

J. Craig Smith (4143)  
jcsmith@SHutah.law  
Jennifer Bowen-Crockett (16786)  
jbcrockett@SHutah.law  
**SMITH HARTVIGSEN, PLLC**  
257 East 200 South, Suite 500  
Salt Lake City, Utah 84111  
Telephone: (801) 413-1600

*Attorneys for Applicant Mountain Sewer Corporation*

---

**BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH**

---

In the Matter of Mountain Sewer Corporation's Application for Approval to Expand its Service Area	<b>APPLICATION FOR APPROVAL TO EXPAND SERVICE AREA</b>
---	--

Docket No. \_\_\_\_\_

---

Applicant Mountain Sewer Corporation ("**Mountain Sewer**"), by and through its undersigned counsel, respectfully requests that the Utah Public Service Commission ("**Commission**") grant this Application for Approval to Expand Service Area ("**Application**").

Mountain Sewer provides the following information in support of this Application:

**INTRODUCTION**

***Mountain Sewer's Public Utility Status***

1. Mountain Sewer is a privately-owned public utility that provides sanitary sewer service to residential and other customers near Huntsville, Weber County, Utah.

2. Mountain Sewer was established in 1985 to provide sewer service to new development in a portion of what is now Ogden Valley City, Utah. Weber County created the Ski Lake Special Service District ("**District**") to act as the sponsoring body politic for Mountain Sewer. The District entered into a sewer service agreement with Mountain Sewer enabling

Mountain Sewer to (a) own, operate, and maintain sewage collection and treatment facilities ( collectively “**Sewer System**”) and (b) provide sanitary sewer services within the District.

3. Mountain Sewer has been regulated by the Commission since June 11, 1985, the date on which the Commission granted Certificate of Public Convenience and Necessity No. 2163 to Mountain Sewer.

4. On October 8, 1991, the Commission approved Mountain Sewer’s petition to expand its certificated service area. As part of that approval, the Commission issued Certificate of Public Convenience and Necessity No. 2602 authorizing Mountain Sewer to provide service in the expanded service area.

5. A map of Mountain Sewer’s current service area (“**Current Service Area**”) is attached hereto as **Exhibit A.**)

6. Mountain Sewer currently serves 282 active connections within its Current Service Area.

7. Mountain Sewer’s principal place of business is located at P.O. Box 314, Eden, Utah 84310.

8. Mountain Sewer’s current Tariff (“**MS Tariff No. 3**”), as amended by Mountain Sewer, has been in effect since October 1, 2023. No requests to increase Mountain Sewer’s rates have been made since that date.

### ***Mountain Sewer System***

9. The Sewer System is located just south of Pineview Reservoir along State Road 39 and Snow Basin Road in Ogden Valley City. The Sewer System can also be described as being located in Sections 13, 23, and 24 of Township 6 North, Range 1 East, Salt Lake Base and Meridian.

10. The Sewer System was first constructed in 1983.

11. Since 1983, the Sewer System has been upgraded several times and currently includes the following components:

- Three (3) aerated sewage lagoons (containing transfer structures and a blower/pumping building);
- A 19.9 acre-foot winter storage pond (containing earthwork and installed piping);
- A 1.0 acre tree farm (test area for land application);
- Two (2) sewage lift stations with automated control system and alarms; and
- Collection piping with manholes.

12. The Treatment Facility (“**Treatment Facility**”) component of the Sewer System is situated on 33.66 acres of land owned by Mountain Sewer.

13. In 2000, the Utah Division of Water Quality (“**Division**”) approved the Sewer System’s phase 1 master design (“**Phase 1 Sewer Design**”), which included (a) the 19.9 acre-foot winter storage pond (“**Winter Storage Pond**”) and (b) a 7.35-acre tree farm with an initial 1.0-acre test area, pump, disinfection, and filtration system. Such design provided a Sewer System capacity of 49,600 gallons per day (“**gpd**”) or 124 total connections.

14. In 2002, the Division reevaluated the required flow rates based on water and sewer usage studies and reduced the required flow rate per connection from 400 gpd to 300 gpd, thereby allowing Phase 1 Sewer Design to serve 165 total connections.

15. In 2004, the Division again reevaluated the Sewer System and reclassified it as a “Rated Capacity of Treatment Facility” status, meaning that the total number of connections that can be served by the Sewer System is based on a percentage of capacity of the Winter Storage Pond.

16. Under the Sewer System’s “Rated Capacity” status, additional service connections may be added until the Winter Storage Pond is seventy-five percent (75%) full.

17. At present, the Sewer System’s Treatment Facility storage capacity is under twenty-two percent (22%) of the Winter Storage Pond’s overall storage capacity.

18. Thus, additional service connections may currently be added to the Sewer System without expanding the Winter Storage Pond or the Treatment Facility.

#### COMMISSION JURISDICTION

19. Pursuant to Utah Code Ann. § 54-4-1, Mountain Sewer is subject to the Commission’s supervisory and regulatory jurisdiction over all public utilities within the State of Utah.

20. Under Utah Code Ann. § 54-3-3, a public utility may not expand its service area unless such expansion is approved by the Commission. *See also McMullin v. Public Service Commission*, 320 P.2d 1107, 1109 (Utah 1958) (noting that a public utility “could not, even by formal contract, have extended its service beyond its designated area without the approval of the Public Service Commission”).

#### EXPANSION OF SERVICE AREA

21. Mountain Sewer wishes to expand its Current Service Area to provide sewer service (“**Connection Service Request**”) to two (2) additional residential lots making up a portion of the Smith Creek Subdivision (“**SCS Lots**”), which are located adjacent to but outside of the Current Service Area of Mountain Sewer.

22. Mountain Sewer is seeking a total of two (2) sewer connections for the purpose of serving two (2) Single-Family Residential Dwellings and up to two (2) Accessory Dwelling Units within the SCS Lots.

23. The owner of the Smith Creek Subdivision (“**SC**”) has agreed to construct all necessary additional infrastructure to extend the Sewery System to serve the SC Subdivision at

SC's sole cost. SC has also agreed to pay any incidental costs incurred by Mountain Sewer related to the expansion of the Current Service Area of Mountain Sewer. Current customers of Mountain Sewer will not bear any expansion cost.

24. The SCS Lots may not be served by the Sewer System unless and until the Commission approves this Application to expand the Current Service Area of Mountain Sewer to include the SCS Lots.

25. SC's Connection Service Request entails the addition of 6.954 acres of platted land to Mountain Sewer's Current Service Area. This entire 6.954 acres is owned by SC and only the 2 sewer connections may be added within the SCS Lots. (A copy of a Plat showing the proposed expansion area, i.e., the SCS Lots, is attached hereto as **Exhibit B.**)

26. A legal "metes and bounds" description of the proposed new service area boundaries ("**Proposed Expansion Area**") is attached hereto as **Exhibit C.**

#### **GROUND FOR COMMISSION APPROVAL**

27. Mountain Sewer's request to expand its service area ("**Service Area Expansion Request**") fully satisfies all necessary criteria for Commission approval of such request. Indeed, four principal criteria legally justify Commission approval of the Service Area Expansion Request.

28. First, the Sewer System has the capacity to serve the two (2) additional service connections. As noted above, the Treatment Facility component of the Sewer System currently operates at less than twenty-two percent (22%) percent of the Winter Storage Pond's overall storage capacity. Accordingly, the Treatment Facility presently maintains sufficient storage capacity to add the additional service connections within the Proposed Expansion Area.

29. Second, adding the SCS Lots to the Current Service Area will not be detrimental to Mountain Sewer's existing customers. The Sewer System contains sufficient underused Treatment

Facility capacity so as to avoid any reduction or impairment in the quality and efficiency of wastewater treatment services currently provided to existing customers. Thus, expansion of the Current Service Area to include the SCS Lots will not disadvantage, inconvenience, burden, or harm Mountain Sewer's existing customers in any manner.

30. Third, expansion of Mountain Sewer's Current Service Area will not adversely impact Mountain Sewer's current approved rates under MS Tariff No. 3. SC will construct and install all infrastructure necessary to serve the SCS Lots at SC's expense. Mountain Sewer's current approved rates will not be increased by the inclusion of the SCS Lots within Mountain Sewer's Current Service Area. The mere expansion of the Current Service Area will not require any change in Mountain Sewer's approved service rates under MS Tariff No. 3.

31. And fourth, the expansion of Mountain Sewer's Current Service Area will provide a benefit to its customers. The addition of two (2) new connections will increase the revenue to Mountain Sewer and allow it to take advantage of economies of scale.

#### **CONCLUSION**

Based on the foregoing, Mountain Sewer requests the Commission grant and approve this Application and thereby allow Mountain Sewer to expand its Current Service Area to include the SCS Lots with two (2) new connections.

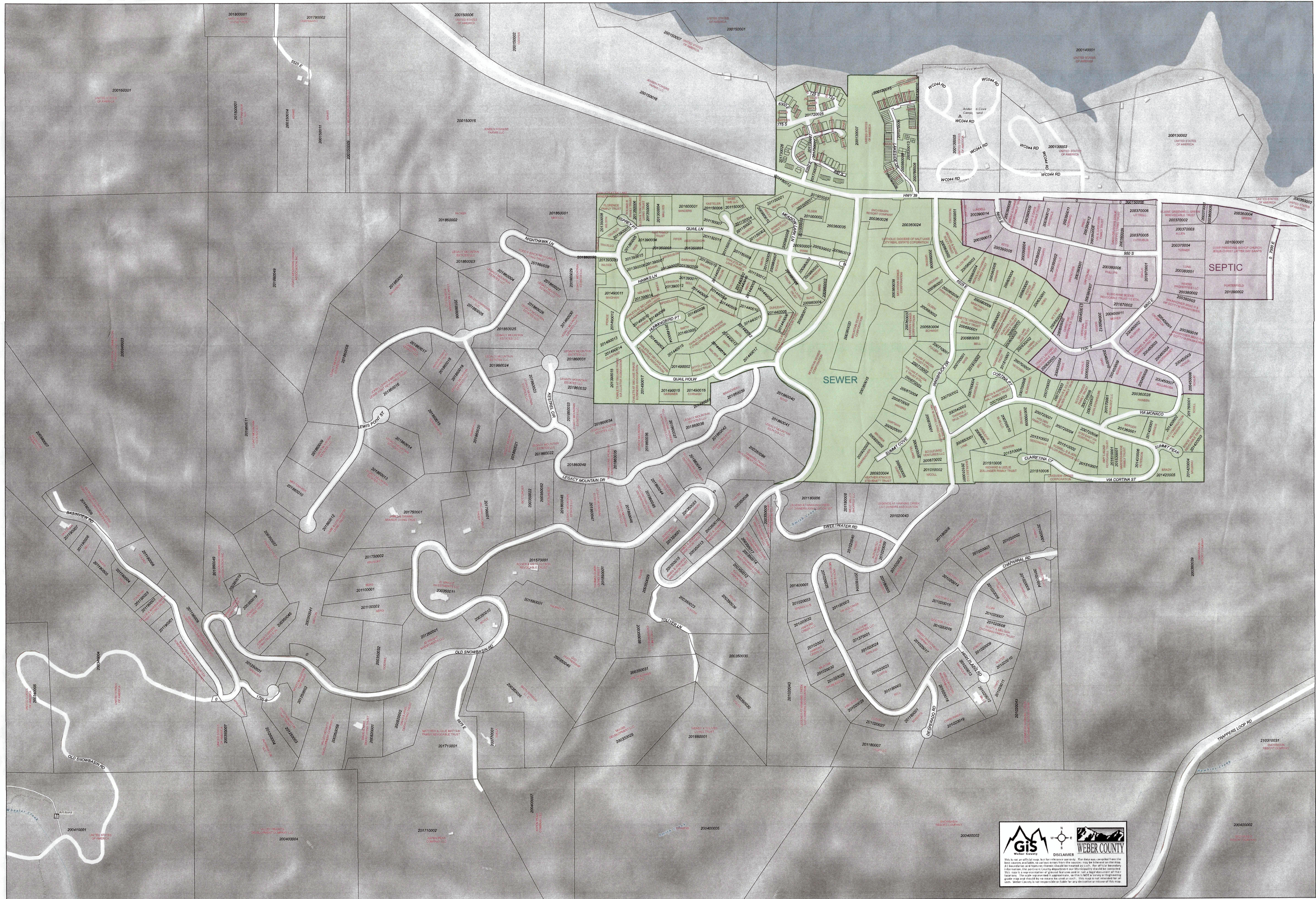
RESPECTFULLY SUBMITTED this 27th day of February 2026.

**SMITH HARTVIGSEN, PLLC**

*/s/ J. Craig Smith* \_\_\_\_\_  
J. Craig Smith  
Jennifer Bowen-Crockett  
*Attorneys for Applicant*

Applicant's Address:  
Mountain Sewer Corporation  
c/o J. Craig Smith and Jennifer Bowen-Crockett  
**SMITH HARTVIGSEN**  
257 East 200 South, Suite 500  
Salt Lake City, Utah 84111

**EXHIBIT A**  
(Current Map of Service Area)



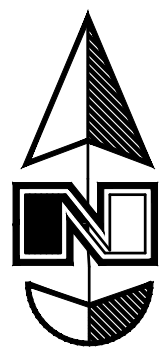
**GIS WEBER COUNTY**

Webster County is not responsible for any description or error of this map.

**SEPTIC**

**SEWER**

**EXHIBIT B**  
(Preliminary Plat of Expansion Area)



Scale: 1" = 60'



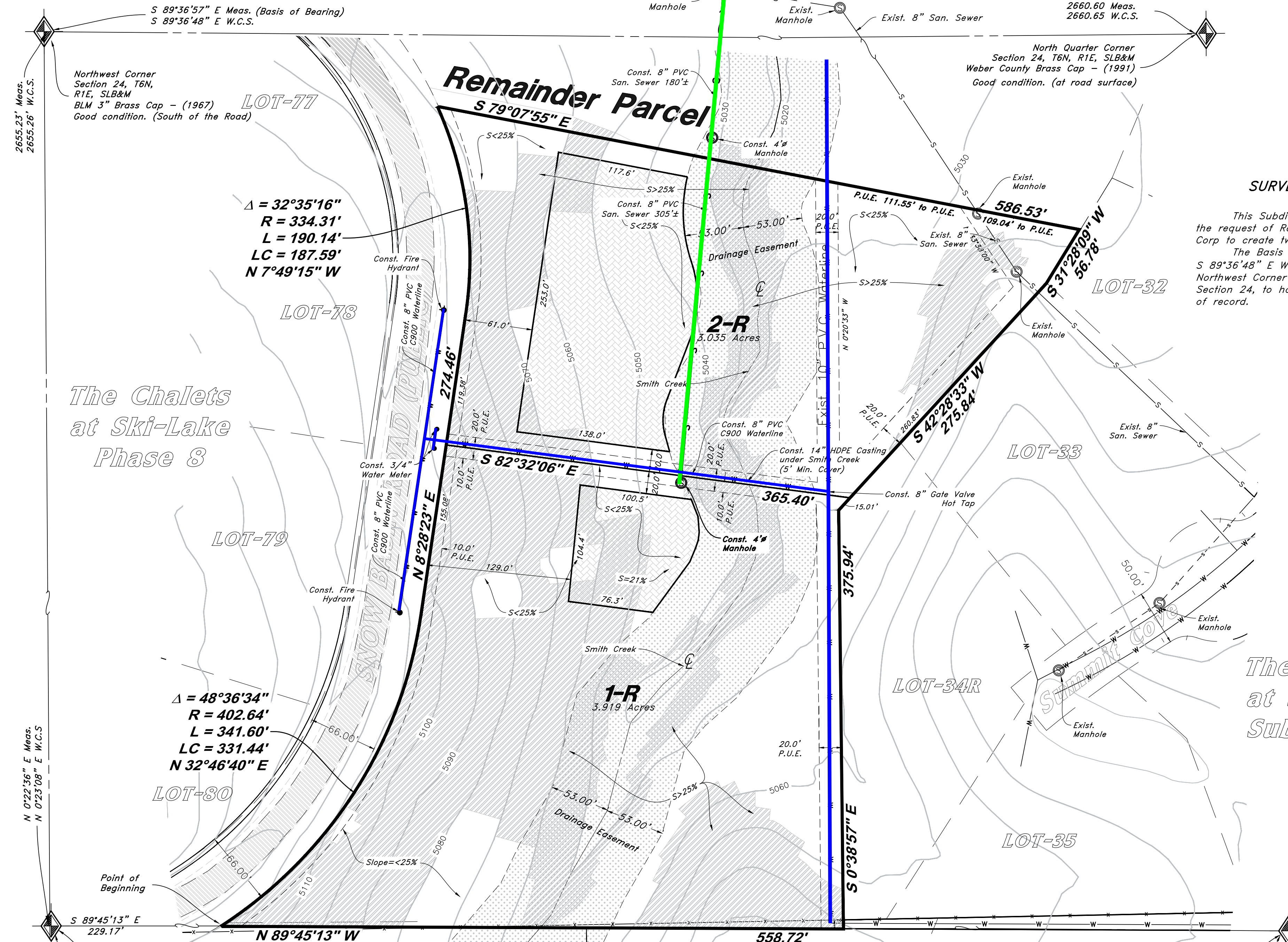
Graphic Scale

# Preliminary Plat Smith Creek Subdivision A part of Section 24, T6N R1E, Salt Lake Base & Meridian, U.S. Survey Weber County, Utah July 2025



Site

Vicinity Map  
(Not to Scale)



### SURVEYOR'S NARRATIVE

This Subdivision and Survey were done at the request of Ray Bowden of Mountain Sewer Corp to create two residential lots. The Basis of Bearings for this Survey is S 89°36'48" E W.C.S., along a line between the Northwest Corner and North Quarter Corner of Section 24, to honor the surrounding subdivisions of record.

### SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this Plat of Smith Creek Subdivision, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-25-17, Monumented Lot corners have been set as shown on this drawing.

8707113  
License No.

Ken B. Hawkes

**PRELIMINARY**

### DESCRIPTION

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U. S. Survey, Weber County, Utah. Beginning at a point on the southerly right-of-way line of Snow Basin Road as it exists at 33.00 foot half-width, located 229.17 feet South 89°45'13" East along the Quarter Section line from the West Quarter Corner of said Section 24; and running thence along said southerly right-of-way line the following three (3) courses: (1) Northeasterly along the arc of a 402.64 foot radius curve to the left a distance of 341.60 feet (Center bears North 32°55'03" West, Central Angle equals 48°36'34" and Long Chord bears North 32°46'40" East 331.44 feet) to a point of tangency; (2) North 8°28'23" East 274.46 feet to a point of curvature; and (3) Northwesterly along the arc of a 334.31 foot radius curve to the left a distance of 190.14 feet (Central Angle equals 32°35'16" and Long Chord bears North 7°49'15" West 187.59 feet); thence South 79°07'55" East 586.53 feet to the West line of Lot 32, The Summit at Ski Lake No. 8 Subdivision; thence along the West line of said subdivision the following three (3) courses: (1) South 31°28'09" West 56.78 feet to the Southwest corner of said Lot 32; (2) South 42°28'33" West 275.84 feet to the Northwest corner of Lot 34R; and (3) South 0°38'57" East 375.94 feet to the Quarter Section line; thence North 89°45'13" West 558.72 feet to the southerly right-of-way line of said Snow Basin Road and the point of beginning.

Contains: 302,906 Sq. Ft. Or 6.954 acres

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Smith Creek Subdivision and hereby dedicate to Weber County those certain strips designated as Public Utility Easements (P.U.E.) for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mountain Sewer Corporation

By: Ray Bowden  
Its: \_\_\_\_\_

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by \_\_\_\_\_ Ray Bowden of Mountain Sewer Corp.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Existing Asphalt
- Buildable Area
- Easement
- Centerline
- Property Boundary
- Lot Line
- Fence line
- OHP Overhead Power line
- Set 5/8" x 24" Long Rebar & Cap w/ Latch

Common Area 'A'  
The Legends at Hawkins Creek Subdivision

### Notice of Purchases of Restricted 'R' Lots

Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County. Approval of a Restricted Lot does not guarantee the lot as buildable. A Hillside Review as outlined in the Hillside Ordinance shall be done to determine if a lot is buildable.

### WEBER COUNTY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Weber County City Attorney

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Weber County Attorney

### WEBER COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Weber County Engineer

### 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 \_\_\_\_\_, 2025.  
Weber County Surveyor

### OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Chair, Ogden Valley Township Planning Commission

### 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

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Chair, Weber County Commission

Sheet 1 of 1

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER  
By: \_\_\_\_\_ DEPUTY

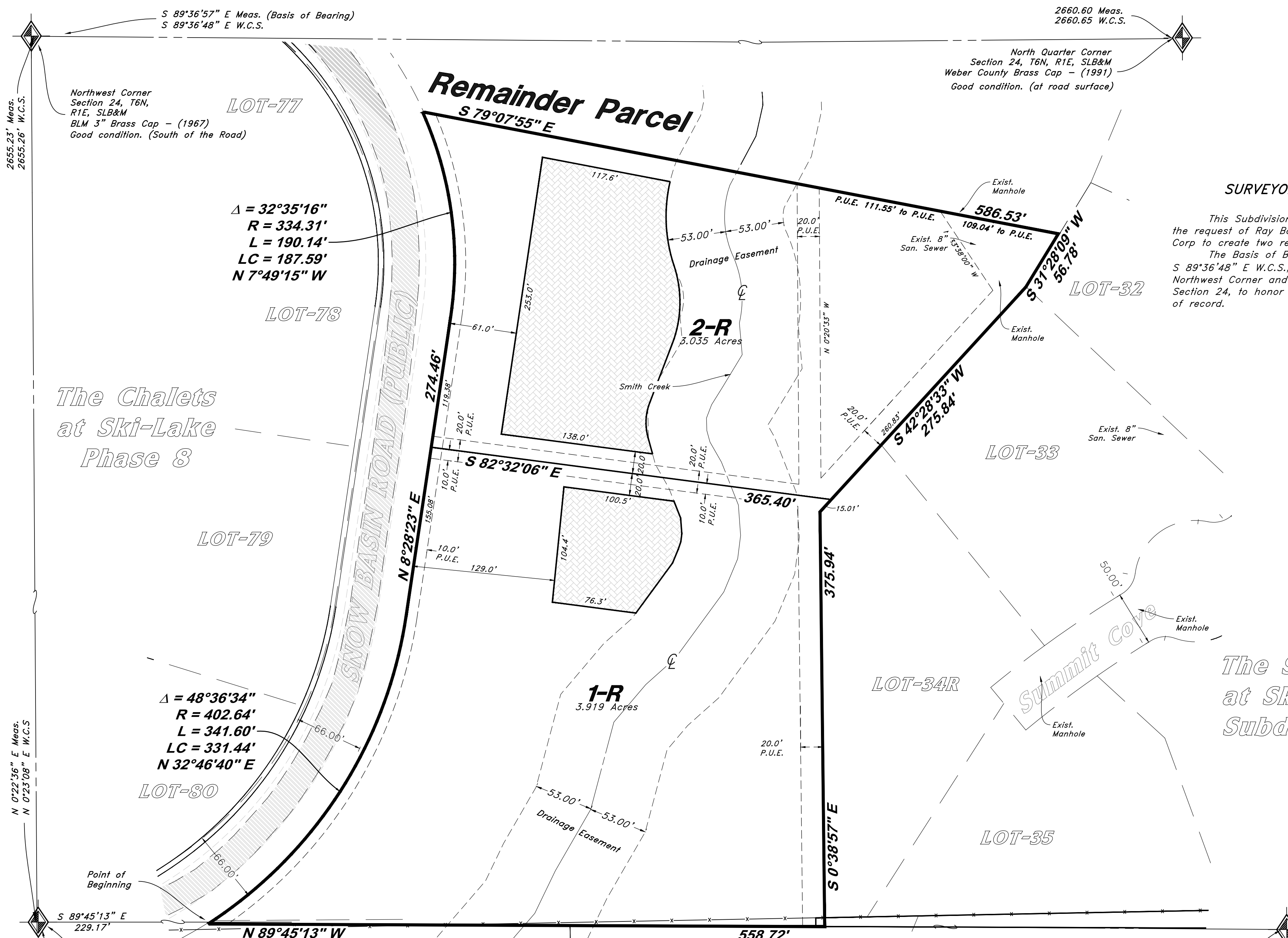
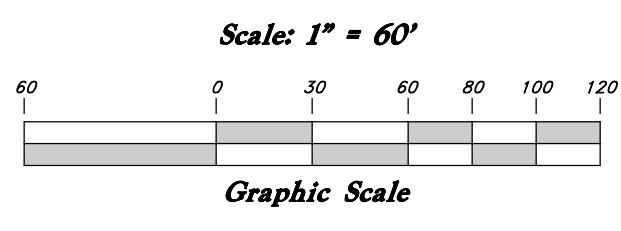
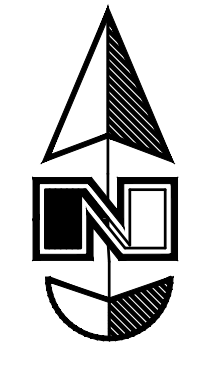
**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

# Smith Creek Subdivision

A part of Section 24, T6N R1E, Salt Lake Base & Meridian, U.S. Survey  
Weber County, Utah  
July 2025



Vicinity Map  
(Not to Scale)



### SURVEYOR'S NARRATIVE

This Subdivision and Survey were done at the request of Ray Bowden of Mountain Sewer Corp to create two residential lots. The Basis of Bearings for this Survey is  $S 89^{\circ}36'48'' E$  W.C.S., along a line between the Northwest Corner and North Quarter Corner of Section 24, to honor the surrounding subdivisions of record.

### SURVEYOR'S CERTIFICATE

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this Plat of Smith Creek Subdivision, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

8707113  
License No.

Ken B. Hawkes

**TENTATIVE FINAL**

### DESCRIPTION

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U. S. Survey, Weber County, Utah.

Beginning at a point on the southerly right-of-way line of Snow Basin Road as it exists at 33.00 foot half-width, located 229.17 feet South  $89^{\circ}45'13''$  East along the Quarter Section line from the West Quarter Corner of said Section 24; and running thence along said southerly right-of-way line the following three (3) courses: (1) Northeasterly along the arc of a 402.64 foot radius curve to the left a distance of 341.60 feet (Center bears North  $32^{\circ}55'03''$  West, Central Angle equals  $48^{\circ}36'34''$  and Long Chord bears North  $32^{\circ}46'40''$  East 331.44 feet) to a point of tangency; (2) North  $8^{\circ}28'23''$  East 274.46 feet to a point of curvature; and (3) Northwesterly along the arc of a 334.31 foot radius curve to the left a distance of 190.14 feet (Central Angle equals  $32^{\circ}35'16''$  and Long Chord bears North  $7^{\circ}49'15''$  West 187.59 feet); thence South  $79^{\circ}07'55''$  East 586.53 feet to the West line of Lot 32, The Summit at Ski Lake No. 8 Subdivision; thence along the West line of said subdivision the following three (3) courses: (1) South  $31^{\circ}28'09''$  West 56.78 feet to the Southwest corner of said Lot 32; (2) South  $42^{\circ}28'33''$  West 275.84 feet to the Northwest corner of Lot 34R; and (3) South  $0^{\circ}38'57''$  East 375.94 feet to the Quarter Section line; thence North  $89^{\circ}45'13''$  West 558.72 feet to the southerly right-of-way line of said Snow Basin Road and the point of beginning.

Contains: 302,906 Sq. Ft. Or 6.954 acres

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Smith Creek Subdivision and hereby dedicate to Weber County those certain strips designated as Public Utility Easements (P.U.E.) for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mountain Sewer Corporation

By: Ray Bowden  
Its: \_\_\_\_\_

### ACKNOWLEDGMENT

State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by \_\_\_\_\_ Ray Bowden of Mountain Sewer Corp \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

### Notice of Purchases of Restricted 'R' Lots

Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development Ordinance of Weber County. Approval of a Restricted Lot does not guarantee the lot as buildable. A Hillside Review as outlined in the Hillside Ordinance shall be done to determine if a lot is buildable.

### WEBER COUNTY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Weber County City Attorney

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Weber County Attorney

### WEBER COUNTY ENGINEER

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Weber County Engineer

### 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 \_\_\_\_\_, 2025.  
Weber County Surveyor

### OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Chair, Ogden Valley Township Planning Commission

### 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

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Chair, Weber County Commission



Sheet 1 of 1

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY

## EXHIBIT C

### (Legal Description of Proposed Expansion Area)

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning at a point on the Southerly right-of-way line of Snow Basin Road as it exists at 33.00 foot half-width, located 229.17 feet South  $89^{\circ}45'13''$  East along the Quarter Section line from the West Quarter Corner of said Section 24; and running thence along said Southerly right-of-way line the following three (3) courses: (1) Northeasterly along the arc of a 402.64 foot radius curve to the left a distance of 341.60 feet (Center bears North  $32^{\circ}55'03''$  West, Central Angle equals  $48^{\circ}36'34''$  and Long Chord bears North  $32^{\circ}46'40''$  East 331.44 feet) to a point of tangency; (2) North  $8^{\circ}28'32''$  East 274.46 feet to a point of curvature; and (3) Northwesterly along the arc of a 334.31 foot radius curve to the left a distance of 190.14 feet (Central Angle equals  $32^{\circ}35'16''$  and Long Chord bears North  $7^{\circ}49'15''$  West 187.59 feet); thence South  $79^{\circ}07'55''$  East 586.53 feet to the West line of Lot 32, The Summit at Ski Lake No. 8 Subdivision; thence along the West line of said subdivision the following three (3) courses: (1) South  $31^{\circ}28'09''$  West 56.78 feet to the Southwest corner of said Lot 32; (2) South  $42^{\circ}28'33''$  West 275.84 feet to the Northwest corner of Lot 34R; and (3) South  $0^{\circ}38'57''$  East 375.94 feet to the Quarter Section line; thence North  $89^{\circ}45'13''$  West 558.72 feet to the Southerly right-of-way line of said Snow Basin Road and the point of beginning. Contains: 302,906 Sq. Ft. or 6.954 acres.