNTAIN

PHASE I

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
SECTION 8, TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
JUNE 14, 2026

23-184
(23-012-0209)
TU:491



SHEET 8 OF 8

RECORDED
STATE OF UTAH,
COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF
ENTRY NO. **3423958**
DATE: **01-JUL-26** TIME: **10:42**
BOOK: **102** PAGE: **42-49**
FEE: _____

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-6401-4200
461 SCENIC HEIGHTS ROAD, BRONCOS, UTAH 84306

WEBER COUNTY RECORDER

102-49